



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: April 3, 2023

Re: Request of the Town Council for review and recommendation on a request of Tucker Holmes and Amanda McKelvey, owners of property at 161 Briarwood Ave., Plat 116NE, Lot 52, for abandonment of a portion of St. Georges Ave., an unimproved right-of-way.

Attached is a copy of the above referenced request from a resident to abandon a portion of St. George's Ave., an unimproved street right-of-way. The Town Council has requested that the request be reviewed by the Planning Board as well as the Roads & Utilities Advisory Committee and that recommendations be provided. Once the committee reviews are complete, and if the petitioner decides to proceed with the request, title research must be completed to confirm ownership of the right-of-way. If the Town Council agrees to proceed with consideration of the request, a public hearing will be held, with notice provided to abutting property owners.

Regarding the right-of-way, a Planning Board site visit was conducted on March 28th. Based on this and review of GIS data and aerial photos:

- It appears that several properties have incorporated portions of the right-of-way area abutting their lots into their back yards.
- In some cases abutting property owners may be using the right of way area to access the rear portions of their properties, either over grass or gravel driveways within the right-of-way. This was noted by an abutting property owner during a recent Town Council meeting when it received the abandonment request.
- Parking of vehicles on a portion of the right-of-way is apparent.
- There appears to be no other public use of the right-of-way at this time.
- Based in GIS data it appears that there are no existing public utilities located in the portion of right-of-way proposed for abandonment. This will be confirmed with review by the Roads & Utilities Committee.
- All lots with frontage on this portion of the right-of-way also have frontage and access from constructed public streets.

The Board should consider the above information as it formulates its recommendation on the abandonment request. Please contact me with any questions.

cc. Town Administrator
Town Engineer
DPW Director

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Middletown Town Council
Middletown Town Hall
350 E Main Road
Middletown, RI 02842

March 13, 2023

Dear Town Council,

We are writing to express our concern about the unused land located adjacent to our property currently known as St. George's Avenue paper road. We would like the town to consider abandoning this land and allow us to put privets on it so that we can keep our dog safely contained in the yard. Our proposal would be to divide St. George's Avenue down the middle and allow all abutting properties to claim responsibility for their portion of the paper road. Included is an image demonstrating the street divided in half and our plans to put the privets in. Furthermore, if abutting neighbors are unwilling to claim their respective parcels, we are willing to claim and maintain those areas.

As a resident of Wolcott Avenue for 30 years, I do not believe that the property has been used to its fullest extent. While we understand that there may be concerns regarding the abandonment of this land, we feel that it is currently serving no purpose and as it stands, the land is overgrown with weeds and is currently not maintained. Additionally, we have noticed that some of our neighbors are already using the land as part of their backyard space or as a gravel driveway, without paying any taxes on it.

Moreover, we have observed that there are several trees growing on the paper road that have had large branches fall during past storms. By allowing us to take ownership of the road, the town will no longer be liable for any trees falling on surrounding property. This will ensure the safety of the neighborhood and also reduce the town's liability.

3/14/2023


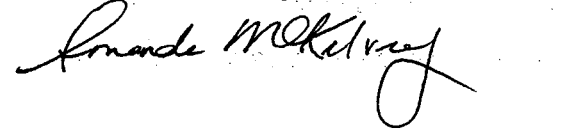
By allowing us to put privets on this land, we will be able to keep our dog safe and contained in our yard. We will also take care of the land and ensure that it is well maintained, which will benefit the entire community.

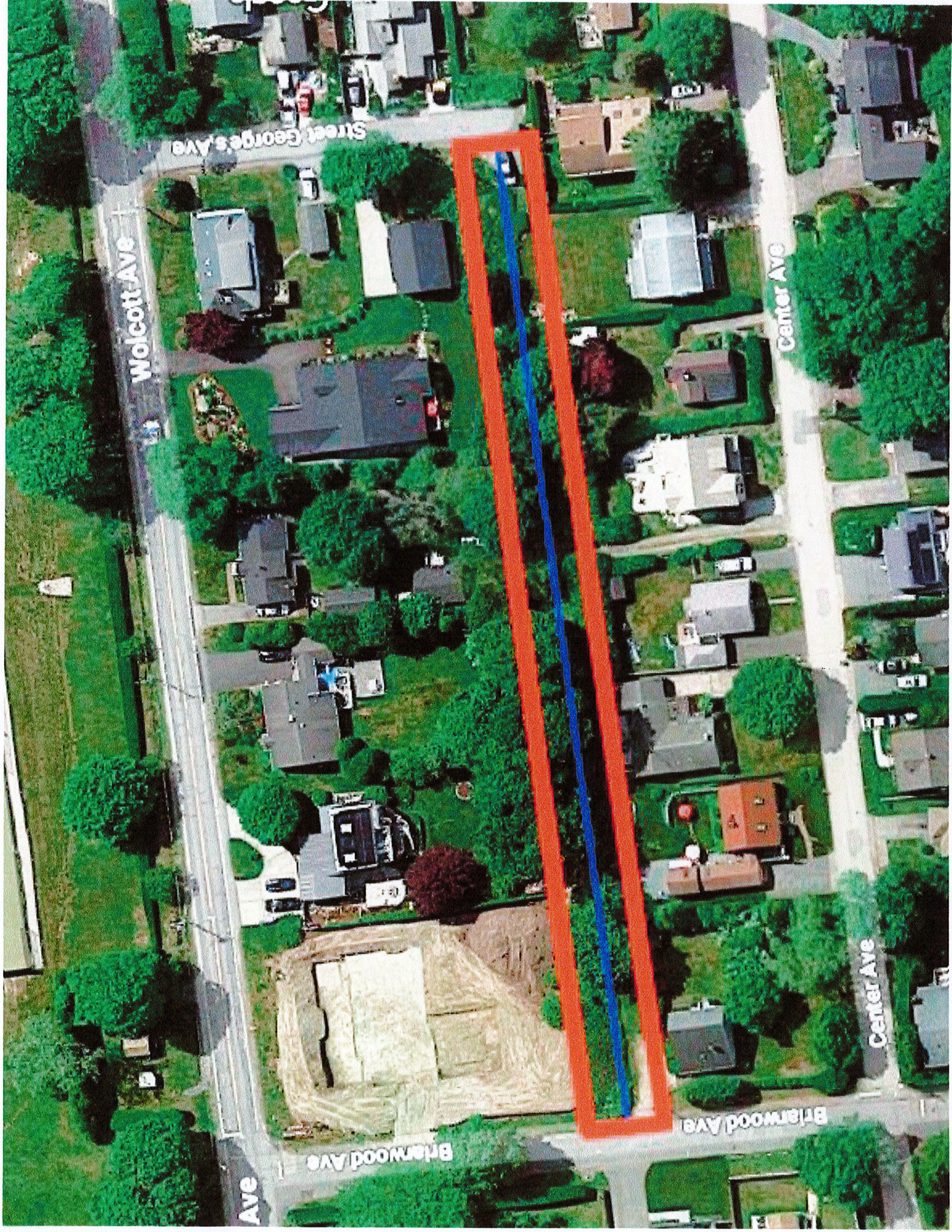
We hope that you will consider our request to abandon this land and allow us to claim it. We believe that this will be a win-win situation for both us and the town.

Thank you for your attention to this matter.

Sincerely,

Tucker Holmes and Amanda McKelvey



Wolcott Ave

Street Georges Ave

Center Ave

Center Ave

Briarwood Ave

Briarwood Ave

Ave



