



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Wednesday, April 22, 2026 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. ZBR-26-18 Victoria Silva - Special Use Permit: to convert an existing nonconforming retail / art studio use to a nonconforming retail bookstore / café service business use within a residential zoning district. Located at **674-676 Hope Street**; Assessor's Plat 13, Lot 17; Zone R-6.

C. Adjournment

Date Posted: April 17, 2026

Posted By: mbw



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-18

676 Hope Street 13 17

March 30, 2026

Applicant	
Name of Applicant	Victoria Silva
Who is Submitting this Application	Other
	If other, Describe: Tenant
Owner's Name (If Different than Applicant)	Silva Seven Inc.

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	676 Hope Street	13	17

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)

Section 28-218(8)a. Buildings and structures nonconforming by use. Change of use in residential zones.

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

The applicants propose to establish Novel Pour, a small independent bookstore and café, within the existing building. The use will include retail book sales and a service counter offering beverages such as coffee, as well as beer, wine, and potentially spirits depending on the type of liquor license approved by the Town of Bristol. Depending on the licensing approvals obtained, limited food service may also be offered.

The proposed alterations to the premises are minimal and primarily interior in nature, consisting of improvements necessary to accommodate bookstore retail space and a small beverage service counter. No significant structural changes to the building are anticipated.

Relief is being requested because the property is located within a residential zoning district (R-6), and the proposed bookstore and café use requires approval in order to operate within this zone.

Existing Lot Specifications

Current Use of Premises	Mixed Use If other, explain:
Number of Units	
Lot Area	530
Lot Frontage	14.67
Lot Depth	36.13

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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SILVA SEVEN, INC.

March 31, 2026

Bristol Zoning Board

RE: Novel Pour

Dear Sir or Madam:

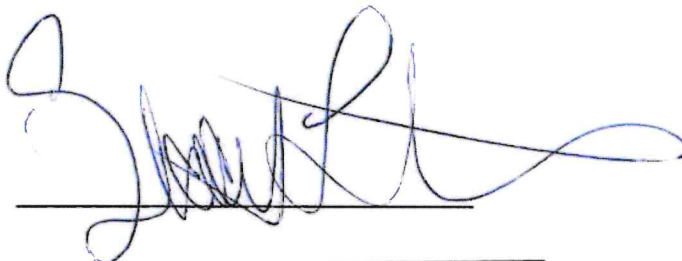
As landlord of the premises located at 674-676 Hope Street, I give Novel Pour my permission to apply for approval from the Bristol Zoning Board for a Special Use Permit.

Very truly yours,
Silva Seven, Inc.,



Paul Silva, President

Subscribed and sworn to before me this 31st day of March, 2025.



STACY L. FOUST
Notary Public, State of Rhode Island
My Commission Expires APR. 28, 2026
Commission # 56847

674 Hope Street, Bristol, RI 02809

Plat/Lot 013-0017-000

Account: 753

LUC 04

Zone R-6

Assessment

\$602,700

Owner Account #: 19-1077-40

Owner	% Owned
Owner 1 SILVA SEVEN, INC	0.00
Owner 2	0.00
Owner 3	0.00

Address 674 HOPE ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FRANKLIN REALTY INC.	05/16/2003	0	1000-202		
FRANKLIN REALTY, INC.	09/08/1977	0	216-154		W
GUEVREMONT, WILLIAM R.	09/08/1977	0	216-151		
GUEVREMONT, WILLIAM R.	01/01/1968	0	169-1100		
NUSSENFELD, LEO	01/01/1968	0	169-1098		

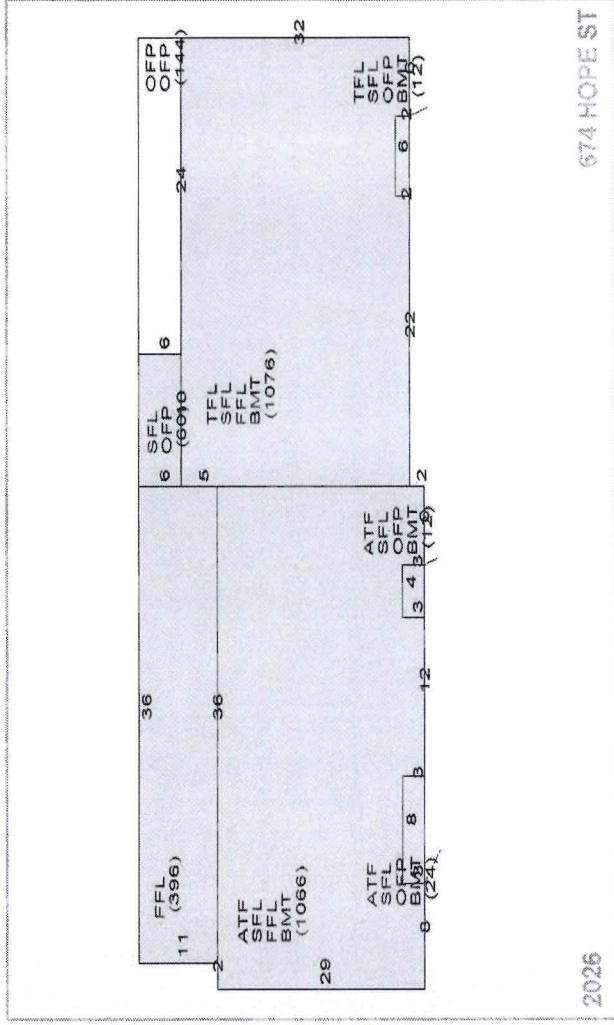
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
04	411,200	0	0.07	191,500	0	602,700
TOTAL	411,200	0	0.07	191,500	0	602,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 67.70 VAL per SQ Unit/Parcel > 67.70

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	04	411,200	0	0	191,500	0	602,700	602,700
2024	04	301,600	0	0	147,100	0	448,700	448,700
2023	04	301,600	0	0	147,100	0	448,700	448,700
2022	04	301,600	0	0	147,100	0	448,700	448,700
2021	04	306,000	0	0	151,600	0	457,600	457,600
2020	04	308,400	0	0	151,600	0	460,000	460,000



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 04 Combo	0.07406	AC	P	1.00	2,400,000	2,585,741	C11	-25			191,500			1.00	0
2															
3															
4															



674-676 Hope Street - 200' Radius

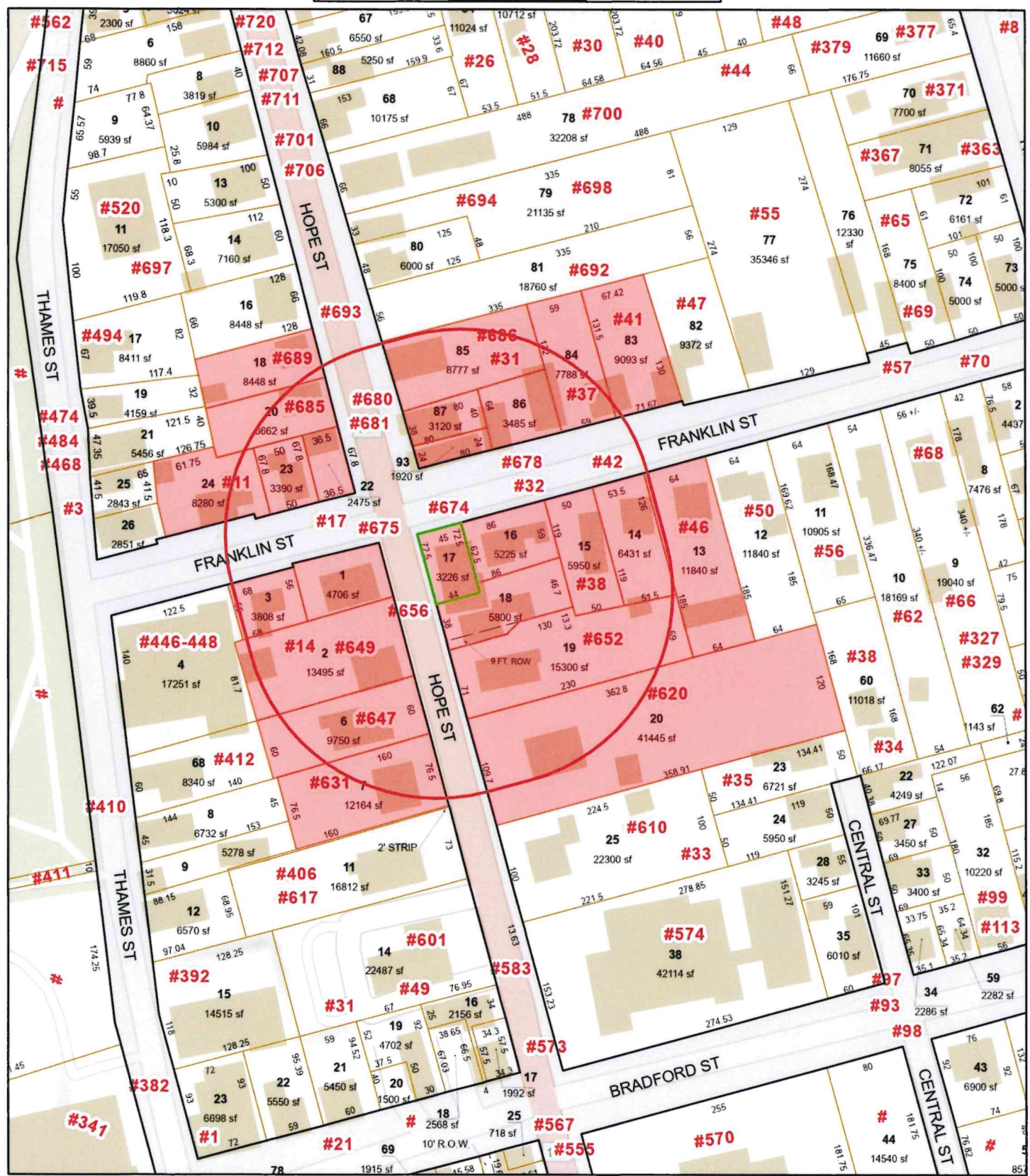


Town of Bristol, RI

1 inch = 141 Feet

www.cai-tech.com

April 15, 2026



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200 feet Abutters List Report

Bristol, RI
April 15, 2026

Subject Property:

Parcel Number:	13-17	Mailing Address:	SILVA SEVEN, INC
CAMA Number:	13-17		674 HOPE ST
Property Address:	674 HOPE ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	12-83	Mailing Address:	FARIA, KEVIN & SAMANTHA L TE
CAMA Number:	12-83		41 FRANKLIN ST
Property Address:	41 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	12-84	Mailing Address:	BRERETON, ANDREW & CUNNINGHAM, LINDA L TE
CAMA Number:	12-84		37 FRANKLIN ST
Property Address:	37 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	12-85	Mailing Address:	DAPONTE, STEPHEN
CAMA Number:	12-85		1231 Irving St NE
Property Address:	686 HOPE ST		Washington, DC 20017-2428

Parcel Number:	12-86	Mailing Address:	TEIXEIRA, JOSE C. & DOLORES A. TE
CAMA Number:	12-86		2 DOLLY DR
Property Address:	31 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	12-87	Mailing Address:	E BAY MENTAL HEALTH CENTER INC
CAMA Number:	12-87		C/O EAST BAY CENTER, INC.
Property Address:	680 HOPE ST		19 BROADWAY NEWPORT, RI 02840

Parcel Number:	12-93	Mailing Address:	MT HOPE LIQUORS INC
CAMA Number:	12-93		678 HOPE STREET
Property Address:	678 HOPE ST		BRISTOL, RI 02809

Parcel Number:	13-13	Mailing Address:	CONTI, ANGELO J LIFE ESTATE
CAMA Number:	13-13		CONTI, DIANE M. & MICHAEL A.TC
Property Address:	46 FRANKLIN ST		46 FRANKLIN ST BRISTOL, RI 02809

Parcel Number:	13-14	Mailing Address:	OBRIEN, JONATHAN R. SUZANNE R. TE
CAMA Number:	13-14		42 FRANKLIN ST
Property Address:	42 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	13-15	Mailing Address:	BARREIRA, MICHELLE
CAMA Number:	13-15		38 FRANKLIN ST
Property Address:	38 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	13-16	Mailing Address:	PROTO, CECILIA LIFE EST SANDO A.& MARY J BIA
CAMA Number:	13-16		11 KAREN ANN DR
Property Address:	32 FRANKLIN ST		BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 13-17 CAMA Number: 13-17 Property Address: 674 HOPE ST	Mailing Address: SILVA SEVEN, INC 674 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-18 CAMA Number: 13-18 Property Address: 656 HOPE ST	Mailing Address: LAVELLE, JASON & LAVELLE, BETH A. CO-TRUSTEES, TC 656 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-19 CAMA Number: 13-19 Property Address: 652 HOPE ST	Mailing Address: REGO, DAVID E. ETAL JT FERNANDA P. REGO IRREV LIV FA 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-20 CAMA Number: 13-20 Property Address: 620 HOPE ST	Mailing Address: MILLARD, MARY C & CHARLES E JR - TRUSTEES MARY C MILLARD & CHARLES E MILLARD JR TRUSTS 620 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-18 CAMA Number: 8-18 Property Address: 689 HOPE ST	Mailing Address: YOUNIS, JOHN D & KATHRYN TE 689 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-20 CAMA Number: 8-20 Property Address: 685 HOPE ST	Mailing Address: ZAMIL, JAMES M & CHERYL A TE 685 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-22 CAMA Number: 8-22 Property Address: 681 HOPE ST	Mailing Address: HOWLETT, JANE F. 865 HOPE ST. BRISTOL, RI 02809
Parcel Number: 8-23 CAMA Number: 8-23 Property Address: 17 FRANKLIN ST	Mailing Address: MONIZ, NELSON J. 2 BORGES ST BRISTOL, RI 02809
Parcel Number: 8-24 CAMA Number: 8-24 Property Address: 11 FRANKLIN ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-1 CAMA Number: 9-1 Property Address: 675 HOPE ST	Mailing Address: BOSI PRIME PROPERTIES LLC 675 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-2 CAMA Number: 9-2 Property Address: 649 HOPE ST	Mailing Address: CROMWELL, CATHARINE M. 649 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-3 CAMA Number: 9-3 Property Address: 14 FRANKLIN ST	Mailing Address: DELMAGE, MARTHA & COLLEEN N JT 14 FRANKLIN ST BRISTOL, RI 02809



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4/15/2026

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200 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 9-6
CAMA Number: 9-6
Property Address: 647 HOPE ST

Mailing Address: BRAZIL, ALFRED
647 HOPE ST
BRISTOL, RI 02809

Parcel Number: 9-7
CAMA Number: 9-7
Property Address: 631 HOPE ST

Mailing Address: HEWITT, NOEL T & KLONER, CHRISTINE
K TE
631 HOPE ST
BRISTOL, RI 02809



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BARREIRA, MICHELLE
38 FRANKLIN ST
BRISTOL, RI 02809

HEWITT, NOEL T &
KLONER, CHRISTINE K TE
631 HOPE ST
BRISTOL, RI 02809

SILVA SEVEN, INC
674 HOPE ST
BRISTOL, RI 02809

BOSI PRIME PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

HOWLETT, JANE F.
865 HOPE ST.
BRISTOL, RI 02809

TEIXEIRA, JOSE C. & DOLOR
2 DOLLY DR
BRISTOL, RI 02809

BRAZIL, ALFRED
647 HOPE ST
BRISTOL, RI 02809

LAVELLE, JASON & LAVELLE,
656 HOPE ST
BRISTOL, RI 02809

YOUNIS, JOHN D & KATHRYN
689 HOPE ST
BRISTOL, RI 02809

BRERETON, ANDREW & CUNNIN
37 FRANKLIN ST
BRISTOL, RI 02809

MILLARD, MARY C & CHARLES
MARY C MILLARD & CHARLES
620 HOPE ST
BRISTOL, RI 02809

ZAMIL, JAMES M & CHERYL A
685 HOPE ST
BRISTOL, RI 02809

CONTI, ANGELO J LIFE ES
CONTI, DIANE M. & MICHAEL
46 FRANKLIN ST
BRISTOL, RI 02809

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2 BORGES ST
BRISTOL, RI 02809

CROMWELL, CATHARINE M.
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BRISTOL, RI 02809

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678 HOPE STREET
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Washington, DC 20017-2428

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NEWPORT, RI 02840

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FERNANDA P. REGO IRREV LI
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