



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: October 23, 2023

Re: Administrative Subdivision – Paul J. & Amy E. Murphy, properties located at 226 Reservoir Rd., Assessor's Plat 121NW, Lots 52 & 52A

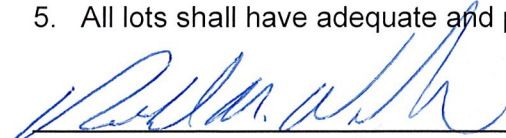
In accordance with section 405.C.1 of the Middletown *Rules and Regulations Regarding the Subdivision and Development of Land* I am hereby notifying the Board of the action I have taken as the Administrative Officer to approve the above referenced administrative subdivision plan (plan by MJ Gaston & Associates, LLC, dated October 18, 2023).

The plan results in the merger of two nonconforming lots, resulting in a lot with an area of approximately 7,260.69 square feet in the R-10 zoning district. 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

Cc: Town Clerk

RECORDED: Oct 23, 2023 01:24P
DOC #: 00001791
RECEIPT #: 68246
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI