



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, May 20, 2025 at 10:00 AM

**Community Development Office Conference Room, 235 High Street,
1st Floor, Bristol, RI 02809**

A. Pledge of Allegiance

B. New Business

B1. Review and Recommendation to the Zoning Board for application of Benjamin and Katelyn Cantone - 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. Located at 222 Wood Street; Assessor's Plat 25, Lot 75; Zone: LB.

C. Adjournment

Date Posted: May 13, 2025

By: mbw



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-16

222 Wood Street 25 75

May 1, 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	Plat	Lot
	222 Wood Street	25	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 applying for a special use permit 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-October). 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 enclosed 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' arborvitaes 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-October). 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 enclosed 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' arborvitaes 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 placed 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 will be using Holmes Disposal for our trash removal. We will be using 3 each 96 gallon trash receptacles that will be picked up once a week. We will be keeping the bins on the east side of the garage. 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, Bristol's newest mobile food establishment. We are writing today seeking a Special Use permit for our home at 222 Wood Street. 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.

A little about the the trailer and what we will be serving.

We own an Empire Cargo 22" concessions trailer. It is equipped with a wood fire oven, 3 bay sink, hand sind and service window to sell to our guests. We will be selling wood fired pizza, making our dough from scratch and using local ingredients when possible. We will be selling and keeping the trailer in our driveway and setting up 4 each 6 person picnic tables in the driveway when we are open for business.

We have combined experience in the food industry of over 25 years. We both currently work at Bristol Sunset Cafe. We both have a passion and love for hospitality, and want to share it with the incredible community we get to call home. With you all, allowing us to keep our trailer on our property would help keep the cost of running our small business down, as we would not have to rent a space to keep it offsite.

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

Best

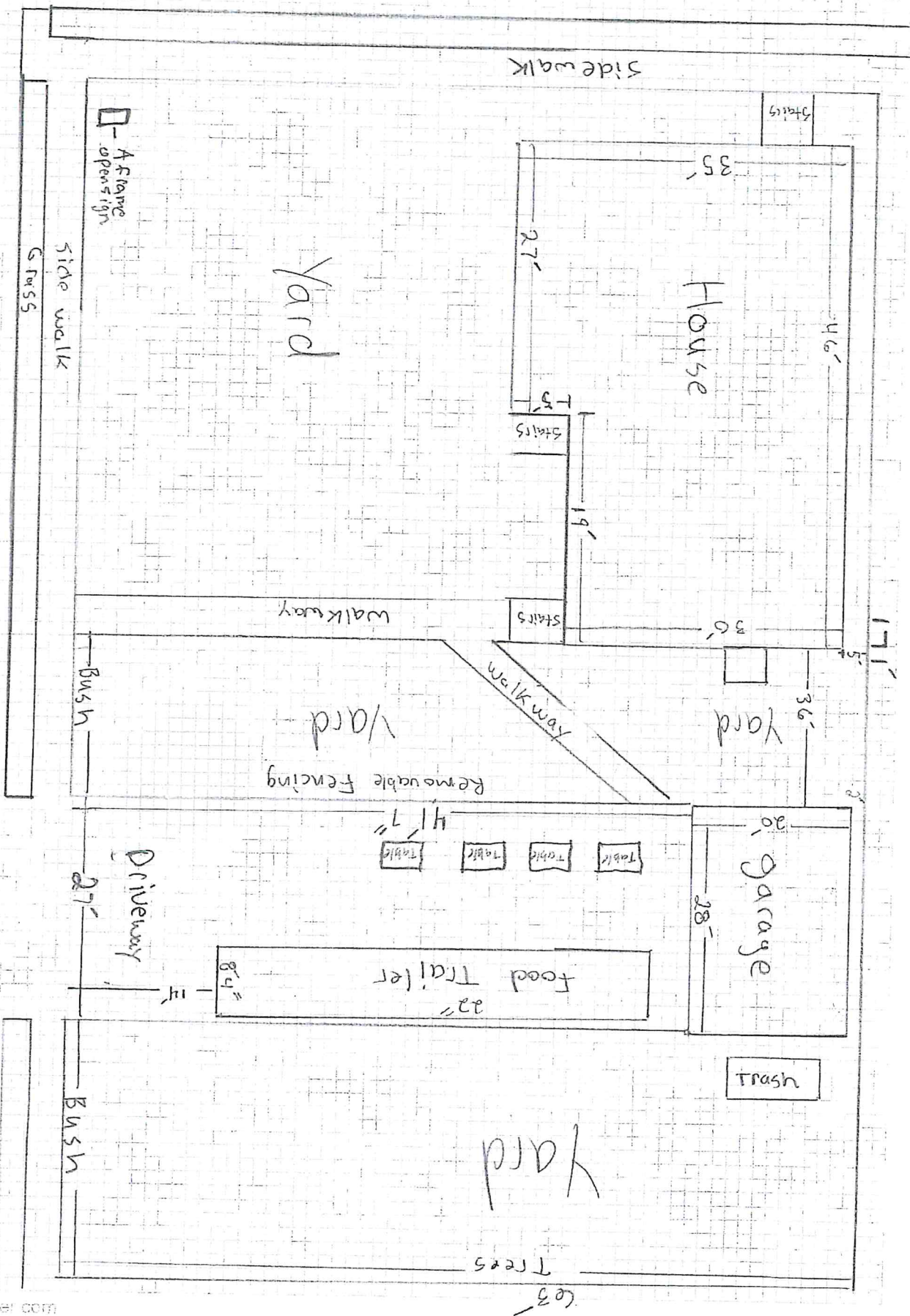
Katelyn and Benjamin Cantone



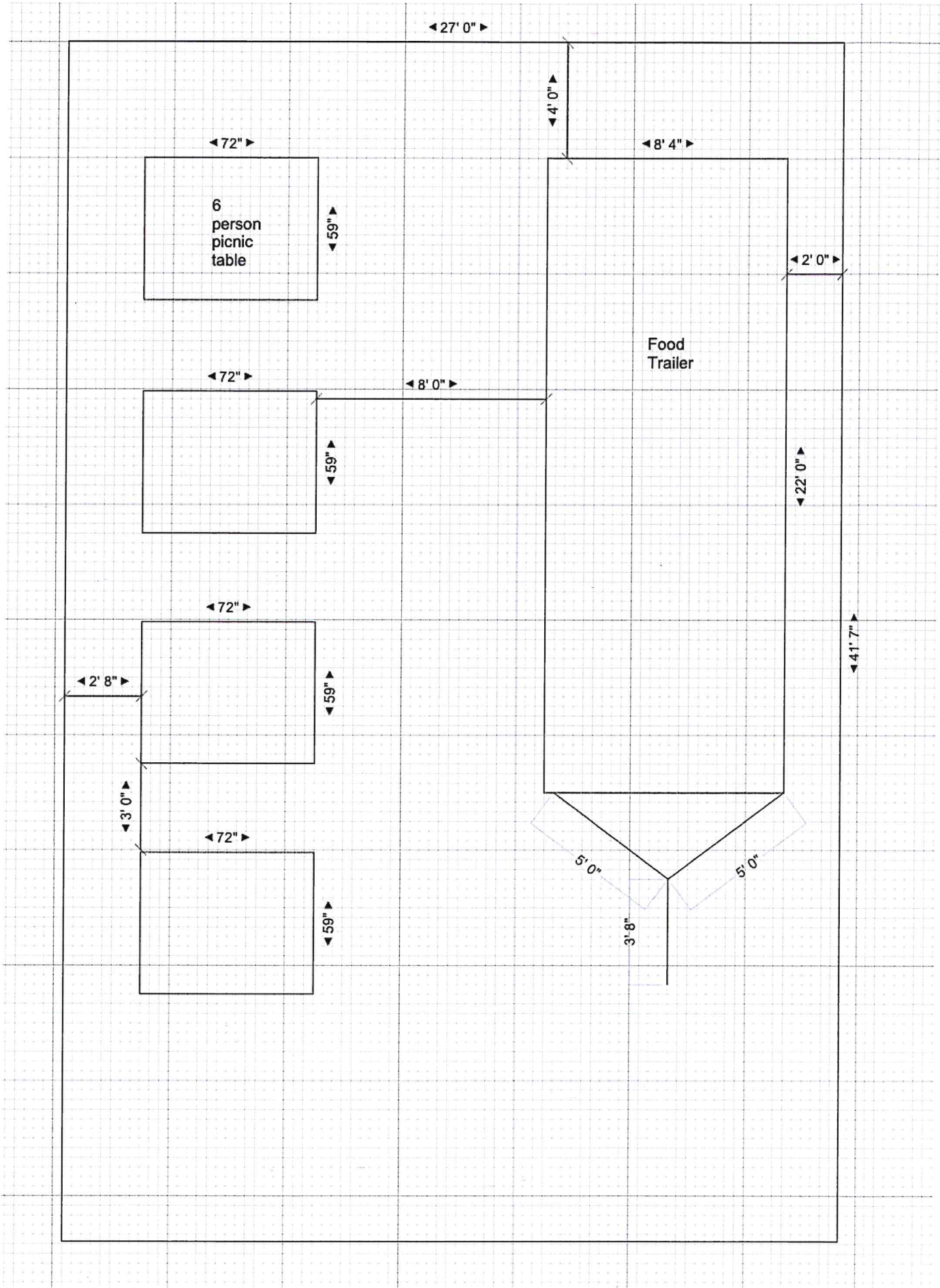
#2224 woodstreet neighbor

Wood Street

Richmond Street



Cup Defenders parking lot



Plat/Lot 025-0075-000

Account: 2034

LUC 02

Zone LB

Assessment

\$456,700

Owner ▶ Owner Account #: 50-0086-10

Owner 1 CANTONE, BENJAMIN &

% Owned

Owner 2 CANTONE, KATELYN VERISSIMO TE

▶ Previous Owners & Sales Information

Grantor

BORGES, HILDA LIFE ESTATE

Date

07/23/2021

NAL

Deed Type

W

Owner 3

BORGES, JOSE C & HILDA T

06/02/2009

A

Q

Address 13 JOHNSON ST, WARREN, RI 02885

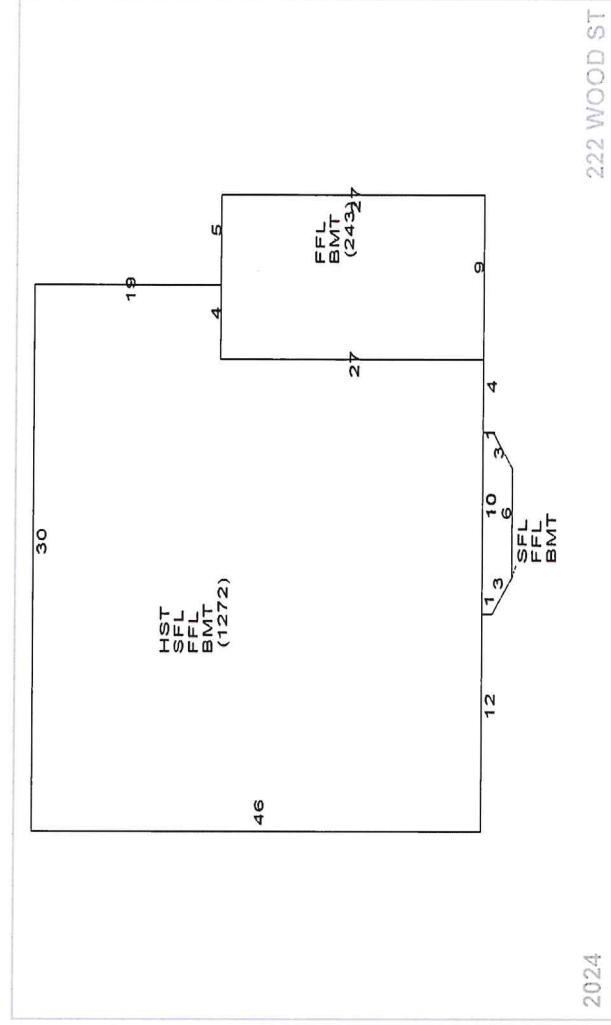
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value	Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
02	296,300	13,500	0.25	146,900	0	456,700	2024	02	296,300	13,500	0	146,900	0	456,700	456,700
TOTAL	296,300	13,500	0.25	146,900	0	456,700	2023	02	296,300	13,500	0	146,900	0	456,700	456,700
							2022	02	296,300	13,500	0	146,900	0	456,700	456,700
							2021	02	228,400	13,500	0	131,100	0	373,000	373,000
							2020	02	228,400	13,500	0	131,100	0	373,000	373,000
							2019	02	228,400	13,500	0	131,100	0	373,000	373,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 91.05 VAL per SQ Unit/Parcel > 91.05

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	02	296,300	13,500	0	146,900	0	456,700	456,700
2023	02	296,300	13,500	0	146,900	0	456,700	456,700
2022	02	296,300	13,500	0	146,900	0	456,700	456,700
2021	02	228,400	13,500	0	131,100	0	373,000	373,000
2020	02	228,400	13,500	0	131,100	0	373,000	373,000
2019	02	228,400	13,500	0	131,100	0	373,000	373,000



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 02 2-5 Family	0.11478	AC	P	1.00	910,000	1,060,289	J							121,700			1.00	0
2 02 2-5 Family	0.13448	AC	EX	0.20	910,000	187,388	J							25,200			1.00	0
3																		
4																		

Plat/Lot 025-0075-000

Account: 2034

LUC 02 Zone LB

Assessment \$456,700

Building Information

Description	Description
BLDG Type 4 Family	Story Height 2 1/2 Story Finish
RES Units 4	COM Units
Foundation Concrete	BMT Floor Concrete
Frame 1 Wood	Frame 2
EXT Wall 1 Vinyl Siding	EXT Wall 2
Roof Type 1 Gable	Roof Type 2
Roof Cover 1 Asphalt Shir	Roof Cover 2
INT Wall 1 Panel	INT Wall 2 Plaster
Floors 1 Vinyl	Floors 2 Hardwood
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
Ceill HIGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Grade

Grade	Q4	Q4
Year Built 1900	EFF Year	
Alt LUC	Alt %	0.00
Depreciation		
Code	Description	%
Condition FA	FA - Fair-Avg	39.2
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation %	>	39.2

Other Factors

Flood Hazard	Topography	LEVEL
Street	PAVED	
Traffic		
Bas \$/SQ		119.00
Size Adj		0.94
Constr Adj		1.00
Adj \$/SQ		111.92
Othr Feats		72,500
Grade Fac		1.00
Neigh Infl		1.00
Land Factor		1.00
Adj Total		487,296
Depreciation		191,020
Depr Total		296,276

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,541	1,541	111.92	172,469
SFL	2nd FLOOR	1,298	1,298	111.92	145,272
HST	HALF STORY	636	636	111.92	71,181
BMT	BASEMENT	1,541	0	16.80	25,874
Total		5,016	3,475		414,796

Visit History

Date	Result	By
1/12/2022	SALES VERI	JL
8/11/2021	REVIEW	
11/8/2018	LISTED	
6/29/2018	REVIEW	
6/20/2018	MEASURED	
3/5/2008	LISTED	
3/5/2008	CALL BACK	MP
2/9/2008	CALL BACK	MP
1/25/2008	MEASURE	

Notes

5TH BATH IN BSMT, SIDING & WINDOWS, 10X12 SHED N/V 2 UNITS SPACE HEAT

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 08/06/2021	E52627		ELEC	20,000		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	0	Closed	On 11/29/2017 the local gas supplier shut off the gas main due to unsafe pipin
3 05/01/2017	B33106		BLDG	0		Closed	CREATE DOOR ENTRANCE FOR HANDI-CAP RAMP
4 05/01/2017	196-17-B	09/05/2017	BLDG	1,000		Closed	WIDEN DOOR FOR A WHEEL CHAIR RAMP
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 1	Garage	1	Y	1	20	28	560	3	AV	1900	13,500
2											
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1 1	20	9	U
2			
3			
4			
Totals	1	20	9



222 Wood Street - 200' Radius

Town of Bristol, RI

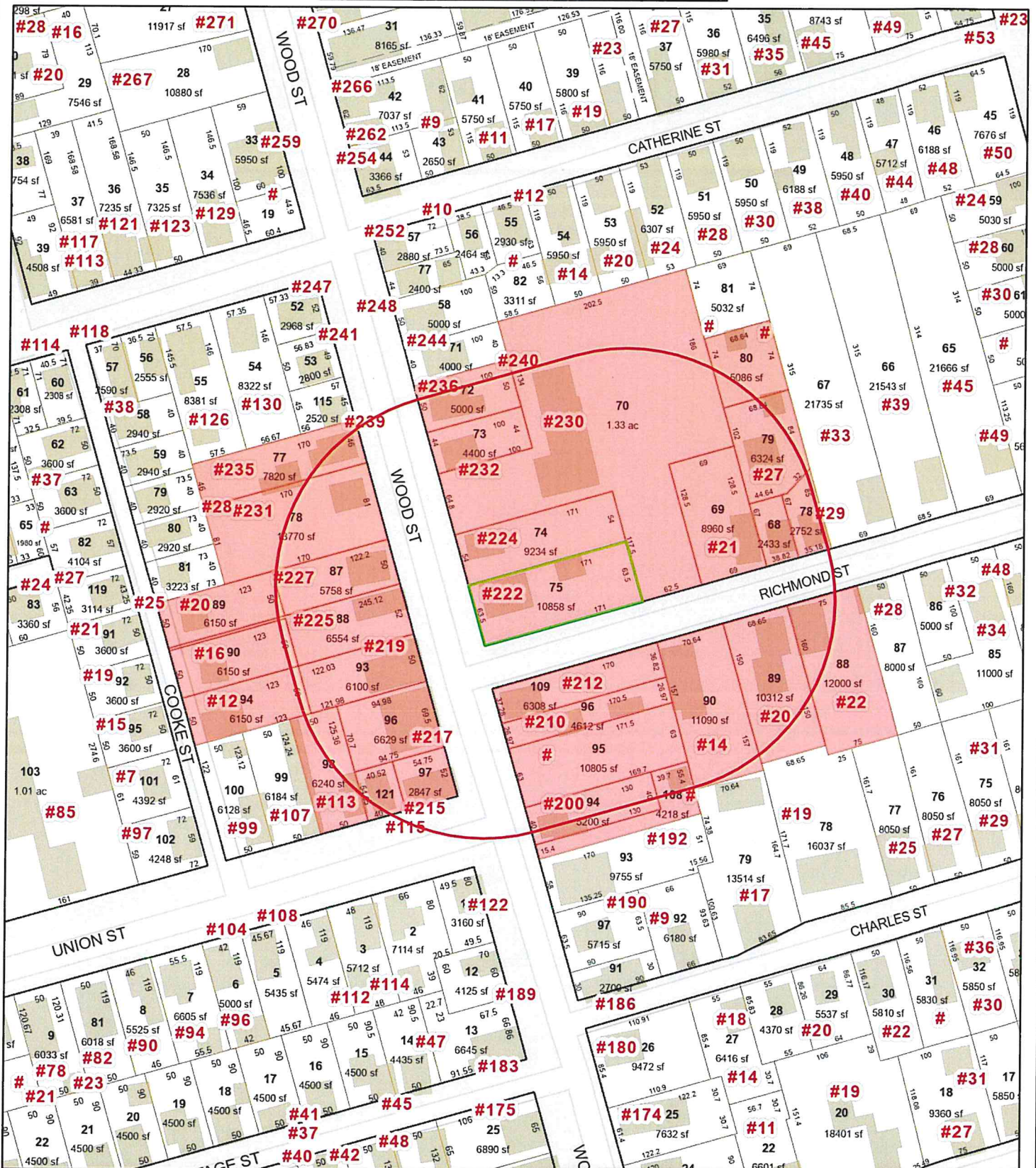
1 inch = 141 Feet



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May 7, 2025

0 141 282 423



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200 feet Abutters List Report

Bristol, RI
May 07, 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. LIFE EST
PEREIRA, LIONEL S. JOSE E. ETA
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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5/7/2025

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200 feet Abutters List Report

Bristol, RI
May 07, 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
May 07, 2025

Parcel Number: 32-108 CAMA Number: 32-108 Property Address: WOOD ST	Mailing Address: CARRIAGE FUNERAL HOLD, INC. ATTN: PROPERTY DAX DEPT 3040 POST OAK BLVD STE 300 HOUSTON, TX 77056
Parcel Number: 32-109 CAMA Number: 32-109 Property Address: 212 WOOD ST	Mailing Address: MOITOSO, HILDEBERTO S & MOITOSO, DEREK MARK TRUSTEES 5 FREEBORN ROAD BRISTOL, RI 02809
Parcel Number: 32-88 CAMA Number: 32-88 Property Address: 22 RICHMOND ST	Mailing Address: DEWOLF, BRADFORD L. TRUSTEE 85 GIBOSN AVE BRISTOL, RI 02809
Parcel Number: 32-89 CAMA Number: 32-89 Property Address: 20 RICHMOND ST	Mailing Address: MAZZARELLA, ANGELO J. JR & KATHLEEN ET UX TE 20 RICHMOND ST. BRISTOL, RI 02809
Parcel Number: 32-90 CAMA Number: 32-90 Property Address: 14 RICHMOND ST	Mailing Address: MOITOSO, LUCIA V. & MOITOSO, HILDEBERTO CO-TRUSTEES 14 RICHMOND ST BRISTOL, RI 02809
Parcel Number: 32-94 CAMA Number: 32-94 Property Address: 200 WOOD ST	Mailing Address: MANSSON, YVONNE 200 WOOD ST BRISTOL, RI 02809
Parcel Number: 32-95 CAMA Number: 32-95 Property Address: WOOD ST	Mailing Address: CARRIAGE FUNERAL HOLD, INC. ATTN: PROPERTY DAX DEPT 3040 POST OAK BLVD STE 300 HOUSTON, TX 77056
Parcel Number: 32-96 CAMA Number: 32-96 Property Address: 210 WOOD ST	Mailing Address: MOITOSO, HILDEBERTO S. TRUSTEE 5 FREEBORN ST BRISTOL, RI 02809



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

ESTACIO, MARIO J. ET AL
& CATHERINE E. TE
8 FRANCA 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

ESTRADA, CIDALIA M
57 ANNAWAMSCUTT DR
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

GRAHAM, JUDITH
115 UNION ST
BRISTOL, RI 02809

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

CARRIAGE FUNERAL HOLD, IN
ATTN: PROPERTY DAX DEPT
3040 POST OAK BLVD STE 300
HOUSTON, TX 77056

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

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

CASA NERI, LLC
5 HOPE ST
BRISTOL, RI 02809

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

PEREIRA, MARIANO P. LIFE
PEREIRA, LIONEL S. JOSE E
227 WOOD ST
BRISTOL, RI 02809

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

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

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

MANSSON, YVONNE
200 WOOD ST
BRISTOL, RI 02809

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

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

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

THOMAS, LAURA OSTLIND &
SIMON MARK
16 COOKE 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

WARD, THOMAS & CAROL HULA
113 UNION 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