



## Town of Middletown Planning Department

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

### Notice of Planning Board Decision

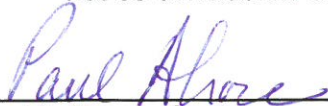
To: Applicant  
From: Paul A. Croce, Chairman  
Middletown Planning Board  
Date: April 16, 2021  
Re: Application of Regal, LLC and The James H. Clausen Revocable Trust for Final Plan approval of a three-lot minor subdivision of property fronting on Valley Rd., Plat 107NE, Lot 402

During its meeting of April 14, 2021 the Planning Board voted unanimously to grant Final Plan approval for the above referenced subdivision application based on plans by Northeast Engineers & Consultants, Inc., dated March 11, 2021 subject to the following condition:

1. Prior to recording, the labels for proposed parcels A, B & C on drawing L-4 of the plan set shall be revised to be consistent with the labeling as shown on the cover sheet.

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.

  
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Paul A. Croce, Chair  
Middletown Planning Board

cc. Town Clerk  
Building Inspector

RECORDED: Apr 20, 2021 12:49P  
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RECEIPT #: 60822  
WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI

