

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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MIDDLETOWN
Rhode Island

Administrative Subdivision Plan Approval

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

From: Ron Wolanski, Town Planner

Date: October 28, 2024

Re: Administrative Subdivision – Michael J. & Mary P. Behan, properties located at 1350 Green End Ave. and Riverview Ave., Plat 125, Lots 112 & 113

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 Land Development Engineering & Consulting, LLC, dated October 25, 2024).

The plan results in the transfer of approximately 17,484 square feet of land from Lot 112 to Lot 113 on plat 125. Lot 113 is currently developed with single-family residential dwellings and outbuildings. Lot 112 is undeveloped. Lot 112 will contain 109,203 square feet, and Lot 113 will contain 41,030 square feet of land, both in the R-60 zoning district. Lot 113, while increasing in size, will continue to be nonconforming for the minimum lot area requirement of the R-60 zoning district. This is a preexisting legal nonconformity. Lot 112 will continue to be a conforming lot. 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: Oct 29, 2024 08:30A
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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

Cc: Town Clerk