



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

Administrative Subdivision Plan Approval

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: May 17, 2023

Re: Administrative Subdivision – Parsonage Property, LLC & Middletown Holdings, LLC,
property fronting on Howland Ave., Plat 129, Lots 61 & 700

In accordance with section 405.C.1 of the Middletown *Rules and Regulations Regarding the Subdivision and Development of Land* I am hereby notifying the Board of the action I have taken as the Administrative Officer to approve the above referenced administrative subdivision plan (plan by Control Point Associates, Inc., dated 4/17/2023).

The plan results in the transfer of approximately 105,656 square feet of land from Lot 61 to Lot 700. Resulting Lot 61 will retain approximately 13.47 acres of land, while Lot 700 will contain approximately 10.43 acres of land in the open space (OS) and R-40 zoning districts. Lot 61 is currently developed with a cemetery, while Lot 700 contains a single-family residential structure. No new zoning nonconformities would result from the plan. The plan creates no new development lots. The plan is available in the Planning Department for review.

Unless the plan is recorded in the town Land Evidence Records within 90 days of the date of approval, the approval is void.

In considering my decision I have made the following findings as required in section 403:

1. The subdivision is consistent with the Comprehensive Plan.
2. The proposed subdivision is in compliance with the Middletown Zoning Ordinance.
3. There will be no significant negative environmental impacts.
4. The subdivision will not result in the creation of lots with constraints to development.
5. All lots shall have adequate and permanent access to a public street.

RECORDED: May 18, 2023 10:02A
DOC #: 00000780
RECEIPT #: 66939
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

Ronald M. Wolanski, AICP
Town Planner/Administrative Officer

Cc: Town Clerk