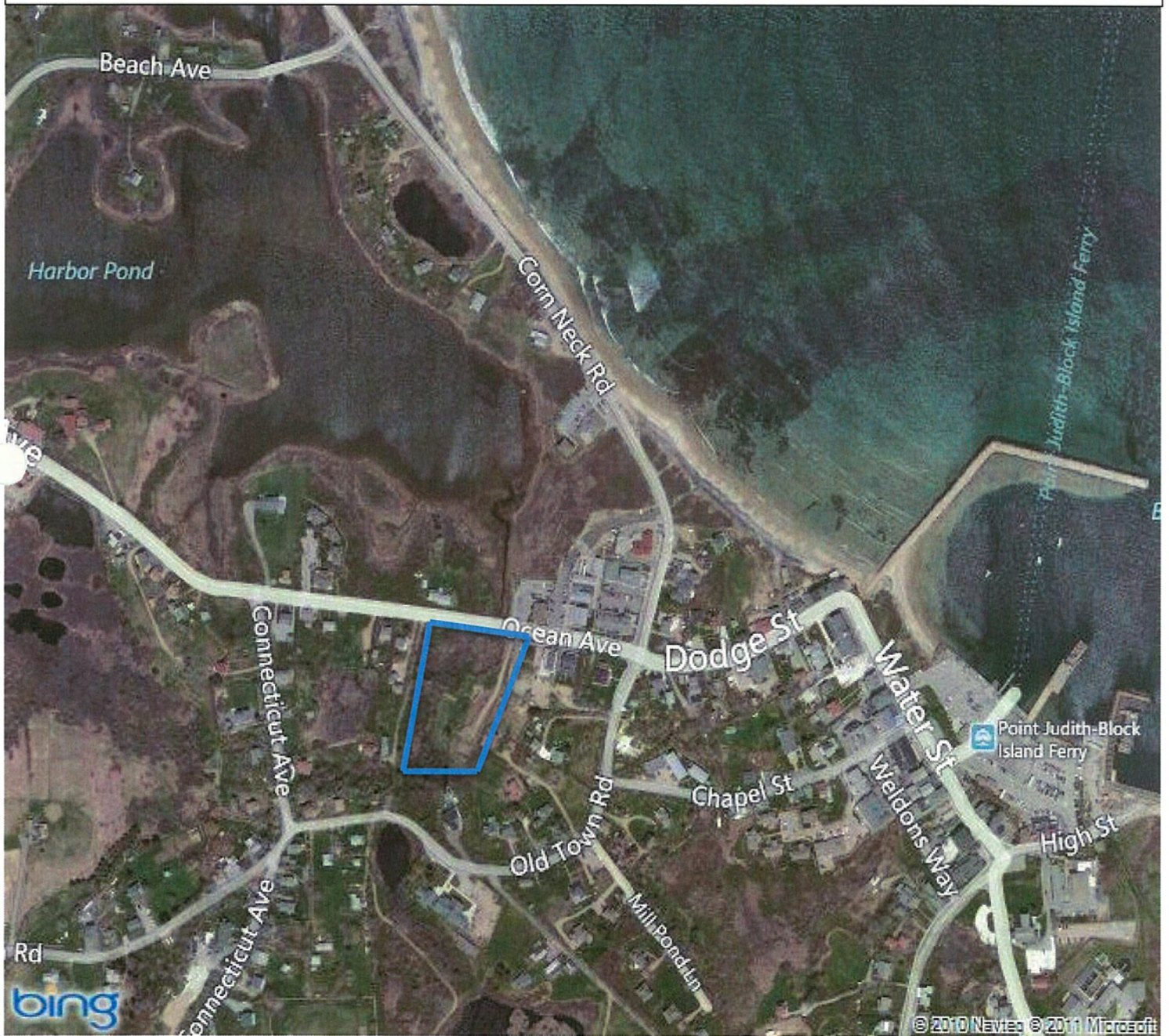


Those Certain Parcels of Real Estate and Improvements Located Along Ocean Avenue,
New Shoreham, Rhode Island, and Also More Commonly Known, and Identified,
as New Shoreham Tax Assessor's Plat 6, Lots 5 and 6

BID PACKAGE



Overhead Photograph of Site



**Those Certain Parcels of Real Estate and Improvements Located Along
Ocean Avenue, New Shoreham, Rhode Island, and Also More Commonly
Known, and Identified, as New Shoreham Tax Assessor's Plat 6, Lots 5 and 6**

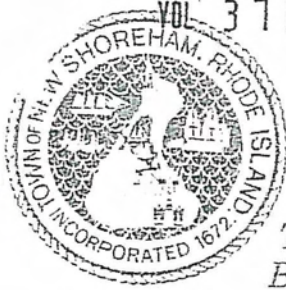
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Tab 13

Decision – Master and Preliminary Plan Approval Lot Line Change Creating Access to Lot 6





Planning Board

Telephone (401) 466-3216
 Fax (401) 466-3219
 TTY 1 (800) 745-5555

TOWN of NEW SHOREHAM P.O. DRAWER 230
 BLOCK ISLAND, RHODE ISLAND 02807

Nicholas DePetrillo
 PO Box 19
 Block Island, RI 02807

Ted Robinson
 189 Access Road
 Norwood, MA 02062

Re: Assessors Plat 6 Lots 5 and 6

**DECISION
 MASTER AND PRELIMINARY PLAN
 APPROVAL**

At a meeting on February 19, 2007 the Planning Board voted 4-0 to grant the Master Plan and Preliminary Plan approval for a Major Subdivision in the Town of New Shoreham for the plan entitled, "Site Plan, Proposed Residence, Ocean Avenue A.P. 6/ Lot 6 (Rear), New Shoreham, Nicholas A. Depetrillo, Block Island RI, prepared by Jeffrey J. Campopiano, P.E. Wickford RI, revised on 10/12/06, 12/2/06, 12/5/06 and 12/20/06. Members present and voting were Margaret Comings, Robert Gilpin, Dennis Heinz and Mary Newhouse.

A. Findings of Fact

The Board makes the following findings:

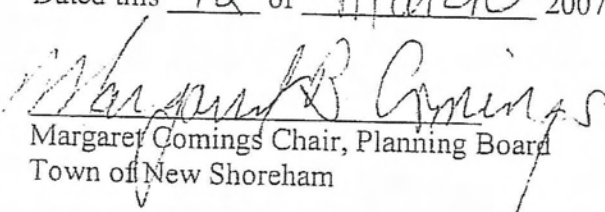
1. This subdivision is a Major Subdivision, because although it does not create any new lots, it requires street creation.
2. The proposed Major Subdivision plan is consistent with the requirements of the Comprehensive Plan or has satisfactorily addressed the issues where there may be inconsistencies.
3. The Public Information Meeting, which is optional when the Master Plan and Preliminary Plan approvals are combined, was determined to be unnecessary.
4. All necessary checklist requirements for the Master Plan stage and the Preliminary Plan stage have been fully met by the applicant, or waivers were granted.
5. There will be no significant negative environmental impacts from the proposed subdivision plan, with all required conditions for approval.
6. The proposed subdivision plan will not result in the creation of individual lots with such physical constraints to development that building on the lots according to pertinent regulations and building standards would be impracticable.
7. The proposed subdivision will have adequate and permanent physical access to a public street, Ocean Avenue.
8. The design and location of driveways, utilities, drainage improvements and other improvements in the residential development have been made to minimize flooding and soil erosion.

B. Conditions of Approval

1. This approval is an adjustment to the lot lines of two preexisting platted lots of record, with approval of the road to access the rear lot. This decision does not move the Zoning District line. This decision is not a Development Plan Review of any proposed uses.
2. The applicant must complete all required improvements prior to Final Plan Review and approval, including:
 - a. The road must be installed in strict conformance with the approved plans entitled "Site Plan, Proposed Residence, Ocean Avenue A.P. 6/ Lot 6 (Rear), New Shoreham, Nicholas A. Depetrillo, Block Island RI, prepared by Jeffrey J. Campopiano, P.E. Wickford RI, revised on 10/12/06, 12/2/06, 12/5/06 and 12/20/06". The Town Engineer must inspect the road, at the expense of the applicant, prior to Final Plan approval.
 - b. The proposed drainage must be installed in strict conformance with the approved plans. The Town Engineer must inspect the drainage, at the expense of the applicant, prior to Final Plan approval.
 - c. The stone walls must be built and/or rebuilt in strict conformance with the approved plans, prior to Final Plan approval.
 - d. The applicant must install and maintain a row of plantings at a minimum of 8' to 10' feet high, behind the single family dwelling located on Lot 6. The Planning Board prior to Final Plan review must approve the details of the planting/landscaping plan.
 - e. The applicant must install and maintain a row of plantings at a minimum of 3' to 4' feet high, along the stone wall and driveway. The Planning Board prior to Final Plan review must approve the details of the planting/landscaping plan.
3. The site plan from David Hilbern, Land Surveyor dated August 7, 2006 must be revised prior to Final Plan approval in accordance with this decision.
4. Corrected legal easements need to be approved by the Solicitor before Final approval.

This approval shall expire one (1) year from the date of approval. Vesting may be extended for a period of one (1) additional year for good cause shown, if requested by the applicant in writing no less than thirty (30) days prior to the date of expiration, and if approved by the Planning Board.

Dated this 12 of March 2007 at New Shoreham, Rhode Island.

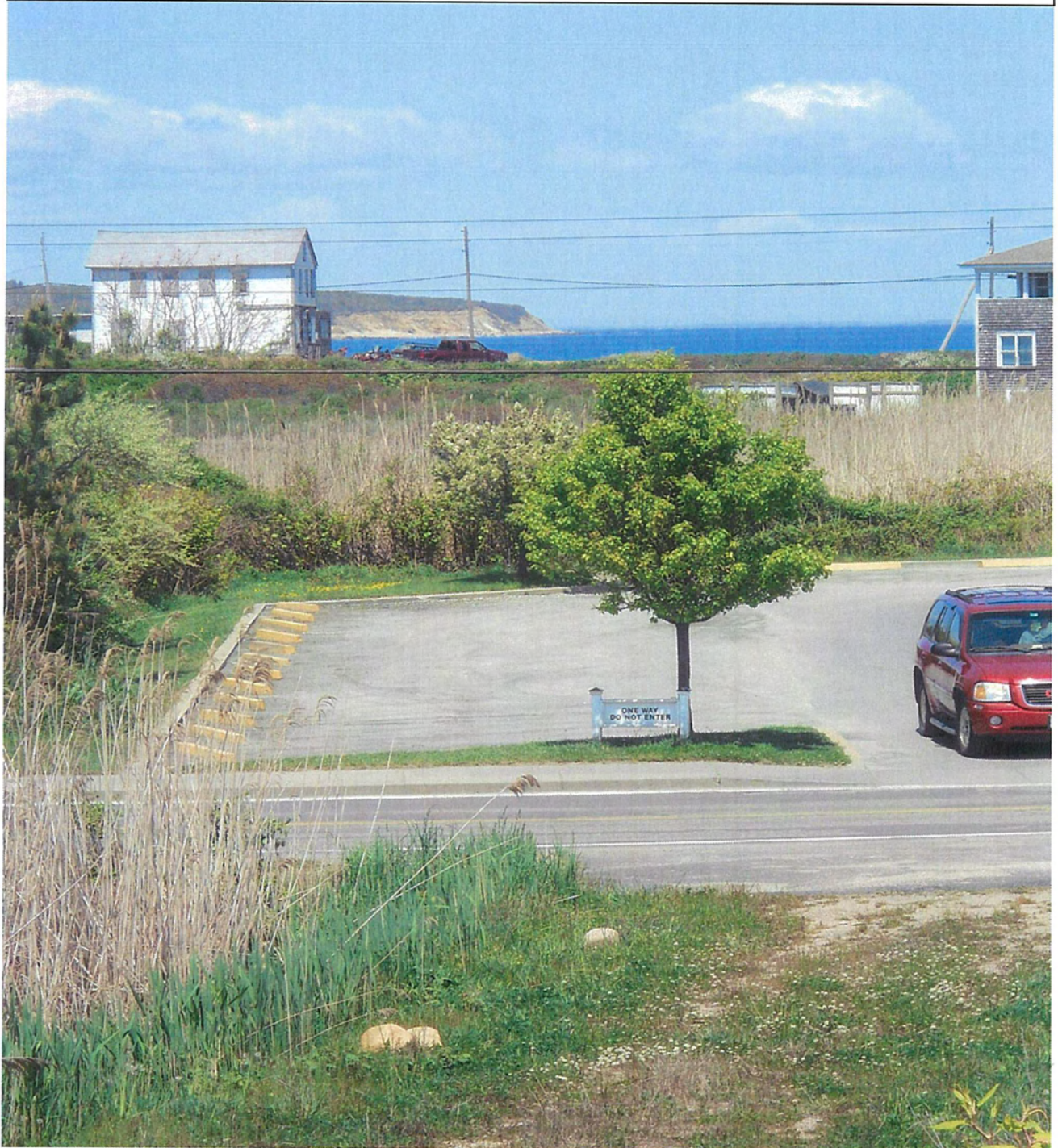

Margaret Comings Chair, Planning Board
Town of New Shoreham

cc: Donald Packer, Town Solicitor
Marc Tillson, Building Official
William Landry, Esq.

RECEIVED FOR RECORD IN
NEW SHOREHAM, R.I.
DATE: 3-13-07 TIME: 9:32
BY: FIONA FITZPATRICK TOWN CLERK

Tab 14

Correspondence from Town – Water & Sewer





Office of the Sewer Commission

Telephone (401) 466-3231 • Fax (401) 466-3237

TOWN of NEW SHOREHAM P.O. BOX 774
BLOCK ISLAND, RHODE ISLAND 02807

May 14, 2008

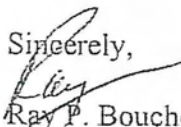
Nicholas Depetrillo
PO Box 19
Block Island, RI 02807

Dear Nick,

Please be advised that on April 15, 2008 a new six inch PVC lateral was connected from the edge of Plat # 6 , Lots 5 & 6 to the collection system and is service ready. I have the tie measurements to find the invert connection when they are needed.

If you or anyone else needs any information regarding this service connection please contact my office at the above number.

Sincerely,


Ray P. Boucher
Sewer Superintendent
New Shoreham WPCF

CC : Sewer Commission

CC: P.B 5/22/09 JB