



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: August 2, 2023

Re: Administrative Subdivision – Kenneth & Reine Bitting and Robert & Linda Gentry, properties located at 317 Brown's Lane and 1 Algonquin Dr., Plat 105, Lots 8 & 225


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 Principe Company Inc., dated June 26, 2023).

The plan results in the transfer of approximately 981 square feet of land from Lot 225 to Lot 8. Both properties are currently developed with single-family residential uses. The lots will continue to meet the minimum lot area requirement of the R-10 zoning district. The existing structure on Lot 225 does not meet the front yard setback requirement. This condition is preexisting and will not be altered as a result of the plan. 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.



Ronald M. Wolanski, AICP
Town Planner/Administrative Officer

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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

Cc: Town Clerk