



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: January 3, 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 January 11th 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. The Roads & Utilities Committee will again consider its recommendation to the Town Council during an upcoming meeting. Attached is a memo previously provided to the Planning Board. A Planning Board site visit is scheduled for January 3rd.

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



MIDDLETOWN
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Roads & Utilities
Committee

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com

Date: November 4, 2022
To: Ron Wolanski, Town Planner
From: Julian Peckham III, Roads & Utilities Committee Chairman
Cc: Robert Hanley Jr., DPW Director
RE: Northam Lane right of way, petition to abandon

This subject was presented to the committee on November 3, 2022, the petitioner, Mr. Paul Thibeault, owner of 34 Namquid Drive, was present and discussed his history of the area. Existing within Northam Lane are many encroachments by lot owners, area was used by a farmer when Paul was a youth.

Committee discussed possible use of the Northam Lane area as part of the overall drainage solution within the Colony Drive and Birchwood Manor flooding issues. Also, without the drainage project being complete it will be premature to vote on the issue of abandonment. It was also discussed if Northam Lane is owned by the Town or has any right to the area. This subject should be reviewed and commented on by the Town Solicitor.

Roads and Utilities Committee will continue this matter to its December 1, 2022, meeting. In the meantime, Mr. Thibeault is going to check to see if he has additional information, including copies of deed and title search.

Respectfully Submitted,

Julian Peckham III, Chairman Roads and Utilities Committee