



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

December 15, 2025
File #: ZBR-25-45

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
January 5, 2026 at 7:00 pm

In regards to the petition of:

Applicant: Benjamin Cantone
Owner of Record: Benjamin and Katelyn Cantone
Location: 222 WOOD ST , BRISTOL, RI, 02809
Plat: 25 Lot: 75
Zoning District: LB

Applicant is requesting a **Special Use Permit** to:

continue operation of a mobile food establishment restaurant, and to store a mobile food truck overnight on a residential property within the Limited Business (LB) zoning district



Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-25-45

222 Wood Street apt 1 25 75

December 11, 2025

Applicant

Name of Applicant	Benjamin cantone
Who is Submitting this Application	Owner If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application

Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address 222 Wood Street apt 1	Plat 25	Lot 75

Type of Application

Application Type	Special Use Permit
Proposed	If other, Detail:
New Building Type	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	feet
Width in Feet	feet
Length in Feet	feet
Height Above Grade	feet
Number of Stories	

Setbacks

Front Yard in Feet	feet
Rear Yard in Feet	feet
Left Side Yard in Feet	feet
Right Side Yard in Feet	feet
Height in Feet	feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

We are RE-applying for a special use permit as to the request of the zoning board as our provisional 6 month permit is expiring, to operate a mobile food establishment "restaurant" on our property. Our property is on the corner of Wood and Richmond Streets, east side of wood and north side of Richmond. We will be selling at wood street Thursday and Friday from 4pm to 9pm seasonally(April-December). Lighting is attached to the trailer. LED lights with hoods pointing downward, not shining in the direction of neighboring properties, running off of battery. We will have an A-frame sign 27'X40" in our yard during hours of operation in the southwest corner. The trailer will be parked in the driveway which is entered on the Richmond Street side of the property. There is a garage that will be blocking the trailer to our neighbor to the north. Our entire property is enclose with a 4' chain link fence with 1 gate on the west side(entrance to front door) and 2 on the south side (one is the gate to walkway to side door, 2 is gate to the driveway). We have 7' arborvitae on the south side of the property starting 57' from west property line, going 38,' stopping at the drive way that is 27', and continued for the remaining 53' of property line.

Describe the extent of the proposed alterations and the reasons for the requesting relief

We are looking to store our mobile food trailer "restaurant" overnight on our property while not in use. As we will be selling and potentially keeping our trailer on Wood Street overnight we will not be considered a MFE while the trailer is parked on our lot in discussions with the Bristol Town Clerk. Our property is on the corner of Wood and Richmond Streets, east side of wood and north side of Richmond. We will be selling at wood street Thursday and Friday from 4pm to 9pm seasonally(April-December). Lighting is attached to the trailer. LED lights with hoods pointing downward, not shining in the direction of neighboring properties, running off of battery. We will have an A-frame sign 27'X40" in our yard during hours of operation in the southwest corner. The trailer will be parked in the driveway which is entered on the Richmond Street side of the property. There is a garage that will be blocking the trailer to our neighbor to the north. Our entire property is enclose with a 4' chain link fence with 1 gate on the west side(entrance to front door) and 2 on the south side (one is the gate to walkway to side door, 2 is gate to the driveway). We have 7' arborvitae on the south side of the property starting 57' from west property line, going 38,' stopping at the drive way that is 27', and continued for the remaining 53' of property line. The trailer will be place in the east side of our driveway with seating on the west side of the driveway. On the west side of our driveway we will be putting a removable fence from the south side of our property line to the start of the garage to keep guest out of our yard. The food trailer will be blocking the east yard also keeping guest contained to our driveway. We will have 4 each 72"x59" picnic tables for guest to sit at. We despose our garbage at our commisary (hope and main) in wareen nightly. We will not be offering any off street parking as our driveway will be where the trailer will be parked. The house is a 4 unit property. We live on the first floor and rent the other 3 units. We are the only ones that park in the driveway, our tenants park on street.

Existing Lot Specifications

Current Use of Premises	Multi Family If other, explain:
Number of Units	4
Lot Area	10,858
Lot Frontage	63.5
Lot Depth	171

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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Dear Bristol zoning board,

Our names are Katelyn and Ben Cantone, the owners of Seb's Wood Fire Oven. We are writing today RE-applying for a Special Use permit for our home at 222 Wood Street, as our provisional 6 month permit is expiring 12/25. Our property is zoned LB and we will be selling from our driveway. The town ordinance for MFE allows the sale on our property but limits us from keeping our mobile food trailer on our property overnight. We are looking to keep the trailer on our property overnight when not in use during our normal business hours. Our business hours on Wood Street will be Thursday and Friday from 4pm to 9pm. Other days we will be at farmers markets, breweries, or private events mainly in the east bay. Our goal is to add to the already outstanding food community that exists in Bristol.

Our first 6 months of business have been outstanding. We had great support from our neighbors and other local bristolians. We have lived here for almost 5 years and only met a few of our neighbors, and within this past season we made many new connections, which has been the best part of it all. Since opening in June we feel as if we have added to bring the community together at our little driveway oasis.

Please consider our Special Use Permit as we are a local family and business wanting to add to our already wonderful town.

Best

Katelyn and Benjamin Cantone



**Town of Bristol, Rhode Island
Zoning Board of Review**

08/21/2025
11:12:57 AM
1 Pages
DECISION
Bk: 2290 Pg: 310
Instr: 2025-1802

DECISION FOR SPECIAL USE PERMIT

FILE # 2025-16

RE: Application of: Benjamin and Katelyn Cantone

For property located at 222 Wood Street, in Bristol, Rhode Island (Tax Assessor's Plat 25, Lot 75) in the following zoning district: **Limited Business (LB)**.

This matter was heard before the Board at a public hearing on **June 2, 2025** upon the Applicant's request for a **SPECIAL USE PERMIT** to:

Operate a mobile food establishment restaurant, and to store a mobile food truck overnight on a residential property within the Limited Business (LB) zoning district.

After due consideration of the requested Special Use Permit, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The proposed special use to operate a restaurant within the Limited Business (LB) zoning district is specifically authorized by Article III, Section 28-82, Table A. Permitted Use Table of the Zoning Ordinance.
2. The proposed use to operate a restaurant business from a mobile food truck on specified days and times of the week (specifically 4:00 pm to 9:00 pm Thursday through Sunday), and to store the food truck outdoors on the property during other times, meets all of the standards found within Section 28-150(dd) of the Zoning Ordinance. These standards include a landscape buffer from adjacent residential properties; signage not facing adjacent residential properties; hours of operation; and the shielding of outdoor lighting.
3. The granting of a Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This property is located within a Limited Business zone, with a high commercial content, and is very busy with adjacent businesses; based on the testimony and the application. The proposed restaurant use appears to be a good fit in this particular neighborhood.

Therefore the Board voted **4 to 0** to **approve** a Special Use Permit allowing the operation a restaurant business from a mobile food truck on this property, subject to the following **special conditions**: (1) that the operating hours for the restaurant shall be limited to 4:00 pm to 9:00 pm Thursday through Sunday only; and (2) that this Special Use Permit is valid only until December 31, 2025. If the applicants wish to continue operating the restaurant business at this location beyond that date, they shall return to the Board for a review of the performance in the neighborhood in compliance to the Special Use Permit.

Voting to Approve: Asciola; Burke; Kern; and Duarte

Voting to Deny: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 21st day of August, 2025.

Diane M. Williamson
Diane M. Williamson, Director of Community Development

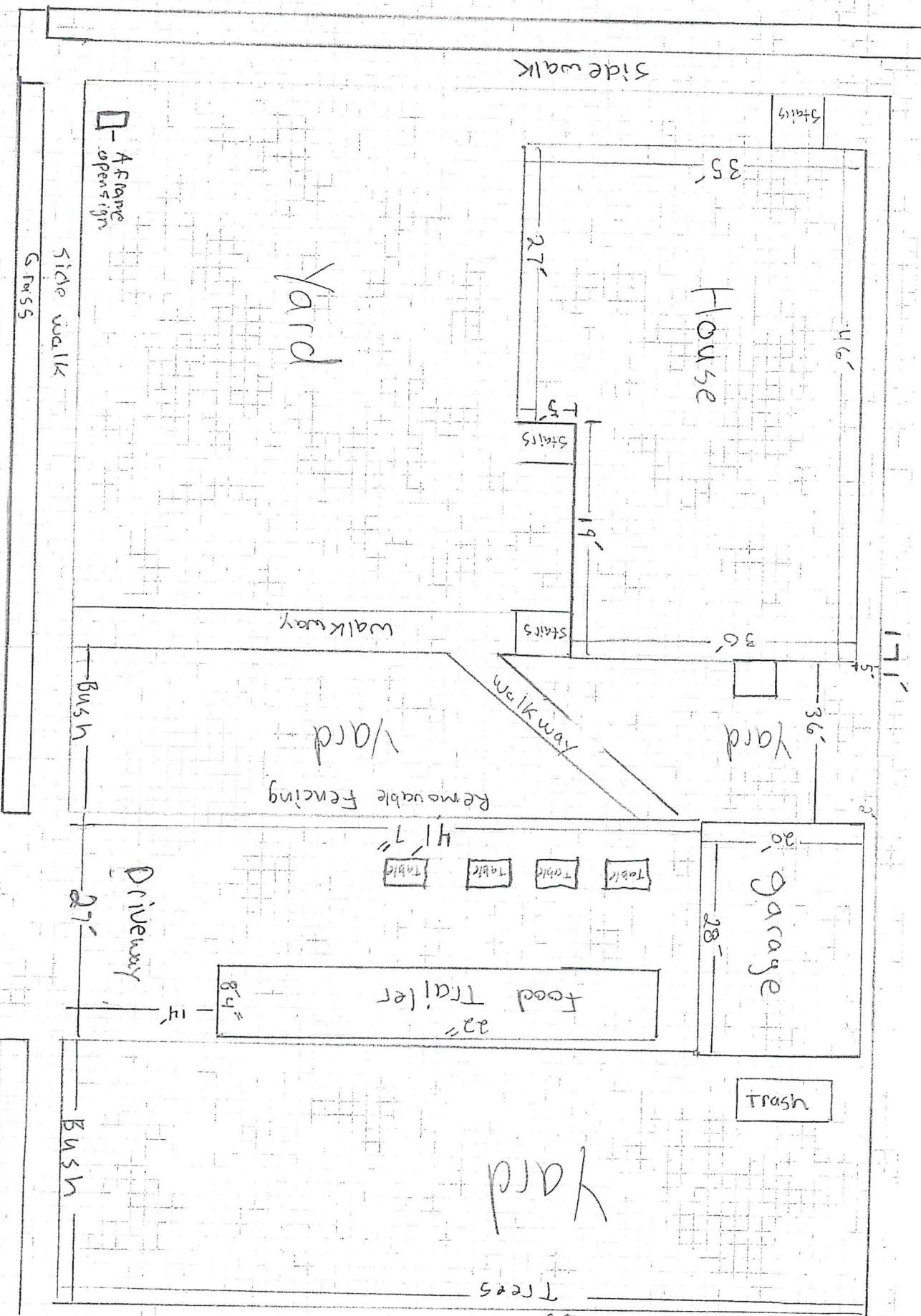
Received for record at Bristol, RI
8/21/2025 11:12:57 AM

M. Williamson

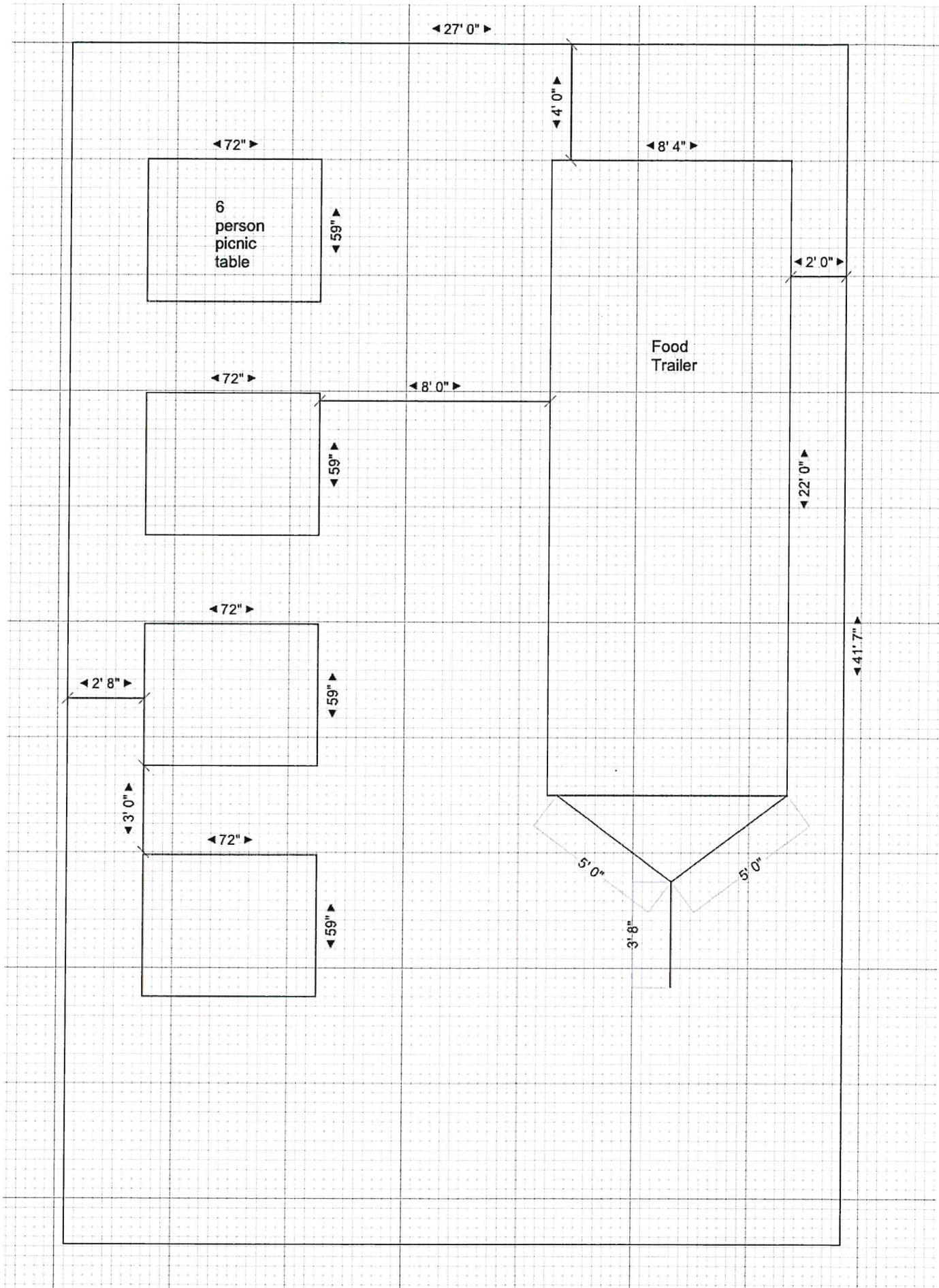
Wood Street

Very narrow

Richmond Street



Cup Defenders parking lot



Plat/Lot 025-0075-000

Account: 2034

LUC 02

Zone LB

Assessment

\$694,300

Building Information

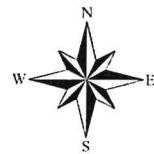
Description		Grade		Other Factors		Sub-Area Detail		Visit History	
BLDG Type	4 Family	Year Built	1900	EFF Year	Alt LUC	Q4	Q4	Code	Description
RES Units	4	COM Units				Flood Hazard	Topography	Area	Fin. Area
Foundation	Concrete	BMT Floor	Concrete			LEVEL	Street PAVED	1,541	1,541
Frame 1	Wood	Frame 2	%			Traffic	SFL 2nd FLOOR	1,298	1,298
EXT Wall 1	Vinyl Siding	EXT Wall 2	%				HST HALF STORY	636	636
Roof Type 1	Gable	Roof Type 2	%				BMT BASEMENT	1,541	0
Roof Cover 1	Asphalt Shnr	Roof Cover 2	%				Total	5,016	3,475
INT Wall 1	Panel	INT Wall 2	Plaster	% 25		Condition	FA FA Fair-Avg	39.2	Constr Adj
Floors 1	Vinyl	Floors 2	Hardwood	% 25		Functional	-	0.0	Adj \$/SQ
BMT Garages		Color				Economic	-	0.0	Othr Featrs
Plumbing		Electrical				Special	-	0.0	Grade Fac
Insulation		INT vs EXT				OV	-	0.0	Neigh Infl
Heat Fuel	Oil	Heat Type	BB Hot Water			Total Depreciation %	>	0.0	Land Factor
# Heat Sys		% Heated	100			Depreciation		Adj Total	1.00
% Solar HW		% A/C				325,256			829,735
% COM Wall		% Vacuum				504,479			
Ceil Hght		Ceiling Type				Total Depreciation % >	39.2	Depr Total	5TH BATH IN BSMT, SIDING & WINDOWS, 10X12 SHED N/V 2 UNITS SPACE HEAT
Parking Type		% Sprinkled							
EXT View									

Remodeling History

Issue Date		Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	08/06/2021	E52627		ELEC	20,000	100	Closed	Install local fire alarm system and 120VAC w/ battery back up local smoke CO
2	12/05/2017	M44789	06/20/2018	MECH	1,500	100	Closed	On 11/29/2017 the local gas supplier shut off the gas main due to unsafe piping
3	05/01/2017	B33106		BLDG	0	100	Closed	CREATE DOOR ENTRANCE FOR HANDICAP RAMP
4	05/01/2017	196-17-B	05/05/2017	BLDG	1,000	100	Closed	WIDEN DOOR FOR A WHEEL CHAIR RAMP
5								
6								
7								
8								
9								

Building Permits

Quantity	Quality	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
Full Bath	4	Typical	1	08/06/2021	E52627		100	Closed	Install local fire alarm system and 120VAC w/ battery back up local smoke CO
Ext Full Bath	1	Fair	2	12/05/2017	M44789	06/20/2018	MECH	1,500	100
Half Bath			3	05/01/2017	B33106		0	Closed	On 11/29/2017 the local gas supplier shut off the gas main due to unsafe piping
Ext Half Bath			4	05/01/2017	196-17-B	05/05/2017	BLDG	1,000	100
Ext Fixtures	3	Typical	5						
Kitchens	4	Typical	6						
Ext Kitchens			7						
Totals	1	20	8						
		9	9						
			10						



222 Wood Street - 200' Radius

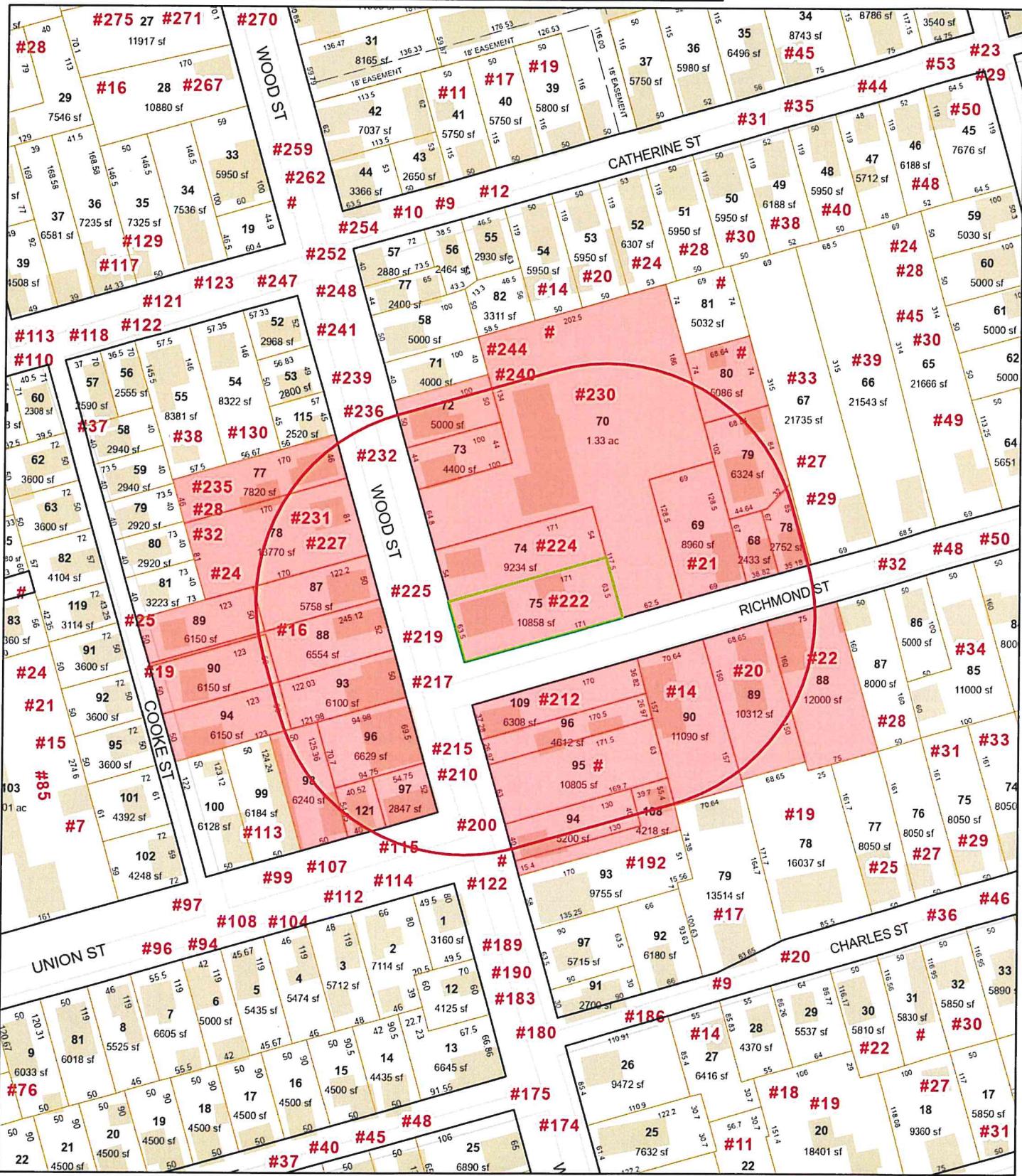
Town of Bristol, RI

1 inch = 141 Feet

December 12, 2025

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com

0 141 282 423



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 feet Abutters List Report

Bristol, RI
December 12, 2025

Subject Property:

Parcel Number: 25-75
CAMA Number: 25-75
Property Address: 222 WOOD ST

Mailing Address: CANTONE, BENJAMIN & CANTONE,
KATELYN VERISSIMO TE
222 WOOD ST APT 1
BRISTOL, RI 02809-3143

Abutters:

Parcel Number: 19-121
CAMA Number: 19-121
Property Address: 115 UNION ST

Mailing Address: GRAHAM, JUDITH
115 UNION ST
BRISTOL, RI 02809

Parcel Number: 19-77
CAMA Number: 19-77
Property Address: 235 WOOD ST

Mailing Address: ESTRADA, CIDALIA M
57 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 19-78
CAMA Number: 19-78
Property Address: 231 WOOD ST

Mailing Address: CASA NERI, LLC
5 HOPE ST
BRISTOL, RI 02809

Parcel Number: 19-87
CAMA Number: 19-87
Property Address: 227 WOOD ST

Mailing Address: PEREIRA, MARIANO P. LE PEREIRA,
ANTHONY X. & PEREIRA, LEONEL S. &
227 WOOD ST
BRISTOL, RI 02809

Parcel Number: 19-88
CAMA Number: 19-88
Property Address: 225 WOOD ST

Mailing Address: AN, ZHENGLU & ANLI, ANNA TE
95 LILAC LN
PORTSMOUTH, RI 02871

Parcel Number: 19-89
CAMA Number: 19-89
Property Address: 20 COOKE ST

Mailing Address: JENKS, ELIZABETH M. ET UX DAVID
20 COOKE STREET
BRISTOL, RI 02809

Parcel Number: 19-90
CAMA Number: 19-90
Property Address: 16 COOKE ST

Mailing Address: THOMAS, LAURA OSTLIND & SIMON
MARK
16 COOKE ST
BRISTOL, RI 02809

Parcel Number: 19-93
CAMA Number: 19-93
Property Address: 219 WOOD ST

Mailing Address: 219-221 WOOD ST, LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 19-94
CAMA Number: 19-94
Property Address: 12 COOKE ST

Mailing Address: MELLO, MARIA C.LIFE EST DEMELLO,
JOSEPH
12 COOKE ST
BRISTOL, RI 02809

Parcel Number: 19-96
CAMA Number: 19-96
Property Address: 217 WOOD ST

Mailing Address: LEB REALTY LIMITED PARTNERSHIP
150 FRANKLIN ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
December 12, 2025

Parcel Number: 19-97 CAMA Number: 19-97 Property Address: 215 WOOD ST	Mailing Address: SELF HELP, INC. ATN: FINANCE DEPT. EBCAP 19 BROADWAY NEWPORT, RI 02840
Parcel Number: 19-98 CAMA Number: 19-98 Property Address: 113 UNION ST	Mailing Address: WARD, THOMAS & CAROL HULAK TE 113 UNION ST BRISTOL, RI 02809
Parcel Number: 25-68 CAMA Number: 25-68 Property Address: 25 RICHMOND ST	Mailing Address: ESTACIO, MARIO J. ET AL & CATHERINE E. TE 8 FRANCA DR BRISTOL, RI 02809
Parcel Number: 25-69 CAMA Number: 25-69 Property Address: 21 RICHMOND ST	Mailing Address: GRUBER, PETER N & CANNAVO-GRUB ELIZABETH M TE 11 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 25-70 CAMA Number: 25-70 Property Address: 230 WOOD ST	Mailing Address: CUP DEFENDERS ASSN CORP 230 WOOD ST PO BOX 869 BRISTOL, RI 02809
Parcel Number: 25-72 CAMA Number: 25-72 Property Address: 236 WOOD ST	Mailing Address: DREW, ROBERT L. ET UX CARLINE A. DREW TE 241 STATE ST UNIT 1 BRISTOL, RI 02809
Parcel Number: 25-73 CAMA Number: 25-73 Property Address: 232 WOOD ST	Mailing Address: O ROUKE KEVIN O 96 CAPTAIN NOYES S YARMOUTH, MA 02664
Parcel Number: 25-74 CAMA Number: 25-74 Property Address: 224 WOOD ST	Mailing Address: MARTINS, MARIO G. & ALICIA T. TE 40 APACHE WAY WILMINGTON, MA 01887
Parcel Number: 25-75 CAMA Number: 25-75 Property Address: 222 WOOD ST	Mailing Address: CANTONE, BENJAMIN & CANTONE, KATELYN VERISSIMO TE 222 WOOD ST APT 1 BRISTOL, RI 02809-3143
Parcel Number: 25-78 CAMA Number: 25-78 Property Address: 29 RICHMOND ST	Mailing Address: CORREIA, FRANCES L., TRUSTEE FRANCES L. CORREIA LIV TRST 1 30 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 25-79 CAMA Number: 25-79 Property Address: 27 R RICHMOND ST	Mailing Address: CORREIA, FRANCES L. TRUSTEE FRANCES L. CORREIA LIV TRUST 30 FOXHILL AVE. BRISTOL, RI 02809
Parcel Number: 25-80 CAMA Number: 25-80 Property Address: RICHMOND ST	Mailing Address: STAUDINGER, LEO M & & LINDA M TE 27 RICHMOND ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
December 12, 2025

Parcel Number: 32-108	Mailing Address: MILESTONE FUNERAL SERVICES OF RHODE ISLAND LLC 86 MAIN ST, Unit 304 AUBURN, ME 04210
CAMA Number: 32-108	
Property Address: WOOD ST	
Parcel Number: 32-109	Mailing Address: MOITOSO, HILDEBERTO S & MOITOSO, DEREK MARK TRUSTEES 5 FREEBORN ROAD BRISTOL, RI 02809
CAMA Number: 32-109	
Property Address: 212 WOOD ST	
Parcel Number: 32-88	Mailing Address: DEWOLF, BRADFORD L. TRUSTEE 85 GIBSON AVE BRISTOL, RI 02809
CAMA Number: 32-88	
Property Address: 22 RICHMOND ST	
Parcel Number: 32-89	Mailing Address: MAZZARELLA, ANGELO J. JR & KATHLEEN ET UX TE 20 RICHMOND ST. BRISTOL, RI 02809
CAMA Number: 32-89	
Property Address: 20 RICHMOND ST	
Parcel Number: 32-90	Mailing Address: MOITOSO, LUCIA V. & MOITOSO, HILDEBERTO CO-TRUSTEES 14 RICHMOND ST BRISTOL, RI 02809
CAMA Number: 32-90	
Property Address: 14 RICHMOND ST	
Parcel Number: 32-94	Mailing Address: MANSSON, YVONNE 200 WOOD ST BRISTOL, RI 02809
CAMA Number: 32-94	
Property Address: 200 WOOD ST	
Parcel Number: 32-95	Mailing Address: MILESTONE FUNERAL SERVICES OF RHODE ISLAND LLC 86 MAIN ST, Unit 304 AUBURN, ME 04210
CAMA Number: 32-95	
Property Address: WOOD ST	
Parcel Number: 32-96	Mailing Address: MOITOSO, HILDEBERTO S. TRUSTEE 5 FREEBORN ST BRISTOL, RI 02809
CAMA Number: 32-96	
Property Address: 210 WOOD ST	



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219-221 WOOD ST, LLC
99 TUPELO ST
BRISTOL, RI 02809

ESTRADA, CIDALIA M
57 ANNAWAMSCUTT DR
BRISTOL, RI 02809

MOITOSO, HILDEBERTO S &
MOITOSO, DEREK MARK TRUST
5 FREEBORN ROAD
BRISTOL, RI 02809

AN, ZHENGLU & ANLI, ANNA
95 LILAC LN
PORTSMOUTH, RI 02871

GRAHAM, JUDITH
115 UNION ST
BRISTOL, RI 02809

MOITOSO, HILDEBERTO S. TR
5 FREEBORN ST
BRISTOL, RI 02809

CANTONE, BENJAMIN &
CANTONE, KATELYN VERISSIM
222 WOOD ST APT 1
BRISTOL, RI 02809-3143

GRUBER, PETER N & CANNANO
ELIZABETH M TE
11 RESERVOIR AVE
BRISTOL, RI 02809

MOITOSO, LUCIA V. &
MOITOSO, HILDEBERTO CO-TR
14 RICHMOND ST
BRISTOL, RI 02809

CASA NERI, LLC
5 HOPE ST
BRISTOL, RI 02809

JENKS, ELIZABETH M.
ET UX DAVID
20 COOKE STREET
BRISTOL, RI 02809

O ROUKE KEVIN O
96 CAPTAIN NOYES
S YARMOUTH, MA 02664

CORREIA, FRANCES L. TRUST
FRANCES L. CORREIA LIV TR
30 FOXHILL AVE.
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE
150 FRANKLIN ST
BRISTOL, RI 02809

PEREIRA, MARIANO P. LE
PEREIRA, ANTHONY X. & PER
227 WOOD ST
BRISTOL, RI 02809

CORREIA, FRANCES L., TRUS
FRANCES L. CORREIA LIV TR
30 FOXHILL AVE
BRISTOL, RI 02809

MANSSON, YVONNE
200 WOOD ST
BRISTOL, RI 02809

SELF HELP, INC.
ATN: FINANCE DEPT.
EBCAP
19 BROADWAY
NEWPORT, RI 02840

CUP DEFENDERS ASSN CORP
230 WOOD ST
PO BOX 869
BRISTOL, RI 02809

MARTINS, MARIO G. & ALICI
40 APACHE WAY
WILMINGTON, MA 01887

STAUDINGER, LEO M &
& LINDA M TE
27 RICHMOND ST
BRISTOL, RI 02809

DEWOLF, BRADFORD L. TRUST
85 GIBOSN AVE
BRISTOL, RI 02809

MAZZARELLA, ANGELO J. JR
& KATHLEEN ET UX TE
20 RICHMOND ST.
BRISTOL, RI 02809

THOMAS, LAURA OSTLIND &
SIMON MARK
16 COOKE ST
BRISTOL, RI 02809

DREW, ROBERT L. ET UX
CARLINE A. DREW TE
241 STATE ST UNIT 1
BRISTOL, RI 02809

MELLO, MARIA C.LIFE EST
DEMELLO, JOSEPH
12 COOKE ST
BRISTOL, RI 02809

WARD, THOMAS & CAROL HULA
113 UNION ST
BRISTOL, RI 02809

ESTACIO, MARIO J. ET AL
& CATHERINE E. TE
8 FRANCA DR
BRISTOL, RI 02809

MILESTONE FUNERAL SERVICE
86 MAIN ST, Unit 304
AUBURN, ME 04210