



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

Notice of Planning Board Decision

To: APPLICANT
From: Paul A. Croce, Chairman
Middletown Planning Board
Date: December 2, 2020
Re: Application of Horan Building Company for Master Plan approval of a 7-lot subdivision including a proposed new road. The property is located on the southwest corner of the intersection of Green End Ave. and Vauclose Ave. and is identified as 208 Howland Avenue, Tax Assessor's Plat 129, Lot 53.

During its meeting of December 1, 2020 the Planning Board voted 5-1-0, with Mr. Weber voting in opposition, to grant Master Plan approval for the above referenced subdivision application as presented to the Board (Plan by Northeast Engineers and Consultants, dated September 10, 2020), subject to the conditions listed below. The Board's approval applies to the conservation subdivision design option included in the application package.

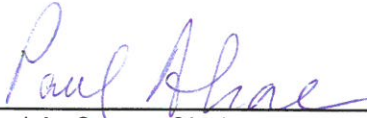
Conditions of Approval:

1. New lots will be subject to the Town's development impact fees ordinance, Town Code Chapter 150. A note to this effect must be provided on the preliminary subdivision plan prior to approval.
2. The builder is required to comply with the provisions of the town's storm water management ordinance (Chapter 153), and construction site runoff and erosion control (Chapter 151). The use of pervious paving and other methods to promote infiltration of storm runoff should be considered as means of meeting the requirements of Chapter 153. A note to this effect must be provided on the preliminary subdivision plan prior to approval.

As part of its decision the Board made the following positive findings regarding the proposal as conditioned above:

1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.
2. The proposed development is in compliance with the standards and provisions of the Town zoning ordinance.
3. There will be no significant negative environmental impacts from the proposed development.
4. The subdivision will not create lots where physical constraints would make building on the lots impracticable.
5. All subdivision lots shall have adequate and permanent physical access to a public street.

The conditions of approval must be addressed and the Preliminary Plan submitted for review and Planning Board approval within two years of the date of Master Plan approval. An extension of an additional two years is permitted.



Paul A. Croce, Chairman
Middletown Planning Board

cc. Town Clerk

RECORDED: Dec 02, 2020 01:40P
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RECEIPT #: 59519
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI