



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 13, 2025

File #: ZBR-25-25

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

September 2, 2025 at 7:00 pm

In regards to the petition of:

Applicant: Sean Reilly / Mason & Twine, LLC

Owner of Record: Olympus Realty, LLC

Location: 359 WOOD ST , BRISTOL, RI, 02809

Plat: 18 Lot: 52

Zoning District: LB

Applicant is requesting **Special Use Permit** under the Zoning Ordinance as follows:

to operate a restaurant/café within the Limited Business (LB) zoning district

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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.municodemeetings.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-25-25

359 Wood St 18 52

July 21, 2025

Applicant	
Name of Applicant	Sean Reilly
Who is Submitting this Application	Other
	If other, Describe: Tenant
Owner's Name (If Different than Applicant)	Olympus Realty LLC

Location for Application			
Property Type	Plat/Lot		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	359 Wood St	18	52

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)
28-150 (dd)

Describe the extent of the proposed alterations and the reasons for the requesting relief
For the use of commerce as a coffee shop/ cafe. No kitchen and no cooking in this establishment will take place. No loud music or crowds. Quiet cafe, limited seating, with quick "in and out" service. Simple interior alterations to the building will include the build of a barista bar/station that will house refrigeration, espresso machine, coffee brewers, 3 bay sink, ice machine, a POS system, and a glass bakery and chocolate display case. Plumbing and electrical will be updated to current standards by the landlord. No interior walls will be modified and no framing or dividing of space will be done. The extent of renovations will be a simple fresh coat of

paint to enhance the space, replacing the rear door for security, and then installing artwork and lamps to bring in warm lighting rather than fluorescent lighting. Seating will be limited to between 15-20 (I do not know the exact number until the barista station is built.) Please see attached letter to the Zoning Board for additional details.

Existing Lot Specifications	
Current Use of Premises	Mixed Use
	If other, explain:
Number of Units	
Lot Area	9,035
Lot Frontage	96.5
Lot Depth	109

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:

George Mussalli

Olympus Realty LLC

Owner, 359 Wood Street

Bristol, RI 02809

Mussalli@gmail.com

(617) 510-5743

Date: July 23, 2025

Town of Bristol

Community Development Department

10 Court Street

Bristol, RI 02809

RE: Owner Authorization for Special Use Permit Application - 359 Wood Street

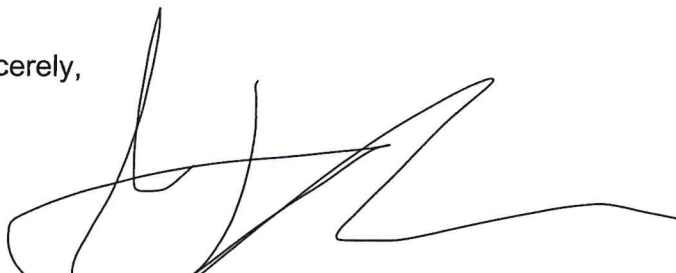
To Whom It May Concern,

I, George Mussalli, as the authorized representative and owner of the property located at 359 Wood Street, Bristol, RI, do hereby give my full permission to Sean Reilly, tenant and operator of Mason and Twine, to apply for a Special Use Permit with the Town of Bristol for this location.

This letter serves as formal acknowledgment that Mr. Reilly has my approval to initiate and proceed with the special use permitting process on behalf of Mason and Twine for the purpose of conducting business at the above-referenced property.

If you require any additional documentation or have questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. Mussalli', written over a horizontal line.

Formal Appointment Letter for Zoning Board Representation

Authorization for Julia Tenore to Speak on Behalf of Sean Reilly

To the Zoning Board

Town of Bristol, Rhode Island

Subject: Authorization for Representation – 359 Wood Street, Bristol, RI

To Whom It May Concern,

I am writing to formally appoint and authorize Julia Tenore, the Interior Designer for the proposed project, to speak on my behalf to the Zoning Board and the Town of Bristol regarding all matters pertaining to the application for zoning relief at 359 Wood Street, Bristol, Rhode Island. The purpose of this zoning relief is to allow for the conversion of the property into an espresso and chocolate shop.

Mrs. Tenore is fully authorized to represent my interests, present information, respond to inquiries, and provide any further documentation or clarification that may be required during the zoning review process.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Sean Reilly". The signature is fluid and cursive, with the first name "Sean" and last name "Reilly" clearly legible.

Sean Reilly

dba: TAMP

Mason & Twine LLC

Special Use Permit Request for 359 Wood Street, Bristol, RI

Request to Open a Small Café Offering Luxury Chocolates and Craft Espresso

Dear Members of the Zoning Board,

I am writing to respectfully request a special use permit for the property located at 359 Wood Street, Bristol, Rhode Island, with the intention of opening a small, independently owned café. My vision for this establishment is to create a welcoming haven for neighbors and visitors alike—a place distinguished by its hand-crafted espresso beverages, luxury chocolates, and a tranquil ambiance conducive to conversation, reflection, and community connection.

The idea for this venture was born from my passion for artisanal foods and beverages, as well as my desire to contribute positively to the fabric of Bristol's vibrant community. The café will offer thoughtfully sourced, high-quality chocolates, prepared by local chocolatiers, alongside expertly made espresso drinks using single-origin beans from sustainable farms across the globe. By focusing on quality and atmosphere rather than volume, and a closing time later in the evening, the café will provide a unique experience distinct from existing offerings in the area.

Many residents have expressed interest in having a peaceful gathering place where they can enjoy specialty treats and beverages in a quiet, comfortable setting, but not limited to the early morning or afternoon hours. The café will be designed to foster relaxation and respectful conversation, with careful attention paid to noise levels and seating arrangements. I am committed to creating an environment that enhances the charm and character of Wood Street, complementing its residential nature while adding a touch of luxury and sophistication.

In support of this vision, I would like to highlight my existing experience as the owner and operator of a popular coffee food truck, Mason & Twine, that has been serving the Bristol community (and neighboring towns) for some time. My mobile café has established a loyal and ever-growing following, with regular appearances at the Herreshoff Marine Museum, Fourth of July festivities, Bristol farmers markets, Bristol Parks and Recreation events, Colt State Park, and Coggeshall Farm. Through thousands of meaningful interactions with both frequent and returning patrons, it has become abundantly clear that there is a heartfelt desire within the community for a permanent space—somewhere to enjoy their daily coffee ritual or to gather after work in a setting that offers an alternative to traditional bars or pubs.

This direct feedback from my customers has not only affirmed the demand for a specialty café but has also inspired the very concept behind this project. The café will be an answer to the voices of our neighbors who seek a refined, relaxing spot to unwind and connect at any hour suitable to their lifestyle.

I fully understand the responsibility that comes with operating in a mixed-use or residential area and am prepared to take appropriate measures to minimize any potential impact on neighbors. The café's hours of operation will be limited to daytime and early evening, and no live entertainment or amplified music will be offered. I am happy to work closely with the board and residents to address any concerns and ensure compliance with all regulations and standards set by the town.

In summary, I am requesting this special use permit to allow for the operation of a small, specialty café that will enrich the local community, support local artisans, and provide a peaceful and inviting space for residents and guests. I believe this endeavor will be a valuable addition to Bristol, and I am eager to become an active, responsible member of the town's business community.

Thank you very much for your consideration. I welcome the opportunity to discuss my proposal further and answer any questions the board may have.

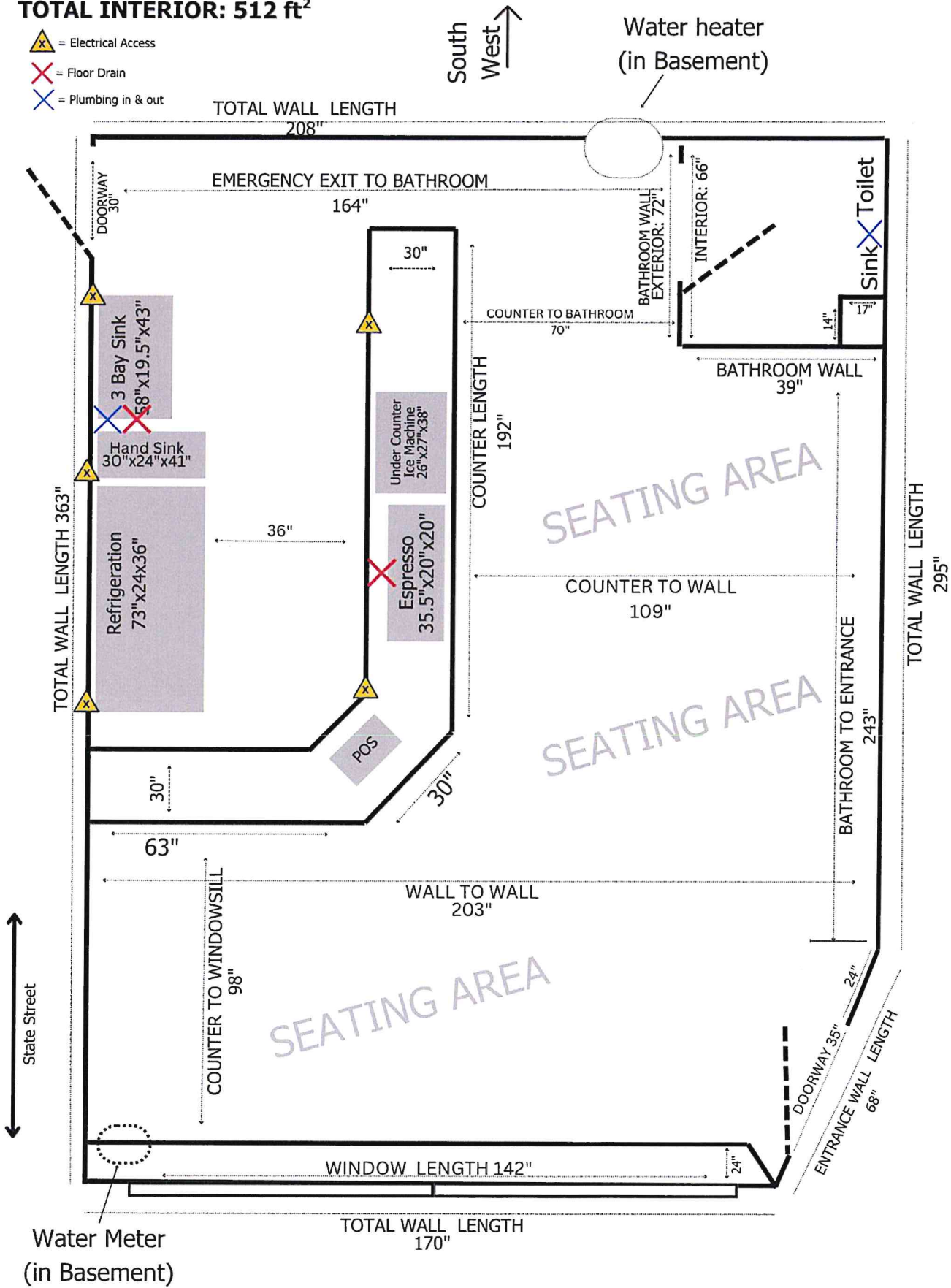
Respectfully,

Sean Reilly, Owner
Mason & Twine LLC

359 WOOD STREET
BRISTOL, RI 02809

TOTAL INTERIOR: 512 ft²

-  = Electrical Access
-  = Floor Drain
-  = Plumbing in & out

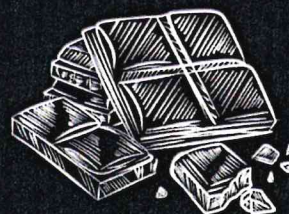




Mellos Shoe Repair was a part of the Bristol Community for decades. We hope to keep that same relationship going from this point forward. We plan to turn the storefront pictured above into a refreshed café to serve Bristol for decades (design inspiration pictured below)



Menu



CLASSIC ESPRESSO DRINKS

Espresso	4	Cappuccino	7
Long Black	5	Latte	8
Americano	5	Mocha	8
Macchiato	6	Frappe	9

BARISTA PICKS

Iced Cuban 8

Strong Cuban espresso, sweet sugar cane, & cream served over ice

Almond Joy 8

Dark Chocolate, almond, & coconut. We recomend ordering this one on ice.

Reillys Latte 8

An accident after a cinnamon bun had an encounter with an Irish coffee (non-alcoholic)

Frappe Bianco 10

Lucious white chocolate, espresso, and sweet cream, blended with ice until creamy.

EVERYTHING ELSE

Cold Brew 7

Medium Espresso Blend; Steeped for 10 hours

Cocoa 8

(Hot or Iced)

Chai Latte 8

Morrocan Blend of Spices

Italian Sodas 7

- Island Bliss (Guava, Ginger, & Mango)
- Strawberry Rose
- Prickly Pear & Dragon Fruit



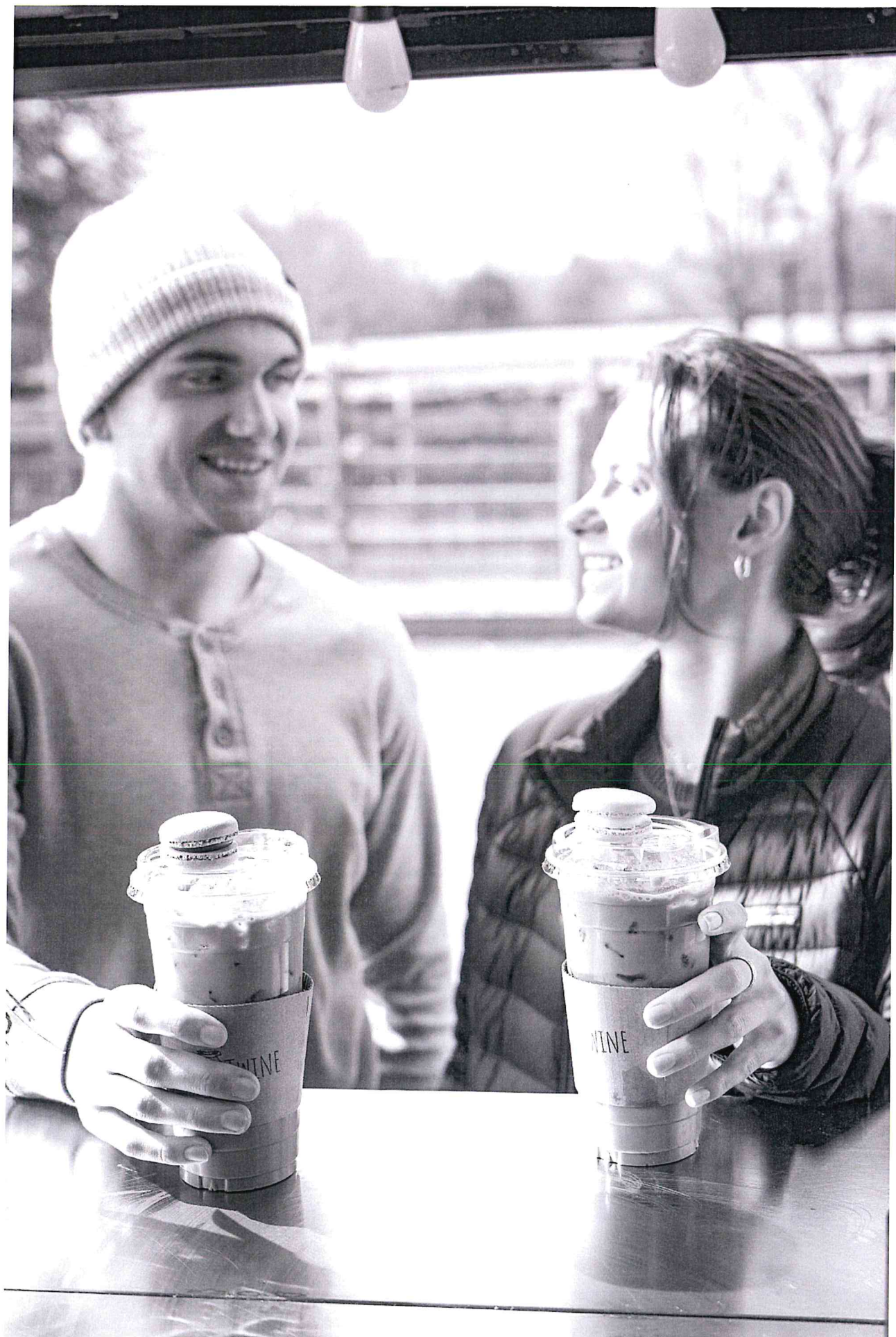
CHOCOLATE TRUFFLES 4 BOX OF SIX 22

DAILY BAKERY VARIETY 5

Please inform us of any allergies before placing your order









MASON & TWINE
CRAFT COFFEE & BAKERY

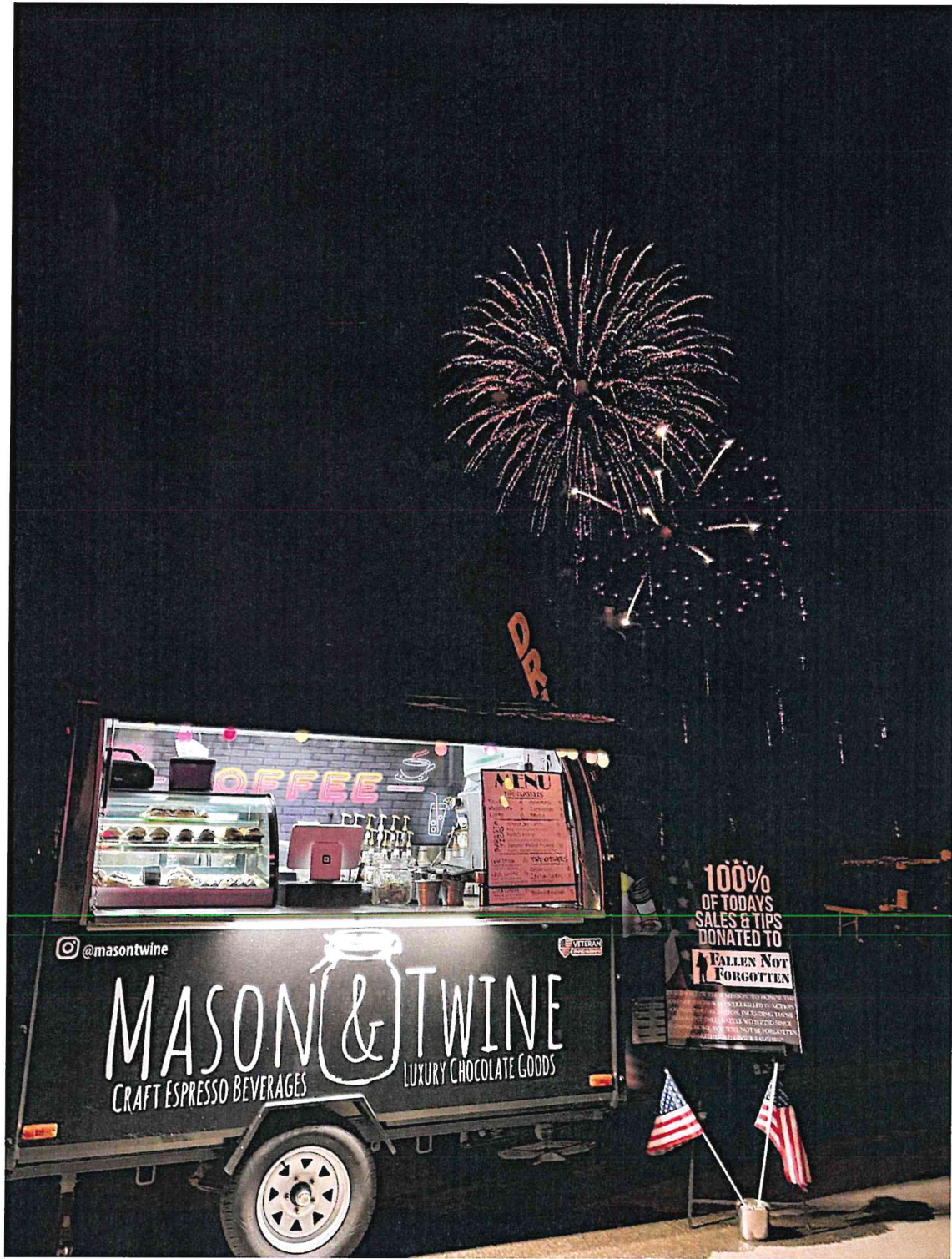
Espresso Drinks	Other Drinks
Espresso	Cold Brew
Americano	Todd Olden
Machiatto	Infused Sodas
Cappuccino	Infused Sodas
Latte	Infused Sodas
Mocha	Infused Sodas
Frappe	Infused Sodas
Barista Picks	Infused Sodas
Almond Joy Latte	Infused Sodas
Reilly's Latte	Infused Sodas
Frappe & Juice	Infused Sodas
Rawdon's Mocha Pops	Infused Sodas
Treats to Eat	Infused Sodas
Chocolate Truffles	Infused Sodas
Daily Baking	Infused Sodas

CR









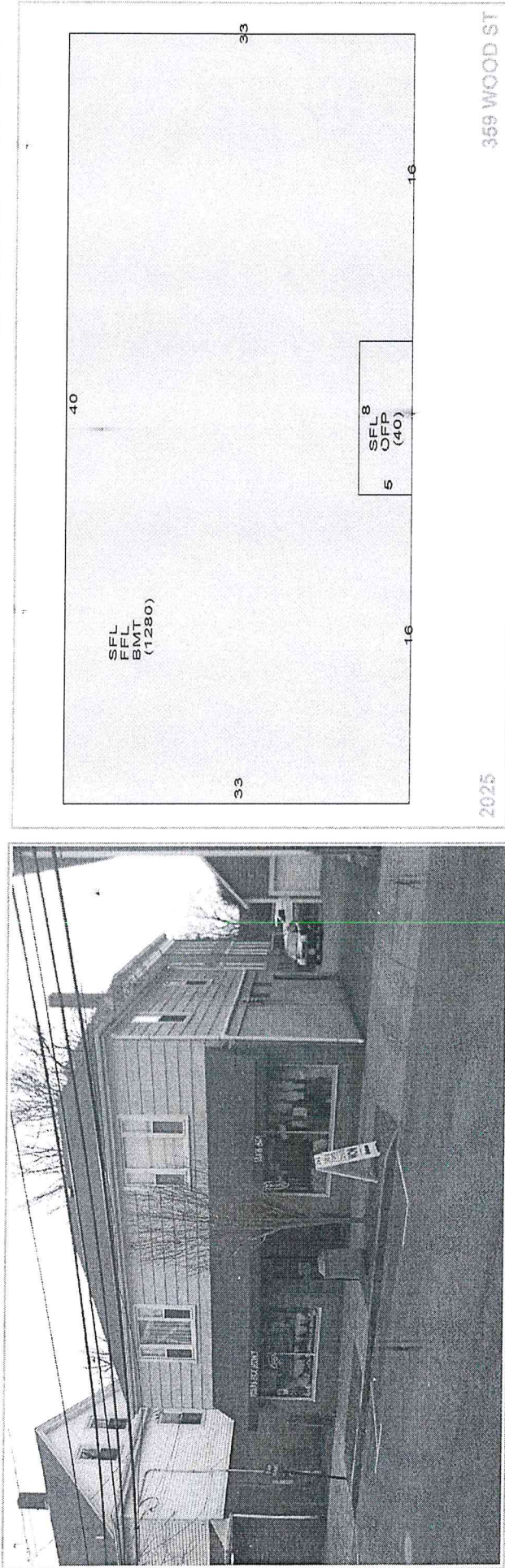
▶ Owner		▶ Owner Account #: 15-0000-14	
Owner 1		OLYMPUS REALTY LLC	% Owned
Owner 2			
Owner 3			
Address		10 ARROWHEAD LN, MILTON, MA 02186	

▶ Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
VAN VOAST, WILLIAM R &	09/18/2023	923,100	2223-238		T
VAN VOAST, WILLIAM R &	08/07/2015	0	1813-82		T
VAN VOAST, WILLIAM R.	11/15/2011	0	1621-159		Q
VAN VOAST, THOMAS, VICTO	10/30/2003	0	1069-302		Q
VAN VOAST, THOMAS F. & VICTORIA I.	10/01/1975	0	202-168		

Previous Assessments									
Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value	
2025	04	744,000	12,000	0	182,200	0	938,200	938,200	
2024	04	550,800	12,000	0	140,300	0	703,100	703,100	
2023	04	550,800	12,000	0	140,300	0	703,100	703,100	
2022	04	550,800	12,000	0	140,300	0	703,100	703,100	
2021	04	491,800	12,000	0	144,600	0	648,400	648,400	
2020	04	491,800	12,000	0	144,600	0	648,400	648,400	

Assessment									
Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value			
04	744,000	12,000	0.21	182,200	0	938,200			
TOTAL	744,000	12,000	0.21	182,200	0	938,200			

Source > Mkt Adj Cost									
VAL per SQ Unit/Card >	114.82	VAL per SQ Unit/Parcel >	114.46						



Land Information									
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %
1 04 Combo	0.20742	AC	P	1.00	800,000	878,411	C13	Inf 1	Inf 1 %
2								Inf 2	Inf 2 %
3								Inf 3	Inf 3 %
4								Appr Value	182,200
								Spec Land	1.00
								Juris	1.00
								Fact	1.00
								Use Value	0



359 Wood Street - 200' Radius

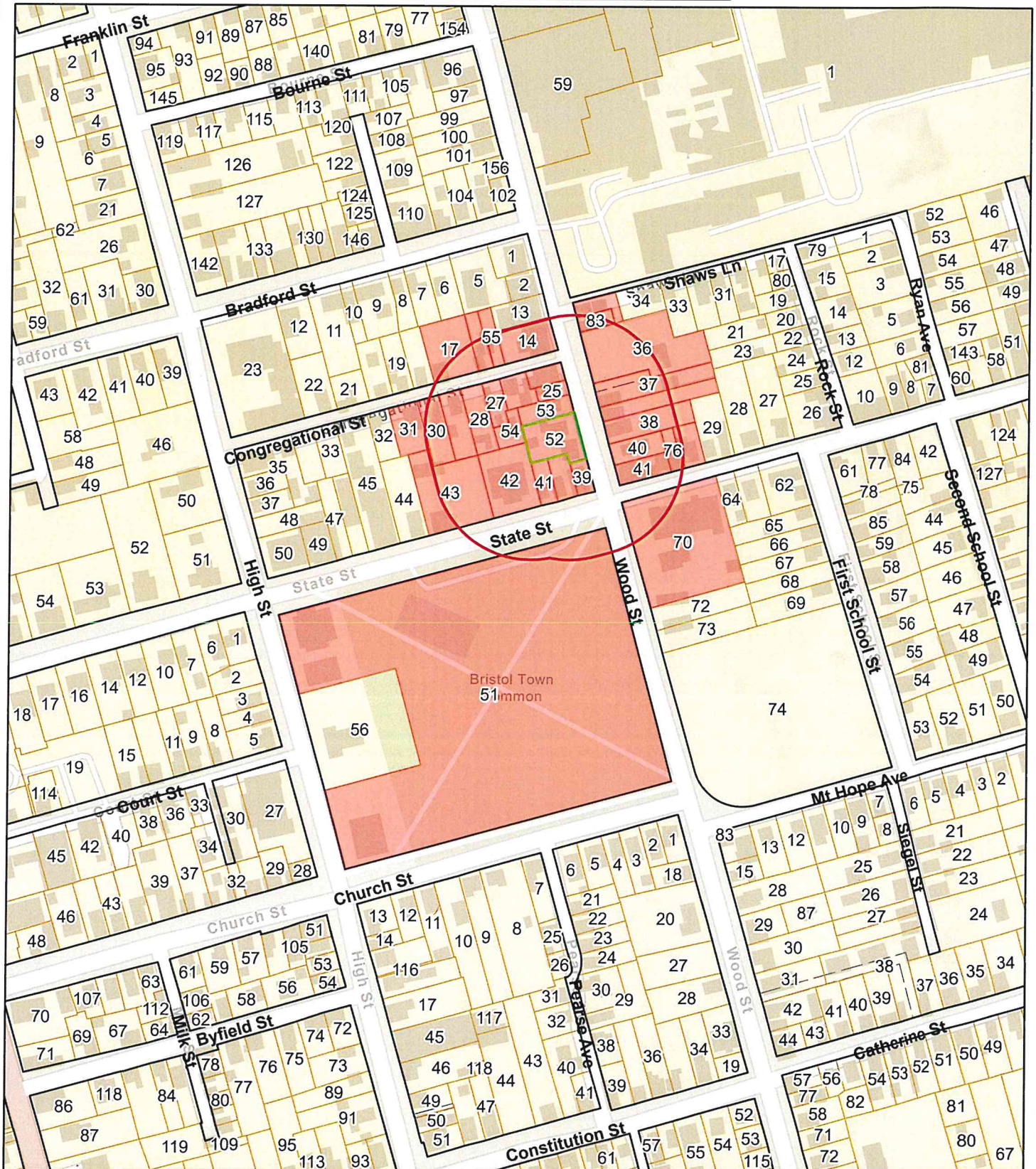
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

August 12, 2025



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
August 12, 2025

Subject Property:

Parcel Number: 18-52
CAMA Number: 18-52
Property Address: 359 WOOD ST

Mailing Address: OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

Abutters:

Parcel Number: 18-14
CAMA Number: 18-14
Property Address: 403 WOOD ST

Mailing Address: NUNES PROPERTY MANAGEMENT, LLC
21 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 18-15
CAMA Number: 18-15
Property Address: 43 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-17
CAMA Number: 18-17
Property Address: 37 CONGREGATIONAL ST

Mailing Address: CRISWELL, GARRETT R & JENNIFER A
TE
22101 TORO HILLS DR
SALINAS, CA 93908

Parcel Number: 18-24
CAMA Number: 18-24
Property Address: 391 WOOD ST

Mailing Address: GILBERT AND SARAH ALMEIDA FAMILY
LTD FAMILY LIMITED PARTNERSHIP
P O BOX 507
BRISTOL, RI 02809

Parcel Number: 18-25
CAMA Number: 18-25
Property Address: 381 WOOD ST

Mailing Address: JONES, ALAN R & STEELE, CAROLE J
TRUSTEES- JONES/STEELE TRUST
10025 COLONIAL COUNTRY CLUB BLVD
FORT MEYERS, FL 33913

Parcel Number: 18-26
CAMA Number: 18-26
Property Address: 46 CONGREGATIONAL ST

Mailing Address: GILBERT & SARAH ALMEIDA FAMILY
P O BOX 507
BRISTOL, RI 02809

Parcel Number: 18-27
CAMA Number: 18-27
Property Address: 42 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-28
CAMA Number: 18-28
Property Address: 40 CONGREGATIONAL ST

Mailing Address: J AND K PROPERTIES LLC
30 DANTE ST
BARRINGTON, RI 02806

Parcel Number: 18-29
CAMA Number: 18-29
Property Address: 38 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-30
CAMA Number: 18-30
Property Address: 36 CONGREGATIONAL ST

Mailing Address: MARTIN, MELISSA & HOFFMAN, LARRY
JT
36 CONGREGATIONAL ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 18-31
CAMA Number: 18-31
Property Address: 32 CONGREGATIONAL ST

Mailing Address: IZBICKI, STEVEN K. ETUX TE
32 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-39
CAMA Number: 18-39
Property Address: 173 STATE ST

Mailing Address: CAMPAGNA FAMILY LP
15 LOW DR
BRISTOL, RI 02809

Parcel Number: 18-40
CAMA Number: 18-40
Property Address: 169 STATE ST

Mailing Address: SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

Parcel Number: 18-41
CAMA Number: 18-41
Property Address: 167 STATE ST

Mailing Address: PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809

Parcel Number: 18-42
CAMA Number: 18-42
Property Address: 151 STATE ST

Mailing Address: CABRAL, LOUIS A.
304 CHURCH POND DR
TIVERTON, RI 02878

Parcel Number: 18-43
CAMA Number: 18-43
Property Address: 149 STATE ST

Mailing Address: BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

Parcel Number: 18-51
CAMA Number: 18-51
Property Address: 220 HIGH ST

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 18-52
CAMA Number: 18-52
Property Address: 359 WOOD ST

Mailing Address: OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

Parcel Number: 18-53
CAMA Number: 18-53
Property Address: 379 WOOD ST

Mailing Address: LOPEZ, VINICIO O & MIRNA C. TE
4 ROBBINS DR
BARRINGTON, RI 02806

Parcel Number: 18-54
CAMA Number: 18-54
Property Address: 44 CONGREGATIONAL ST

Mailing Address: AGUIAR, SUSAN & DAVID JT
44 CONGRAGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-55
CAMA Number: 18-55
Property Address: 45 CONGREGATIONAL ST

Mailing Address: CAVALIERI, STEPHEN J
45 CONGREGATIONAL ST
BRISTOL, RI 02809-2305

Parcel Number: 24-16
CAMA Number: 24-16
Property Address: 366 WOOD ST

Mailing Address: CAVALIERI, ANTHONY & CYNTHIA M. TE

41 PLATT ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 24-35
CAMA Number: 24-35
Property Address: 410 WOOD ST

Mailing Address: GEORGE REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

Parcel Number: 24-36
CAMA Number: 24-36
Property Address: 380 WOOD ST

Mailing Address: GOGLIA, VICTOR P. & ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-37
CAMA Number: 24-37
Property Address: 374 WOOD ST

Mailing Address: GOGLIA, VICTOR P. & ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-38
CAMA Number: 24-38
Property Address: 360 WOOD ST

Mailing Address: FERREIRA, JESSE
2920 Comer Drive
Murfreesboro, TN 37128

Parcel Number: 24-39
CAMA Number: 24-39
Property Address: 189 STATE ST

Mailing Address: COELHO, JOAO A & ROSA M LE
COELHO, HUMBERTO R &
189 STATE ST
BRISTOL, RI 02809

Parcel Number: 24-40
CAMA Number: 24-40
Property Address: 356 WOOD ST

Mailing Address: PACHECO, PAUL C ET UX ALCIDA
PACHECO TE
17 ORCHARD ST
BRISTOL, RI 02809

Parcel Number: 24-41
CAMA Number: 24-41
Property Address: 346 WOOD ST

Mailing Address: TORRES, ROBERT J & DEBRA D
TRUSTEES
1194 ANTHONY RD
PORTSMOUTH, RI 02871-6001

Parcel Number: 24-70
CAMA Number: 24-70
Property Address: 330 WOOD ST

Mailing Address: ST MARYS CHURCH CORPORATION
330 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-76
CAMA Number: 24-76
Property Address: 187 STATE ST

Mailing Address: CABRAL, CHARLES C. DEBRA A. TE
191 STATE ST
BRISTOL, RI 02809

Parcel Number: 24-83
CAMA Number: 24-83
Property Address: 404 WOOD ST

Mailing Address: MCCOMBE, SPENCER & MICHELLE TE
7 THURSTON AVE
NEWPORT, RI 02840



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8/12/2025

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AGUIAR, SUSAN &
DAVID JT
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BRISTOL, RI 02809

GEORGE REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

MCCOMBE, SPENCER &
MICHELLE TE
7 THURSTON AVE
NEWPORT, RI 02840

BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

GILBERT & SARAH ALMEIDA F
P O BOX 507
BRISTOL, RI 02809

NUNES PROPERTY MANAGEMENT
21 CLIFTON RD
BRISTOL, RI 02809

CABRAL, CHARLES C.
DEBRA A. TE
191 STATE ST
BRISTOL, RI 02809

GILBERT AND SARAH ALMEIDA
FAMILY LIMITED PARTNERSHI
P O BOX 507
BRISTOL, RI 02809

OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

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304 CHURCH POND DR
TIVERTON, RI 02878

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380 WOOD ST
BRISTOL, RI 02809

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ALCIDA PACHECO TE
17 ORCHARD ST
BRISTOL, RI 02809

CAMPAGNA FAMILY LP
15 LOW DR
BRISTOL, RI 02809

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ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809

CAVALIERI, ANTHONY & CYNT
41 PLATT ST
BRISTOL, RI 02809

IZBICKI, STEVEN K.
ETUX TE
32 CONGREGATIONAL ST
BRISTOL, RI 02809

SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

CAVALIERI, STEPHEN J
45 CONGREGATIONAL ST
BRISTOL, RI 02809-2305

J AND K PROPERTIES LLC
30 DANTE ST
BARRINGTON, RI 02806

ST MARYS CHURCH CORPORATI
330 WOOD ST
BRISTOL, RI 02809

COELHO, JOAO A & ROSA M L
COELHO, HUMBERTO R &
189 STATE ST
BRISTOL, RI 02809

JONES, ALAN R & STEELE, C
TRUSTEES- JONES/STEELE TR
10025 COLONIAL COUNTRY CLUB
BLVD
FORT MEYERS, FL 33913

STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

CRISWELL, GARRETT R &
JENNIFER A TE
22101 TORO HILLS DR
SALINAS, CA 93908

LOPEZ, VINICIO O &
MIRNA C. TE
4 ROBBINS DR
BARRINGTON, RI 02806

TORRES, ROBERT J &
DEBRA D TRUSTEES
1194 ANTHONY RD
PORTSMOUTH, RI 02871-6001

FERREIRA, JESSE
2920 Comer Drive
Murfreesboro, TN 37128

MARTIN, MELISSA & HOFFMAN
36 CONGREGATIONAL ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

VITORINO, ALBERTO ET UX
ALBERTINA J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809