



**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: March 18, 2024

Re: Administrative Subdivision – Timothy Barrow & Voltealo, LLC, properties located at 2 Wedgewood Drive and 260 Valley Road, Plat 114, Lots 4B, 254

---

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 Canavan & Associates Construction Surveying, Inc., dated February 28, 2024).

The plan results in the transfer of approximately 4,768 square feet of land from Lot 4B to be added to Lot 254. Both parcels are located in the R-20 zoning district. Lot 4B would retain 20,232 sq.ft. of land, while Lot 254, an existing nonconforming lot, would increase in lot area to 15,075 sq.ft. No new zoning nonconformities would be created. 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

RECORDED: Mar 19, 2024 08:46A  
DOC #: 00000416  
RECEIPT #: 69287  
WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI

Cc: Town Clerk