

Middletown Recreation and Open Space Inventory

Name	Size (Acres)	Ownership	Current Use	Fields, Facilities and Features	Notes	Owner	General Condition	Jurisdiction	Location	Level of Protection	Plat	Lot
Public Active Recreation												
Aquidneck School	10.8	Public	School/Recreation Facilities	2 Youth Baseball; Youth Softball; 2 Batting Cage; Playground; Concession Stand; Small Gym For School Use	fields close to busy road; drainage and grading issues; bleachers are in poor shape; storage facility roof leaks; high demand for limited field space; playground is new; newly constructed additional parking spaces	Town of Middletown	Fair	Town	Reservoir Rd at Aquidneck Ave	public ownership	115	6A
Forest Ave School	8.0	Public	School/Recreation Facilities	Basketball Court; Playground, Gym	field not big enough for community use; limited parking; used just for school; playground is new	Town of Middletown	Good	Town	Forest Ave	public ownership	113	1, 2
Gaudet Middle School	33.0	Public	School/Recreation Facilities	Football; Walking/Running Track; Track & Field; Baseball; Youth Baseball; 2 Basketball; 5 Tennis; Practice Field; Gym	paid for by Salve Regina University; drainage issues on Middle School field; fencing, benches, dugout needs repair	Town of Middletown	Good	Town	Aquidneck Ave adjacent to Reardon Dr	public ownership	113	199
Holand Park	1.5	Public	Play Area	Street Hockey Rink; Basketball; Playground	busy traffic area; adequate parking; popular for kids and parents; abutting lots for sale	Town of Middletown	Good	Town	3rd Beach Rd at Wapping Rd	public ownership	125	92
Linden Park	5.1	Public	Play Area	Playground; Lacrosse; Soccer Practice Field	adequate parking	Town of Middletown	Good	Town	West Main Rd	public ownership	108	310
Middletown High School	22.4	Public	School/Recreation Facilities	1 Baseball; 1 Softball; 2 Soccer Fields; Very Small Gym	high traffic; adequate parking; school practice until 5 PM, then available for leagues; no bathrooms	Town of Middletown	Good	Town	130 Valley Rd	public ownership	113	42, 114
Oliphant School	6.1	Public	School Administration/ Recreation Facilities	2 Tee-Ball Fields; Playground	hard playing surface can be hazardous to children (no infield grass); benches need repair; no dugouts; Field 2 not level; rusty backstop; no bathrooms; inadequate parking(?); playground needs upgrade	Town of Middletown	Poor	Town	26 Oliphant Ln	public ownership	111	36
Vernon Park	3.1	Public	Recreation	fields, tennis courts, a playground	park located in Newport, but many of the streets accessing and surrounding the park are in Middletown	City of Newport	N/A	Newport	Vernon Ave	public ownership	N/A	N/A
War Memorial Field	6.4	Public	Recreation	Babe Ruth Baseball	bleachers, accessory buildings need repair; limited parking	Town Of Middletown	Fair	Town	Green End Ave	public ownership	120	27
West Main Road Rec Complex	3.9	Public	Playfield	Softball; Basketball; Concession; Modular Restroom	limited parking; poor location due to high traffic area (on main road); some structures need renovation; men's softball league field; drainage issues; netting used to keep balls on the field	Town Of Middletown	Fair	Town	West Main Rd	public ownership	102	3, 5, 6
Wyatt Road Soccer Fields	14.0	Public	Playfield	3 Soccer Fields; Concession	3 tiers of fields; heavily used; adequate parking	Town Of Middletown	Good	Town	Wyatt Rd	ALT-Perpetuity	124	309
Total Public Active	114.1											
Public Passive Recreation												
CMRC ROW Y-1	N/A	Public	ROW	30 foot right of way to the ocean	adopting entity - Clean Ocean Access & The Milnes Family, wide clear path, narrow at end, public shoreline access sign posted	Public	Good	CRMC	Tuckerman Ave	CRMC designated public ROW easement	116SE	between 104 and 105

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CRMC ROW Y-2	N/A	Private	ROW	runs at least 369 feet from Tuckerman Ave to the shore	insufficient evidence for CRMC designation	Public	N/A	CRMC	Tuckerman Ave / Tuckerman Terrace	not desingated	116SE	N/A
CRMC ROW Y-3	N/A	Public	ROW	10 foot right of way to the ocean	public shoreline access sign posted, passable	Public	Good	CRMC	Shore Dr	CRMC designated public ROW easement	116SE	4
CRMC ROW Y-4	N/A	Public	ROW	runs over 140 feet to the Sakonnet River	public shoreline access sign posted, beach path, wide and clear, chain connected to posts	Public	Good	CRMC	Thrid Beach Rd	CRMC designated public ROW easement	131	6B, 6A
CMRC ROW Y-5	0.1	Public	ROW	15 foot right of way to the ocean	small shoreline public access sign on stop sign, path is manicured lawn	Public	Good	CRMC	Southeast end of Esplanade and Shore Dr	CRMC designated public ROW easement	116NE	83
CMRC ROW Y-6	0.4	Public	ROW	right of way to the Sakonnet River, known as Taggerts Ferry Rd	known as Taggerts Ferry Rd, no Public Shoreline Access Sign, "No Dumping" Sign, wide clear path	Public	Fair	CRMC	Indian Avenue	CRMC designated public ROW easement	129	between 75 and 176
CMRC ROW Y-7	0.8	Public	ROW	600 foot extension of Peckham Ave to the Sakonnet River	wide path then narrows close to water, public shoreline access sign posted, "No Parking" sign along ROW	Public	Good	CRMC	Peckham Ave	CRMC designated public ROW easement	133	between 4 and 5
CMRC ROW Y-8	0.0	Public	ROW	right of way to the ocean, runs parallel to the Esplanade	on appeal, public shoreline access sign posted, warning sign posted for bacteria, clear path	Public	Good	CRMC	Northwest end of Esplanade	CRMC designated public ROW easement	116NW/116NE	N/A
CMRC ROW Y-9	0.2	Public	ROW	40 foot right of way to the ocean, next to Atlantic Beach	Parking lot for Atlantic Beach Club and Dunlap Wheeler Park? Windsurfing Sign posted, no shoreline access sign posted	Public	Fair	CRMC	Western end of Purgatory Rd	CRMC designated public ROW easement	116NW	45
CMRC ROW Y-10	0.0	Public	ROW	10 foot right of way to the ocean	on appeal, public shoreline access sign posted, manicured lawn	Public	Good	CRMC	Shore Dr	CRMC designated public ROW easement	116SE	12
CMRC ROW Y-11	0.3	Public	ROW	30 foot right of way to the ocean	adopting entity - RI Saltwater Anglers Association; on appeal, public shoreline access sign posted, narrow path that is slightly overgrown and eroded	Public	Fair	CRMC	Tuckerman Ave (opp. Wolcott Ave)	CRMC designated public ROW easement	122	N/A
Albro Woods	8.6	Public	Neighborhood Park	Walking Trails, Woods	adequate parking; abuts farms, Tibbetts Farm and Boulevard Nursery, recent town purchase	Town Of Middletown	Good	Town	Mitchell Ln	ALT-Perpetuity	123	5A
Aquidneck Corporate Park	1.2	Public	Unprogrammed	John Clarke monument	N/A	Town Of Middletown	Good	Town	John Clarke Rd	public ownership	115	51
Demery Memorial Park	6.2	Public	Neighborhood Park	Walking Trails	very limited parking; abuts a farm	Town Of Middletown	Good	Town	Green End Ave and Riverview Ave	ALT-Perpetuity	129	12
Dunlap-Wheeler Park	1.2	Public	Neighborhood Park	Public Access To Coast	adequate parking; high traffic; landscaping issues	Town Of Middletown	Good	Town	Purgatory Rd at Town Line	public ownership	116NW	42,43,44
Paradise Valley Park	14.8	Public	Neighborhood Park	Historic/Passive/Light Active; Boyd's Mill; Gazebo; Paradise School; Walking Trails	lots of walking trails; abuts RI Diocese land	Town Of Middletown	Good	Town	Prospect Ave	ALT-Perpetuity	121	3A
Sachuest Point National Wildlife Refuge	233.6	Public	Open Space	Interpretive Center; Walking/Running Trails	extensive wetlands	USFWS	Good	Federal	769 Sachuest Point Rd	Perpetuity	131, 132	Plat 131: 10, Plat 132: 1, 2

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Second Beach (Sachuest Beach)	38.6	Public	Beach	Beach; Access To Coast; Seasonal Lifeguard; Surfing; Concession; Volleyball; Playground; Restrooms	significant parking (1,200 spaces), although it fills up on peak days; abuts wildlife refuge	Town of Middletown	Good	Town	474 Sachuest Point Rd	public ownership	127	18
Second Beach Campground	2.4	Public	Special Area	Immediate access to salt water beach. Toilets, hot showers, and sewer hookups.	waiting list	Town of Middletown	Good	Town	Sachuest Point Rd	public ownership	131	3
Surfers End – Second Beach	0.8	Public	Beach	Beach; Access To Coast; Surfing	portable toilets; limited parking	Town Of Middletown	Good	Town	Adjacent to Second (Sachuest) Beach	public ownership	127	15
Surfers End – Road Area	1.3	Private	Parking	parking for beach and surfing access	pavement in poor condition	St. George's School	N/A	Private	Adjacent to Second (Sachuest) Beach	none	127	14
Third Beach	8.6	Public	Beach	Beach; Access To Coast; Seasonal Lifeguard; Boat Ramp; Mobile Concession; Volleyball; Kayaking & Windsurfing; Portable Restrooms	only public boat ramp; adequate parking, although it does fill up	Town Of Middletown	Good	Town	3rd Beach Rd	public ownership	131	7
Third Beach Parking Lot	1.7	Private	Parking	parking for beach and boating access	leased to town for beach parking	St. George's School	N/A	Private	3rd Beach Rd	none	131	9

Total Public Passive 320.7

Private Active Recreation

Newport Equestrian Center	3.9	Private	Recreation	boarding facilities, lessons, trail riding, theraputic riding	N/A	Middletown Acquisition Group Lic	N/A	Private	3rd Beach Rd	none	126	51
Newport National Golf Course (Proposed)	171.3	Private	Golf Course	golf course	18-hole, 7200 yard, par 72-championship course	Mr4jvy Limited Partnership	N/A	Private	Mitchell Ln	ALT-Perpetuity	124	29
Newport National Golf Course	48.5	Private	Golf Course	golf course	18-hole, 7200 yard, par 72-championship course	Mr4jvy Limited Partnership	N/A	Private	324 Mitchell Ln	ALT-Perpetuity	123	18
St. George's School	99.6	Private	Recreational Facilities	ice rink, fields, courts	Some facilities, including ice rink available for rent	St. George's School	N/A	Private	372 Purgatory Rd	none	121, 121SW, 122	Plat 121: 35, 36, 38, 39, Plat 121SW: 26, 28, 29, 30, 31, 35A, 39, Plat 122: 92, 93, 94
Wanumetonomy Country Club	117.8	Private	Golf Course	golf course	18-hole, par 70, link-style course established in 1922	Wanumetonomy Golf & Country Club, Inc.	N/A	Private	152 Browns Ln	none	106	1
Newport County YMCA	8.0	Private	Athletic Club	field, courts, pool	N/A	YMCA	N/A	Private	792 Valley Rd	none	115	1

Total Private Active 449.0

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Private Passive Recreation												
Middletown Historical Society	1.1	Private	Open Space	future site of Veterans Memorial	N/A	Middletown Historical Society	N/A	NHS	Valley Rd at Green End Ave	none	114	96A
Norman Bird Sanctuary	269.7	Private	Open Space	Hiking Trails; Wildlife; Children's Activities	private, but open to public	Lorillard Lewis & RI Hospital/Norman Bird Sanctuary Trust	N/A	NBS	583 Third Beach Rd	ALT-Perpetuity (Third Beach section only)	125, 126, 127, 130, 131	Plat 125:44A, Plat 126: 17, 19, 180, Plat 127: 5, 7, 8, 9, 12, Plat 130: 17, 19, 18C, Plat 131: 1, 6, 63, 64
Prescott Farm	8.6	Private	Agriculture	depicts Early American architecture and landscape, historic 1812 windmill, revolutionary war guardhouse, feed ducks at pond	N/A	Newport Restoration Foundation	N/A	Private	West Main Rd at Town Line	none	110	1
Total Private Passive	279.4											
Public Conservation												
Berkeley Ave Open Field	6.2	Public	Agriculture	N/A	N/A	Town Of Middletown	N/A	Town	Berkeley Ave	public ownership	119	17
Boulevard Nurseries	29.6	Public	Conservation	Farmland; Potential Future Recreation Land	abuts Albro Woods and Tibbetts Farm	Town Of Middletown	N/A	Town	E. Main Rd	ALT-Perpetuity	118	31
Green End Fort	1.8	Private	Special Area	N/A	This historic fort was the eastern terminus of the British Newport defense lines.	Newport Historical Society/The Sons of Rhode Island	N/A	Private	Vernon Ave	none	108SE	116, 117
Grey Craig	14.5	Public	Conservation	N/A	N/A	Town Of Middletown	N/A	Town	Adjacent to Norman Bird Sanctuary	public ownership	126	214
Porter Road Lot	1.7	Public	Conservation	N/A	N/A	Town Of Middletown	N/A	Town	Porter Rd	public ownership	129	120
Purgatory Chasm	8.5	Public	Conservation	Scenic Overlook, Trails	limited parking	State Of Rhode Island	N/A	State	Tuckerman Ave	public ownership	122	119, 120, 121
Former RI Diocese Property	6.0	Public	Open Space	N/A	potential expansion of Paradise Valley Park	Town Of Middletown	N/A	Town	Prospect Ave adjacent to Paradise Valley Park	ALT-Perpetuity	121	3
Sullivan Property	14.9	Public	Conservation	Drinking Water Supply; Wildlife Habitat; Scenic Vistas, potential linkages to other ALT property	N/A	Town Of Middletown	N/A	Town	Green End Ave	ALT-Perpetuity	114	2
Sweet Flag	4.5	Public	Conservation	N/A	N/A	Town Of Middletown	N/A	Town	Haymaker Rd	ALT-Perpetuity	108	129
Kempenaar Valley	45.8	Public	Conservation	N/A	mitigation required to be developed for recreation, contaminated soils	Town Of Middletown	N/A	Town	High St	ALT-Perpetuity	108	4, 556
Tibbetts Farm	32.8	Public	Conservation	Agricultural Use; Wildlife; Potential Recreation Use	N/A	Town Of Middletown	N/A	Town	Mitchell Ln	ALT-Perpetuity	123	700
Berkeley Ave (NWD)	11.5	Public	Conservation	N/A	N/A	City Of Newport	N/A	City-NWD	Berkeley Ave	public ownership	119	36

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Easton's Pond	118.7	Public	Drinking Water Supply	N/A	no access	City Of Newport	N/A	City-NWD	Adjacent to Valley Rd south of Green End Ave	public ownership	115	8
Gardiner's Pond	18.0	Public	Conservation	N/A	N/A	Newport Water Department	N/A	City-NWD	Between 3rd Beach Rd and Hanging Rock Rd	public ownership	131	2
Gardiner's Pond	90.2	Public	Drinking Water Supply	N/A	N/A	Newport Water Department	N/A	City-NWD	Between 3rd Beach Rd and Hanging Rock Rd	public ownership	127	17
Nelson Pond (NWD)	59.4	Public	Drinking Water Supply	N/A	N/A	Newport Water Department	N/A	City-NWD	Between Paradise Ave and Hanging Rock Rd	public ownership	127	6, 10, 11, 16
Newport Water Dept	2.5	Public	Conservation	N/A	N/A	Newport Water Dept	N/A	City-NWD	Adjacent to Paradise Ave	public ownership	121	21
Newport Water Dept	17.3	Public	Conservation	N/A	N/A	City Of Newport	N/A	City-NWD	Adjacent to Easton Pond	public ownership	109NE, 114, 115	Plat 109NE: 178A, 168, 160, Plat 114: 94, Plat 115: 1A
Newport Water Quality Ponds	5.5	Public	Water Quality	drinking water supply protection	N/A	Newport Water Dept	N/A	City-NWD	Adjacent to The Valley	public ownership	108	553
Sisson Pond	4.8	Public	Conservation	drinking water supply protection	N/A	City Of Newport	N/A	City-NWD	Adjacent to Cousens Farm	ALT-Perpetuity	117	9
Total Public Conservation	488.1											
Private Conservation												
Autocenter	7.5	Private	Conservation	Drinking water supply protection	no public access	Twelve Fifteen Realty LLC	N/A	Private	Adjacent to Forest Ave	Perpetuity - Newport water?	112	11,14
Bailey Farm	55.9	Private	Agriculture	N/A	no public access	Newport Vineyards And Winery Llc	N/A	Private	Wyatt Rd at Berkeley Ave	ALT-Perpetuity	119	31, 31A, 31B, 31C, 32, 76
Bally Machree Farm, LLC	8.2	Private	Agriculture	N/A	no public access	Bally Mcphree Farm, Llc	N/A	Private	Jepson Ln	ALT-Perpetuity	117	801
Bittersweet Farms Open Space	3.0	Private	Open Space	N/A	no public access	Michael McCoy & Linda Phelan Schroeder	N/A	Private	Mitchell Ln	N/A	123	13
Braman (Olaynack) Farm	12.6	Private	Agriculture	N/A	drinking water supply protection, no public access	Peter Olaynack	N/A	Private	Paradise Ave	ALT-Perpetuity	121	11
Clubhouse Partners	1.2	Private	Conservation	N/A	abuts Norman Bird Sanctuary; no public access	Clubhouse Partners	N/A	Private	Bayberry Ln	ALT-Perpetuity	126	39
Commonwealth Farm	17.0	Private	Agriculture	N/A	no public access	Katherine M. Waters	N/A	Private	Fayal Ln	ALT-Perpetuity	124	11A, 27
Cousens Farm	30.0	Private	Agriculture	N/A	Drinking water supply protection	Cosnesm Denys & Margery Trust	N/A	Private	Jepson Ln	ALT-Perpetuity	117	3
Crystal Spring Water Company	39.7	Private	Conservation	N/A	drinking water supply protection, no public access	Crystal Spring Water Co.	N/A	Private	Oliphant Ln	ALT-Perpetuity	117	708

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Easy Street Farm	8.7	Private	Agriculture	N/A	no public access	Roberta Faria	N/A	Private	Mitchell Ln and Cardoza Ter	ALT-Perpetuity	124	154, 21
Harrison Farm	2.6	Private	Agriculture	N/A	no public access	Diana Harrison	N/A	Private	Little Creek Ln	ALT-Perpetuity	129	31
Jordan Open Space	27.0	Private	Water Quality	N/A	no public access	Dimen, Claro R. & Kristina Huda	N/A	Private	Oliphant Ln and Jepson Ln	N/A	111	44
Newport Vineyards	81.8	Private	Agriculture	winery, tours, tastings	N/A	Newport Vineyards	N/A	Private	909 East Main Rd	ALT-Perpetuity	188, 124	Plat 188: 132, Plat 124: 29
O'Neill Conservation Land	8.1	Private	Conservation	N/A	no public access	Donald & Helene O'Neill	N/A	Private	Adjacent to Bailey and Sweet Berry Farms	ALT-Perpetuity	119	34A
Peckham Farm	11.7	Private	Conservation/ Agriculture	N/A	no public access	John Battey Peckham & Anne Lorelei Trust	N/A	Private	Adjacent to John Kesson Ln and Pasture Farm Dr	ALT-Perpetuity	111	50
Simmons Farm	22.3	Private	Agriculture	farm stand, CSA, petting zoo	N/A	James Simmons	N/A	Private	West Main Rd at Town Line	RIDEM	110	2
Simmons Farm	104.0	Private	Agriculture	farm stand, CSA, petting zoo	N/A	Simmons, Alexander A., Patricia A., & Mary E.	N/A	Private	West Main Rd at Town Line	RIDEM	104, 105	Plat 104: 3, 4, 6, Plat 105: 15
St. Mary's Church Open Field	10.1	Private	Open Space	N/A	N/A	St. Mary's Protestant Episcopal Church	N/A	Private	Oliphant Ln	none	118	5
Sweet Berry Farm	84.0	Private	Agriculture	farm stand, pick your own	77.57 acres protected by ALT	Blackpoint Development Corporation	N/A	Private	Mitchell Ln	ALT-Perpetuity	125, 124, 119	Plat 125:1, 8; Plat 124:7; 119 36
The Silvia Farm	15.3	Private	Agriculture	N/A	no public access	Three S Corporation, Raymond & Barbara Silvia	N/A	Private	Green End Ave	ALT-Perpetuity	125, 129	Plat 125: 129, Plat 129: 49
Thurston Farm	6.9	Private	Agriculture	N/A	no public access	Sweet Berry Farm, Inc.	N/A	Private	Between Cedar St and 3rd Beach Rd	N/A	125	8
Valley Associates II	6.7	Private	Conservation	N/A	no public access	Valley Associates II / George Lewis	N/A	Private	Valley Rd	ALT-Perpetuity	114	1
Webster Farm	38.2	Private	Agriculture	N/A	no public access	James Webster	N/A	Private	Mitchell Ln	ALT-Perpetuity	124	38, 38A

Total Private Conservation 602.2

Total Passive	600.1
Total Active	563.1
Total Conservation	1,090.3
Total	2,253.5