



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

Notice of Planning Board Decision

To: Applicant
From: Paul A. Croce, Chairman
Middletown Planning Board
Date: August 14, 2020
Re: Application of Regal, LLC and The James H. Clausen Revocable Trust for Preliminary Plan approval of a three-lot minor subdivision of property fronting on Valley Rd., Plat 107NE, Lot 402

During its meeting of August 12, 2020 the Planning Board voted unanimously to grant Preliminary Plan approval for the above referenced subdivision application based on plans by Northeast Engineers & Consultants, Inc., dated June 17, 2020 subject to the following conditions:

1. Prior to Final Plan approval the plan shall be revised to eliminate the portion of proposed Parcel B located between the end of Bristol Rd. and proposed Parcel A, as depicted on the plan revised June 17, 2020. This area should be included as part of Parcel A so that Parcel A directly abuts the end of Bristol Rd.
2. Prior to Final Plan approval the plan shall be revised to include notes indicating that proposed sewer lines along Ludlow Rd. and Bristol Rd intended to serve the proposed lots will be private from their connection with the existing sewer main in Woolsey Rd. to the subject lots.
3. Prior to Final Plan approval the applicant must secure RIDEM wetland edge verification for all wetlands on the property and confirm the resulting developable land area for each of the proposed lots.

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.



Paul A. Croce, Chair
Middletown Planning Board

cc. Town Clerk
Building Inspector