



**MIDDLETOWN**  
Rhode Island

**PLANNING DEPARTMENT**

**TOWN OF MIDDLETOWN**

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

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**Notice of Planning Board Decision**

To: Applicant  
From: Paul A. Croce, Chairman  
Middletown Planning Board  
Date: December 16, 2022  
Re: Application of Robert Reed, Jr. & Jonna Reed for Preliminary Plan approval of a 2-lot minor subdivision of land. Property located at 74 Honeyman Ave., Plat 114, Lot 503

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During its meeting of December 14, 2022, the Planning Board voted 5-0-0 to grant Preliminary Plan approval for the above referenced subdivision application (plan revised October 13, 2022 by M.J. Gaston and Associates, LLC) subject to the following findings and conditions of approval.

**Conditions of approval:**


1. At the time of development on each lot the developer will be required to comply with all applicable provisions of the town's construction site runoff and erosion control ordinance (Town Code chapter 151) and the storm water management ordinance (chapter 153). Prior to Final Plan approval a note to this effect must be added to the plan.
2. The new building lot, Parcel B, will be subject to the Town's development impact fees ordinance, Town Code Chapter 150. Prior to Final Plan approval a note to this effect must be provided on the plan.
3. Prior to Final Plan approval all proposed utilities, including the location of existing and proposed wells and sewer connections, shall be provided, either on the subdivision survey plan or on a separate sheet.
4. Prior to Final Plan approval the applicant must seek and be granted the required relief from certain dimensional requirements of the Middletown Zoning Ordinance. A copy of the recorded decision of the Zoning Board of Review shall be provided to the Town Planner.
5. At the time of construction of the new driveways and removal of the existing driveway, the existing driveway stormwater drain shall be properly abandoned, subject to the approval of the Building/Zoning Official.

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 conditions of approval must be satisfied, and the Final Plan application submitted to the Planning Board for consideration.



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Paul A. Croce, Chair  
Middletown Planning Board

cc. Town Clerk  
Building Inspector

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