

Christine M. DiBiase, Esquire | (401) 427-6154 | [cdibiase@apslaw.com](mailto:cdibiase@apslaw.com)

October 26, 2021

**VIA E-MAIL**


Town of South Kingstown  
180 High Street  
Wakefield, Rhode Island 02879  
**Attention: Jamie Gorman**  
**Building Official & Zoning Enforcement**

**Re: 629 Succotash, LLC d/b/a Matunuck Oyster Bar (the "Applicant")**

Dear Jamie:

In connection with the above referenced Applicant, and in advance of the Zoning Board of Review's meeting tomorrow evening, please find enclosed a copy of a letter to the Rhode Island Department of Transportation regarding the acquisition of State-owned property on Succotash Road. Should you have any questions, please do not hesitate to contact me.

Very truly yours,



CHRISTINE M. DIBIASE  
[cdibiase@apslaw.com](mailto:cdibiase@apslaw.com)

Enclosures

cc: Perry Raso  
Elizabeth M. Noonan, Esquire

October 22, 2021

**Via Federal Express**  
(775004368111)

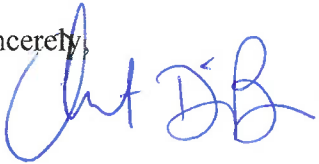
Department of Transportation  
Office of Property Management  
2 Capitol Hill, Room 130  
Providence, Rhode Island 02903  
**Attention: Christopher D. Santilli**

**Re: Request to Purchase State Right-of-Way at Succotash Road & Potter Pond, Wakefield,  
Rhode Island**

Dear Mr. Santilli:

Please accept this letter as formal acceptance of the offer to purchase a portion of State-owned land located on Succotash Road near Potter Pond in Wakefield as reflected on the site plan attached hereto. Please also find enclosed a deposit in the amount of \$750 payable to the General Treasurer, State of Rhode Island. We look forward to hearing from you regarding next steps in the acquisition process. Thank you.

Sincerely,



CHRISTINE M. DIBIASE  
[cdibiase@apslaw.com](mailto:cdibiase@apslaw.com)

Enclosures

cc: Elizabeth M. Noonan, Esq. (w/o encl.)  
Perry Raso (w/o encl.)



629 SUCCOTASH LLC  
 dba MATUNUCK OYSTER BAR  
 629 SUCCOTASH ROAD  
 WAKEFIELD, RI 02879

THE WASHINGTON TRUST Company Member FDIC WESTERLY  
 RHODE ISLAND, 02891  
 57-85/115

25353

10/19/2021

PAY TO THE ORDER OF General Treasurer, State of Rhode Island

\$ \*\*750.00

Seven Hundred Fifty and 00/100\*\*\*\*\* DOLLARS

General Treasurer, State of Rhode Island

MEMO



*[Signature]*  
 AUTHORIZED SIGNATURE



Deposit on purchase of State-owned land abutting MOB



629 SUCCOTASH LLC dba MATUNUCK OYSTER BAR

25353

General Treasurer, State of Rhode Island

Date	Type	Reference	Original Amt.	Balance Due	10/19/2021 Discount	Payment
10/19/2021	Bill	101921	750.00	750.00		750.00
Check Amount						750.00

Wash Trust Checking Deposit on purchase of State-owned land abuttin 750.00

629 SUCCOTASH LLC dba MATUNUCK OYSTER BAR

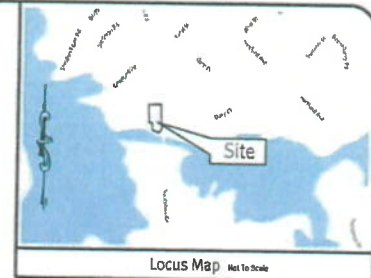
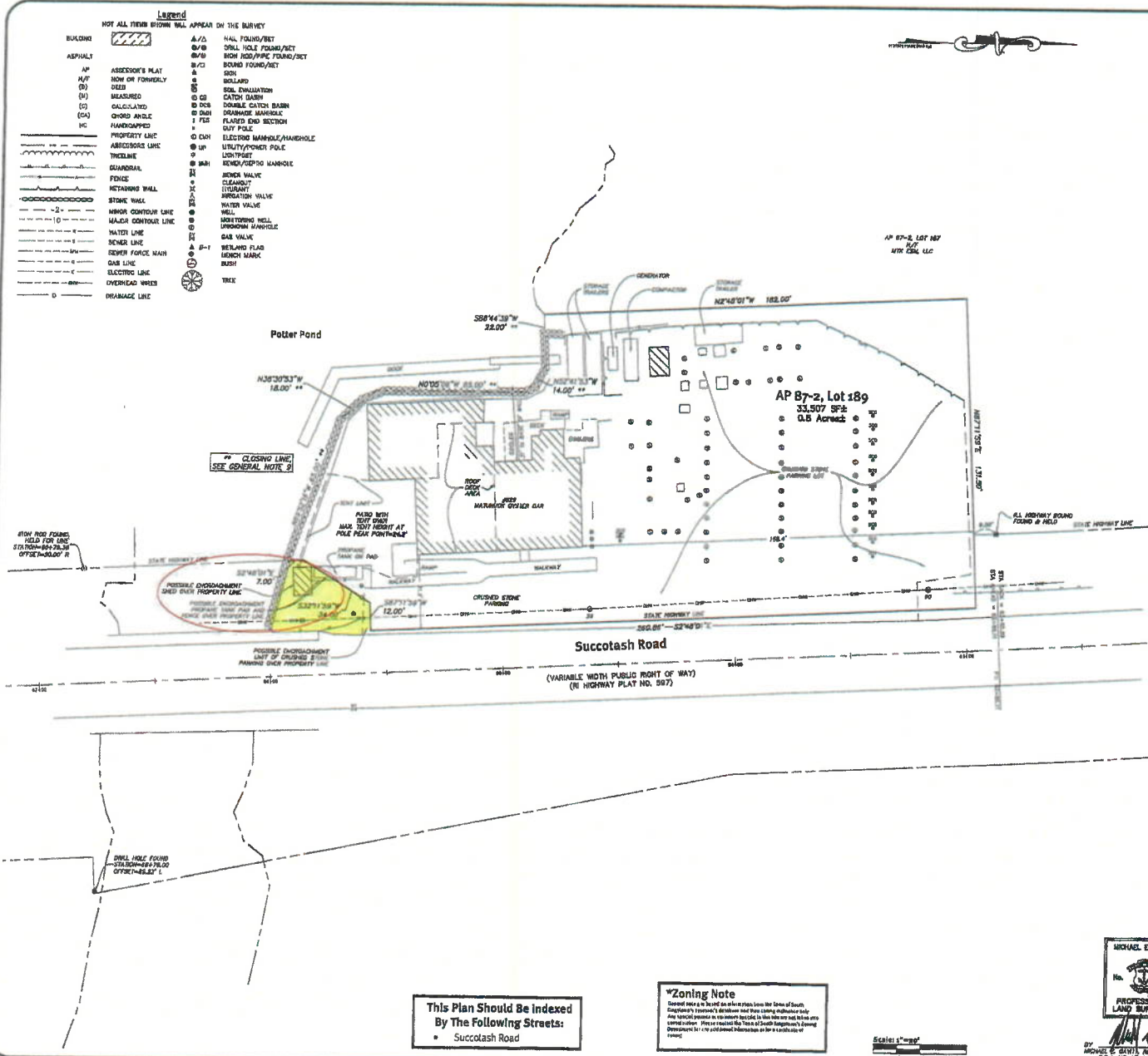
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General Treasurer, State of Rhode Island

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10/19/2021	Bill	101921	750.00	750.00		750.00
Check Amount						750.00

Wash Trust Checking Deposit on purchase of State-owned land abuttin 750.00

2:17:11 AM 10/23/2022 2:02:45 PM 10/23/2022 2:02:45 PM 10/23/2022 2:02:45 PM



- General Notes**
1. THE PARCEL IS SHOWN ON ASSESSOR'S PLAT B7-2, LOT 189 IN THE TOWN OF SOUTH WESTPORT, WASHINGTON COUNTY, RHODE ISLAND.
  2. THE OWNER PER DEED BOOK 1663, PAGE 090 IS PFCO, LLC.
  3. THE PARCEL IS LOCATED IN ZONE AE (SEV 13) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (ADDITIONAL ZONES TO BE DETERMINED).
  4. THE PARCEL IS ZONED CW PER THE ASSESSOR'S ZONING REGULATIONS. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
  5. THERE WERE NO CONVICTIONS, CRIME SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
  6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 24, 2024. ADDITIONAL FIELD INSPECTION AND LOCATIONS DONE ON SEPTEMBER 7, 2021. THIS PLAN REFLECTS ALL THE GROUND CONDITIONS AS OF THAT DATE.
  7. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATION ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES OTHER THAN THOSE AS IDENTIFIED, BUT TO ANY CONSTRUCTION AT THIS DATE.
  8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNDISCOVERED UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD REVEAL.
  9. A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE CONSIDERED AS A PROPERTY LINE. THE PROPERTY LINE FOLLOWS THE MEAN WATER LINE OF POTTER POND.
- Plan References**
1. ADMINISTRATIVE SUBDIVISION PREPARED FOR PERRY A. BASS A.P. B7-1 LOT 189 SITUATED IN THE TOWN OF SOUTH WESTPORT, RHODE ISLAND BY DONALD J. DUNN, INC. SHEET 1 OF 1, BOUNDARY AND LOCATION MAP NO. 2021-01.
  2. RHODE ISLAND HIGHWAY PLAT BOOK 307, 309, 307C, 307E & 307F.

**This Plan Should Be Indexed  
By The Following Streets:**  
• Succotash Road

**\*Zoning Note**  
Consistent with the zoning regulations of the Town of South Westport, Rhode Island, the zoning classification for this parcel is AE (SEV 13). Any proposed construction must conform to the zoning regulations. Please contact the Town of South Westport's Zoning Department for a complete interpretation of the zoning regulations.



**Michael E. Gantt**  
1081  
PROFESSIONAL  
LAND SURVEYOR  
NOV 15 2024

**Certification**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE PLANS AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2018, AS FOLLOWS:  
TYPE OF SURVEY: BOUNDARY SURVEY  
LIMITED CONVEY BOUNDARY SURVEY  
PROFESSIONAL CONFORMANCE SURVEY  
DATA ACQUISITION SURVEY  
MEASUREMENT INFORMATION: CLASS 1  
CLASS 2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
BOUNDARY RETEACUREMENT PERFORMED BY DIPRETE ENGINEERING FOR ZONING PURPOSES.

**Boundary Survey Plan**  
**Matunuck Oyster Bar**  
Site Plan  
10/23/2022  
Perry R 450  
10/23/2022

**Diprete Engineering**  
Two Bedford Court, Coventry, RI 02820  
Tel: 401-849-9900 Fax: 401-849-4400 www.diprete-eng.com

Boston • Providence • Newport