



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW**

### **Zoning Board of Review Agenda**

**Tuesday, September 02, 2025 at 7:00 PM**

**Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on **Thursday, August 28, 2025**.

**1. Pledge of Allegiance**

**2. Approval of Minutes - July 14, 2025**

**3. Continued Petitions**

- 3A. 2025-10 Geoffrey M. Vicente - Dimensional Variance (continued from July):** to construct a 28ft. x 40ft. single family dwelling with less than the required front yard. Located at Tilbury Drive; Assessor's Plat 153, Lot 439; Zone: R-10

**4. New Petitions**

**4A. September 2025 Staff Reports**

- 4B. 2025-23 Kathleen A. Keating and John S. Oliver - Dimensional Variance:** to construct a 12ft. 6in. x 18ft. second-story bathroom and bedroom addition to an existing accessory structure with less than the required right side yard. Located at **35 Burton Street**; Assessor's Plat 15, Lot 73; Zone: R-6

- 4C. 2025-25 Sean Reilly / Mason & Twine, LLC - Special Use Permit:** to operate a restaurant/café within the Limited Business (LB) zoning district. Located at **359 Wood Street**; Assessor's Plat 18, Lot 52; Zone: LB

- 4D. 2025-26 Rhode Island Rebar, Inc. - Special Use Permit:** to change a legal nonconforming automotive

repair service business use to a nonconforming  
contract construction service business use within the  
Limited Business (LB) zoning district. Located at **255**  
**State Street**; Assessor's Plat 30, Lot 37; Zone: LB

## **5. Adjournment**

Date Posted: August 13, 2025

Posted By: emt