



Town of Middletown
Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

Administrative Subdivision Plan Approval

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: March 8, 2021

Re: Administrative Subdivision – Kristin M. Zekis, 172 Allston Ave., Plat 116NE, Lots 28A & 38A

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 Land Development Engineering & Consulting, LLC, dated November 24, 2020, revised 12/9/2020).

The plan results in the merger of the two subject parcels, with the resulting parcel containing 6,878 sq.ft. of land in the R-10 zoning district. Though the resulting lot will continue to be nonconforming for lot area and street frontage, 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.

Cc: Town Clerk