



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

350 East Main Road, Middletown, RI 02842  
(401) 849-4027 | MiddletownRI.com

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### Administrative Subdivision Plan Approval

To: William J. Nash, Jr., Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: July 16, 2024

Re: Administrative Subdivision – Marks Family Trust & Town of Middletown, properties located at 351 & 361 East Main Rd., Plat 113, Lots 22 & 23

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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 Crossman Engineering, dated May 28, 2024).

The plan results in the transfer of approximately 54,911 sq.ft. of land from lot 22 to lot 23. Lot 22 is currently developed with a two-family residential dwelling and outbuildings. The resulting lot 22, which will have 22,649 sq.ft. of land, does not meet the minimum lot size for a two-family dwelling in the R-20 zoning district. As such, a note is included on the plan stating that one of the dwelling units must be eliminated. Also, an existing shed on Lot 23 does not meet setback requirements from the new lot line separating lots 22 and 23. A note indicating that the shed must be removed or relocated is also included on the plan. Subject to the above requirements being addressed, there are no new zoning nonconformities created as a result of 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

Cc: Town Clerk