



**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: May 15, 2023

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

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During its meeting of May 10, 2023, the Planning Board voted 7-0-0 to grant Final Plan approval for the above referenced subdivision application (plan revised March 23, 2023 by M.J. Gaston and Associates, LLC) subject to the following findings and conditions of approval.


**Condition of approval:**

1. At the time of construction of the new driveways and removal of the existing driveway, the existing driveway stormwater drain shall be properly abandoned, subject to the approval of the Building/Zoning Official.

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 Final Plan mylar must be submitted for endorsement and must be recorded in the Middletown land evidence records within 90 days of approval.



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Paul A. Croce, Chair  
Middletown Planning Board

cc. Town Clerk  
Building Inspector

RECORDED: May 16, 2023 01:11P  
DOC #: 00000770  
RECEIPT #: 66928  
WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI