



**MIDDLETOWN**  
Rhode Island

**PLANNING DEPARTMENT**

**TOWN OF MIDDLETOWN**

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

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**Administrative Subdivision Plan Approval**

To: Paul A. Croce, Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: April 20, 2023

Re: Administrative Subdivision – Stephen Faria, property located at 595 Aquidneck Ave.,  
Plat 114, Lots 216 & 217

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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 Mount Hope Engineering, Inc., dated March 30, 2023).

The plan results in the merger of the two subject lots resulting in a lot with lot area of 23,516 square feet in the R-20A zoning district. The property is currently developed with a residential and pre-existing nonconforming commercial use. 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.

Ronald M. Wolanski, AICP  
Town Planner/Administrative Officer

RECORDED: Apr 20, 2023 09:46A  
DOC #: 00000594  
RECEIPT #: 66660  
WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI

Cc: Town Clerk