

TO: Middletown Town Council  
FROM: Residents of 2, 3, 4, 5, 6, and 7 Toni-Lynn Terrace and 278 Reservoir Road  
SUBJ: High Density Land Use Designation  
DATE: March 31, 2021

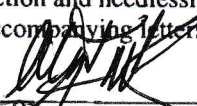
We, the undersigned residents of Toni-Lynn Terrace and 278 Reservoir Road, submit this petition to the Middletown Town Council to request that the High Density Future Land Use designation proposed for our properties be instead changed to Medium Density. All lots noted above measure at least 20,000 ft<sup>2</sup> except for 278 Reservoir Road, which measures over 30,000 ft<sup>2</sup>. We believe that these properties should be designated as Medium Density to more accurately reflect the size and character of the lots. We understand that this change to the Middletown Comprehensive Community Plan (CCP) is being done to allow the Plan to consistently agree with the zoning designations. However, our current zoning designation was set at R-10 prior to the Toni-Lynn subdivision's development and lot sale. Even though we are designated as R-10, in reality we conform to and qualify for the R-20 zoning by definition. Property owners have worked hard to maintain the open space and natural character of this neighborhood by maintaining the R-20 dimensional requirements and our historic stone walls. We believe that the Town should recognize and respect that by assigning the Toni-Lynn Terrace a Medium Density Future Land Use designation.


The elevation of Toni-Lynn Terrace is above the Newport Water Department's water tank. Sitting at a higher elevation than the tank reduces water pressure and volume to the homes and for the single fire hydrant that services the entire neighborhood. If more compact development is allowed it would further degrade our overburdened water service and adversely affect the Fire Department's ability to provide fire protection for the neighborhood. Degraded fire protection poses a serious safety risk that would be worsened by allowing denser development on Toni-Lynn Terrace. We believe that changing Future Land Use from Low Density to High Density in the CCP will be detrimental to current and future residents of the neighborhood.


High Density Land Use is defined in the Comprehensive Community Plan as follows:

**"High Density** An average density of four dwelling units per acre or more will be found in most high density residential areas. Such high density areas are presently zoned R-10 (10,000 sf lots), RM (Residential Multi-family) or MT (Mobile Trailer) in Middletown. High density residential includes areas devoted to multi-family housing, duplexes or single family housing on lots generally one third of an acre or less and mobile home parks. The town no longer allows multi-family by right, and as a result, any application would require a special use permit. The majority of high density residential development can be found in Middletown's west side. The purpose of high density residential areas is to provide central, built-up areas of town that are convenient to shopping areas and make more efficient use of land. Benefits associated with high density residential development include less cost per capita for the installation of infrastructure, including roads and utilities, less cost per capita for the delivery of government and emergency services, and the social benefits of living in a neighborhood environment." CCP Page IX-9

Toni-Lynn Terrace does not match the High Density Land Use description. We believe it makes more sense to assign it to Medium Density Land Use. A High Density Land Use designation needlessly introduces risk associated with fire protection and needlessly changes the character of neighborhood. Thank you for your consideration of our petition and the accompanying letters and maps.

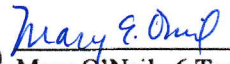
  
Alyson Novick 278 Reservoir Road

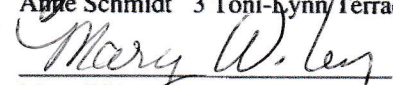
  
Robert Novick 278 Reservoir Road

  
Nick Pasyanos 2 Toni-Lynn Terrace

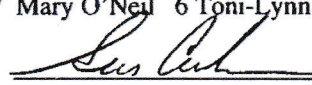
  
Anne Schmidt 3 Toni-Lynn Terrace

  
Craig Schmidt 3 Toni-Lynn Terrace

  
Mary O'Neil 6 Toni-Lynn Terrace

  
Mary Wiley 4 Toni-Lynn Terrace

  
Sam Wiley 4 Toni-Lynn Terrace

  
Susan Cweika 7 Toni-Lynn Terrace

  
Christine Fagan 5 Toni-Lynn Terrace

  
Stephen Fagan 5 Toni-Lynn Terrace