



Town of Middletown Planning Department

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

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: March 22, 2021

Re: Application of Regal, LLC and The James H. Clausen Revocable Trust for Final Plan approval of a three-lot minor subdivision of property fronting on Valley Rd., Plat 107NE, Lot 402.

The applicant is requesting Final Plan approval for a 3-lot subdivision of approximately 8.3 acres of land fronting on Valley Rd. in the limited business, traffic sensitive (LBA) zoning district. The plan would divide the property into three lots, each containing in excess of the minimum required lot area of 20,000 sq.ft. The required minimum street frontage is provided along Valley Rd. The resulting parcels would be served by public water and sewer extended from Woolsey Road. No development of the property is proposed at this time. The Preliminary Plan was approved by the Planning Board on August 12, 2020 (decision attached). The conditions of the preliminary approval have been satisfied.

The Final Plan application was certified complete on March 22, 2021, therefore the Board must approve, approve with conditions, or deny the application by May 26, 2021 (65 days from certificate of completeness).

Required findings (Subdivision rules and regulations section 403)

The following is a list of the required findings the Board must make in approving a subdivision. The Board should make its own conclusions as to the consistency of the plan with these findings.

1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
2. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance;
3. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions of approval;
4. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans;
5. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

Please contact me with any questions regarding this matter.

Cc: Applicant