



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

Notice of Planning Board Decision

To: Applicant

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: August 12, 2022

Re: Request of Hoppin House, LLC for Preliminary Plan approval of a 3-lot minor subdivision. Property located at 120 Miantonomi Ave. Assessor's Plat 108SE, Lot 57.

During its meeting of August 10, 2022, the Planning Board voted 6-0-0 to grant Preliminary Plan approval for the above referenced subdivision application (plan dated June 14, 2022 by WSP USA, Inc.) subject to the following findings and conditions of approval. Also, in accordance with provisions of Section 406.H. of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, and state law § 45-23-38(h) RIGL, the Planning Board voted to delegate review and approval of the Final Plan to the Administrative Officer.

Conditions of approval:

1. When the new building lots are developed, the owner will be 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 plan prior to recording.
2. New building 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 plan prior to recording.

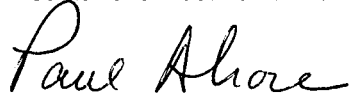
As part of its decision the Board made the following positive findings regarding the proposal as conditioned above:

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 as shown on the final plan, with all required conditions of approval;
4. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with such

physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans;

5. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

The conditions of approval must be satisfied, and the Final Plan application submitted to the Administrative Officer for consideration.



Paul A. Croce, Chair
Middletown Planning Board

cc. Town Clerk
Building Inspector