



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

To: Planning Board members

From: Ron Wolanski, Town Planner

Date: December 1, 2022

Re: Application of Robert Reed, Jr. & Jonna Reed for Preliminary Plan approval of a 2-lot minor subdivision of land. Property located at 74 Honeyman Ave., Plat 114, Lot 503.

The applicant for the above referenced subdivision is requesting Preliminary Plan approval for a 2-lot minor subdivision of land fronting on Honeyman Ave. The 65,714 square foot property is located in the R-20 zoning district. The proposed lots would meet the dimensional requirement for minimum lot area. Parcel A would have approximately 43,026 sq.ft. of land, while Parcel B would have approximately 22,688 sq.ft. of land where 20,000 square feet is required. Parcel B would not meet the minimum requirement for street frontage, as 106.2 ft is provided where 120 feet is required. Also, the existing structure on proposed Parcel B does not meet the minimum side setback requirement of 20 feet. Parcel A would contain an existing single-family dwelling. Each lot would have a new paved driveway for access. The existing paved driveway would be removed. If Preliminary Plan approval is granted, the applicant would seek the necessary zoning relief from the Zoning Board of Review before seeking Final Plan approval.

The lots would be served by private wells and public sewer.

Technical Review Committee review:

The TRC reviewed the application during its November 24th meeting. Discussion focused on the need to address stormwater management requirements at building permit stage. Following its review the committee voted unanimously to forward a positive recommendation to the Planning Board subject to the following recommended conditions of approval:

TRC recommended condition of approval:

1. At the time of development on each lot the developer will be required to comply with all applicable provisions of the town's construction site runoff and erosion control ordinance (Town Code chapter 151) and the storm water management ordinance (chapter 153). Prior to Final Plan approval a note to this effect must be added to the plan.
2. The new building lot, Parcel B, will be subject to the Town's development impact fees ordinance, Town Code Chapter 150. Prior to Final Plan approval a note to this effect must be provided on the plan.

3. Prior to Final Plan approval all proposed utilities, including the location of existing and proposed wells and sewer connections, shall be provided, either on the subdivision survey plan or on a separate sheet.

Additional recommended condition:

4. Prior to Final Plan approval the applicant must seek and be granted the required relief from certain dimensional requirements of the Middletown Zoning Ordinance. A copy of the recorded decision of the Zoning Board of Review shall be provided to the Town Planner.

Required findings (Subdivision rules and regulations section 403)

The following is a list of the required findings the Board must make in approving a subdivision. In *italics* are my comments based on my initial review of the plan. The Board should make its own conclusions as to the consistency of the plan with these findings.

1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies; *The proposed use is consistent with the Comprehensive Plan designation for the area – medium-density residential.*
2. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance; *. Zoning relief will be sought for Parcel B which would include less than the required street frontage and the existing building on the proposed lot does not meet side setback requirements.*
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; *The Board should ensure that, if approved, the appropriate conditions are in place, particularly with regard to compliance with stormwater management requirements.*
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; *Based on the information provided, it appears that the proposed development lots would contain sufficient buildable area.*
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 lots would have frontage and access from a public street.*

The Preliminary Plan application was certified complete on November 17, 2022. The Planning Board must complete its review and render a decision within 65 days of certificate of completeness: January 21, 2023.

Please contact me with any questions regarding this matter.

Cc: Applicant