



**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., Chair  
Planning Board members

From: Ron Wolanski, Town Planner

Date: May 17, 2024

Re: Administrative Subdivision – Emily A. Ferris Trust & Andrade Family Trust , properties located at 1508 & 1516 Wapping Road, Plat 125, Lots 98 & 99

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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 Mount Hope Engineering, Inc., dated revised May 2, 2024).

The plan results in the transfer of approximately 1,427 square feet of land from Lot 99 to Lot 98 on plat 125. The properties are currently developed with single-family residential dwellings and outbuildings. Lot 98 will contain 14,005 square feet, and Lot 99 will contain 17,172 square feet of land, both in the R-60 zoning district. Both lots will continue to be nonconforming for the minimum lot area, street frontage, and building setback requirements of the R-60 zoning district. The applicant and owner of Lot 99 sought and was granted variance relief by the Zoning Board of Review to allow a reduction in lot area and side building setback that result from this subdivision 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

RECORDED: May 20, 2024 09:21A  
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WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI

Cc: Town Clerk