



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

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

To: Paul A. Croce, Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: October 27, 2022

Re: Request of the Town Council for review and recommendation on a request of Paul Thibeault, 34 Namquid Drive, Plat 105, Lot 175, for abandonment of a portion of Northam Lane, an unimproved right-of-way.

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Attached is a copy of the above referenced request from a resident to abandon a portion of Northam Lane, an unimproved street right-of-way. In addition to the information provided by the petitioner, I am providing an aerial photo which depicts the wider area.

Please note that property to the north of the subject right-of-way was subdivided and developed after the creation of Northam Lane, but that development did not incorporate this pre-existing right-of-way. All properties to the north, south and east of the right-of-way are currently developed, and do not use it for access.

It appears that many properties to the north have incorporated portions of the right-of-way area abutting their lots into their back yards. There appears to be no other potential public use for the portion of the right-of-way abutting and to the east of the petitioner's property. It appears that there are no existing utilities in this area. Given the lack of current or potential future public use, there appears to be limited value to the town in retaining this area as a public right-of-way. Even though this area extends beyond the limited area requested for abandonment by the petitioner, the Board should consider recommending that the entire right-of-way abutting and to the east of the petitioner's property be abandoned.

The portion of the Northam Lane right-of-way that extends to the west from the petitioner's property to Brown's Lane does contain sewer, and perhaps other utility lines. The Roads & Utilities Advisory Committee is also reviewing the petition and will be able to advise the Town Council accordingly. Also, on one of the maps provided by the petitioner, it appears that a portion of the right-of-way of Namquid Drive is identified as part of the request for abandonment, but this is not referenced in the written request. The Board should consider advising against the abandonment of these areas of Namquid and Northam Ln rights-of-way to the west of the petitioner's property.

Please contact me with any questions.

cc. Town Administrator  
Town Engineer  
DPW Director

Middletown Town Hall  
350 East Main Road  
Middletown, Ri 02842

Attention: Middletown Town Council

RE: Petition for the Abandonment of Land known as "Northam Lane" (paper road) on Lot 175 – Plat 105

Mr. President and Town Council Members

I, Paul Thibeault, present this petition to the Town of Middletown's Town Council requesting the Abandonment of Land known as Northam Lane (paper road) on the South side of lot 175 – Plat 105. I have included documents of lot 175 – plat 105 highlighting the petitioned area of abandonment.

I, Paul Thibeault, have lived at this address since 1990 and owned the home at 34 Namquid Drive since 1993. I bought the home from my father in 1993. My mother and father bought the home in 1976 and raised nine (Middletown Islander) children. A Thibeault has lived at 34 Namquid Drive for over 45 years and still going.

I present for consideration in your review of our petition this information. Per the Town lot map – lot 175 at 34 Namquid Drive is 8,995.1sf – or - .206 acres. In preparing this petition for presenting to the Town Council I found that I have been paying taxes since 2001 on my lot 175 for .38 acres or 16,553sf. This may be due to the care I have provided to the land over the years I have lived here at 34 Namquid Drive. I include this information at this time as it may be relevant in your decision process.

The lot at 34 Namquid Drive is zoned R10. Due to the lot being on the curved section of Namquid Drive; this configuration makes it a "legal" non-conforming lot or parcel. As shown in one of the included documents the originally constructed house does meet any of the R10 zoning setback envelope requirements.

I express my appreciation and thanks to all Town Council members for your time to review my petition.

Respectfully,

Paul Thibeault  
34 Namquid Drive  
Middletown, RI



Riverview Building Supply

Brown's Lane Plaza Shopping

NORTHAM  
PLAZA  
LANE

Osorio Painting

NORTHAM  
PLAZA  
LANE

Squamish Dr

Nameuld Dr

34 Nameuld Dr

Nameuld Dr



34 Namquid Dr

Namquid Dr

Namquid Dr

Goog



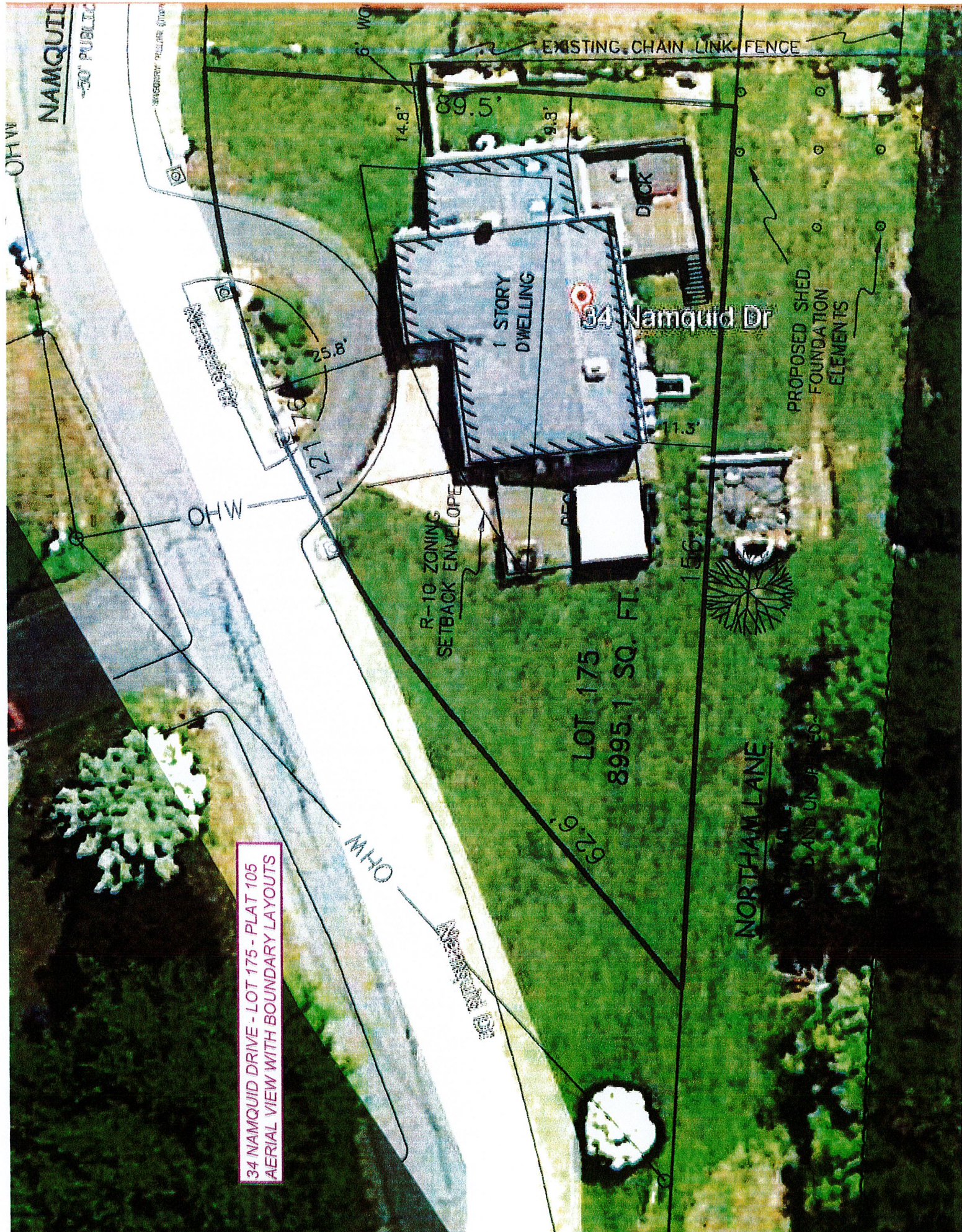
34 Namquid Dr

34 NAMQUID DRIVE - LOT 175 - PLAT 105  
AERIAL VIEW

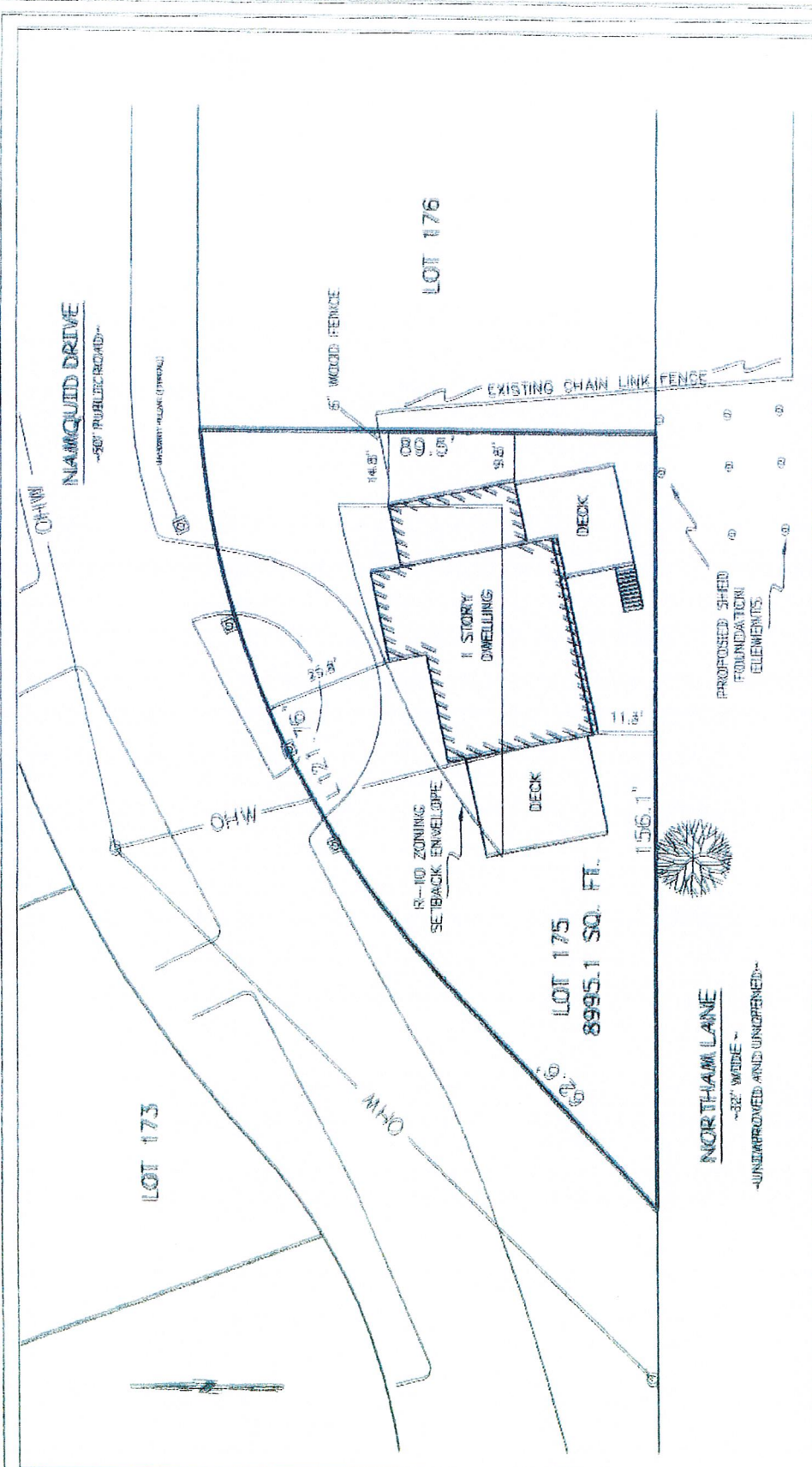
Namquid Dr

Namquid Dr

34 NAMQUID DRIVE - LOT 175 - PLAT 105  
AERIAL VIEW WITH BOUNDARY LAYOUTS







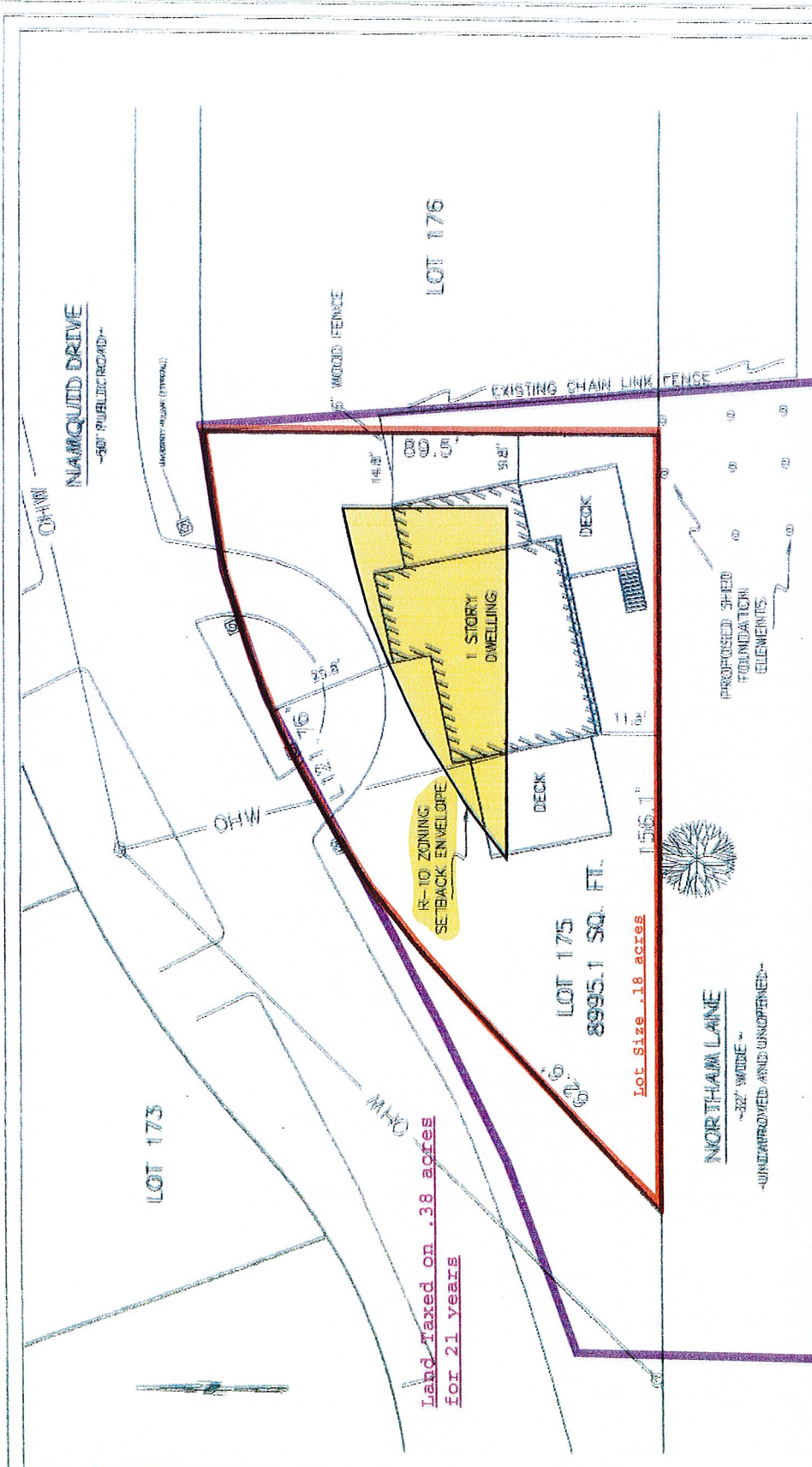
PLAN PREPARED BY:  
 MARC S. THAYER, RIPLS #1889  
 12 COLUMBIA ROAD  
 MIDDLETOWN, RI  
 401-846-0738  
 APRIL 8, 2009

**PLOT PLAN**  
 34 NAMQUID DRIVE,  
 MIDDLETOWN, RI  
 AP 105 LOT 175  
 PAUL & SHARON  
 THIBEAULT, OWNERS  
 PLAN SCALE 1" = 30'

YARD DIMENSIONS REQUIRED BY TOWN ZONING REGULATIONS  
 SECTION 60.3--RTO ZONE  
 SETBACKS: FRONT 25' ~SIDE 15' ~REAR 30'  
 MAX. HEIGHT: PRINL 35' ACC. 15'  
 MAX % LOT COVERAGE PRINC. & ACC. BLDG~20% CURRENT @  
 THIS LOT: 18.4% EXCLD. DECK

NOTE:  
 PLAN PREPARED FROM AN ON-THE-GROUND FIELD SURVEY THAT MEETS THE TECHNICAL STANDARDS FOR A CLASS 1 SURVEY AS ADOPTED BY THE RI BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS. HOWEVER, THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONFORM TO THOSE STANDARDS.

*Marc S. Thayer*  
 MARC S. THAYER, RIPLS DATE



Land Taxed on .38 acres  
for 21 years

LOT 175  
8995.1 SQ. FT.  
Lot Size .18 acres

**YARD DIMENSIONS REQUIRED BY TOWN ZONING REGULATIONS**  
 SECTION 603--R10 ZONE  
 SETBACKS: FRONT 25' ~SIDE 15' ~REAR 30'  
 MAX. HEIGHT: PRIN. 35' ACC. 15'  
 MAX % LOT COVERAGE PRINC. & ACC. BLDG~20% CURRENT @  
 THIS LOT: 18.4% EXCLD. DECK

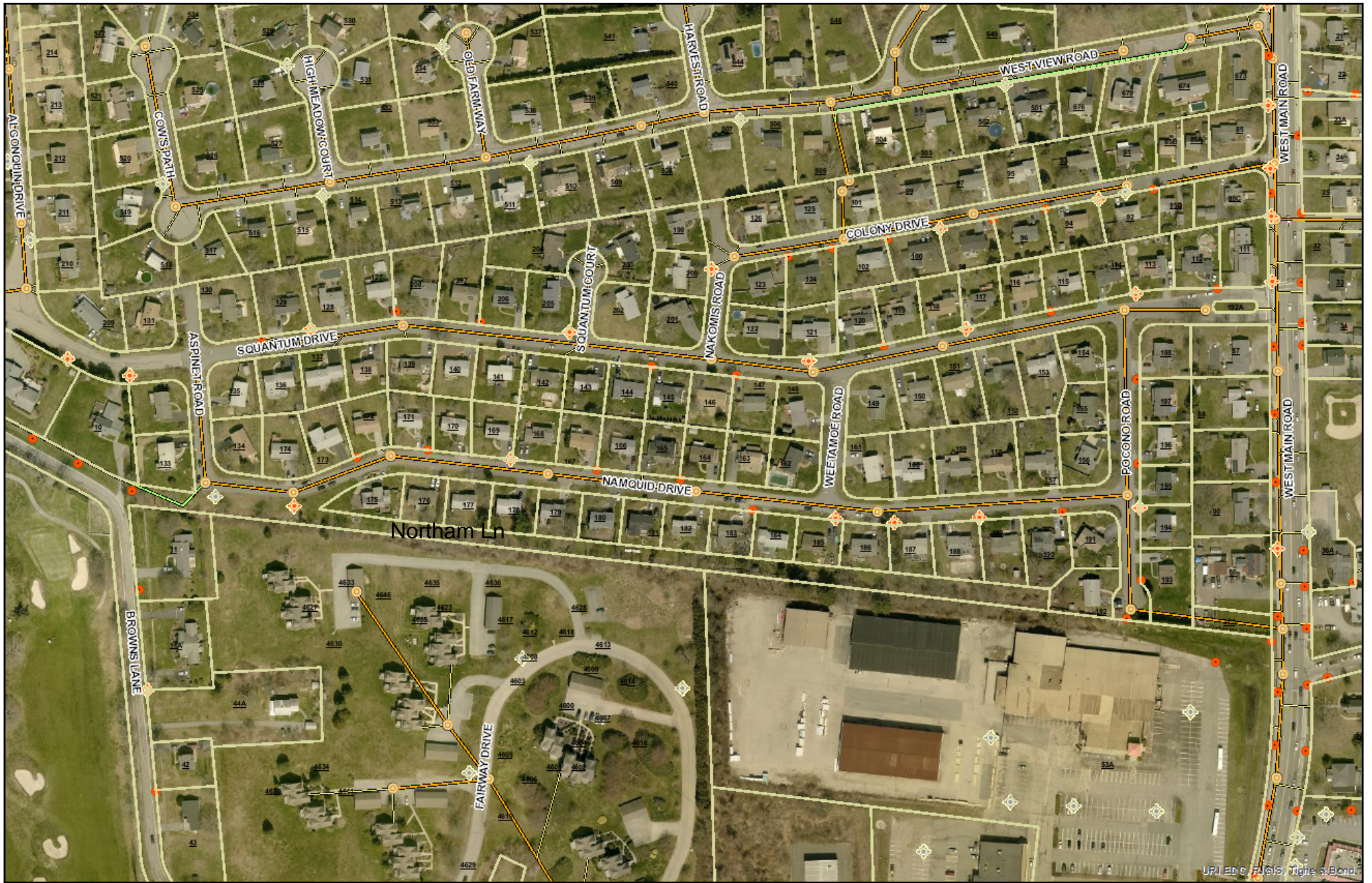
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*Marc S. Thayer*  
 MARC S. THAYER, RIPLS DATE





## Northam Lane

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

10/27/2022 11:56:10 AM

Scale: 1"=250'

Scale is approximate

