



**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: September 6, 2024

Re: Administrative Subdivision – John Joven, properties located at 109 Tuckerman Ave. & 138 Esplanade, Assessor's Plat 116NE, Lots 119 & 121

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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 Planning Board of the action I have taken as the Administrative Officer to approve the above referenced administrative subdivision plan (plan by MJ Gaston & Associates, LLC, dated January 16, 2023).

The plan results in the transfer of approximately 649.65 sq.ft. of land from Lot 119 to Lot 121. Both lots are, and will continue to be nonconforming for lot area and street frontage in the R-10 zoning district. The applicant requested and was granted the necessary zoning relief by the Zoning Board of Review to allow the increase in the nonconformity of lot 119. 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 as a result of granted zoning relief.
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