



Town of Middletown Planning Department

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

Administrative Subdivision Plan Approval

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: July 27, 2021

Re: Administrative Subdivision – Theresa M. Spengler & Silveira Irrevocable Trust, property located at, and abutting 1111 Wapping Rd., Plat 128, Lots 74 & 201

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 Board of the action I have taken as the Administrative Officer to approve the above referenced administrative subdivision plan (plan by Principe Company, Inc., dated 7/12/2021).

The plan results in the transfer of approximately 48,595 sq.ft. of land from lot 201 to lot 74. No new zoning nonconformities would result from 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 403:

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.

Cc: Town Clerk

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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI