



**MIDDLETOWN**  
Rhode Island

**PLANNING DEPARTMENT**

**TOWN OF MIDDLETOWN**

350 East Main Road, Middletown, RI 02842  
(401) 849-4027 | MiddletownRI.com

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**Notice of Planning Board Decision**

To: APPLICANT

From: Paul A. Croce, Chairman  
Middletown Planning Board

Date: July 18, 2022

RE: Silveira Irrevocable Trust, Final Plan application, 2-lot subdivision of land fronting on Wapping Road and located approximately 2 tenths of a mile north of the intersection of Wapping Road and Peckham Ave., Assessor's Plat 128 Lot 74

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During its meeting of July 13, 2022, the Planning Board voted unanimously to grant Final Plan approval for the above referenced 2-lot conventional subdivision application as presented to the Board (Plan by Barker Land Surveying, Inc., dated 6/15/2022), subject to the condition of approval and findings listed below.

Condition of Approval:

1. Adequate vehicular access, subject to Fire Department approval, shall be confirmed prior to issuance of permits for development of the new building lot.

As part of its decision to approve the Final Plan 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 Final Plan mylar must be submitted to the Planning Department for endorsement and must be recorded in the Land Evidence Records within 90 days of the date of Final Plan approval.

Paul A. Croce, Chair  
Middletown Planning Board  
cc. Town Clerk

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WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI