



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

Notice of Planning Board Decision

To: Applicant

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: June 13, 2022

Re: Request of Thomas Welch for Final Plan approval of a 2-lot minor subdivision. Property located at 536 Mitchell's Lane, and also fronting on Fayal Lane, Assessor's Plat 124, Lot 19.

During its meeting of June 8, 2022, the Planning Board voted 7-0-0 to grant Final Plan approval for the above referenced subdivision application (plan dated May 16, 2022 by Northeast Engineers & Consultants, Inc.) subject to the following findings and condition of approval.

Condition of approval:

1. Prior to certificate of occupancy for new construction on proposed Lot 2, the proposed 10-foot-wide drainage easement depicted on the approved plan and referenced in note 11 on the plan shall be recorded in the Middletown Land Evidence Records.

As part of its decision the Board made the following positive findings regarding the proposal as conditioned above:

1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
2. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance;
3. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions of approval;
4. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans;
5. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

The Final Plan mylar must be submitted to the Planning Department for endorsement and must be recorded in the Middletown Land Evidence Records within 90 days of the Final Plan approval.



Paul A. Croce, Chair
Middletown Planning Board

cc. Town Clerk
Building Inspector

RECORDED: Jun 16, 2022 01:33P
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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI