TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda
Wednesday, August 20, 2025 at 10:00 AM
Community Development Office Conference Room, 235 High Street, 1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

B. Agenda Item

B1. Review and Recommendation to the Zoning Board for application of Sean Reilly - *Special Use Permit*: to operate a restaurant/café within the Limited Business (LB) zoning district at **359 Wood Street**, Assessor's Plat 18, Lot 52, Zone: LB.

C. Adjournment

Date Posted: August 13, 2025

Posted By: mbw

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:

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,

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.

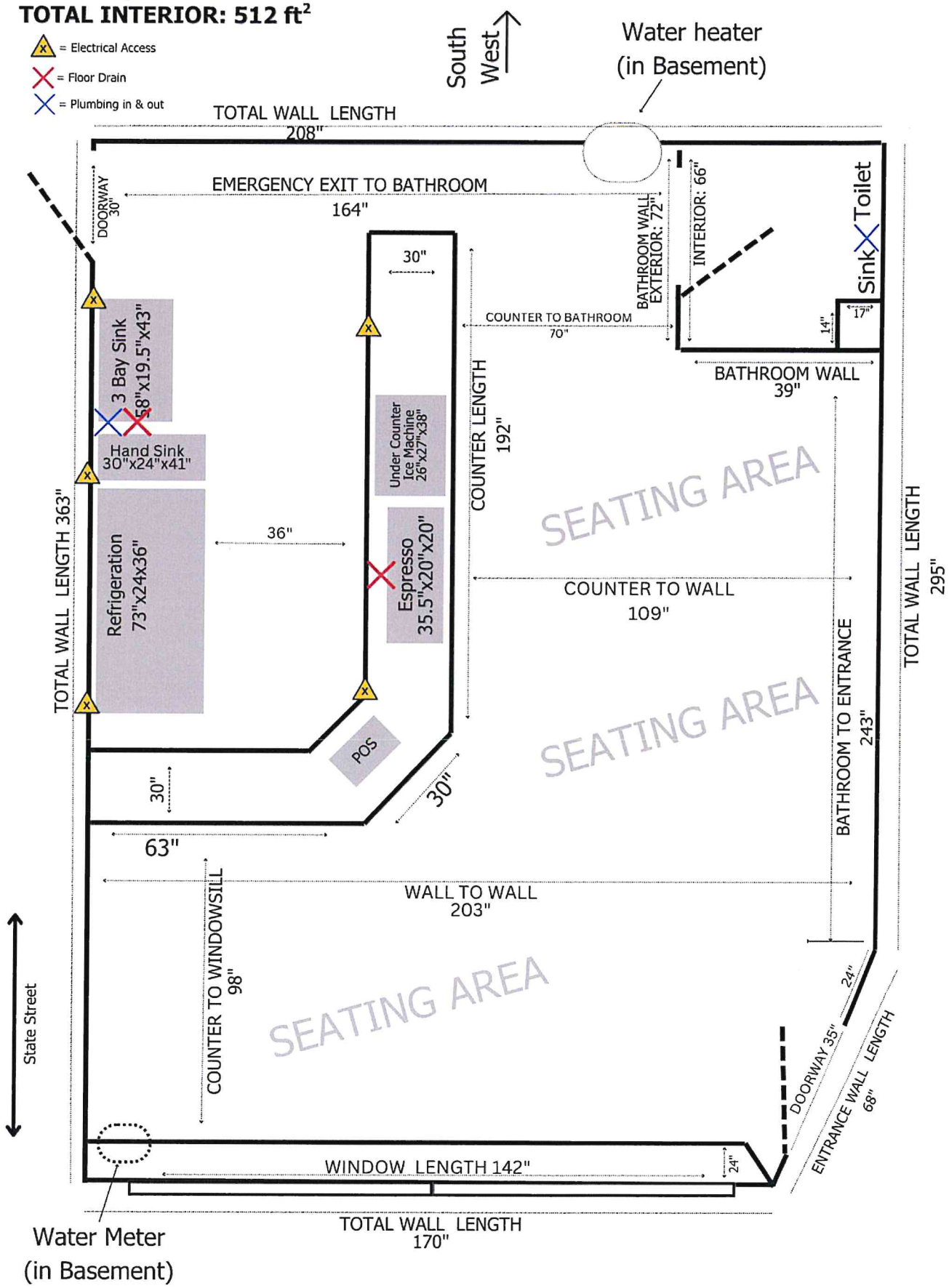
Thank you very much for your consideration. I welcome the opportunity to discuss my proposal further and answer any questions the board may have.

Respectfully,

Sean Reilly, Owner
Mason & Twine LLC

359 WOOD STREET
BRISTOL, RI 02809

TOTAL INTERIOR: 512 ft²



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

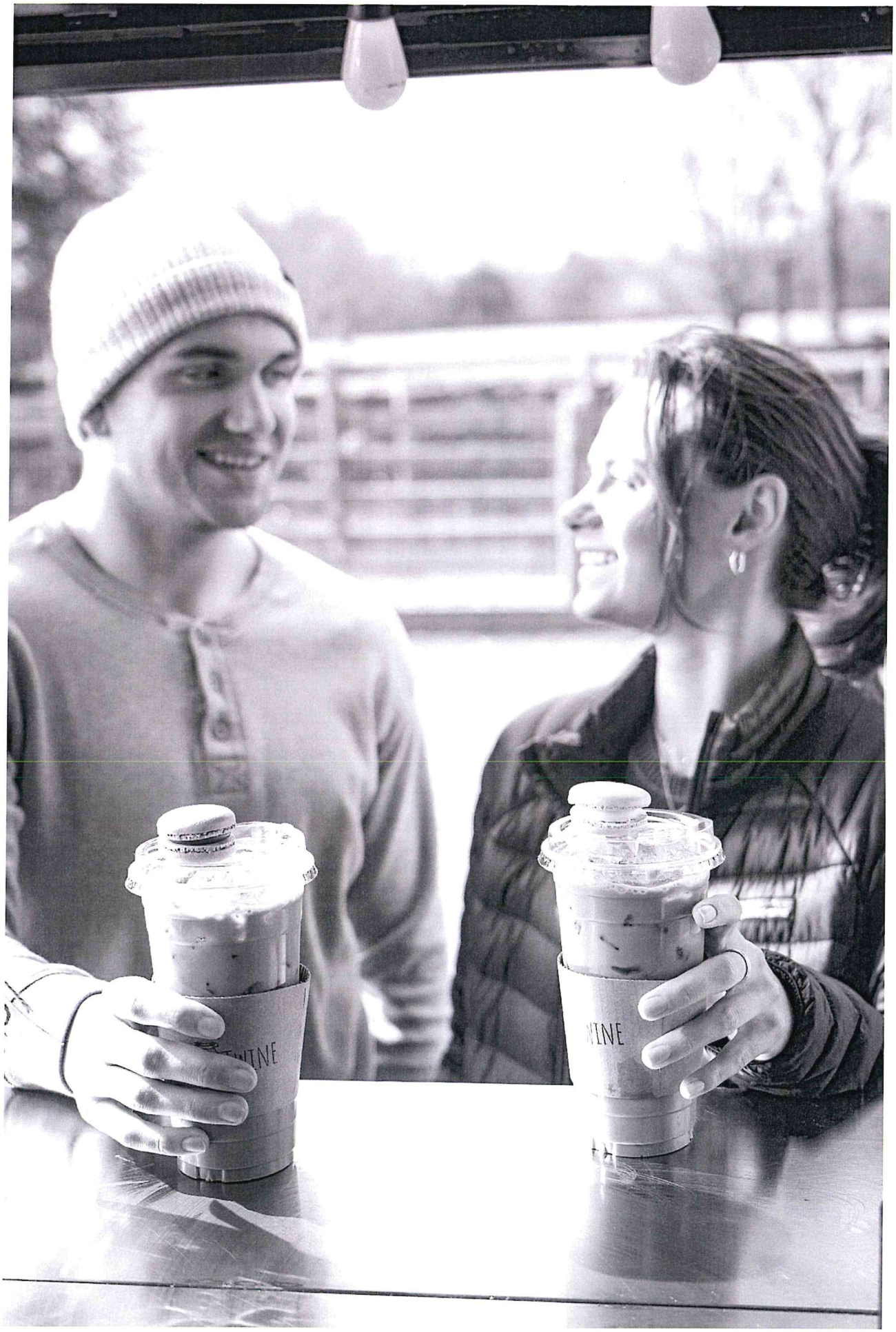
CHOCOLATE TRUFFLES 4
BOX OF SIX 22

DAILY BAKERY VARIETY 5

Please inform us of any allergies before placing your order

Rhode
1PC
TRAILE
TRUFFLES MENU

Item B1.



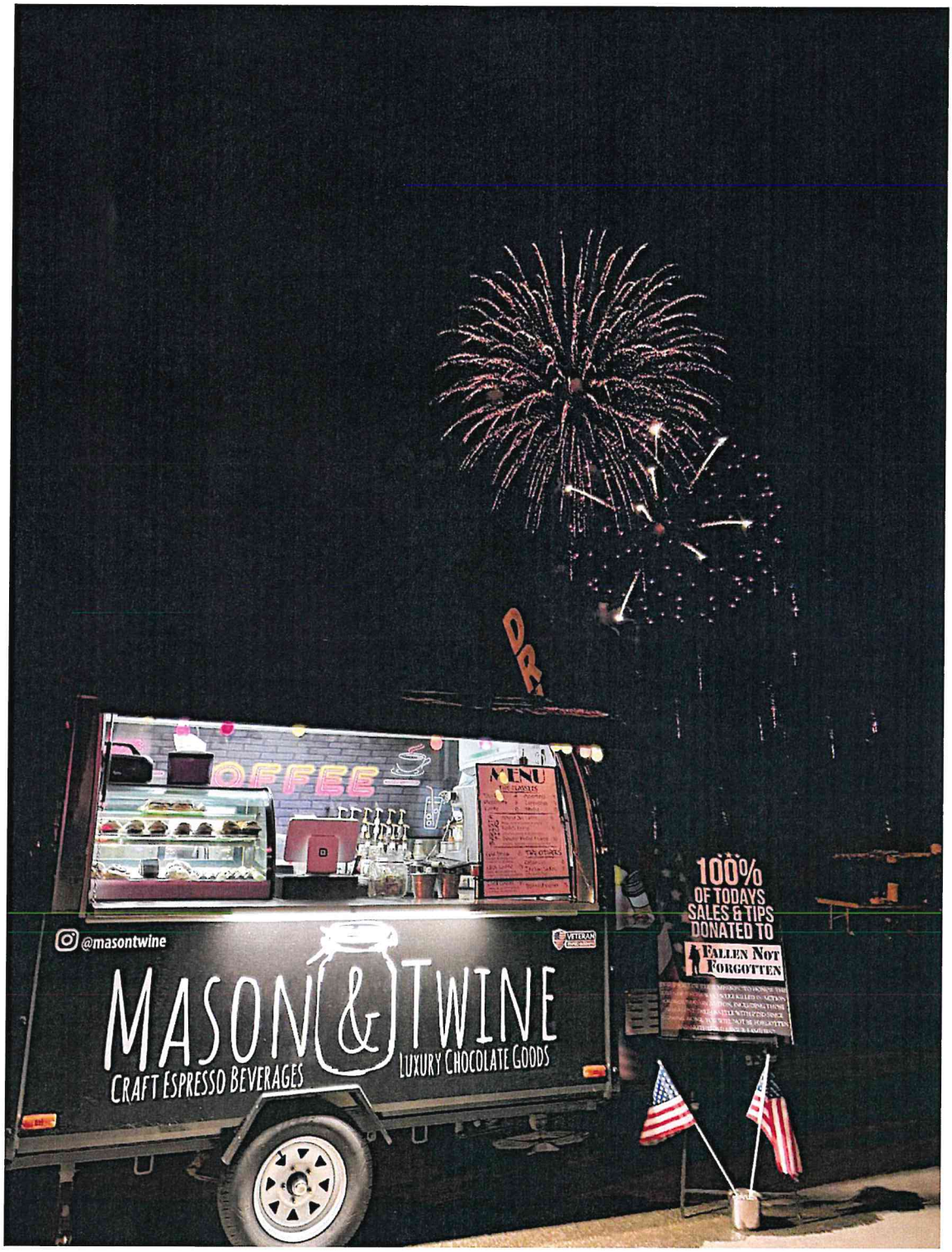
MASON & TWINE
Espresso Drinks
Other Drinks
Barista Picks
Treats to Eat

NIAGARA FALLS
CANADA

NEW!
LUXURY CHOCOLAT

MASON & TWINE

PIZZA
+ HANDMADE GELATO
Amano


OFFEE
MENU
@masontwine
MASON & TWINE
CRAFT ESPRESSO BEVERAGES
LUXURY CHOCOLATE GOODS
100%
OF TODAYS
SALES & TIPS
DONATED TO
FALLEN NOT
FORGOTTEN

Bristol | 359 WOOD ST

CATALIS ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Plat/Lot 018-0052-000 | **Account: 1258** | LUC 04 | Zone LB | **Assessment** $938,200

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		

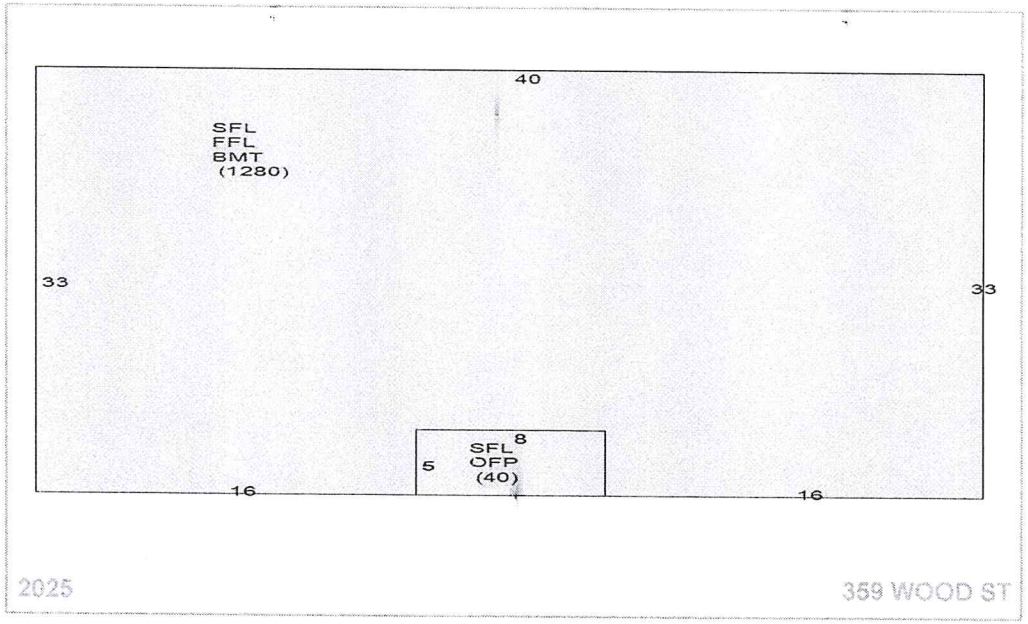
Assessment

Use Code	Bldg Value	SF/YI 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

Previous Assessments

Year	LUC	Building	SF/YI	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



Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	04	Combo	0.20742	AC	P	1.00	800,000	878,411	CI3							182,200			1.00	0
2																				
3																				
4																				

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrantee

Bristol | 359 WOOD ST | Card 1 of 2

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 018-0052-000 | Account: 1258 | LUC 04 | Zone LB | Assessment $938,200

Building Information

	Description		Description
BLDG Type	Mixed Use	Story Height	2 Story
RES Units	2	COM Units	2
Foundation		BMT Floor	
Frame 1	Masonry	Frame 2	%
EXT Wall 1	Comm Brk	EXT Wall 2	Wood Shngle % 50
Roof Type 1		Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	Space Heater
# Heat Sys		% Heated	0
% Solar HW		% A/C	50
% COM Wall		% Vacuum	
Ceil HGHT	9	Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Typical
Ext Full Bath	1	Good
Half Bath	2	Typical
Ext Half Bath		
Ext Fixtures	13	Typical
Kitchens	2	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues		

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	2	4	2	U
2				
3				
4				
Totals	2	8	4	

Grade

Grade	Q4	Q4	
Year Built	1956	EFF Year	
Alt LUC		Alt %	0.00

Depreciation

	Code	Description	%
Condition	AG	AG - Avg-Goo	31.0
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			31.0

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	
Bas $/SQ	102.00
Size Adj	1.23
Constr Adj	0.95
Adj $/SQ	119.26
Othr Featrs	36,900
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	370,835
Depreciation	114,959
Depr Total	255,876

Remodeling History

Additions		Plumbing	
Interior		Electric	
Exterior	2017	Heating	
Kitchen		General	
Bath(s)			

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	1

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	1,320	1,320	119.26	157,423
FFL	1st FLOOR	1,280	1,280	119.26	152,653
BMT	BASEMENT	1,280	0	17.89	22,899
OFP	OPEN PORCH	40	0	24.00	960
Total		3,920	2,600		333,935

Visit History

Date	Result	By
12/20/2024	REVIEW	MP
6/11/2024	SALES VERI	
10/20/2021	REVIEW	
9/28/2018	REVIEW	
8/16/2018	MEASURED	
8/16/2018	MEASURED	
11/8/2007	MEASURE	
11/8/2007	LISTED	
11/8/2007	MEASURE	

Notes

FRONT BUILDING-2 COMMERCIAL(MELLO'S SHOE CARE/CAFE) 1ST FLOOR -2 APTS 2ND MINOR EXTERIOR RENOVATION 12/09 REAR 2 UNITS- & 2 NEW BOILER 12/09 EAS

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	03/20/2024	M58415		MECH	5,500	100	Closed	Legalize a heat pump install by others and finish install
2	02/06/2024	B58145		BLDG	15,000	100	Closed	Add bathroom, bedroom to 3rd floor, heat/AC
3	01/20/2024	P58044		PLMB	4,500	100	Closed	Rough and finish plumbing for a bathroom
4	01/12/2024	E58004		ELEC	3,500	100	Closed	363 wood ,bristol, inspect wiring done by others(2 bedrooms and one bathroo
5	04/04/2023	E56066		ELEC	1,000	100	Closed	We will remove existing meter socket for siding installation..
6	01/04/2017	B42803		BLDG	0	100	Closed	RESHINGLE ROOF ON NORTH SIDE OF ROOF ONLY
7	01/04/2017	604-17-B	07/05/2017	BLDG	7,575	100	Closed	REPLACING ROOF SHINGLES FOR NORTH SIDE OF THE ROOF
8	05/20/2011	M15638		MECH	0	100	Closed	INSTALL UL 300 WE CHEMICAL SUPPRESSION SYSTEM
9	11/12/2009	M16577		MECH	0	100	Closed	INSTALL NEW BOILER

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	1	Garage	1	Y	1			480	3	AV	1956	12,000
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 7/31/2025 Printed By = Ed Tanner

Year ID: 2025

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Item B1.

Bristol | **359 WOOD ST** | Card 2 of 2

Plat/Lot 018-0052-000 | **Account: 1258** | LUC 04 | Zone LB | **Assessment** $938,200

CATALIS — ADVANCING GOVERNMENT ENGAGING CITIZENS

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		

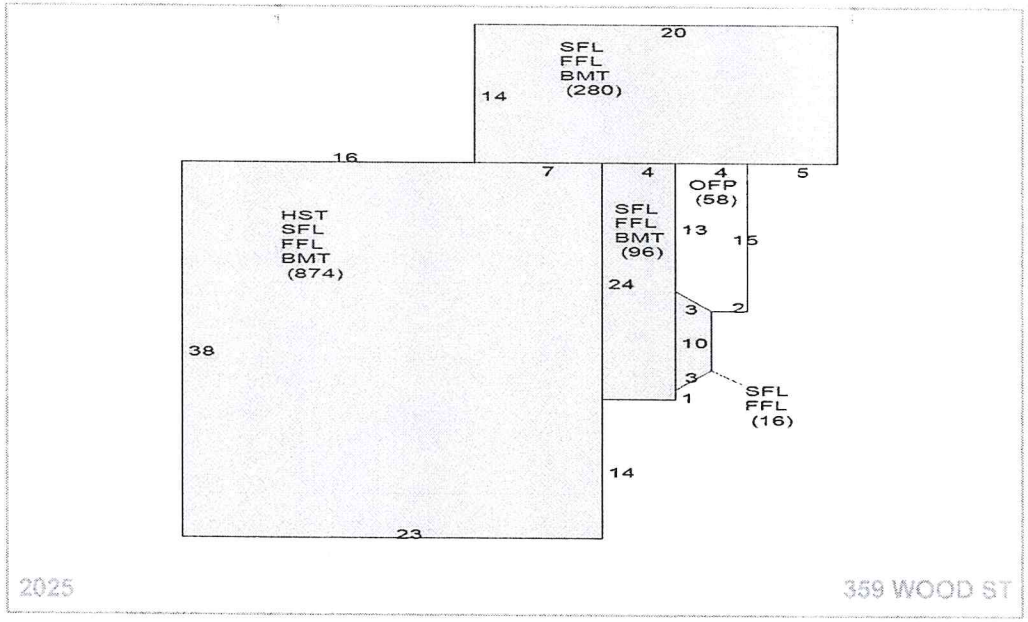
Assessment

Use Code	Bldg Value	SF/YI 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 > 114.12 | VAL per SQ Unit/Parcel > 114.46

Previous Assessments

Year	LUC	Building	SF/YI	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



Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1																				
2																				
3																				
4																				

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Item B1.

Bristol | 359 WOOD ST | Card 2 of 2

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 018-0052-000 | Account: 1258 | LUC 04 | Zone LB | Assessment $938,200

Building Information

	Description		Description
BLDG Type	2 Family	Story Height	2 1/2 Story Finishe
RES Units	2	COM Units	0
Foundation		BMT Floor	
Frame 1		Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1		INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures	1	Typical
Kitchens	2	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues		

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	2	6	3	U
2				
3				
4				
Totals	2	12	6	

Grade

Grade	Q4+		Q4+
Year Built	1920	EFF Year	
Alt LUC		Alt %	0.00

Depreciation

	Code	Description	%
Condition	AG	AG - Avg-Goo	30.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.8

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Bas $/SQ	198.00
Size Adj	0.96
Constr Adj	1.00
Adj $/SQ	190.41
Othr Featrs	45,000
Grade Fac	1.09
Neigh Infl	1.00
Land Factor	1.00
Adj Total	705,393
Depreciation	217,261
Depr Total	488,132

Remodeling History

Additions	Plumbing
Interior	Electric
Exterior	Heating
Kitchen	General
Bath(s)	

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	2

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,266	1,266	190.41	241,059
SFL	2nd FLOOR	1,266	1,266	190.41	241,059
HST	HALF STORY	437	437	190.41	83,209
OFP	OPEN PORCH	58	0	19.35	1,122
BMT	BASEMENT	1,250	0	28.56	35,700
Total		4,277	2,969		602,149

Visit History

Date	Result	By
12/20/2024	REVIEW	MP
6/11/2024	SALES VERI	
10/20/2021	REVIEW	
9/28/2018	REVIEW	
8/16/2018	MEASURED	
8/16/2018	MEASURED	
11/8/2007	MEASURE	
11/8/2007	LISTED	
11/8/2007	MEASURE	

Notes

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1								
2								
3								
4								
5								
6								
7								
8								
9								

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 7/31/2025 Printed By = Ed Tanner

Year ID: 2025

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Item B1.

359 Wood Street - 200' Radius

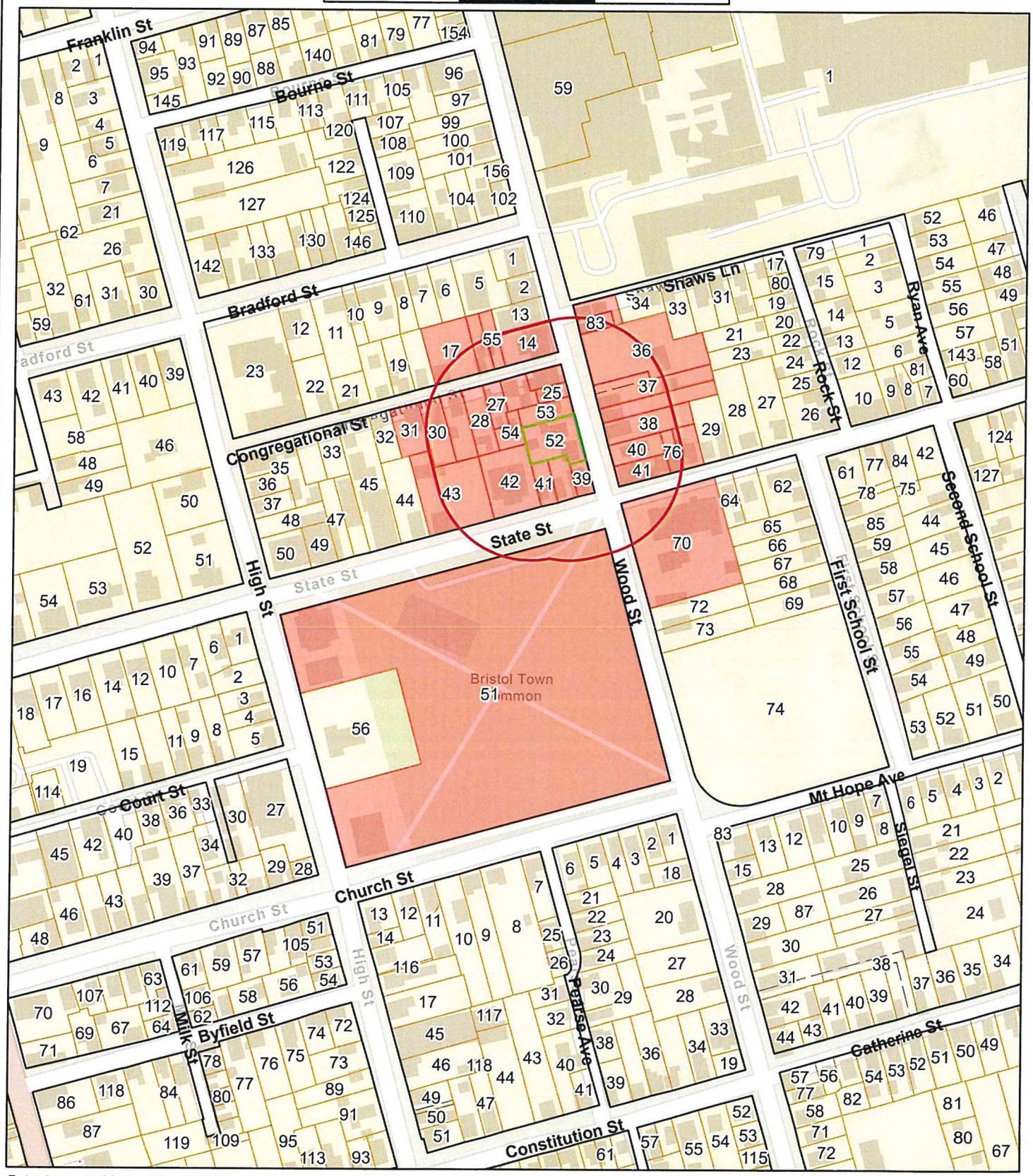
Town of Bristol, RI

1 inch = 282 Feet

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

August 12, 2025

0 282 564 846



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	Mailing Address:	OLYMPUS REALTY LLC 10 ARROWHEAD LN MILTON, MA 02186
CAMA Number:	18-52		
Property Address:	359 WOOD ST		

Abutters:

Parcel Number:	18-14	Mailing Address:	NUNES PROPERTY MANAGEMENT, LLC 21 CLIFTON RD BRISTOL, RI 02809
CAMA Number:	18-14		
Property Address:	403 WOOD ST		
Parcel Number:	18-15	Mailing Address:	STARLIGHT, LLC 1 TINA CT BRISTOL, RI 02809
CAMA Number:	18-15		
Property Address:	43 CONGREGATIONAL ST		
Parcel Number:	18-17	Mailing Address:	CRISWELL, GARRETT R & JENNIFER A TE 22101 TORO HILLS DR SALINAS, CA 93908
CAMA Number:	18-17		
Property Address:	37 CONGREGATIONAL ST		
Parcel Number:	18-24	Mailing Address:	GILBERT AND SARAH ALMEIDA FAMILY LTD FAMILY LIMITED PARTNERSHIP P O BOX 507 BRISTOL, RI 02809
CAMA Number:	18-24		
Property Address:	391 WOOD ST		
Parcel Number:	18-25	Mailing Address:	JONES, ALAN R & STEELE, CAROLE J TRUSTEES- JONES/STEELE TRUST 10025 COLONIAL COUNTRY CLUB BLVD FORT MEYERS, FL 33913
CAMA Number:	18-25		
Property Address:	381 WOOD ST		
Parcel Number:	18-26	Mailing Address:	GILBERT & SARAH ALMEIDA FAMILY P O BOX 507 BRISTOL, RI 02809
CAMA Number:	18-26		
Property Address:	46 CONGREGATIONAL ST		
Parcel Number:	18-27	Mailing Address:	STARLIGHT, LLC 1 TINA CT BRISTOL, RI 02809
CAMA Number:	18-27		
Property Address:	42 CONGREGATIONAL ST		
Parcel Number:	18-28	Mailing Address:	J AND K PROPERTIES LLC 30 DANTE ST BARRINGTON, RI 02806
CAMA Number:	18-28		
Property Address:	40 CONGREGATIONAL ST		
Parcel Number:	18-29	Mailing Address:	VITORINO, ALBERTO ET UX ALBERTINA J VITORINO LE 38 CONGREGATIONAL ST. BRISTOL, RI 02809
CAMA Number:	18-29		
Property Address:	38 CONGREGATIONAL ST		
Parcel Number:	18-30	Mailing Address:	MARTIN, MELISSA & HOFFMAN, LARRY JT 36 CONGREGATIONAL ST BRISTOL, RI 02809
CAMA Number:	18-30		
Property Address:	36 CONGREGATIONAL ST		

200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number:	18-31	Mailing Address:	IZBICKI, STEVEN K. ETUX TE
CAMA Number:	18-31		32 CONGREGATIONAL ST
Property Address:	32 CONGREGATIONAL ST		BRISTOL, RI 02809
Parcel Number:	18-39	Mailing Address:	CAMPAGNA FAMILY LP
CAMA Number:	18-39		15 LOW DR
Property Address:	173 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-40	Mailing Address:	SILVEIRA, NOELIA M
CAMA Number:	18-40		169 STATE STREET
Property Address:	169 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-41	Mailing Address:	PRESCOTT, JOAN C. TRUSTEE
CAMA Number:	18-41		167 STATE ST.
Property Address:	167 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-42	Mailing Address:	CABRAL, LOUIS A.
CAMA Number:	18-42		304 CHURCH POND DR
Property Address:	151 STATE ST		TIVERTON, RI 02878
Parcel Number:	18-43	Mailing Address:	BUTLER, WILLIAM J
CAMA Number:	18-43		149 STATE ST
Property Address:	149 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-51	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	18-51		10 COURT ST
Property Address:	220 HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-52	Mailing Address:	OLYMPUS REALTY LLC
CAMA Number:	18-52		10 ARROWHEAD LN
Property Address:	359 WOOD ST		MILTON, MA 02186
Parcel Number:	18-53	Mailing Address:	LOPEZ, VINICIO O & MIRNA C. TE
CAMA Number:	18-53		4 ROBBINS DR
Property Address:	379 WOOD ST		BARRINGTON, RI 02806
Parcel Number:	18-54	Mailing Address:	AGUIAR, SUSAN & DAVID JT
CAMA Number:	18-54		44 CONGRAGATIONAL ST
Property Address:	44 CONGREGATIONAL ST		BRISTOL, RI 02809
Parcel Number:	18-55	Mailing Address:	CAVALIERI, STEPHEN J
CAMA Number:	18-55		45 CONGREGATIONAL ST
Property Address:	45 CONGREGATIONAL ST		BRISTOL, RI 02809-2305
Parcel Number:	24-16	Mailing Address:	CAVALIERI, ANTHONY & CYNTHIA M. TE
CAMA Number:	24-16		
Property Address:	366 WOOD ST		41 PLATT ST
			BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number:	24-35	Mailing Address:	GEORGE REALTY, LLC 10 ARROWHEAD LN MILTON, MA 02186
CAMA Number:	24-35		
Property Address:	410 WOOD ST		
Parcel Number:	24-36	Mailing Address:	GOGLIA, VICTOR P. & ANN MARIE TE 380 WOOD ST BRISTOL, RI 02809
CAMA Number:	24-36		
Property Address:	380 WOOD ST		
Parcel Number:	24-37	Mailing Address:	GOGLIA, VICTOR P. & ANN MARIE TE 380 WOOD ST BRISTOL, RI 02809
CAMA Number:	24-37		
Property Address:	374 WOOD ST		
Parcel Number:	24-38	Mailing Address:	FERREIRA, JESSE 2920 Comer Drive Murfreesboro, TN 37128
CAMA Number:	24-38		
Property Address:	360 WOOD ST		
Parcel Number:	24-39	Mailing Address:	COELHO, JOAO A & ROSA M LE COELHO, HUMBERTO R & 189 STATE ST BRISTOL, RI 02809
CAMA Number:	24-39		
Property Address:	189 STATE ST		
Parcel Number:	24-40	Mailing Address:	PACHECO, PAUL C ET UX ALCIDA PACHECO TE 17 ORCHARD ST BRISTOL, RI 02809
CAMA Number:	24-40		
Property Address:	356 WOOD ST		
Parcel Number:	24-41	Mailing Address:	TORRES, ROBERT J & DEBRA D TRUSTEES 1194 ANTHONY RD PORTSMOUTH, RI 02871-6001
CAMA Number:	24-41		
Property Address:	346 WOOD ST		
Parcel Number:	24-70	Mailing Address:	ST MARYS CHURCH CORPORATION 330 WOOD ST BRISTOL, RI 02809
CAMA Number:	24-70		
Property Address:	330 WOOD ST		
Parcel Number:	24-76	Mailing Address:	CABRAL, CHARLES C. DEBRA A. TE 191 STATE ST BRISTOL, RI 02809
CAMA Number:	24-76		
Property Address:	187 STATE ST		
Parcel Number:	24-83	Mailing Address:	MCCOMBE, SPENCER & MICHELLE TE 7 THURSTON AVE NEWPORT, RI 02840
CAMA Number:	24-83		
Property Address:	404 WOOD ST		

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

BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

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

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

CAMPAGNA FAMILY LP
15 LOW DR
BRISTOL, RI 02809

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

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

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

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

FERREIRA, JESSE
2920 Comer Drive
Murfreesboro, TN 37128

GEORGE REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

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

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

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

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

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

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

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

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

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

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

NUNES PROPERTY MANAGEMENT
21 CLIFTON RD
BRISTOL, RI 02809

OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

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

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

SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

ST MARYS CHURCH CORPORATI
330 WOOD ST
BRISTOL, RI 02809

STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

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

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

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