



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: William J. Nash, Jr., Vice Chair
Planning Board members

From: Ron Wolanski, Town Planner

Date: April 30, 2024

Re: Administrative Subdivision – Suzanne Gleason, properties located at 475 Green End Ave., Plat 114, Lots 183 & 184

In accordance with section 405.C.1 of the Middletown *Rules and Regulations Regarding the Subdivision and Development of Land (Regulations)* 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 Northeast Engineers & Consultants, Inc., dated April 23, 2024).

The plan results in the merger of lots 183 & 184 on plat 114. The property is currently developed with a single-family residential dwelling and outbuildings. The resulting lot, which will have 10,210 sq.ft. of land, will continue to be nonconforming for the minimum lot area and street frontage requirements of the R-20 zoning district. The plan results in a reduction in the extent of nonconformity, and 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 404 of the Regulations:

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