



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: December 5, 2022

Re: Request of the Town Council for review and recommendation on a request of Paul Thibeault, 34 Namquid Drive, Plat 105, Lot 175, for abandonment of a portion of Northam Lane, an unimproved right-of-way.

This matter was continued to the December 14th Planning Board meeting due to ongoing review of the petition by the Roads & Utilities Advisory Committee. The potential need to retain the right-of-way for future use in addressing stormwater management in the neighborhood is being considered. I will provide additional information as it becomes available.

Regarding the petition, it appears that many properties to the north have incorporated portions of the right-of-way area abutting their lots into their back yards. Pending the outcome of the discussion on stormwater management, there appears to be no other potential public use for the portion of the right-of-way abutting and to the east of the petitioner's property. It appears that there are no existing utilities in this area and the right-of-way is not used for access to abutting properties. Therefore, there would appear to be limited value to the town in retaining this area as a public right-of-way. Even though the right-of-way extends beyond the limited area requested for abandonment by the petitioner, the Board should consider recommending that the entire right-of-way abutting and to the east of the petitioner's property be abandoned, subject to the result of the review by the Roads & Utilities Advisory Committee.

The portion of the Northam Lane right-of-way that extends to the west from the petitioner's property to Brown's Lane does contain sewer, and perhaps other utility lines. Also, on one of the maps provided by the petitioner, it appears that a portion of the right-of-way of Namquid Drive is identified as part of the request for abandonment, but this is not referenced in the written request. The Board should consider advising against the abandonment of these areas of Namquid and Northam Ln rights-of-way to the west of the petitioner's property even if the area to the east is recommended for abandonment.

Please contact me with any questions.

cc. Town Administrator
Town Engineer
DPW Director