

**ADDENDA to SOUTH KINGSTOWN  
COMPREHENSIVE COMMUNITY PLAN**

**ADOPTED JULY 1992 with Amendments 09/26/94; 10/13/94; 12/11/95**

Attached are the Amendments adopted by the Town Council since 1995:

- 05/28/96 Avery-Storti Funeral Home Zone Change
- 10/28/96 Element I - Goals and Policies Element  
Element IX - Implementation Element
- 03/10/97 Element VI - Services and Facilities Element
- 10/06/97 Element I - Goals and Policies Element  
Element IX - Implementation Element
- 02/02/98 Element II - Land Use Element
- 02/24/99 Element II - Land Use  
Element III Element -
- 07/24/00 Element II - Land Use Element (Land Use Plan Map)
- 07/23/01 Element II - Land Use Element
- 04/08/02 Element II - Land Use Element (Land Use Plan Map  
- Kingstown Road Detail)
- 12/16/03 Element II — Land Use Element, Special Management  
District, Section FA (2)
- 3/27/06 Element II - Land Use Element (Land Use Plan Map)
- 10/9/07 Element I — Goals and Policies Element  
Element IX — Implementation Element
- 4/28/08 Element II - Land Use Element (Land Use Plan Map)
- 6/23/08 Element II - Land Use Element (Land Use Plan Map)
- 12/8/08 Element II - Land Use Element (Land Use Plan Map)



# Town of South Kingstown, R.I.

## TOWN CLERK'S OFFICE

CLERK OF THE TOWN COUNCIL AND PROBATE COURT

Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton

Town Clerk & Probate Clerk

401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 28th day of May A.D., 1996, at 7:30PM.

PRESENT: Anna F. Prager, President  
Christopher H. Little, Vice-President  
Gary L. Chapman  
Barbara Anne Hackey

VOTED: that an amendment be granted to the Comprehensive Community Plan for property located on Columbia Street, Wakefield, RI, and designated as Assessor's Map 57-1, Lot # 27 and 35, approximately 63,625 square feet, amending said property from a classification of Medium High Density Residential to Commercial Downtown Wakefield; application by Avery-Storti Funeral Home, Inc., by Peter J. Storti, 88 Columbia Street, Wakefield, RI 02879; said amendment is granted in accordance with Exhibit 1 attached hereto.

A TRUE COPY

ATTEST:

Dale S. Holberton  
Town Clerk

## EXHIBIT 1

### Comprehensive Plan Amendment

VOTED: to approve an amendment to the Land Use Plan Map of the Comprehensive Community Plan for property located on Columbia Street, Wakefield, RI and designated as Lots 27 and 35 on Assessor's Map 57-1, approximately 63,625 square feet in area, from a designation of Medium High Density Residential to Commercial - Downtown Wakefield; application by Avery-Storti Funeral Home, Inc. and Peter J. Storti; based upon the following:

#### FINDINGS OF FACT

1. The Town Council held a public hearing on the proposed amendment to the Comprehensive Plan on May 20, 1996 as required by the Comprehensive Planning and Land Use Regulation Act, Title 45, Chapter 22.2 of the RIGL, and in accordance with the "Procedure for Amendments to the Comprehensive Plan" as adopted by the Town Council on January 9, 1996 and as adopted by the Planning Board on January 16, 1996;
2. The Planning Board also conducted a public hearing on the application for amendment to the Comprehensive Plan on March 26, 1996, as required above; and, in a letter dated May 3, 1996 to the Town Council, the Planning Board has indicated that it has approved the amendment to the Comprehensive Plan
3. The Town Council finds that the requested amendment to the Comprehensive Plan is generally consistent with the goals, findings, intent and other provisions of the Rhode Island Comprehensive Planning and Land Use Regulation Act;
4. The Town Council finds that the existing funeral home on Columbia Street is a pre-existing land use and is consistent with the intent and purpose of the Downtown Wakefield Commercial designation, and that an expansion of the property to permit additional off-street parking would be in the best interests of the Town by substantially reducing traffic congestion on Columbia Street during funerals;
5. The Town Council finds that the Comprehensive Plan supports the revitalization of Main Street and adjacent side streets through infill of vacant or underutilized land within the existing commercial areas of the Town, and that Columbia Street already contains several non-residential properties in the vicinity of the funeral home.



# Town of South Kingstown, R.I.

## TOWN CLERK'S OFFICE

CLERK OF THE TOWN COUNCIL AND PROBATE COURT

Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 28th day of October A.D., 1996, at 7:30PM.

PRESENT: Anna F. Prager, President  
Christopher H. Little, Vice-President  
Gary L. Chapman  
Barbara Anne Hackey

VOTED: to adopt amendments to the South Kingstown Comprehensive Community Plan relative to Element 1- Goals and Policies, and Element IX - Implementation as adopted by the Planning Board, said amendments develop a process for periodic review and updating of the Town's growth management policies and encourage citizen involvement in the process, as shown on Exhibit 1 attached hereto, and as follows:

1. To approve an amendment to Element I - Goals and Policies Element and to Element IX - Implementation Element of the Comprehensive Community Plan as identified as Exhibit 1 on the Agenda of the joint public hearing of the Planning Board and Town Council held on October 28, 1996; and,

### A. FINDINGS OF FACT

1. The Planning Board and Town Council conducted a joint public hearing on proposed amendments to the Comprehensive Plan on October 28, 1996 in accordance with the "Procedure for Amendments to the Comprehensive Plan" as adopted by the Town Council on January 9, 1996 and as adopted by the Planning Board on January 16, 1996;

2. The Planning Board finds that the proposed amendments to the Comprehensive Plan are generally consistent with the goals, findings, intent and other provisions of the Rhode Island Comprehensive Planning and Land Use Regulation Act;

3. The Board finds that the Comprehensive Plan identifies growth management as the primary issue that should be addressed in the Plan; and,

4. The Board finds that the proposed amendments will develop a process for periodic review and updating of the Town's growth management policies and will encourage citizen involvement in this process.

**B. CONDITIONS OF APPROVAL**

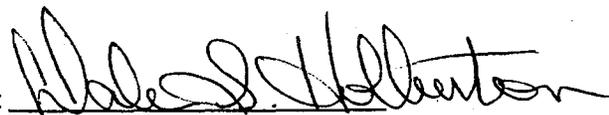
This Plan amendment shall not become effective for the purposes of guiding the State of Rhode Island or any of its agencies until it has been approved by the State of Rhode Island, in accordance with the manner prescribed in the Comprehensive Planning and Land Use Regulation Act, or pursuant to any rules and regulations adopted pursuant thereto; and,

This Plan amendment shall become effective for the purpose of conforming municipal land use decisions upon adoption by both the Planning Board and Town Council.

(Please see Exhibit 1 attached.)

A TRUE COPY

ATTEST:



Dale S. Holberton

Town Clerk

**1. GOALS AND POLICIES ELEMENT  
TOWN OF SOUTH KINGSTOWN, RI  
COMPREHENSIVE PLAN**

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A. Introduction

This element is a summary of the goals and policies which appear in each individual Element of the Plan. Each Element of this Plan is organized so as to present a statement of the goals, objectives and implementation action for each recommendation made within that element. For the purposes of this Comprehensive Plan the following definitions are used:

*A goal* represents the ends or results towards which the planning process is directed.

*A policy* is the course or method of action which direct the Town's decisions toward reaching the stated goal

*Implementation* is a specific action taken to carry out a policy.

B. Overall Goal of the Comprehensive Plan

The overall goal of the Comprehensive Plan is to create, maintain and improve a high quality of life for all the citizens of the Town.

C. Overall Goals of Each Element of the Comprehensive Plan

For a detailed discussion of the Goals and Policies of each element, refer to the individual sections.

Land Use: To promote orderly growth patterns based upon the natural, cultural and historic character of the Town, the land's suitability for use and the aspirations of its citizens.

Housing: To encourage a range of housing choices in order that the Town can continue to be home to a vital mix of people.

Economic Development To promote quality economic and employment opportunities while protecting the natural and cultural resources of the Town.

Natural Resources: To preserve, to protect and to enhance the Town's natural resources, many of which are not renewable.

Cultural Resources: To preserve, to protect and to enhance the Town's historic and cultural resources and to integrate these into planning for the future.

Services and Facilities: To provide the Town with basic public services and facilities in a prompt and efficient manner.

Open Space and Recreation: To encourage the provision of recreational services and facilities and the preservation of open spaces and natural habitats in order to enhance the physical and mental well-being of the Town's citizens.

Circulation: To integrate safe transportations modes in the Town without disrupting the aesthetic, environmental and cultural resources of the community.

D. Major Goals and Issues

This Comprehensive Plan establishes the most important goal facing the Town in the future as being the management of growth while maintaining the high quality of life in Town. Throughout the planning process, citizens of the Town, as voiced through the CPAC and as evidenced in public opinion questionnaires and surveys, have identified growth management as the primary issue that should be addressed in the Plan. Citizens of the Town believe that the Town's rate of residential and commercial growth over the past two decades exceeds the Town's ability to maintain a high quality of public services, facilities and other necessary infrastructure. This rate of growth is adversely affecting the rural character of the Town, its natural resources and the quality of life in the Town of South Kingstown.

The following major issues were identified by the CPAC, and endorsed by the Planning Board and Town Council, and underlie the policies and implementation measures of this Plan:

1. Control Development
2. Preserve Environmental Quality
3. Maintain the Identity of the Town
4. Create a Balanced Transportation System
5. Provide Housing Choice
6. Expand the Economic Base

There are of course many additional issues discussed in more detail throughout this Plan. However, the overall vision which has been identified during the planning process is of a future South Kingstown which maintains its identity as a small New England seaside community with a stable economy and high environmental quality. The Town wishes to avoid the suburbanization which has overcome many communities located on the outer fringes of metropolitan areas. It wants to continue to be an area offering economic opportunity and a wide range of housing options, but it does not want to encourage urban sprawl fostered by high-speed highways and suburban shopping centers.

## **E. Growth Management Policy**

*The policy statements provided herein are adopted as the Town's primary policies regarding the management of future growth and development in the Town. This growth management policy is based on the recognition that the Town's population will continue to grow, and that the Town will change as a result of growth. The policy is based on the idea that the Town can change for the better if the challenge of growth is embraced with vision, creativity, and energy.*

*The growth management policy has four major elements as outlined below.*

**1. Growth management goals and policy will guide selection of implementation tools.**

*Actions taken by the Town to implement its growth management policies will require evaluation and selection of many different implementation measures, or tools. Use of these implementation tools will be guided by the following principles:*

*Link implementation tools to growth management goals*

*Adapt tools that are being successfully used by other communities Educate the public about the benefits and impacts of proposed tools Evaluate and revise the tools as needed*

**2. The Town will educate, inform and involve the citizens of the town in developing<sup>9</sup> growth management policies and implementation.**

*In order to encourage an educated public actively involved in growth management issues, the Town will:*

*Involve the public early in the planning process*

*Foster public awareness and support of the Town's growth management strategy.*

*Encourage long-term, broad-based participation of the public in the Town's growth management strategy.*

**3. The Town's approach to growth management will be based on the values of strategic planning. This will require the Town to:**

*Think for the long term - Plan in annual and five-year cycles, but keep in mind the time frame of the Town's ultimate build-out*

*Act proactively - Anticipate and address problems before they become serious*

*Be pragmatic - Stick to solutions that will work in the real world, today*

*Learn from experience - Design and modify growth management approaches based on the experience of this Town and others*

*Remain focused - Work on the major things that are most important today*

**4. The strategic planning process will be carried out on a continuous basis with both annual and five-year planning cycles**

**(1) The five-year cycle will coincide with the cycle for updating the Comprehensive Plan mandated by the State. This cycle will involve a major assessment of growth management progress and needs every five years; it will culminate in development of a "Five-Year Implementation Plan". (See Element IX, Section C-1, "The Five-Year Implementation Plan").**

**(2) The annual cycle will divide the Five-Year, Implementation Plan into an "Annual Action Agenda" that specifies what topics are to be addressed, includes a rationale for those topics based on current conditions and the five-year plan, and assigns implementation responsibility for each action item. Every year an Annual Action Agenda will be adopted by the Town Council. (See Element AIX, Section C-Z "The Annual Action Agenda")**

**DRAFT**

**IX. IMPLEMENTATION ELEMENT  
TOWN OF SOUTH KINGSTOWN, RI  
COMPREHENSIVE PLAN**

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### **List of Technical Appendices \***

IX.A1.0 1992-1998 Capital Improvement Program

\*Technical Appendices are found in a separate document

## A. Introduction

The Implementation Element of this Comprehensive Plan contains the actions necessary to implement the goals and policies detailed in each of the Plan's elements. These implementation recommendations are discussed in more detail at the end of each of the elements in this Plan.

As required by the Rhode Island Handbook on the Local Comprehensive Plan, Section IV.B.9., the actions recommended for implementation **must** include considerations of the assignment of responsibility within local government and an assessment of funding sources and the time frame for implementation of each action.

### 1. Time Frame of Recommended Action

According to the Rhode Island Comprehensive Planning and Land Use Regulation Act, the implementation portion of this Comprehensive Plan must cover a period of at least five years. ~~Thus, many of the recommendations are prioritized based on a five year program of action. However, several recommendations identify long range needs and actions for which no particular time frame has been identified. For example, many of the land use and natural resource recommendations are intended to provide continuous guidance for the Town.~~ ***The major actions that are required in order to implement this Plan are identified later in this Element as The Five-Year Implementation Plan.***

Each of the recommended actions contained in this Implementation Element fall under one of the following categories: Regulatory Actions, Administrative Actions, and Capital Improvements. These are briefly described below:

- Regulatory Actions

Regulatory Actions include amendments to existing ordinances or the adoption of new ordinances or codes needed to implement the proposed Land Use Plan and Map and the land use goals and policies of this Comprehensive Plan. In particular, the South Kingstown Zoning Ordinance and Zoning Map must be revised to conform to the Land Use Element of the Comprehensive Plan within eighteen (18) months of the adoption of the Final Plan by the Town, and its subsequent approval by the State.

In addition, recommended regulatory actions could include amendments to the South Kingstown Subdivision Rules and Regulations, revisions to the general ordinances of the Town, or recommendations for deed restrictions or other regulatory tools.

- Administrative Actions

Administrative Actions include recommended actions by Town officials and quasi-public or private agencies. It can also include coordination recommendations between local and State agencies. These recommended actions relate to improved public services, additional staffing or funding, and new procedures or programs for addressing the policies in any of the Plan Elements.

- Capital Improvements

Capital Improvement Actions refer to the Town's six-year Capital Improvements Program (C1P). This addresses actions and funding needed for improvement of public services and facilities.

Information from the Town's CIP for Fiscal Year 1992-93 to Fiscal Year 1997-98 has been included in Section B of this Element. As permitted by the Rhode Island Comprehensive Planning & Land Use Regulation Act, the general format of the Town's Six-Year Capital Improvement Program is used as a foundation for the Capital Improvement portion of the Implementation Element.

## **B. Capital Improvement Program**

As noted in the introduction to this Element, the Act permits use of the Town's existing Capital Improvement Program (CIP) for the implementation of Capital actions recommended in the Comprehensive Plan. Adopting the existing CIP format insures consistency between the six-year CIP and the Comprehensive Plan by stressing funding for projects already slated by various Town departments through the Town's ongoing budget process.

The Town's 1992-1998 Capital Improvement Program provides a list of capital projects scheduled to be undertaken during the six-year planning period. It is a planning document designed to identify and prioritize the Town's capital improvement needs over the six-year period, to develop project cost estimates, and to target available funding sources. Capital projects include the acquisition, development, or repair of facilities and infrastructure with a cost of at least \$10,000 and a useful life of five years or more.

There are two components to the Capital Improvement Program. One component presents major facilities development and improvement projects that will be financed by long-term debt obligations and other sources including grants, user fees, and special assessments. The second component includes those projects funded on a pay-as-you-go basis through the annual operating budget as a capital budget appropriation. Authorization to carry out debt-funded projects requires voter approval. Funding for capital budget projects is an element of the annual operating budget and is acted upon by voters at the annual financial town meeting.

### **1. Capital Improvement Plan**

Table 1 presents both the type and the proposed cost of the major facilities and infrastructure projects that are slated to be carried out through fiscal year 1997-98. The total estimated cost of these facility improvement and expansion projects during this period is \$42,733,284. Based on current financial projections, new bonded debt in the amount of \$33,094,110 will be required to fully implement the proposed capital improvement plan.

It is noted that the implementation schedule for the proposed projects is influenced by one or more of the following variables: local fiscal conditions, availability of grant funds, and State regulatory and permit review.

**Table 1**

**LONG-TERM DEBT FINANCED CAPITAL IMPROVEMENTS**

<b>FY 1992-93 through FY 1997-98</b>	<b>Project Costs</b>	<b>Bond Funds</b>	<b>Grants/Other</b>
<b>OPEN SPACE/RECREATION PROGRAMS</b>			
Weeden Farm Development	257,430	90,000	167,430
O'Brien Property Development	260,000	260,000	0
Neighborhood Guild Addition	1,000,000	1,000,000	0
Park Development/Renovation	1,650,000	850,000	800,000
<b>Subtotal</b>	<b>3,167,430</b>	<b>2,200,000</b>	<b>967,430</b>
<b>GENERAL MUNICIPAL PROGRAMS</b>			
Public Safety Facility	4,500,000	4,500,000	0
Road Improvement Program	1,000,000	1,000,000	0
Kingston Free Library	606,959	225,000	381,959
Town Hall Land Acquisition	150,000	150,000	0
<b>Subtotal</b>	<b>6,256,959</b>	<b>5,875,000</b>	<b>381,959</b>
<b>SCHOOL FACILITIES</b>			
Peace Dale Expansion	7,160,000	7,160,000	0
Matunuck Addition	610,000	610,000	0
High School Expansion	10,000,000	10,000,000	0
Junior High School Expansion	2,500,000	2,500,000	0
<b>Subtotal</b>	<b>20,270,000</b>	<b>20,270,000</b>	<b>0</b>
<b>UTILITIES PROGRAM</b>			
Middlebridge Wastewater Treatment Plant Expansion 2	2,575,000	949,110	1,625,890
Composting Facility	6,938,895	2,300,000	4,638,895
<b>Subtotal</b>	<b>3,525,000</b>	<b>1,500,000</b>	<b>2,025,000</b>
<b>TOTAL SIX YEAR PROGRAM</b>	<b>42,733,284</b>	<b>33,094,110</b>	<b>9,639,174</b>

Note: 1) Through 6/30/91 voters have approved \$ 18.3 million in bonding authority for these projects. Additional bonding authority in the amount of \$ 14.8 million is required to implement all listed projects.

The impact on municipal financial conditions resulting from the debt issuance to fund the CIP is shown on Table 2. This debt summary provides an overview of the change in the level of bonded indebtedness between FY 1987-88 and FY 1998-99, the final year of the current CIP. In general terms, the table shows that the Town's gross bonded indebtedness is expected to grow from from \$13.4 million in FY 1987-88 to \$35.7 million in FY 1994-95.

The table also shows that increase in the community's debt burden coincides with constant growth in population. However, it is clear that population growth does not "pay its own way" since debt burden is increasing at a significantly faster rate than population growth. This is underscored by the fact that annual debt service costs are projected to rise to a peak of \$5.2 million in FY 1995-96 up from \$1.5 million in FY 1987-88, representing a 240.6 percent increase. By comparison, population is expected to grow at an annual rate of 2 percent, or a total of 16 percent over the same period. As a measure of debt burden which controls for population change, the level of per capita debt is shown to increase from \$567 in FY 87-88 to a peak of \$1,350 in FY 94-95, a 138.1 percent increase.

The significance of these changes in debt burden are reflected in the community's overall fiscal capacity. A sharp increase in annual debt service costs limits the Town's ability to afford other non-debt related expenditures. As shown on Table 2, the share of the Town's annual general fund expenditures allocated to debt service is anticipated to increase from 6.75 percent in the base year to 11.83 percent in FY 1995-96. In direct costs, this represents an increase in annual debt service expenditures amounting to \$3.6 million.

## 2. Capital Budget

Table 3 represents the Town's FY 1992-93 operating budget which includes funding for seventeen municipal capital budget programs in the amount of \$665,000. These funds are allocated among recreation, public works, public safety, and general government services. Additionally, the education budget includes \$225,000 for the repair, replacement, and refurbishment of school facilities.

Table 4 provides a breakdown of capital budget projects by function (i.e. recreation, public works, etc.) which are planned for implementation during the six-year period.

## 3. Need for Growth Management

As noted, the need for expanded facilities and infrastructure improvements is strongly influenced by the rate and the type of growth, both residential and nonresidential. Consequently, the Town has included specific goals and strategies in this Comprehensive Plan to ensure that the rate of new development does not strain the Town's ability to provide necessary facilities and services. Regulating the rate and location of new development is also imperative to maintain environmental quality and preserve the character of the Town.

Table 2  
DEBT SUMMARY FY 1987-88 to FY 1998-99

	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93
POPULATION	23,656	24,138	24,631	25,124	25,626	25,883
ASSESSMENT VALUE (000's)	768,134	815,416	853,890	884,060	906,445	921,945
PROJECTED MARKET VALUE (000's)	1,266,086	1,556,435	1,768,255	1,750,614	1,794,941	1,825,634
GROSS BONDED DEBT	13,405,000	15,030,000	15,400,000	17,065,000	24,285,360	24,402,905
TOTAL DEBT SERVICE	1,513,040	1,948,258	2,195,806	2,441,366	2,773,170	2,975,537
GROSS DEBT PER CAPITA	567	623	625	679	948	943
GROSS DEBT TO ASSESSMENT VALUE	1.75%	1.84%	1.80%	1.93%	2.68%	2.65%
GROSS DEBT TO FULL VALUE	1.06%	0.97%	0.87%	0.87%	1.16%	1.34%
GENERAL GOVERNMENT EXPENDITURES	22,399,420	25,448,956	27,406,613	30,522,136	33,231,027	35,557,199
TOTAL DEBT SERVICE TO GENERAL FUND	6.75%	7.66%	8.01%	8.00%	8.35%	8.37%
	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
POPULATION	26,142	26,403	26,667	26,934	27,203	27,475
ASSESSMENT VALUE (000's)	949,603	978,091	1,007,434	1,037,657	1,068,787	1,100,851
PROJECTED MARKET VALUE (000's)	1,880,403	1,936,815	1,994,919	2,054,767	2,116,410	2,179,902
GROSS BONDED DEBT	27,910,200	35,647,495	34,794,790	33,892,085	34,793,880	32,280,675
TOTAL DEBT SERVICE	3,529,155	4,444,009	5,153,341	5,066,359	5,002,476	4,913,088
GROSS DEBT PER CAPITA	1,068	1,350	1,305	1,258	1,279	1,175
GROSS DEBT TO ASSESSMENT VALUE	2.94%	3.64%	3.45%	3.27%	3.26%	2.93%
GROSS DEBT TO FULL VALUE	1.48%	1.84%	1.74%	1.65%	1.64%	1.48%
GENERAL GOVERNMENT EXPENDITURES	38,046,203	40,709,438	43,559,098	46,608,235	49,870,812	53,361,768
TOTAL DEBT SERVICE TO GENERAL FUND	9.28%	10.92%	11.83%	10.87%	10.03%	9.21%

**Table 3**

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1992-93 Capital Budget

**RECREATION PROGRAM**

Utility Vehicle	17,000
Tractor	10,000
Playground Equipment	10,000
Park Rehabilitation	20,000
Marina Park	5,000
	<hr/>
	<b>62,000</b>

**Subtotal**

**PUBLIC WORKS PROGRAM**

Road Improvements	119,000
Drainage Improvements	45,000
Upgrading Bridges	100,000
Sidewalk Program	35,000
Equipment Acquisition	130,000
	<hr/>
Subtotal	<b>429,000</b>

**PUBLIC SAFETY**

Communications Upgrade	10,000
Data Management	8,000
Roof Repair	6,000
	<hr/>
<b>Subtotal</b>	<b>24,000</b>

**GENERAL GOVERNMENT**

Revaluation Reserve	150,000
	<hr/>
Subtotal	<b>150,000</b>

**GENERAL FUND TOTAL** **665,000**

**Table 4**

**TOWN COUNCIL RECOMMENDED CAPITAL IMPROVEMENT PROGRAM**

<b>FISCAL YEAR</b>	<b>1992-93</b>	<b>1993-94</b>	<b>1994-95</b>	<b>1995-96</b>	<b>1996-97</b>	<b>1997-98</b>	<b>TOTAL</b>
<i>Recreation Programs</i>							
Truck W/PLW	17,000	\$ 0	0	\$ 15,000	12,000	0	\$ 44,000
Dump Truck	0	0	20,000	0	0	0	\$ 20,000
Playground Equipment FD	10,000	10,000	10,000	10,000	10,000	10,000	\$ 60,000
Tfi-Pond Park Improvements	0	10,000	0	0	0	20,000	\$ 30,000
Park Rehabilitation	20,000	20,000	20,000	20,000	20,000	20,000	\$ 120,000
Maintenance Tractors (2)	10,000	0	0	0	0	0	\$ 10,000
Fagan Park Basketball Court	0	10,000	0	0	0	0	\$ 10,000
Saugatucket Park Basketball	0	0	10,000	0	0	0	\$ 10,000
Brousseau Park Basketball	0	0	0	17,500	17,500	0	\$ 35,000
Computer Upgrade	0	18,000	0	0	0	0	\$ 18,000
Greenway System Study	0	20,000	20,000	0	0	0	\$ 40,000
Marina Park Improvements	5,000	0	0	0	0	20,000	\$ 25,000
<i>Recreation Project Subtotal</i>	<b>\$ 62,000</b>	<b>\$ 88,000</b>	<b>\$ 80,000</b>	<b>\$ 62,500</b>	<b>\$ 59,500</b>	<b>\$ 70,000</b>	<b>\$ 422,000</b>
<i>Public Works Projects</i>							
Paving Element	\$ 47,000	\$ 80,000	\$ 85,000	\$ 85,000	\$ 90,000	\$ 90,000	\$ 477,000
Reconstruction Element	32,000	0	85,000	0	90,000	0	207,000
Upgrading element	30,000	30,000	30,000	30,000	30,000	30,000	\$ 180,000
Hazard Correction	10,000	60,000	0	60,000	0	80,000	\$ 210,000
Equipment Acquisition	130,000	177,000	220,000	165,000	175,000	175,000	\$1,042,000
Drainage Improvements	45,000	75,000	100,000	130,000	150,000	140,000	\$ 640,000
Bridge Improvements	100,000	125,000	125,000	155,000	165,000	150,000	\$ 820,000
Sidewalk Program	35,000	54,000	55,000	55,000	60,000	60,000	\$ 319,000
Autocad Software	0	0	0	0	0	0	\$ 0
Fuel System Upgrade	0	0	40,000	45,000	0	0	\$ 85,000
<i>Public Works Subtotal</i>	<b>\$ 429,000</b>	<b>\$ 601,000</b>	<b>\$ 740,000</b>	<b>\$ 725,000</b>	<b>\$ 760,000</b>	<b>\$ 725,000</b>	<b>\$3,980,000</b>
<i>Police Programs</i>							
Communications Upgrade	\$ 10,000	0	10,000	\$ 10,000	\$ 10,000	\$ 0	\$ 40,000
Base Station Replacement	0	0	10,000	10,000	0	10,000	\$ 30,000
Photography Equipment	0	0	0	0	10,000	0	\$ 10,000
Dictaphone Equipment	0	0	0	0	0	10,000	\$ 10,000
Data Management Enhancement	8,000	0	10,000	10,000	10,000	10,000	\$ 48,000
Roof Repair	6,000	0	0	0	0	0	\$ 6,000
Harbor Craft Acquisition	0	0	10,000	0	10,000	0	\$ 20,000
<i>Police Subtotal</i>	<b>24,000</b>	<b>\$ 0</b>	<b>\$ 40,000</b>	<b>\$ 30,000</b>	<b>\$ 40,000</b>	<b>\$ 30,000</b>	<b>\$ 164,000</b>
<i>Emergency Medical Management</i>							
EMS Rescue Vehicle	0	\$ 0	0	\$ 0	\$ 0	\$ 80,000	\$ 80,000
<i>EMS Subtotal</i>	<b>\$ 0</b>	<b>\$ 80,000</b>	<b>\$ 80,000</b>				
<i>Library Programs</i>							
Kingston Library	0	\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60,000
<i>Library Subtotal</i>	<b>\$ 0</b>	<b>\$ 60,000</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 60,000</b>
<i>General Government</i>							
Property Revaluation	\$ 150,000	\$ 176,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 326,000
Computer System Upgrade	0	0	10,000	10,000	10,000	10,000	\$ 40,000
Pool Car Purchase	0	10,000	0	0	0	10,000	\$ 20,000
<i>General Government Subtotal</i>	<b>\$ 150,000</b>	<b>\$ 186,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 20,000</b>	<b>\$ 386,000</b>
<b>FUND TOTAL</b>	<b>\$ 665,000</b>	<b>\$ 935,000</b>	<b>\$ 870,000</b>	<b>\$ 827,500</b>	<b>\$ 869,500</b>	<b>\$ 925,000</b>	<b>\$5,092,000</b>

The key to proper growth management planning is the phasing of development permission consistent with the availability of required services, facilities, and infrastructures. For this reason, the Town's Capital Improvement Program is a critical component of growth management planning. Should growth rates exceed the Town's fiscal capacity to fund capital improvements, the other goals of the Plan cannot be achieved. For example, if the school population exceeds stated projections, the Town may have to defer park and recreation development in order to build more schools. If new development surpasses the programmed capacity of the regional wastewater treatment facility, plant expansion may be required sooner than planned and thereby affect scheduled improvements in other programs.

The adoption of the Capital Improvement Program is linked to a reasonable growth projection measured against feasible financing capacity. The CIP is intended to support and validate the other techniques and recommendations of the Plan which are geared toward the growth management necessary to accomplish the Plan's overall goals. The recommended capital improvements in the first five years of the Comprehensive Plan are consistent with the current six-year CIP. Annual revisions will be made to the CIP by the Town Council as local fiscal conditions and program needs require. In future years, the Comprehensive Plan will serve as a policy guide in the preparation and adoption of the Capital Improvement Program.

#### C. Timing and Schedule of Required Actions

The Act provides that "...the implementation program must detail the timing and schedule of municipal actions required to amend the zoning ordinance and map to conform to -the comprehensive plan." Section 45-22.2-5 (A) 4) of the Act further provides that the Town shall conform its zoning ordinance and map to its comprehensive plan within eighteen (18) months of plan adoption and approval. The Plan is not considered to become effective until it has been approved by the State of Rhode Island pursuant to the methods set forth in the Act.

Furthermore, the Rhode Island Zoning Enabling Act of 1991 (Section 45-24) requires that all lawfully adopted zoning ordinances shall be brought into conformance with the Zoning Act by July '1, 1993. Upon adoption of this Plan by the Town Council, the Town will forward the Plan to the State for review as required by the Act. It will also immediately begin the process of revising its zoning ordinance and map to conform to the Zoning Enabling Act prior to July 1993. Many of the other regulatory actions required to implement ail of the recommendations of the Plan will require extensive research. These actions cannot be realistically enacted and implemented within this 18-month time frame.

#### ~~1. 5 Year Implementation Program~~

~~The following list indicates the major actions which will be undertaken in order to implement the recommendations of the Comprehensive Plan. They are listed by specific year in which the action will be undertaken. Priorities are stated only by year. Within each year no priority is indicated. Please refer to the individual Element for a complete discussion of each action~~

#### D. The Planning Process for Growth Management

*The goals and policies contained in this Comprehensive Plan are broad and complex. The challenge of implementation requires a dynamic planning approach that can balance the need for focus with the "comprehensiveness" of the Comprehensive Plan. As noted throughout this Plan, the need for expanded facilities and infrastructure improvements, environmental quality and character of the Town are strongly influenced by the rate and type of growth, both residential and nonresidential. Consequently, the Town must set forth specific goals and strategies in this Plan in order to ensure that the pressure of new growth does not limit the ability to guide this growth toward desired results.*

*Two principles will be applied toward this end:*

- 1. The actions in a <sup>given</sup> time period must be driven by a limited set of objectives. Such objectives should be quantified wherever possible and time-bounded. They must be tied directly to the current Five-Year Implementation Plan and they must balance the conservation and development needs addressed by the Plan.*
- 2. Objectives must be selected in light of the implementation priorities of the Plan as defined for a given period. Such priorities must be set following (a) an efficient sequencing of the many actions required to fully implement the Plan; and (b) the less predictable events that will affect the Town's growth.*

*These principles lead to the adoption of a long-range Five-Year Implementation Plan implemented by an annually updated action agenda.*

##### 1. The Five-Year Implementation Plan

*The Five-Year Implementation Plan will be adopted as an amendment to the Comprehensive Plan at least every five years by the Town Council and Planning Board beginning upon initial adoption of the Plan in 1992, and followed every 5 years thereafter. The first update of the Implementation Plan would be scheduled for 1997.*

##### 2. The Annual Action Agenda

*The Town Council shall establish a process by which progress toward growth management for sustainable development can be assessed annually as part of the budget process. The basic elements of this process are outlined below, to be refined or adjusted by the Town Council as necessary.*

Public Workshop - *In the month of July of each year, an evening public educational workshop will be held for the following purposes: (1) to educate the public on growth management goals; (2) to solicit public input on growth management issues; (3) to report on progress made on growth management issues and priorities from previous years; and, (4) to discuss priority issues for next year's Annual Action Agenda. In order to prepare for*

a productive workshop, the Town Council shall request that Staff, as well as boards and commissions, meet at least once to articulate their ideas and recommendations and submit them to the Town Manager one month prior to the workshop. Boards and commissions could dedicate one separate meeting to assess their progress regarding the comprehensive plan and growth management-related activities in particular.

Town Council Work Session - In the month of August of each year, the Town Council shall hold a work session with appropriate representation from Town boards and commissions and Town staff in order to build consensus, to coordinate decision-making and to set priorities for the year. The work session objectives are as follows:

1. Discuss public input and comments made at the public workshop-
- 2 Affirm the goals of growth management and relevance to the various elements of the comprehensive plan.
3. Review the Five-Year Implementation Plan in the Comprehensive Plan regarding priorities for growth management.
4. Develop an Annual Action Agenda for the year, to be formally adopted by the Town Council.

The Annual Action Agenda would include clear identification of:

- (a) What actions should be taken
- (b) Why they are priorities
- (c) How they are consistent with the Comprehensive Plan
- (d) Who is responsible for carrying them out

Adoption - The Annual Action Agenda will be formally adopted by the Town Council at a regular Council meeting in September of each year.

Disseminate Information to the Public - After adoption, the Annual Action Agenda will be published in an easily understandable format and made available to the general public.

#### E. Five-Year Implementation Plan

The following list indicates the major actions which will be undertaken in order to implement the recommendations of the Comprehensive Plan. They are listed by specific year in which the action will be undertaken. Priorities are stated only by year. Within each year no priority is indicated. Please refer to the individual Element for a complete discussion of each action.

Five-Year **Implementation Plan**

1992

- *Adoption of new Subdivision Regulations*
- *Affordable housing initiatives*
- *Site plan review ordinances/procedures*
- *Soil Erosion and Sediment Control Ordinance*
- *Historic District Commission/ordinance*
- *Harbor Management Plan adoption*
- *Growth management program development*
- *Ministerial Road scenic highway implementation*

7/1/93

- *Adoption of Zoning Regulations and Zoning Map to comply at least with minimum requirements of the State Zoning Enabling Act*
- *Affordable housing zoning provisions*

7/1/93

- *Growth Management Program Development*
  - *Special Management District Master Plans*
    - *Kingstown Road*
    - *Route 1*
  - *Agricultural and Natural Resources Overlay Zoning*
  - *Special Management District zoning*
  - *Groundwater Protection Program*
  - *Wastewater Management District*
  - *Water Supply Management Plan*
- Designation of portions of Route 1 as a scenic highway*

1994

- *Adoption of Growth Management Regulations*
- *Highway Overlay District zoning*
- *Special Management District Master Plans*
- *Main Street*
- *Highway Commercial Areas*
- *Main Street Revitalization Plan*
- *Greenway feasibility study*
- *Agricultural Overlay Zone*
- *Village Area Master Plans*
- *Amend Earth Removal Ordinance*
- *Amend the Wastewater Management Ordinance to provide for extension of public sewers to West Kingston*

1995

- *Main Street Revitalization Implementation*
- *Village Area Master Plans*
- *Greenway Implementation*

1996

- *Village Area Master Plans*
- *Tree ordinance*
- *Cultural resources protection ordinance*
- *Implement National Trust's Main Street Center programs*

Ongoing Programs & Initiatives

*The following actions will be implemented by the Town on an ongoing basis:*

*Implementation of the Capital Improvement Program. The CIP is updated annually.  
Establish additional National Register sites and districts.*

*Coordinate with Town, State and private conservation groups to fund purchase of  
development rights to farmlands and other conservation easement  
and acquisition programs.*

- *Maintain a current inventory of commercial and industrial buildings and land  
which are underutilized or vacant.*
- *Work toward a mandatory recycling program in the Town.*
- *Revisions to Town Charter.*
- *Continue plans to interconnect all the Town's water systems.*
- *Develop a formal public grounds maintenance program.*
- *Address stormwater problems in the Narrow River Watershed through the Aqua  
Fund grant to tri-town area.*
- *Identify, develop, and maintain public shoreline access points.*
- *Develop a network of bike paths, beginning with the abandoned Narragansett Pier  
Railroad R.O.W. as well as through the subdivision process to link  
neighborhoods.*
- *Develop and implement a Master Plan for Marina Park.*
- *Develop a Master Plan for the O'Brien property.*
- *Work with RIDOT and the Kingston Station Committee to restore the Kingston  
Railroad Station.*
- *Investigate funding sources for a land-based marine pump-out facility in Point  
Judith Pond.*
- *Review inventory of Town-owned land to identify appropriate sites for  
affordable housing units.*
- *Review plans for highway and transportation improvements by RIDOT, and  
submit formal comments to the State.*
- *Review stormwater management practices for compliance with current  
stormwater management guidelines and regulations of the RIDEM.*



# Town of South Kingstown, R.I.

## TOWN CLERK'S OFFICE

CLERK OF THE TOWN COUNCIL AND PROBATE COURT

Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

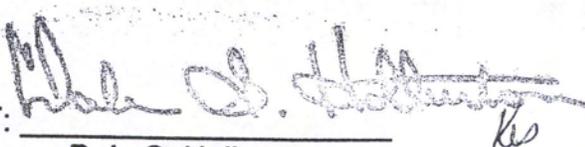
At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island held at the Town Hall, in and for said Town on the 10th day of March, 1997 at 7:30 PM.

PRESENT: Barbara Anne Hackey, President  
Karen Joy Asher, Vice-President  
Josiah M. Briggs  
Gary L. Chapman  
Anna F. Prager

VOTED: that an amendment be adopted to the Comprehensive Community Plan, Element VI, Services and Facilities Element; said application by North Colony Realty, LLC, 109 Airport Rd., Suite 8, Warwick, RI 02886 for an amendment to the Sewer Service Areas Map of the Comprehensive Plan for property located on the west side of Tower Hill Road (U.S. Rte 1), designated as Assessor's Map 50, Lot 1 and Lots 4-13, and Assessor's Map 42, Lots 14-19, comprising a total of approximately 152.7 acres. Said amendment changes the Sewer Service Areas Map (Map 6.2) designation for this property from a Future Growth Area for public sewers to a Future Sewer Service Area.

A TRUE COPY

ATTEST:

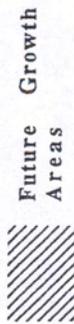
  
Dale S. Holberton  
Town Clerk

# COMPREHENSIVE PLAN

PREPARED FOR THE  
TOWN OF SOUTH KINGSTOWN, R.I.

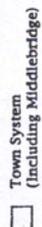
## SEWER SERVICE AREAS

### LEGEND



**Future Growth Areas**

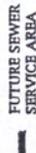
#### EXISTING SEWERS



Town System (including Middlebridge)



URI System



**FUTURE SEWER SERVICE AREA**



Pump Station



Municipal Border

#### ROADS



Federal Highway



State Owned & Maintained



Town Owned & Maintained



Privately Owned



Railroad

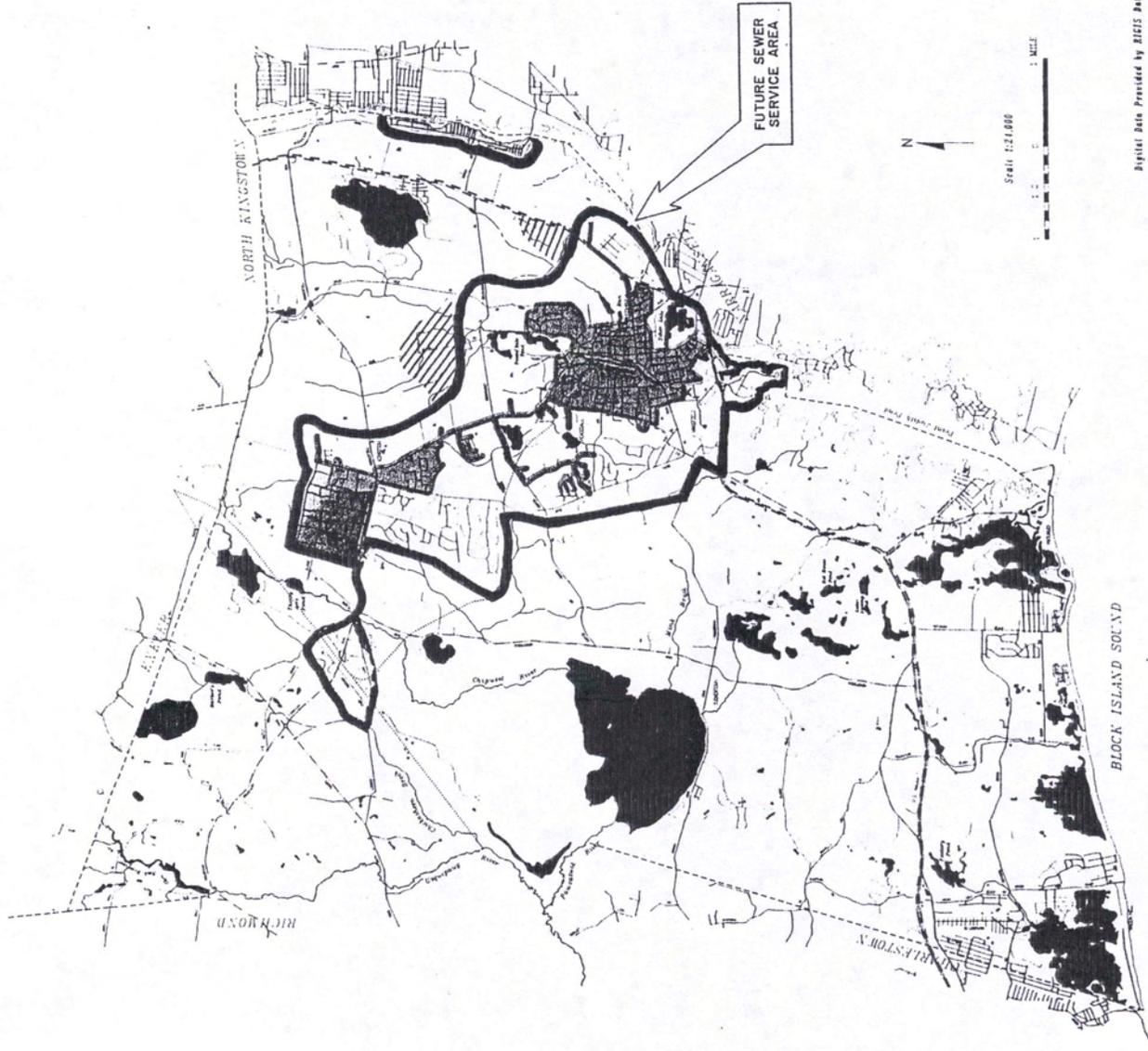
#### SURFACE WATER



Streams



Ponds and Lakes



Map Data Provided by RIGIS Database  
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# Town of South Kingstown, R.I.

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton

Town Clerk & Probate Clerk

401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 6th day of October A.D., 1997, at 7:30PM.

PRESENT: Barbara Anne Hackey, President  
Karen Joy Asher, Vice-President  
Josiah M. Briggs  
Gary L. Chapman  
Anna F. Prager

VOTED: to adopt amendments, as amended, to the South Kingstown Comprehensive Community Plan relative to Element I - Goals and Policies, Section D., Major Goals and Issues, which establishes goals to implement the Town's growth management policies; and to Element IX, Implementation Element, Section E., Five-Year Implementation Plan, which indicates the major actions which will be undertaken to implement the Comprehensive Plan during the five-year period 1997-98 to 2001-02; as follows:

1. To approve an amendment to Element I - Goals and Policies Element and to Element IX - Implementation Element of the Comprehensive Community Plan as identified as Exhibit 1, as amended, on the Agenda of the joint public hearing of the Planning Board and Town Council held on October 6, 1997; and,
2. To recommend to the Town Council that approval be granted for said amendments. **A.**

## FINDINGS OF FACT

1. The Planning Board and Town Council conducted a joint public hearing on proposed amendments to the Comprehensive Plan on October 6, 1997 in accordance with the 'Procedure for Amendments to the Comprehensive Plan' as adopted by the Town Council on January 9, 1996 and as adopted by the Planning Board on January 16, 1996;

2. The Planning Board and Town Council have encouraged public input into the development of the proposed Plan revisions through the use of newsletters, and by sponsoring a public workshop on July 31, 1997;
3. The Planning Board finds that the proposed amendments to the Comprehensive Plan are generally consistent with the goals, findings, intent and other provisions of the Rhode Island Comprehensive Planning and Land Use Regulation Act;
4. The Board finds that the Comprehensive Plan identifies growth management as the primary issue that should be addressed in the Plan; and that adoption of the proposed Plan amendments will strengthen the Town's commitment to growth management and will establish a basis for implementing these policies;

**B. CONDITIONS OF APPROVAL**

1. This Plan amendment shall not become effective for the purposes of guiding the State of Rhode Island or any of its agencies until it has been approved by the State of Rhode Island, in accordance with the manner prescribed in the Comprehensive Planning and Land Use Regulation Act, or pursuant to any rules and regulations adopted pursuant thereto; and,
2. This Plan amendment shall become effective for the purpose of conforming municipal land use decisions upon adoption by both the Planning Board and Town Council.

(Please see Exhibit 1 attached)

A TRUE COPY

ATTEST:



Dale S. Holberton  
Town Clerk

## **EXHIBIT 1**

### **Comprehensive Plan Amendments**

#### **I. ELEMENT I - GOALS AND POLICIES ELEMENT**

Section D. entitled Maior Goals and Issues is amended as follows.

##### **D. Major Goals and Issues**

This Comprehensive Plan establishes the most important goal facing the Town in the future as being the management of growth while maintaining the high quality of life in Town. Throughout the planning process, citizens of the Town, as voiced through the CPAC and as evidenced in public opinion questionnaires and surveys, have identified growth management as the primary issue that should be addressed in the Plan. Citizens of the Town believe that the Town's rate of residential and commercial growth over the past two decades exceeds the Town's ability to maintain a high quality of public services, facilities and other necessary infrastructure. This rate of growth is adversely affecting the rural character of the Town, its natural resources and the quality of life in the Town of South Kingstown.

The following major issues were identified by the CPAC, and endorsed by the Planning Board in adopting the Plan in 1991 and Town Council in adopting the Plan in 1992 and underlie the policies and implementation measures of this Plan:

1. Control Development
2. Preserve Environmental Quality
3. Maintain the Identity of the Town
4. Create a Balanced Transportation System
5. Provide Housing Choice
6. Expand the Economic Base

There are of course many additional issues discussed in more detail throughout this Plan. However, the overall vision which has been identified during the planning process is of a future South Kingstown which maintains its identity as a small New England seaside community with a stable economy and high environmental quality. The Town wishes to avoid the suburban sprawl development patterns which have overcome many communities located on the outer fringes of metropolitan areas. It wants to continue to be an area offering economic opportunity and a wide range of housing options, but it does not want to encourage urban sprawl fostered by high-speed highways and suburban shopping centers.

## EXHIBIT 1

In 1997, the Town Council and Planning Board reviewed and updated the Comprehensive Plan. As part of this review, citizen input was solicited at a public workshop held on July 31, 1997. Based on the discussion at this workshop, the Town Council and Planning Board adopted the following major goals to implement the Town's growth management policies. These goals are adopted in addition to the 6 goals stated above.

1. Growth Management Goal 1: Reduce Impacts on Schools - Approximately 73% of the municipal tax levy is spent on schools. Public school enrollments have grown by 39 percent during the ten-year period 1986-87 to 1996-97. The average new single family home built in Town, however, generates only 35.5% of the cost of educating an incoming student. The Town will attempt to reduce the rate of growth in school enrollments in order to accomplish 2 objectives: (1) to continue to provide a quality education to public school students; and (2) to allow a greater share of the tax dollar to be spent for non-educational purposes.
2. Growth Management Goal 2: Preserve Open Space - Approximately 17.7 percent of the Town is currently devoted (1997) to protected public or private open space. Regional studies have shown that open space requires very little services in comparison to the taxes it generates, and the environmental value of open space has been very strongly documented. However, approximately 1/3 of the Town is vacant developable land which could be lost to future development of one form or another. Since it is impossible to buy all this land for open space purposes, the Town will identify measures that can be taken in the future in order to prioritize the protection of open space and to delay or prevent the premature development of open space that would otherwise stay open.
3. Growth Management Goal 3 : Strengthen the Concept of a Central Core /Rural Periphery in Order to Avoid Sprawl - The Town wishes to avoid suburban sprawl by encouraging a development pattern having a central core and a rural periphery with outlying villages of relatively concentrated development. A central core including the villages of Kingston, Peace Dale and Wakefield will be established. The outlying villages of Middlebridge, West Kingston, Usquepaug, Perryville, Snug Harbor and Matunuck will also be established, as shown on the Land Use Plan Map.
4. Growth Management Goal 4 : Reduce Availability of Residentially Zoned Land - The 1992 Comprehensive Plan indicated that over 98 percent of the land area of the Town was zoned for residential or public use. Of the remaining land, less than one percent was zoned for commercial use. Since 1992, the overwhelming majority of new growth has been residential growth, and the Town's zoning laws may be contributing to this growth. The Town will identify ways of reducing the availability of residentially zoned land in order to reduce the ultimate buildout capacity of the Town as well as to permit some reasonable non-residential alternatives to subdivision of land for new housing developments.

## **EXHIBIT 1**

### **II. ELEMENT IX - IMPLEMENTATION ELEMENT**

Section E. entitled 5-Year Implementation Plan is amended as follows.

#### **E: Five - Year Implementation Plan**

The following list indicates the major actions which will be undertaken in order to implement the recommendations of the Comprehensive Plan. They are listed by specific year in which the action will be undertaken. Priorities are stated only by year. Within each year no priority is indicated. Please refer to the individual Element for a complete discussion of each action. In addition, refer to the Town Council's Annual Action Agenda, as adopted each year for a more complete detail of growth management activities proposed for implementation in the current year.

Implementation measures are presented by Fiscal Year rather than by calendar year. These measures are also divided into three components:

1. A Growth Management Component - This indicates those actions that will primarily address implementation of the Town's growth management policies. This component is presented in more detail in the Town Council's Annual Action Agenda.
2. A Programmatic Component - This indicates those actions that are administrative in nature and which can be addressed through activities of Town government, including municipal staff, Boards & Commissions, and public and private agencies.
3. A Capital Improvement Component - This indicates those actions that are primarily financial in nature and which are addressed annually by the Town Council through the Town's Capital Improvement Program. The actions presented below are based upon the 1997-98 Capital Improvement Program adopted on January 27, 1997. Subsequent year Capital Improvement components will be amended as adopted by the Town Council each year as part of the CIP adoption process.

**EXHIBIT 1**

**1. First Year (1997-98)**

<b>Comprehensive Plan Implementation 1997-98 (Year #1)</b>	<b>Discussion</b>
<b>Growth Management Component</b>	
<ol style="list-style-type: none"> <li>1. Evaluate impact fee revisions to reflect number of bedrooms per dwelling unit</li> <li>2. Investigate both regulatory and non-regulatory open space preservation techniques</li> <li>3. Identify the central core area of the Town</li> <li>4. Complete Phase 2 Zoning Ordinance and Zoning Map revisions</li> <li>5. Implement Route 1 Special Management District</li> </ol>	<p>For a more complete discussion, refer to the Town Council's Annual Action Agenda, adopted on October 6, 1997.</p>

<b>Comprehensive Plan Implementation 1997-98 (Year #1)</b>	<b>Discussion</b>
<b>Programmatic Component</b>	
Subdivision Design Guidelines/Manual	<p>The Subdivision Regulations will be amended to establish visual design standards and to provide incentives to preserve open space and rural character; and to avoid sprawl <i>Responsible Party: Planning Department, Planning Board</i></p>
Establish Municipal GIS Program	<p>A municipal program will be established to provide GIS capability by hiring staff and providing the necessary computer hardware &amp; software. <i>Responsible Party. Town Manager, Planning Department, Data Processing</i></p>
Wastewater Management District Implementation	<p>The Town will develop a wastewater management program for mitigation of water pollution in non-sewered areas of Town. First-year program elements include establishment of mandatory ISDS pump-out schedules for selected areas of Town; financial assistance programs; data base development and public educational program. <i>Responsible Party: Planning Department, Utilities Department, Conservation Commission, Town Council</i></p>
Middlebridge Road Bridge Planning	<p>An agreement will be sought among the Town of SK, the Town of Narragansett and the RIDOT regarding improvements to Middlebridge Road Bridge <i>Responsible Party. Town Council</i></p>

**EXHIBIT 1**

Official Street Map/Ordinance Adoption	The Town will adopt an ordinance showing the location of all public streets and to regulate buildings in the bed of mapped future streets, as provided by State law, <i>Responsible Party. Public Works, Town Council</i>
Tree Inventory and Management Program Completion	The Town will undertake an inventory of trees within municipal street rights-of-way and will develop a comprehensive Tree Management Plan to protect and enhance the Town's forest resources. <i>Responsible Party: Planning, Parks &amp; Recreation, Town Council</i>
Public Works Management Program Prepare Feasibility/Scope	A scope of feasibility will be prepared to develop a long-range master transportation plan for the Town, including roads, bridges, walks, bike paths and storm drainage facilities <i>Responsible Party: Public Works</i>

<b>Comprehensive Plan Implementation 1997-98 (Year #11 Ca<sup>P</sup>ital Improvement Component</b>	<b>Discussion</b>
Land Acquisition, School/Open Space	Acquisition of 100-150 acres of land for future municipal use for schools or open space will be investigated. <i>Responsible Party* Town Manager, Town Council</i>
Neighborhood Guild Addition	The addition to the Neighborhood Guild will be completed during 1997-98, as provided in the Improvement Plan. <i>Responsible Party. Town Manager, Recreation Department</i>
School Storage Facility	The storage facility for the School Department in the vicinity of the Junior High School will be completed during 1997-98, as provided in the Capital Improvement Plan. <i>Responsible Party: School Department</i>
Junior High Playfields & Playgrounds completion	The recreational complex in the vicinity of the Junior High School and South Road School will be completed during 1997-98, as provided in the Improvement Plan. <i>Responsible Party: Recreation Department, Public Works Department</i>

**2. Future Years: 1998-99 to 2001-02**

The following growth management measures will be evaluated by the Town Council and Planning Board in implementing the Comprehensive Plan by adoption of each Annual Action Agenda during the Five-Year Implementation Plan period. These measures will be evaluated and prioritized annually, after public review and discussion. The Town will strive to implement these measures during the five-year period beginning in 1997-98 and ending in 2001-2002.

## EXHIBIT 1

### **Growth Management Component**

<b>Implementation Measure</b>	<b>Discussion</b>
1. Annual Evaluation of Public Facilities Ordinances	<p>An Adequate Public Facilities Ordinance (APFO) ties or conditions development approvals to the availability of and adequacy of public facilities. APFOs are primarily used to regulate the timing and sequencing of development and to provide capital facilities. The Town Council, in 1996 passed a development pacing and phasing ordinance based in large part on the ability of the Town to provide schools for new student enrollments. The Town will continue to explore this technique to determine if there is a way to tie private development to public facility investments as set forth in our Capital Improvement Program. The Town will evaluate, as part of its annual Capital Improvement Program development, the need to tie development approvals to the adequacy of Town services and facilities.</p> <p><i>Responsible Party: Town Manager, Planning -Department, Town Council</i></p>
5. Encourage the Development of a Wider Range of Housing Types	<p>This measure will be partially addressed in proposed Phase 2 zoning implementation; and through implementation of the proposed Route 1 Special Management District. In addition, a review of existing housing stock will be made and recommendations will be developed to provide greater housing opportunity in the Town.</p> <p><i>Responsible Party: Planning Department,- Town Council; Planning Board</i></p>
7. Evaluate Zoning Incentives for Housing Types that do not Generate Significant School Impacts	<p>Based upon school-aged pupil generation rates developed through the local data base, the Town will identify those housing types that generate relatively low numbers of students. The Town will encourage the construction of these housing types through incentive zoning techniques. Incentive zoning is the process whereby the Town grants development capacity or density greater than that normally permitted in a given zoning district.</p> <p><i>Responsible Party: Planning Department,- Town Council; Planning Board</i></p>
4. Evaluate Undeveloped or Underdeveloped Core Areas for Possible Increases in Density	<p>The Town will examine the land within the core areas of Kingston, Peace Dale and Wakefield to determine their present and potential future development capacity. It will use Geographic Information System (GIS) mapping to identify potential areas for increased density. The Town does not want to encourage overdevelopment the village core at the expense of protecting the rural countryside. If, however, a potential exists for downzoning or other density enhancement, it will be</p>

## EXHIBIT 1

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identified for future action, with opportunity for public input and review.

*Responsible Party: Planning Department, Town Manager, Town Council; Planning Board*

### 5. Decrease Density in Rural Periphery

The Comprehensive Plan has identified areas for upzoning, particularly in the southern portions of Town. These zoning amendments will be implemented in Phase 2 Zoning amendments. Other potential for upzoning may be determined pending revisions to the State's Coastal Resources Management Plan. Upzoning of this type must be done in combination with study of the potential for increasing density within the core areas and outward expansion of the core areas. Any significant deviation from the present Comprehensive Plan would require future amendments to the Plan, and public hearings will be held on any such amendments.

*Responsible Party: Planning Department, Town Manager, Town Council; Planning Board*

### 6. Prepare Village Master Plans

Prior to taking any action to target outlying villages of the Towne for development, the Comprehensive Plan calls for a master plan to be prepared for each of the Town's six villages. These Master Plans involve a more detailed look at each Village, setting forth a general plan of how each Village could develop. The individual Master Plans for each village will examine land use patterns and future development potential, traffic circulation, and Village appearance. After general consensus is reached among Village residents and the Town, amendments to the Comprehensive Plan and appropriate zoning revisions will be made.

*Responsible Party: Planning Department, Town Council; Planning Board*

### 7. Provide Incentives for Infill Development and Rehabilitation of Older Homes in Core Area

Within the identified central core areas of the community, areas of vacant or underutilized land will be identified for their potential for more intensive development. Included in this review will be a study of potential techniques to offer incentives for rehabilitation of older homes and other residential property as an alternative to construction of new homes within the Town.

*Responsible Party: Planning Department, Town Council; Planning Board*

### 8. Evaluate Rezoning Areas of the Town for Non-Residential Use

The Town will conduct a study to identify potential areas of the Town which may be rezoned from residential to non-residential use. These areas will be in addition to areas already identified in the 1992 Plan, such as Rose Hill Road and the Route 1 Special Management District. The study will also include justification for such rezoning, to include an analysis of the economic costs/benefits to the Town associated with such rezoning. If areas for rezoning are identified, the Comprehensive Plan will be amended as required.

## EXHIBIT 1

### 9. Feasibility Study of Growth Management Tools

The Town will undertake a comprehensive review of growth management implementation measures to determine those which should be undertaken within the, Five-Year Implementation Plan. These measures, or tools, are identified in the Land Use Element and in a report prepared in 1994 by a planning consultant for the Town. The selected tools will be investigated on a continuous basis throughout the Five-Year planning period, and selected measures will be identified in each Annual Action Agenda.

*Responsible Party: Planning Department, Planning Board, Town Council*

Additional Growth Management Implementation Measures proposed for Year #2 1998-99 include the following:

- Continue Implementation of Regulatory and Non-Regulatory Open Space Preservation Techniques
- Route 1 Special Management District Implementation
- Zoning ordinance revisions for consistency with CRMC SAM Plans

### Programmatic Component

Revitalization of Main Street Wakefield  
Tree Management Program implementation  
Public Works Management Program Preparation  
Kingston Train Station Development Planning  
Wellhead Protection Strategy implementation  
Wastewater / water system assessment charge revisions  
Wastewater Management District implementation  
Develop 3-5 year mosquito abatement program  
South Shore water supply expansion study

### Capital Improvement Program Component *(amended annually by the Town Council as part of CIP)*

Land acquisition, open space  
Greenway Implementation - Saugatucket River Walkway  
Town Hall Improvements

### **1999-2000 (Year #3)**

#### Growth Management Component

Continue Implementation of Regulatory and Non-Regulatory Open Space Preservation Techniques  
Feasibility study of Growth Management Tools - Year #3  
Comprehensive Plan / zoning revisions to implement growth management initiatives, Years 1-2

## **EXHIBIT 1**

Revitalization of Highway Commercial Areas  
Village District Master Planning

### **Programmatic Component**

Public Works Management Program Implementation

**Capital Improvement Program Component** *(amended annually by the Town Council as part of CIP)*

Middle school planning / design  
Green Hill Park construction  
Rose Hill Landfill Site Remediation  
South Kingstown Public Library / Peace Dale land acquisition

### **2000 - 2001 (Year #4)**

#### **Growth Management Component**

Continue Implementation of Regulatory and Non-Regulatory Open Space  
Preservation Techniques  
Feasibility study of Growth Management Tools - Year #4  
Comprehensive Plan update for recertification of State approval  
Village district master planning

### **Programmatic Component**

Public Works Management Program Implementation

**Capital Improvement Program Component** *(amended annually by the Town Council as part of CIP)*

Public Works Program Implementation  
New middle school, grades 6,7,8 - construction  
Land acquisition - new school / community gymnasium centrally located  
South Shore water supply expansion

### **2001 - 2002 (Year #5)**

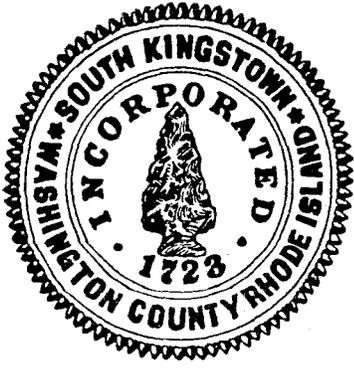
#### **Growth Management Component**

Continue Implementation of Regulatory and Non-Regulatory Open Space  
Preservation Techniques  
Feasibility study of Growth Management Tools - Year #5  
Implement growth management initiatives, Years 1-4  
Village district master planning

## **EXHIBIT 1**

### **Ongoing Programs & Initiatives**

- Implementation of the Capital Improvement Program
- Greenway Feasibility and Implementation
- Route 138 Traffic Improvements
- Construction of South County Bike Path, Phase 1
- South County Bike Path Planning, Phase 2
- Reconstruction of Route 4 & U.S. 1
- Reconstruction of Route 108
- Develop a plan for use of the South Shore Park property
- Investigate designation of appropriate properties to the National Register of Historic Places
- Work toward a mandatory recycling program in the Town
- Identify, develop, and maintain public shoreline access points
- Continue plans to interconnect all the Town's water supply systems
- Develop a network of bicycle paths, beginning with the South County Bicycle Path, as well as through the subdivision process to link neighborhoods



# Town of South Kingstown, R.I.

TOWN CLERK'S OFFICE

CLERK OF THE TOWN COUNCIL AND PROBATE COURT

Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island held at the Town Hall, in and for said Town on the 2nd day of February, 1998 at 7:30PM.

## Town Council

PRESENT: Barbara Anne Hackey, President  
Karen Joy Asher, Vice-President  
Josiah M. Briggs  
Gary L. Chapman  
Anna F. Prager

VOTED: to adopt the amendments, as amended, to the Comprehensive Plan relative to Element 11, Land Use Element - Section F. 4 entitled Proposed Special Management Districts and subsection a. entitled Route 1 Special Management District and as adopted by the Planning Board, as attached hereto.

A TRUE COPY

ATTEST: JoAnne Silveira  
Jo Anne Silveira  
Deputy Town Clerk

VOTED: to approve amendments to the Comprehensive Community Plan, as amended, relative to the Route 1 Special Management District as follows:

### **FINDINGS OF FACT**

The Planning Board makes the following findings of fact:

1. The Planning Board and Town Council held a joint public hearing on the proposed amendments to the Comprehensive Plan on February 2, 1998 as required by the Comprehensive Planning and Land Use Regulation Act, Title 45, Chapter 22.2 of the RILL, and in accordance with the "Procedure for Amendments to the Comprehensive Plan" as adopted by the Town Council on January 9, 1996 and as adopted by the Planning Board on January 16, 1996;
2. The requested amendments to the Comprehensive Plan are generally consistent with the goals, findings, intent and other provisions of the Rhode Island Comprehensive Planning and Land Use Regulation Act;
3. Numerous workshops and meetings have been held to encourage public participation in the process of determining appropriate development for this District;
4. The Comprehensive Plan supports the provision of land zoned for non-residential purposes, in order to create jobs and other opportunities for economic expansion, and to provide for housing types that do not generate impacts on Town schools;
5. The Implementation Element to the Plan recommends adoption of the Route 1 Special Management District in order to reduce impacts on schools, to strengthen the concept of a central core area, and to reduce the availability of residentially zoned land; and,
6. The Town Council's Annual Action Agenda for 1997-98 recommends implementation of the Route 1 Special Management District.

The Planning Board therefore grants approval to the amendments, as amended, to the Comprehensive Community Plan, Element II, Land Use Element and to the Technical Appendix to the Plan as follows and recommends approval of said amendments to the Town Council;

**TOWN OF SOUTH KINGSTOWN, RI**  
**AMENDMENTS TO THE COMPREHENSIVE PLAN**  
**ROUTE 1 SPECIAL MANAGEMENT DISTRICT**

**February 2, 1998**

**I. Element II, Land Use Element, Section F. 4.:**

4. Proposed Special Management Districts - In addition to the adoption of the Land Use Classifications and Special Areas described above, this plan recommends the creation of certain Special Management Districts in the implementation of the Land Use Plan. Special Management Districts will be created in the Town Zoning Ordinance under the provisions of the State of Rhode Island Zoning Enabling Act of 1991, referred to as Land Development Projects. These provisions permit the Town to adopt creative and innovative techniques to regulate development in a way that traditional zoning does not. Each of these Special Management Districts will be subject to different zoning regulations due to the inherent differences in each area. However, they will share the following common characteristics:

- Each area will have an overall conceptual master plan developed to act as a guideline for development regulations to follow;
- The Planning Board will review and grant conceptual approval of any development proposal after a pre-application conference thereon;
- Special Management Districts will follow prescribed review procedures designed to encourage interaction between the property owner and the various Town agencies empowered to permit such development;
- Public participation shall be a vital part of this process;
- Strict design guidelines will apply in each area and site plan review procedures will be adopted to ensure conformity to approved designs;
- Zoning incentives as well as disincentives may be adopted in order to encourage property owners to develop their property in a manner which maintains harmony with neighboring uses and is consistent with the objectives and purposes of this Comprehensive Plan; and,
- The Planning Board will have final plan approval after a detailed site plan review process by Town staff and agencies has taken place.

a. Route 1 Special Management District - Areas designated for new or expanded mixed-use zoning include lands on the west side of Route 1 between Albro Lane and a large (150 acre) vacant parcel of land located across the highway from and north of the Government Center. Refer to Appendix II.A7.0 and Map 2.7 for identification of all parcels included within this District. This area is perhaps the most visible and potentially developable land in Town due to its proximity to existing commercial complexes, highway access, and the

availability of public water and sewer. This land is also highly visible and has been described as the "Gateway to South Kingstown". Total land area in this vicinity includes over 200 acres, a portion of which is wet. However, sufficient area exists for substantial future development. Although both wetland and non-wetland areas are shown on the Land Use Plan Map (Map 2.4) as being within the District, only the non-wetland portions should be developed for any active use. This does not preclude use of the wetlands areas for appropriate open space or passive recreational purposes.

### **(1) Development Guidelines**

Several conditions will apply to any development in this critical area of the Town:

- a. The District shall be serviced by public water and sewer service. Installation schedules for public utilities shall be controlled by the Planning Board. Individual lots within the Special Management District may be developed prior to the availability of public water and sewer; provided however, connection to the utility once available may be required by the Planning Board.
- b. Direct highway access by individual driveways serving new uses will be prohibited. Construction of new access roads will be required to service all new uses, and possibly provide access to the existing business uses which have already developed along Route 1. In the southern portions of the District, Kelley Way shall be extended northerly to intersect with US Route 1 at the existing traffic signal in order to form a signalized intersection to both the Government Center and the Special Management District. Small-scale projects within this area may be required to contribute to a special fund designated for construction of this access road. In the northern portions of the District, new access roads shall be constructed to intersect with US Route 1 at a common access point(s) and shall serve all proposed uses within this portion of the District. Subject to approval by environmental and transportation agencies, the construction of a connector road linking northern and southern portions of the District should be investigated.
- c. Pedestrian access should be encouraged within the District as well as between the District and the existing Old Tower Hill Road retail area. Sidewalks and other pedestrian amenities should be required as part of any development within the District. A pedestrian/bikeway connection across wetlands to Broad Rock Road is also encouraged.
- d. The District should emphasize office, research/development activities, institutional uses, nursing homes, assisted living and elderly housing, golf courses, educational uses and service industries as opposed to retailing. Small-scale ancillary retail uses which support offices, such as a lunchroom or printing center may be permitted. Large-scale, single-store retail uses are prohibited because they may have the undesirable effect of detracting from existing businesses in Town, particularly Main Street. A maximum floor area per retail use should be set in the zoning ordinance, in order to prohibit a single large retail establishment in this area.- Mixed-use projects which include residential uses may also be permitted, but one of the purposes of this district is to discourage the platting of conventional subdivisions in these areas. Residential uses which have low impact on the school system should be encouraged. They should be designed to be part of a planned community center.
- e. Specifically prohibited would be uses which generate high traffic volumes, are environmentally unsound, are visually objectionable and not in keeping with the scenic character of the highway, or have large-scale buildings or excessive areas of paved parking. Examples of prohibited uses are restaurants having drive-up windows, shopping centers, supermarkets, motor vehicle dealers,

miniature golf/amusement complexes, large movie theater complexes and the like. Noxious industrial or commercial uses are also prohibited.

- f. Small-scale projects are encouraged which may be independently developed according to an overall Master Plan for the area. Larger scale projects must be designed with care to avoid the stereotype of large buildings surrounded by a sea of parking lot. The intent of this Plan for this area of Route 1 is to encourage planned development as opposed to piecemeal development. The Route 1 Special Management District technique offers an opportunity to maintain some control over how this land is developed in the future.
- g. Special site plan review procedures will be developed by appropriate zoning and other land use regulatory amendments. These would be designed to give the Planning Board the opportunity to take a comprehensive look at the development of this site and to approve a Master Plan to guide its long-term use. Development guidelines shall be developed through zoning and land development standards that will encourage the continuation of existing village forms and site characteristics and create an identifiable sense of place.
- h. Exterior architectural standards will be developed in zoning and land development regulations to encourage construction of new buildings following traditional principles of New England's unique architectural styles. Building height, bulk, shape and roof angle, materials and colors used on exterior surfaces, signage and siting shall be consistent with the traditional character of the area.

Signage in the District is a significant design element which can affect the visual quality as well as the commercial vitality of the District. Guidelines for signage within the District shall be developed that enhance and define the architecture and image of the District, but also support the intended function of the use or business being advertised. Signs that are visible from Route 1 will be discouraged; they shall be inconspicuous and shall be limited in size and number so as to preserve an attractive roadside appearance. Signs located within the interior developed portions of the District should be limited in size and number so as to enhance the architecture, yet support the intended function of the use being advertised.

- i. Special zoning provisions will be formulated to require the developments to be landscaped and buffered from the highway. Particular attention must be paid to the view from the highway and the relationship of buildings and off-street parking lots to the highway. Buildings should be appropriately screened from Route 1 so as to create an attractive roadside landscape, although buildings need not be totally hidden from view. Buildings taller than 2 stories should be set back from the highway and be sited at lower elevations so they will not dominate. Parking areas, driveways and vehicular use areas shall be completely screened from Route 1 through the use of vegetation or grade changes. Major entrances to development in the District, however, should be clearly visible from Route 1 for traffic safety purposes, but should be carefully designed to create a safe, recognizable and attractive entrance. In addition to building signs, signs visible from Route 1 should be limited to one sign per main entrance.
- j. Open space should be required to be set aside throughout the District. About 40 percent of the District is composed of wetlands, which serve a valuable conservation, recreation and open space function. Open space should not be limited strictly to wetland areas, however, but should include upland non-wetland portions of the site. The nature and location of open spaces should reflect the character of land uses within the District. For example, residential uses should be provided with amenities such as parks, bicycle or foot paths, or active recreation areas. Industrial areas may

require buffering from adjacent uses. Retail areas may require pedestrian parks or plazas. The Planning Board should approve an overall conceptual open space plan for the District or major portions of the District, prior to approval of any development proposal.

- k. Development regulations will be formulated to ensure that the entire district will not be developed all at once. The Route 1 Special Management District is intended to address the need to provide land in the Town available for non-residential use and for economic expansion for the long-range future.
- l. Until an area is designated as a Special Management District on the Zoning Map, the present (1992) zoning for that area would remain in effect.

For revised Land Use Element II  
Section F.4 (2)  
See amendment dated 12/14/03

## **(2) Conceptual Design of the District**

Map 2.8 entitled Conceptual Design of Development -Route 1 Special Management District illustrates how the District might look under one possible development scenario. This Map is not intended to be strictly followed, but rather indicates one possible way the District may be developed to conform to the policies and guidelines presented in this Comprehensive Plan. It is intended to be used as a conceptual guide by both the Town and future developers within the District. The Planning Board may change this concept during the course of plan review.

The Planning Board shall, during review of development proposed within the District, require the developers of major parcels to submit a long-range master plan of development to illustrate conformity with this Comprehensive Plan. In order to ensure that the District is developed as a mixed-use area with emphasis on business, the Board shall require that at least 50 percent of the buildable land area within the entire District be dedicated to office, institutional, light industrial or similar non-retail business uses. These uses may be developed on as much as 100 percent of the buildable land in the District.

Care must be taken, however to avoid overdevelopment of the District for predominantly retail or residential use. No more than 15 percent of the buildable portions of land in the District should be devoted to retail use, and this proportion should be distributed relatively equally between the northern and southern portions of the District. As noted on Map 2.8, the District is divided into a northern portion and a southern portion. The northern portion contains approximately 72 acres of buildable (non-wetland area), while the southern portion contains about 64 acres of buildable land, some of which is presently developed (1997). In reviewing long-range master plans of development for the District as a whole, the Planning Board shall take appropriate steps to ensure that the proportions of land use described herein apply to both the northern and southern portions relatively equally. For example, all 15 percent of the maximum retail use allowed in the entire District should not be concentrated entirely in the northern portion or in the southern portion, but should be distributed relatively equally in both portions. This will ensure that the entire District will be not be developed for retail use purposes and will avoid concentrations of retail use in one area. For mixed-use areas where, for example, residential and non-residential uses are located within the same building or complex of buildings, the Planning Board should base the above proportions on floor area as opposed to land area, if doing so would be consistent with the goals and objectives of this Plan.

Finally, the Board shall require the development of a master plan that sets aside at least 15 percent of the buildable land area for open space and/or pedestrian amenities. This open space should also be distributed throughout the District according to an overall master plan that relates the type of open space to its surroundings, as discussed in j., above.

- II. Map 2.7 entitled Route 1 Special Management District and Map2.8 entitled Route 1 Special Management District Conceptual Design of Development are added to Element II. Land Use Element.
- III. Appendix IIA7.0 is amended by adding the attached table entitled Route 1 Special Management District Property Owners:
- IV. The Table of Contents for the Plan and Technical Appendix shall be revised to reflect the amendments as required.

**Appendix II.A7.0**  
**Rte. 1 Special Management District Property Owners**

PLAT	LOT	SIZE (acres)	OWNER
57-2	60	1.81	Alice E. Potter 44 Kelley Way Wakefield, RI 02879
57-2	61	0.73	John P. & Eileen Hartman 55 Albro Lane Wakefield, RI 02879
57-2	62	0.38	Julie Bockstael 65 Albro Lane Wakefield, RI 02879
57-2	63	0.77	Paula J. Bannister 75 Albro Lane Wakefield, RI 02879
57-2	79	0.76	R. Harold Thomas, Jr. 89 Albro Lane Wakefield, RI 02879
57-2	57	4.48	Philip M. Greene 45 Prospect Ave. Wakefield, RI 02879
57-2	58	1.25	Philip M. Greene 45 Prospect Ave. Wakefield, RI 02879
57-2	59	2.98	John S. MacKenzie, Sr. 76 Kelley Way Wakefield, RI 02879
49-3	5	2.10	Richard J. & Marcia E. Albro 115 Albro Lane Wakefield, RI 02879
58-1	99	2.10	Carter Hill Realty Inc. c/o South County Pediatric Group 4979 Tower Hill Road Wakefield, RI 02879
50-4	17	6.62	Thomas F. & Grace A. O'Brien P.O. Box 95 Peace Dale, RI 02883-0095
50-4	18	0.80	Frank E. & Susan Delmonico 4959 Tower Hill Road Wakefield, RI 02879

<b>PLAT</b>	<b>LOT</b>	<b>SIZE (acres)</b>	<b>OWNER</b>
50-4	16	0.90	John L. & Gail V. Moran 4943 Tower Hill Road Wakefield, RI 02879
50-4	14	1.50	Dr. Allen F. Rocco 4879 Tower Hill Road Wakefield, RI 02879
50-4	20	1.40	Dr. Allen F. Rocco, 4879 Tower Hill Road Wakefield, RI 02879
50-4	13	8.36	Washington Trust Co., Trustees Dr. & Mrs. Martin O. Kaplan 4879 Tower Hill Road Wakefield, RI 02879
50-4	15	5.45	Washington Trust Co., Trustees Dr. & Mrs. Martin O. Kaplan 4879 Tower Hill Road Wakefield, RI 02879
49-3	6	25.62	Washington Trust Co., Trustees Dr. & Mrs. Martin O. Kaplan 4879 Tower Hill Road Wakefield, RI 02879
50	1	136.60	North Colony Realty, LLC c/o Thomas H. DiPrete, Esq. 75 Sockanosset Crossroads Cranston, RI
42 50	14,16,18 4,6,8,10 & 12	8.1 (total 8 lots)	Green Tree Realty, LLC c/o DiPrete Law Offices 75 Sockanosset Crossroads Cranston, RI
42 50	15,17,19 5,7,9,11 & 13	8.0 (total 8 lots)	Suffolk Realty, LLC c/o DiPrete Law Offices 75 Sockanosset Crossroads Cranston, RI
<b>Total</b>	<b>35 lots</b>	220.71	



## **Town of South Kingstown, R.I.**

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

**Town Hall, 180 High Street**

**Wakefield, Rhode Island 02879**

Dale S. Holberton

Town Clerk & Probate Clerk

401-789-9331

At a CONTINUED JOINT PUBLIC HEARING of the Town Council and the Planning Board of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall on the 24th day of February, 1999 at 7:10 PM.

PRESENT: Town Council

Barbara Anne Hackey, President

Karen Joy Asher, Vice President

Gary L. Chapman

Matthew J. McHuah

Anna F. Prager

UNANIMOUSLY VOTED: that the Town Council hereby approves amendments to the Comprehensive Plan relative to Phase Two Zoning as approved by the Planning Board on February 24, 1999 and adopting and incorporating the Findings of Fact of the Planning Board.

A TRUE COPY

ATTEST:

Dale S. Holberton  
Town Clerk



# Town of South Kingstown, R.I.

TOWNCLERK'S OFFICE

CLERK OF THE TOWN COUNCIL AND PROBATE COURT

Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a CONTINUED JOINT PUBLIC HEARING of the Town Council and the Planning Board of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall on the 24th day of February, 1999 at 7:10 PM.

PRESENT- Planning Board

David Baud, Chairman  
Henry Meyer, Vice Chairman F.  
Steven DiMasi  
Maria H. Mack  
David Napier

UNANIMOUSLY VOTED: to approve amendments to the Comprehensive Community Plan, as amended. relative to Phase 2 Zoning, as follows:

## FINDINGS OF FACT

The Planning Board makes the following findings of fact:

1. The Town Council and Planning Board held joint public hearings on the proposed amendments to the Comprehensive Plan on October 8 and 15, 1998; November 24, 1998; January 27, 1999 and February 24, 1998 as required by the Comprehensive Planning and Land Use Regulation Act, Title 45, Chapter 22.2 of the RILL, and in accordance with the "Procedure for Amendments to the Comprehensive Plan" as adopted by the Town Council on January 9, 1996 and as adopted by the Planning Board on January 16, 1996; and,
2. The Planning Board finds that the proposed amendments to the Comprehensive Plan are generally consistent with the goals, findings, intent and other provisions of the Rhode Island Comprehensive Planning and Land Use Regulation Act; and,
3. The Planning Board finds that citizen participation has been encouraged in the preparation of the proposed Plan amendments, that more than ample opportunity has been made for public review and comments, and that extensive revisions have been made to the amendments as a result of citizen suggestions; and,

4. The Planning Board finds that the proposed amendments to the Comprehensive Plan, together with proposed zoning ordinance revisions relative to Phase Two Zoning will provide guidance to the future growth and development of the Town of South Kingstown.

The Planning Board therefore approves amendments to the Comprehensive Plan relative to Phase 2 Zoning as indicated on the documents listed below and recommends that the Town Council approve the amendments as written.

- A. **Town of South Kingstown, RI, proposed Amendments to the Comprehensive Plan, August 4, 1998 (Revised February 18, 1999) (4 pages);**

**TOWN OF SOUTH KINGSTOWN PROPOSED COMPREHENSIVE COMMUNITY PLAN AMENDMENTS, LAND USE PLAN MAP ERRATA NO. 1, For Public Hearing October 8, 1998 (revised 2-18-99) (2 pages);**

- C. **TOWN OF SOUTH KINGSTOWN PROPOSED COMPREHENSIVE COMMUNITY PLAN AMENDMENTS, LAND USE PLAN MAP ERRATA NO.2, For Public Hearing February 24, 1999 (2 pages);**

- D. **Land Use Plan Map 2.3, revised Date: February 18, 1999;**

- E. **Land Use Plan Map 2.4, Wakefield/Peace Dale Detail, Revised Date: February 18, 1999;**

- F. **Land Use Plan Map 2.5, Kingston Detail, Revised Date February 18, 1999.**

The Planning Board further approves Comprehensive Plan amendments as discussed at this evenings public hearing as follows:

1. That the Land Use Plan Map be changed from CN to IND1, for property designated as Tax Assessor's Map 48-2, Lot 101.
2. That the Land Use Plan Map be changed to Medium High Density Residential for property designated as Tax Assessor's Map 86-3, Lots 138 and 139.
3. That the Land Use Plan Map be changed from High Density Residential to Medium High Density Residential for property designated as Tax Assessor's Map 40-1, Lot 2.
4. That the Land Use Plan Map be changed from Very Low Density Residential/Open Space to Industrial -1, for property designated as Tax Assessor's Map 22-1, Lot 44.
5. That the Land Use Plan Map be changed be changed from Very Low Density Residential/Open Space to Low Density Residential for property designated as Tax Assessor's Map 33, Lot 21, 22, 23, 24, 26, 27, 28, 47, and 64

6. That the *Kingston* Detail Map be amended to omit from the Kingston Historic District a portion of the rear 100 feet of Tax Assessor's Map 24-4, Lot 22.

*The* Planning Board further approves Comprehensive Plan text amendments as discussed at this evenings public hearing as follows:

1. That the Comprehensive Plan text Land Use Element, Land Use Plan, Section F., 2.c.3) as follows:

3) Industrial-3 (1-3) - This classification of industrial land use is established to cover the existing manufacturing zone on the west side of North Road in Peace Dale. Permitted uses would include ~~extractive operations and processing of sand and gravel, and the manufacture of asphalt and the manufacture of asphalt and concrete and related products.~~ **Extractive operations, including the storage of sand and gravel would also be permitted, but processing of these materials, including rock crushers, would be prohibited.** Public water and sewer may be provided to these areas but is not required.

The Planning Board further approves the correction to the Land Use Plan Map Wakefield/Peace Dale Detail. Map 2.4 which changes the Peace Dale Village area from a Highway Commercial designation to a Commercial Downtown designation.

A TRUE COPY

ATTEST:

Dale S. Holberton  
Town Clerk

**JOINT PUBLIC HEARING**

**FEBRUARY 24, 1999**

At a CONTINUED JOINT PUBLIC HEARING of the Town Council and the Planning Board of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall on the 24th day of February, 1999 at 7:10 PM.

PRESENT: Town Council

Barbara Anne Hackey, President  
Karen Joy Asher, Vice President  
Gary L. Chapman  
Matthew J. McHugh  
Anna F. Prager

Planning Board

David Baud, Chairman  
Henry Meyer, Vice Chairman  
F. Steven DiMasi  
Maria H. Mack  
David Napier

The Pledge of Allegiance to the flag is given.

Roll Call is taken and all members of the Town Council are present.

Roll Call is taken and five members of the Planning Board are present. Planning Board members Ciccone and Taft are absent.

The Public Hearing is continued relative to proposed amendments to the Comprehensive Community Plan relative to Phase Two Zoning, as follows:

**Town of South Kingstown, RI  
Proposed Amendments to the Comprehensive Plan  
August 4, 1998  
(Revised February 18, 1999)**

*Note: New language is indicated in **bold italics**. Deleted language is indicated as a ~~strikethrough~~.*

I. **Element II, Land Use Element, Section F., Land Use Plan, Subsection 2, Land Use Classifications, is amended as follows:**

a. **Residential Land Use - 1) High Density Residential** is amended to read as follows:

These residential areas contain an average density greater than 4.35 dwelling units per acre and are intended to provide areas within the Town of multi-family housing **multi-household dwellings**. The density of development corresponds to the present provisions of the Zoning Ordinance for multi-family **multi-household** dwelling units in the R-M Residential Multifamily **Multi - Household** zoning district. The maximum permitted density is ~~5.84~~ **7.71** units per acre. (*continue remainder of section unchanged*).

b. **Commercial Land Use - 1) High Density Residential** is amended to read as follows:

1) **Downtown Wakefield and Peace Dale** - ~~This is~~ **These are** the original business areas of the Town which developed in the latter part of the 19th and early 20th century. ~~along~~ **Included are** Wakefield's Main Street and adjacent side streets, from approximately Belmont Avenue to Holley Street, **and the central portion of Peace Dale**. The Downtown Wakefield **and Peace Dale** general commercial districts ~~is are~~ characterized by buildings with little or no setback requirements or off-street parking, a mix of land uses, and a pedestrian scale. Numerous historic structures exist as well as new buildings and reconstructed properties. It is important for ~~this district~~ **these districts** to maintain ~~its~~ **their** historic qualities and ~~Main Street~~ character.

d. **Government and Institutional** - This category includes major land holdings of local, State and Federal governments or their agencies, and major semi-public institutions. It also includes land of the University of Rhode Island, the largest institution in the Town of South Kingstown, and South County Hospital. The purpose of this classification is to recognize the extent of public and semi-public land holdings and to provide guidance to utilization of these lands ~~should they be sold or otherwise transferred to private ownership~~. **Private lands may also be included within this classification if they are designated by the US Environmental Protection Agency as a CERCLA site.** A Public **Government and Institutional (GI)** zoning category is created for all lands within this classification of land use. Any significant use of land in the areas shown within this classification for proprietary purposes shall require rezoning to an appropriate zoning district and shall be subject to zoning review by the Town.

II. **Element III, Housing Element, Section C. 3.e, - Duplexes, is amended as follows:**

e. **Duplexes** - Duplexes, or two family dwellings, are currently permitted in Cluster Development projects ***and Mixed-Use zoning districts***, and, under Special Exception, in the R10, RM, C1 and C2 zoning districts. By amending the zoning ordinance to increase the zones allowing the development of duplexes, the range of housing choices in South Kingstown would be increased. With conditions in an ordinance amendment drafted so as to protect the environment and community character, duplexes could be allowed in all residential zones except RLD200. ***and certain non-residential zones where other residential uses are permitted.***

A duplex is a structure containing two dwelling units separated by a wall or ceiling. Each unit should be more than 600 square feet in area ~~and the total structure should not exceed 2,500 square feet.~~ The minimum size per unit differentiates duplexes from accessory apartments.

A zoning ordinance amendment permitting duplexes would increase the total number of units available for rent for families or for sale to first time home buyers. The maximum area is intended to help assure that these units can be marketed as affordable units. The combined effect of the duplexes' smaller floor area and the increase in the total number of rental units on the market added by the development of duplexes should keep the cost of these units affordable over time.

Specific target groups that the two family dwelling provision would address include:

1) young families and working couples who need the rental income of the other unit in order to afford the purchase of their first home; 2) older couples, seniors, and retired people who need a supplementary income; 3) renting families, and; 4) low-moderate income individuals, students, and families who need affordable rental housing.

Most duplexes would be developed as part of new subdivisions, thereby ensuring that these units will be mixed among other types of housing. In order to minimize the visual impact that duplexes may have on a new subdivision, design standards could be promoted in a subdivision ordinance amendment. Such conditions could include screening, setbacks, screened on site parking, and a requirement that no more than one entry door be situated on any face of the structure. The proportion of duplexes in any subdivision could be limited to a maximum percentage, such as fifty (50) percent. Such conditions in the ordinance amendment would help preserve the ~~single family~~ ***visual*** character of South Kingstown.

Duplexes should be allowed as ~~permitted uses in all zoning districts of the Town with or without public sewers, except in High Flood Danger (HFD) and RLD 200 zones, where they would be prohibited uses~~ ***by right in the central areas of Town***

***(MU, RM, R10 and R20 zones), by special use permit in R30 and prohibited in rural residential areas. Duplexes should continue to be prohibited in zoning districts where single household dwellings are normally prohibited, such as Industrial zones, Highway Commercial districts and Government and Institutional districts. They should not be permitted in flood-prone areas, such as HFD zones.***

In any zoning district where permitted, and which is serviced by public sewers, the minimum land area required for each duplex shall be 1.5 times the minimum area required for single family dwellings. In addition, the minimum lot width (street frontage) should be the same as required for single family dwellings in order to economize on required street construction for each duplex. In R-10 zoning districts ~~only~~, ***and in Residential Multi Household, Commercial and Mixed Use districts***, public sewers shall be mandatory for duplexes in order to minimize potential groundwater pollution problems.

In any other zoning districts where permitted, and which are not serviced by public sewers, the minimum land area required for each duplex shall be 2.0 times the minimum area required for single family dwellings. The same provision regarding street frontage should apply. For example, if a duplex is proposed in a ~~R40~~ ***R30*** district without public sewers, the minimum land area would currently be ~~80,000~~ ***60,000*** sq. ft. and the required minimum frontage would be ~~150~~ ***125*** feet.

**III. The following Maps are deleted in their entirety and replaced with new maps:**

**Map 2.3 - Land Use Plan Map**

**Map 2.4 - Land Use Plan Map, Wakefield Detail**

**Map 2.5 - Land Use Plan Map, Kingston Detail**

**Map 2.6 - Land Use Plan Map, Kingstown Road Detail**

**IV. The following areas have been changed on the applicable Land Use Plan Map of the Comprehensive Plan:**

- Jerry Brown Farm Road / South County Hills Areas. - These are shown on the current Land Use Plan Map as Very Low Density Residential (R80 or R200), but have already been extensively developed as R40 subdivision lots. The proposed designation is Medium Density Residential. The proposed zoning is R40.
- Columbia Street Commercial - Extension of Commercial Neighborhood (CN) land use designation and zoning from Main Street to the Avery/Storti Funeral Home.
- Indian Lake Plats - These areas are currently zoned R20. The Comprehensive Plan recommends upzoning them to R80 or R200. This would create hundreds of non-conforming lots. The Plan is changed to show the platted areas currently zoned R20 as Medium High Density Residential. The proposed zoning remains R20.

- Tower Hill Road Commercial - The Comprehensive Plan recommends that the commercial area located on the west side of US Route 1 north of Route 138 be Highway Commercial, which would require a CH zoning designation. CH would permit the construction of a wide range of intensive commercial uses●supermarkets, gasoline stations, fast food restaurants, etc. The Plan is changed to Neighborhood Commercial. The zoning for this area is proposed to be CN.
- Kersey Road / Green Street Area - The Comprehensive Plan recommends that the land located at the southeasterly intersection of Kersey Road and Green Street be residential. This land is currently zoned Commercial C1, and is presently used for a woodworking shop/storage garage/antique shop. It is recommended that the Plan be changed to Neighborhood Commercial, and that the zoning for this area be CN.
- Woodfield Subdivision - Broad Rock Road - The Comprehensive Plan recommends upzoning this area to R80 or R200. This land has already been platted for a cluster subdivision based on its current R40 zoning, and several houses have been constructed therein. This would create 19 non-conforming lots. It is recommended that the Plan be changed to show the platted areas currently zoned R40 as Low Density Residential, and that the proposed zoning remain R40.
- St. Dominic Savio Property - Property acquired by the Town of South Kingstown in 1997 has been changed from Medium Density Residential to Government and Institutional. The proposed zoning is GI.
- Main Street Industrial - Two lots located on Main Street are presently zoned Manufacturing (AP 56-3, lots 103 & 104). The Comp Plan indicates these lots to stay Industrial. These lots are the Smith Bros. Shoe store building and the 5-unit apartment building next door. It is recommended that the Plan be changed to show these lots currently zoned M1 as Commercial-Downtown, and that the proposed zoning be CD.
- Lily Pads - The Comprehensive plan shows this parcel as Medium High Density Residential. It is currently used for a parking area for the Lily Pads office complex. It is recommended that this parcel (Plat 49-1/Lot 162) be changed on the Plan to Commercial Neighborhood and that the proposed zoning be CN.
- St. Francis Church / Town of South Kingstown - Land acquired by the Town at the rear of Town Hall (Map 56-2, portion of Lot 57) should be changed on the Plan to Government & Institutional and the proposed zoning should be changed to GI.
- Kingston Station - Should be changed from Industrial -1 to GI for all State property in the vicinity of the Kingston Train Station(correct as per Brunelle court decision)
- Neighborhood Guild - The Plan and zoning designation for this Town-owned recreation facility should be changed from Open Space to Government and Institutional (GI)
- Rose Hill Landfill - Change to GI all areas designated on CERCLA
- Kingston Landfill - Change to GI all areas designated on CERCLA

**TOWN OF SOUTH KINGSTOWN  
PROPOSED COMPREHENSIVE COMMUNITY PLAN AMENDMENTS**

**LAND USE PLAN MAP ERRATA NO. 1  
For Public Hearing October 8, 1998  
(revised 2-18-99)**

<b>Map</b>	<b>Assessor's Plat/Lot</b>	<b>Correction</b>
Map 2.3 Town-wide Map	N/A	Add ■Map 2.3 <b>1999</b> " to legend
Proposed Map dated 7/15/98	87-3 / 8, 9, 10, 11, 12	Designate area on east side of Succotash Road as Shore Commercial
<b>Rev. 2-18-99</b>	82-4 / 25-36, 38-40 88-1 / 37, 2-9, portion of 10, 12-16, 18-22, 25; portions of 23, 24, 26	Designate as Medium High Density Residential  <i>(Snug Harbor area)</i>
	<del>88-1 / 28-33</del> 88-1 / 36 <del>82-4 / 24</del>	Designate as Very Low Density Residential / Open Space <i>(Snug Harbor area)</i>
	88-1 / 11, 17 & 27	Designate as Shore Commercial in their entirety <i>(Snug Harbor area)</i>
	88-1 / 10, 23, 24, 26	Designate as Shore Commercial a distance of 200 feet from Point Judith Pond as measured along the property lines. See attached zoning map 88-1, revised <del>10-8-98</del> <b>2-18-99</b> . <i>(Snug Harbor area)</i>
	64-4	Designate Town-owned Marina Park as Government and Institutional
	<b>22-1 &amp; 22-4</b>	<b><i>Area in vicinity of Kingston Train Station should be designated as Government and Institutional</i></b>

<b>Map</b>	<b>Assessor's Plat/Lot</b>	<b>Correction</b>
Map 2.5 Kingston Detail Map	23-3 / 73	Kingston Free Library should be Government and Institutional

**LAND USE PLAN MAP ERRATA NO. 1**  
**For Public Hearing October 8, 1998**  
*(revised 2-18-99)*

<b>Map</b>	<b>Assessor's Plat/Lot</b>	<b>Correction</b>
Map 2.4 Wakefield / <i>Peace Dale</i> Detail	57-4 / 229 & 230	Change from Low Density Residential to Medium High Density Residential (Sweet property)
	49-4 / 150	Change from <i>Medium High Density Residential</i> to Neighborhood Commercial (Gaess property)

**TOWN OF SOUTH KINGSTOWN  
PROPOSED COMPREHENSIVE COMMUNITY PLAN AMENDMENTS**

**LAND USE PLAN MAP ERRATA NO. 2  
For Public Hearing February 24, 1999**

<b>Map</b>	<b>Assessor's Plat/Lot</b>	<b>Correction</b>
Map 2.3	75-3 / 41	Change designation from Very Low Density Residential/Open Space to Medium Density Residential (Browning)
	81-3 / 52	Change designation from Very Low Density Residential/Open Space to Low Density Residential (Browning)
Town-wide Map	90-3/73,74,75 96-2/45, 46	Change designation from Medium Density Residential to Low Density Residential (Betjemann & vicinity)
Proposed Map dated 7-15-98	92-2 / 163, 161, 122, 123, 121, 120, 86, 85, 57, 58, 56	Change designation from Medium High Density Residential to Neighborhood Commercial. (Matunuck Beach Road)
<b>Revised 2/18/99</b>	92-2 / 164, 160, 124, 56	Change designation from Medium High Density Residential to split Neighborhood Commercial / Medium High Density Residential (Commercial designation line extends 200 ft. east of Matunuck Beach Road street right of way line)
	92-2 / 49 93-1 / 2,3,4	Change proposed designation from Neighborhood Commercial to Medium High Density Residential (Barney Avenue)
	92-2 / 52, 53, 55  93-1 / 1	Correct proposed designation to indicate that Neighborhood Commercial designation extends 200 ft. north of Matunuck Beach Road street (lot) line

<b>Map</b>	<b>Assessor's Plat/Lot</b>	<b>Correction</b>
Map 2.4	N/A	Change title of Map to AWakefield / Peace Dale Detail@
	40-3 / 1	Change designation from Neighborhood Commercial to Ind-1 (M&M/O=Neill Oil)
Wakefield / Peace Dale Detail <b>Revised 2/18/99</b>	48-2 / 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 67, 68, 69, 129, 135, 137	Change designation from Neighborhood Commercial to Downtown Wakefield / Peace Dale (Peace Dale)

<b>Map</b>	<b>Assessor's Plat/Lot</b>	<b>Correction</b>
Map 2.4	48-3 / 146, 147, 148, 150, 152, 153, 154, 155, 156, 157, 158, 159, 160, 175, 176, 179, 180, 245, 246	Change designation from Neighborhood Commercial to Downtown Wakefield / Peace Dale (Peace Dale)
Wakefield / Peace Dale Detail <i>Revised 2/18/99</i>	49-1 / 129, 130, 131, 132, 133, 134, 135, 141, 142, 143, 145, 146, 147, 148, 155, 159	Change designation from Neighborhood Commercial to Downtown Wakefield / Peace Dale (Peace Dale)
	49-4 / 154, 155, 156	Change designation from Neighborhood Commercial to Downtown Wakefield / Peace Dale (Peace Dale)
	48-3 / 144 49-4 / 158	Change proposed zoning from Medium High Density Residential to High Density Residential (Peace Dale)
	57-2 / 69	Change designation from all High Density Residential to High Density Residential / Highway Commercial split (Indian Run Village Apartments)
	57-2 / 77	Change designation from High Density Residential / Highway Commercial split to all Highway Commercial (Dale Carla Shopping Center)
	63-1 / 6,7,8,9 63-4 / 20, 21	Change designation from Medium Density Residential to Low Density Residential (Post Road / Stoneway)
	57-1 / 223	Revised to indicate the correct extent of Neighborhood Commercial designation (Oak Street)
	49-4 / 129	Change designation of Stepping Stones School to Government and Institutional

A communication to the Town Council and Planning Board from Tony Lachowicz, Director of Planning, dated February 24, 1999 and entitled: "Phase 2 Zoning and Comprehensive Plan Amendments Public Hearings of February 24, 1999" is read and placed on file.

A communication from Thomas J. Stevenson opposing the proposed rezoning of his property located on Broad Rock Road and designated as Tax Assessor's Map 33, Lot 64, from R40 to R80 is received and placed on file.

A communication from John J. Bolton, Attorney, representing Indian Run relative to the proposed rezoning of a portion of the forty foot right-of-way to Kingstown Road from RM to CH is received and placed on file.



# Town of South Kingstown, R.I.

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 24<sup>th</sup> day of July A.D., 2000 at 7:30 PM.

PRESENT: Barbara Anne Hackey, President  
Karen Joy Asher, Vice President  
Gary L. Chapman  
Matthew J. McHugh  
Anna F. Prager

UNANIMOUSLY VOTED: to adopt an amendment to the Comprehensive Plan from Open Space (OS) to Very Low Density/Open Space, for property designated as Lot 25 on Assessor's Plat 86-2, approximately 200,086 sq. ft. or 4.59 acres located at 256 Matunuck Beach Road, Wakefield, RI and owned by Ronald Edson, and authorizing the waiver of any fees associated with the amendment to the Comprehensive Plan, and incorporating the Findings of Fact as described in a letter from the Planning Board to the Town Council dated July 12, 2000, as attached hereto.

A TRUE COPY

ATTEST:

Dale S. Holberton, Town Clerk

### **Findings of Fact:**

1. This amendment is consistent with the goals, findings, intent and other provisions of the RI Comprehensive Planning and Land Use Regulation Act.
2. In 1996, lot 25 was subdivided into two (2) parcels. Lot 25 was reduced from 17.18 acres to its current dimensions of 4.59 acres, the remainder 12.6 acres, (AP 86-2, lot 39), was conveyed to the State of Rhode Island for open space purposes. This subdivision was made in conformity to the RLD-200 zoning designation in place for this property in 1996.
3. Lot 25 is utilized for single household residential purposes.
4. The Comprehensive Community Plan, Land Use Plan Map, Map 2.3 1999, designates both lot 25 and lot 39 as Open Space, (OS). Such designation for lot 25 is in error.

### **Conditions of Approval:**

1. This plan amendment shall not become effective for the purposes of guiding the State of Rhode Island or any of its agencies until it has been approved by the State of Rhode Island, in accordance with the manner prescribed in the Comprehensive Planning and Land Use Regulation Act, or pursuant to any rules and regulations adopted pursuant thereto; and,
2. This plan amendment shall become effective for the purpose of conforming municipal land use decisions upon adoption by both the Planning Board and Town Council. The Planning Board recommends that the Town Council approve this amendment to the Comprehensive Community Plan.”



# Town of South Kingstown, R.I.

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 23<sup>rd</sup> day of July A.D., 2001 at 7:30 PM.

PRESENT: James W. O'Neill, President  
Barbara Anne Hackey, Vice President  
Karen Joy Asher  
Carole A. Costanza  
Anna F. Prager

UNANIMOUSLY VOTED: to adopt an amendment to the Comprehensive Community Plan, Element II, Land Use Element, Section J., Goals, Policies and Implementation, Goal 3, Implementation as follows:

The Town will revise its Zoning Ordinance and Subdivision and Land Development Regulations as required to promote more sensitive siting of buildings and better overall site planning for residential subdivisions consistent with the "South Kingstown Residential Design Manual," prepared by Dodson Associates, dated January 1999 and as subsequently amended. Said document is hereby incorporated by reference into this Comprehensive Community Plan.

Responsible Party : Town Council, Planning Department, Planning Board

And to incorporate and adopt the Findings of Fact in the recommendation of the Planning Board as described in their correspondence to the Town Council dated July 18, 2001 and entitled: "Proposed Comprehensive Plan Amendment, Flexible Design Residential Projects," as attached.

A TRUE COPY

ATTEST: \_\_\_\_\_  
Dale S. Holberton, Town Clerk

## **FINDINGS OF FACT**

1. The amendments will enable the Town to adopt amendments to its Zoning Ordinance and its Subdivision and Land Development Regulations to provide for Flexible Design Residential Projects in a manner that is consistent with the Comprehensive Community Plan;
2. The Planning Board finds that the proposed amendments are consistent with Title 45, Chapter 22.2 of the RI General Laws, the RI Comprehensive Planning and Land Use Regulation Act, specifically with the following goals of the Act:
  - (1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
  - (3) To promote a balance of housing choices, for all income levels and age groups, and which recognizes the affordability of housing as the responsibility of each municipality and the state.
  - (4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.
  - (5) To promote the preservation of the open space and recreational resources of each municipality and the state.
  - (6) To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.
  - (9) To ensure that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality, and to insure state land use regulations and decisions are consistent with state guide plans.”

**Town of South Kingstown  
Adopted Amendments to the Comprehensive Community Plan  
July 23, 2001**

*Note: New language is indicated in **bold italics**. Deleted language is indicated as a ~~strikethrough~~.*

**I. Element II, Land Use Element, Section J., Goals, Policies and Implementation, Goal 3, Implementation, is amended as follows:**

~~• The Town will revise its zoning regulations as required to incorporate applicable standards for rural land development utilizing as a guide the principles found in Dealing With Change in the Connecticut River Valley by the Massachusetts Department of Environmental Management and the Center for Rural Massachusetts (June 1989). These standards will be integrated with other regulations of the Town dealing with protection of natural resources, agricultural land preservation, village district planning and the preservation of historic and cultural resources and scenic areas.~~

~~Responsible Party: Town Council, Planning Department, Planning Board~~

***• The Town will revise its Zoning Ordinance and Subdivision and Land Development Regulations as required to promote more sensitive siting of buildings and better overall site planning for residential subdivisions consistent with the "South Kingstown Residential Design Manual," prepared by Dodson Associates, dated January 1999 and as subsequently amended. Said document is hereby incorporated by reference into this Comprehensive Community Plan.***

**Responsible Party: Town Council, Planning Department, Planning Board**



# Town of South Kingstown, R.I.

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

Town Hall, 180 High Street

Wakefield, Rhode Island 02879

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 8<sup>th</sup> day of April A.D., 2002 at 7:30 PM.

PRESENT: James W. O'Neill, President  
Barbara Anne Hackey, Vice President  
Karen Joy Asher  
Carole A. Costanza  
Anna F. Prager

VOTED: to approve an amendment to the Comprehensive Plan, Land Use Plan Map, Kingstown Road Detail, Map 2.6 from Medium Density Residential to High Density Residential, and incorporating the Findings of Fact, Consistency with the Comprehensive Plan and Conditions of Approval as amended in the Planning Board's letter to Matthew Callaghan dated February 15, 2002, as follows:

### **Findings of Fact:**

1. AP 40-2, lot 14 is situated within the Kingstown Road Special Management District is comprised of 19.13 acres of land.
2. The parcel is in proximity to existing multi-household uses, Peace Dale Place, Peace Dale House and institutional uses servicing an elderly or handicapped population, South Bay Manor.
3. The site is fully serviced by utilities, including public sewer and water.
4. Under the current zoning designation the site could support approximately 20 single-family homes with an estimated population of 84 persons, 25 of which would be school-age children.
5. The proposed usage of the property is for a maximum of 70 two-bedroom condominiums that would be restricted to occupancy by person's age 55 or older. The proposed density does not seek to maximize the use of the site as would be permitted under the RM zoning designation.
6. Such use of this land is found to be consistent with existing land use pattern of the area and will not result in adverse impacts to Town services.

7. The proposed amendment has been reviewed by the Town's Technical Review Committee and Conservation Commission and is recommended by both.

**Findings of Fact, Consistency with Comprehensive Plan:**

Said amendment is found to be consistent with the Comprehensive Community Plan as follows:

1. Overall Goal of the Housing Element: "To encourage a range of housing choices in order that the Town can continue to be a home to a vital mix of people.
2. Housing Element, Policy 1.1-"The Town supports providing housing opportunities for people of varying ages, lifestyles, and stages of the lifecycle, including: singles, couples, single parents, families, senior citizens, the handicapped, and students."
3. Housing Element, Policy 1.3-"The Town supports providing housing opportunities for year-round renters, first time buyers, and homeowners who need or choose to change their living arrangements due to lifecycle and/or altered physical and financial capabilities."

**Conditions of Approval:**

1. This plan amendment shall not become effective for the purposes of guiding the State of Rhode Island or any of its agencies until it has been approved by the State of Rhode Island, in accordance with the manner prescribed in the Comprehensive Community Planning and Land Use Regulation Act, or pursuant to any rules and regulations adopted pursuant thereto; and,
2. The plan amendment shall become effective for the purpose of conforming municipal land use decisions upon adoption by both the Planning Board and Town Council. The Planning Board recommends that the Town Council approve this amendment to the Comprehensive Community Plan.

Application by Warden's Pond Builders, Inc., 271 Worden's Pond Road, Wakefield, RI 02879.

Councilwoman Costanza abstains.

A TRUE COPY

ATTEST: \_\_\_\_\_  
Dale S. Holberton, Town Clerk



## **Town of South Kingstown, R.I.**

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

**Town Hall, 180 High Street**

**Wakefield, Rhode Island 02879**

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 16<sup>th</sup> day of December A.D., 2003 at 7:30 PM.

PRESENT: Barbara Anne Hackey, President  
Wayne T. Cahoone, Vice President  
Mary S. Eddy  
Kathleen A. Fogarty  
James W. O'Neill

UNANIMOUSLY VOTED: to approve an application, with revisions provided by the Planning Board, requesting an amendment to the Comprehensive Plan Element II, Land Use Element, Route 1 Special Management District, Section F.4(2): text amendment to plan language to allow for a large percentage of residential uses in the southern portion of the Route 1 Special Management District, in accordance with Motion I and the Findings of Fact contained in the Planning Board's letter dated November 3, 2003, as shown as attached. Application by John G. Haddad, 2790 South County Trail, East Greenwich, RI 02818.

A TRUE COPY

ATTEST: \_\_\_\_\_  
Dale S. Holberton, Town Clerk

In accordance with the 'Procedure for Amendments to the Comprehensive Plan' adopted by the South Kingstown Town Council on January 9, 1996 the South Kingstown Planning Board hereby approves the application of John G. Haddad, 2790 South County Trail, East Greenwich, RI 02818 with amendments and additional language resulting from the Public Hearing before the Planning Board. The proposed amendment consists of the following:

- a.) Plan Element II, Land Use Element, Route 1 Special Management District, Section F.4 (2): text amendment to plan language to allow for a larger percentage of residential uses in the southern portion of the Route 1 Special Management District. The current language restricts such use to not more than 50% of the buildable land within the entire district.

The purpose of this amendment is to permit an application to amend the text of Section 605 of the Zoning Ordinance, Route 1 Special Management District.

Said motion is based upon the following Findings of Fact:

**Findings of Fact:**

1. The southern portion of the Route 1 Special Management District contains approximately 68 acres of land of which it is estimated that 49.27 acres are buildable.
2. The applicant owns or controls the majority of the gross land area (including wetlands) within the southern district (46.74 acres or 68.73% out of a total of 68 acres) and buildable area within this portion of the district (37.15 acres or 75.38% out of a total of 49.27 acres).
3. There are only two vacant parcels within the southern portion of the district that are owned or controlled by an entity other than Mr. Haddad (AP 50-4, lot 20, 1.4 acres, and AP 57-2, lot 58, 1.25 acres). The other parcels in the southern portion of the district all have some active use occurring; this would serve to limit the potential uses that could occur without razing existing structures.
4. The existing development pattern on the fringes of the southern district (office and residential uses) raises issues of compatibility of potential uses, particularly with regard to industrial and retail type uses. Issues of compatibility, visual impact, density and scale would also be present (from a negative perspective) if a multi-unit large building, residential style development were to proceed under the current regulations. A development of this type could result in approximately 308 units being constructed on the applicant's land and would also reserve significant acreage (14+ acres of land owned or controlled by the applicant) for other uses that could exacerbate these concerns.
5. The multiple land ownership characteristics of the southern portion of the SMD serve to make percentage allocation of uses difficult from a timing and equity perspective.
6. The size, shape and environmental characteristics of the southern portion of the district, particularly with regard to steep slopes and wetlands on the west side of

the parcel, are viewed as being more amenable to scattered siting of smaller, buildings as opposed to development featuring large scale, vertical structures.

7. The Planning Board finds that the currently permitted densities for multi-household land development projects to be poorly suited for the southern portion of the Route 1 SMD due to the presence of existing residential and mixed office/residential uses, the general configuration of this part of the district, slopes present and overall environmental characteristics of this vicinity.
8. Testimony and correspondence to the Planning Board from other property owners within the southern portion of the Route 1 SMD have been generally supportive of this application to amend the Comprehensive Community Plan.
9. The applicant has provided expert testimony regarding the tax base benefits that may result from a land development scenario that could be submitted if the requested amendments are permitted.
10. The South Kingstown Economic Development Committee also reviewed the application and determined that a positive impact to the Town's tax base may result.

#### **Proposed Amendment Language:**

Plan Element II, Land Use Element, Route 1 Special Management District, Section F.4 (2): Amendment consists of bold language at end of paragraph only, the first three sentences below are existing language).

The Planning Board shall, during review of development proposed within the District, require the developers of major parcels to submit a long-range master plan of development to illustrate conformity with this Comprehensive Plan. In order to ensure that the District is developed as a mixed-use area with emphasis on business, the Board shall require that at least 50 percent of the buildable land area within the entire District be dedicated to office, institutional, light industrial or similar non-retail business uses. These uses may be developed on as much as 100% of the buildable land in the District. **Within the southern portion of the District the Board may allow a greater percentage of buildable land (>50%) to be devoted to low-impact residential development. In making this determination the Planning Board shall make affirmative findings relative to each of the following during the Conceptual Master Plan review of a proposed land development project:**

1. **The proposed use will have no or very limited impact on those Town capacities that are critical in constraining the Town's current six-year capacity, as identified by the Town Council through the Capital Improvement Program.**
2. **The applicant has demonstrated that the site planning methodology, standards and techniques utilized in the preparation of the site plan for the proposed land development project are consistent with the "South Kingstown Residential Design Manual."**
3. **The design and scale of the project is found to preserve and enhance the Route 1 viewshed, provides open space and buffers that are adequate and**

**building yard setbacks that meet or exceed the requirements of any adjacent residentially zoned properties.**

- 4. The density of the proposed development is found be appropriate to the southern district setting.**



## **Town of South Kingstown, R.I.**

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

**Town Hall, 180 High Street**

**Wakefield, Rhode Island 02879**

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 27<sup>th</sup> day of March A.D., 2006 at 7:30 PM.

PRESENT: Mary S. Eddy, President  
Kathleen A. Fogarty, Vice President  
Cynthia B. Gleason  
James W. O'Neill  
Paul Tasich

UNANIMOUSLY VOTED: to approve an application, requesting an amendment to the Comprehensive Plan from Low Density Residential to GI (Government and Institutional) for property located at 2625A Commodore Perry Highway and designated as Plat 80-2, Lot 21, approximately 72,309 sq. ft. or 1.66 acres. Application by the Pettaquamscutt Historical Society, by their attorney James V. Aukerman, 60 South County Commons Way, Wakefield, RI 02879. Said approval incorporates the Planning Board's Findings of fact as detailed in Motion #1 of their letter dated January 18, 2006, as attached.

A TRUE COPY

ATTEST: \_\_\_\_\_  
Dale S. Holberton, Town Clerk

**Motion # 1:** In accordance with the “Procedure for Amendments to the Comprehensive Plan” adopted by the South Kingstown Town Council on January 9, 1996, the South Kingstown Planning Board hereby approves the application of the Pettaquamscutt Historical Society to amend the Comprehensive Community Plan, Plan Element II, Land Use Element, Map 2.3 “Land Use Plan Map” designation of property identified as Assessor’s Plat 80-2, Lot 21 from “Residential Very Low Density” to “Government and Institutional.”

The purpose of this amendment is to permit an application to amend the Town’s Zoning Map for the subject property from the current R-80 to GI to be heard by the Town Council. The Planning Board’s decision to approve the proposed amendment is based on the following Findings of Fact:

#### Findings of Fact

1. The proposed use of the Edward Everett Hale House by the Pettaquamscutt Historical Society as a museum is consistent with the Government and Institutional (GI) designation as defined in the Town of South Kingstown Comprehensive Community Plan and Zoning Ordinance;
2. The Edward Everett Hale House is identified as an important historic and cultural resource in the ‘Historic and Architectural Resources of South Kingstown, Rhode Island: A Preliminary Report’ published by the Rhode Island Historical Preservation Commission;
3. The restoration and preservation of the Everett Edward Hale House as a public museum reflects the attitude and objectives of the Town toward establishing and maintaining the historic context of South Kingstown and along with the nearby Robert Beverly Hale Library will help define the historical character of Matunuck;
4. This amendment to the Comprehensive Community Plan is consistent with the ‘Overall Goal of the Cultural Resources Element’ of the Plan ‘To preserve, protect and enhance the Town’s cultural resources and to integrate these into planning for the future’; and
5. The Planning Board finds that the proposed amendment to the Town’s Comprehensive Community Plan is consistent with the following goals of the Rhode Island Comprehensive Planning and Land Use Act (RIGL 45-22.2-3.C):
  - (1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities;
  - (4) To promote the protection of the natural, historic and cultural resources of each municipality and the state;
  - (6) To provide for the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.



# Town of South Kingstown, R.I.

TOWN CLERK'S OFFICE  
*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*  
Town Hall, 180 High Street  
Wakefield, Rhode Island 02879

Dale S. Holberton  
Town Clerk & Probate  
Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 9<sup>th</sup> day of October A.D., 2007 at 7:30 PM.

PRESENT: Barbara Anne Hackey, President  
William J. Flatley  
James W. O'Neill  
Ella M. Whaley

UNANIMOUSLY VOTED: to adopt an ordinance in amendment of the South Kingstown Comprehensive Community Plan concerning the Growth Management Program (Annual Action Agenda), as shown as attached.

A TRUE COPY

ATTEST: \_\_\_\_\_  
Dale S. Holberton, Town Clerk

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**I. GOALS AND POLICIES ELEMENT**  
**TOWN OF SOUTH KINGSTOWN, RI**  
**COMPREHENSIVE PLAN**

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---

E. Growth Management Policy

\*\*\*\*\*

4. *The strategic planning process will be carried out on a continuous basis with both biennial and five-year planning cycles*

(1) *The five-year cycle will coincide with the cycle for updating the Comprehensive Plan mandated by the State. This cycle will involve a major assessment of growth management progress and needs every five years; it will culminate in development of a "Five-Year Implementation Plan". (See Element IX, Section D-1, "The Five-Year Implementation Plan").*

(2) *The biennial cycle will consider and develop a "Growth Management Program" that specifies what topics are to be addressed, includes a rationale for those topics based on current conditions and the five-year plan, and assigns implementation responsibility for each action item. Every two years a Growth Management Program will be adopted by the Town Council. (See Element IX, Section D-2, "Growth Management Program")*

---

**IX. IMPLEMENTATION ELEMENT**  
**TOWN OF SOUTH KINGSTOWN, RI**  
**COMPREHENSIVE PLAN**

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**For revised Implementation Element IX**  
**Section E**  
**For amendment dated 10/6/97 in addendum**

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List of Technical Appendices\*

IX.A1.0 1992-1998 Capital Improvement Program

\* Technical Appendices are found in a separate document

#### D. The Planning Process for Growth Management

The goals and policies contained in this Comprehensive Plan are broad and complex. The challenge of implementation requires a dynamic planning approach that can balance the need for focus with the "comprehensiveness" of the Comprehensive Plan. As noted throughout this Plan, the need for expanded facilities and infrastructure improvements, environmental quality and character of the Town are strongly influenced by the rate and type of growth, both residential and nonresidential. Consequently, the Town must set forth specific goals and strategies in this Plan in order to ensure that the pressure of new growth does not limit the ability to guide this growth toward desired results.

Two principles will be applied toward this end:

1. The actions in a given time period must be driven by a limited set of objectives. Such objectives should be quantified wherever possible and time-bounded. They must be tied directly to the current Five-Year Implementation Plan and they must balance the conservation and development needs addressed by the Plan.
2. Objectives must be selected in light of the implementation priorities of the Plan as defined for a given period. Such priorities must be set following (a) an efficient sequencing of the many actions required to fully implement the Plan; and (b) the less predictable events that will affect the Town's growth.

These principles lead to the adoption of a long-range Five-Year Implementation Plan implemented by and complemented with a biennially updated Growth Management Program.

##### 1. The Five-Year Implementation Plan

The Five-Year Implementation Plan will be adopted as an amendment to the Comprehensive Plan at least every five years by the Town Council and Planning Board beginning upon initial adoption of the Plan in 1992, and followed every 5 years thereafter. The first update of the Implementation Plan would be scheduled for 1997.

##### 2. The Growth Management Program

The Town Council shall establish a process by which progress toward growth management for sustainable development can be assessed on a biennial basis as part of the budget development process. The basic elements of this process are outlined below, to be refined or adjusted by the Town Council as necessary.

Public Workshop - In the month of July every two years, an evening public educational workshop will be held for the following purposes: (1) to educate the public on growth management goals; (2) to solicit public input on growth management issues; (3) to report on progress made on growth management issues and priorities from previous years; and, (4) to discuss priority issues for next Growth Management Program. In order to prepare for a productive workshop, the Town Council shall request that Staff, as well as boards and commissions, meet at least once to articulate their ideas and recommendations, and submit them to the Town Manager one month prior to the workshop. Boards and commissions could

*dedicate one separate meeting to assess their progress regarding the comprehensive plan and growth management-related activities in particular.*

*Town Council Work Session* - *In the month of August every other year, the Town Council shall hold a work session with appropriate representation from Town boards and commissions and Town staff in order to build consensus, to coordinate decision-making and to set priorities for the year. The work session objectives are as follows:*

- 1. Discuss public input and comments made at the public workshop.*
- 2. Affirm the goals of growth management and relevance to the various elements of the comprehensive plan.*
- 3. Review the Five-Year Implementation Plan in the Comprehensive Plan regarding priorities for growth management.*
- 4. Develop the Growth Management Program for a two-year timeframe, to be formally adopted by the Town Council.*

*The Growth Management Program would include clear identification of:*

- (a) What actions should be taken*
- (b) Why they are priorities*
- (c) How they are consistent with the Comprehensive Plan*
- (d) Who is responsible for carrying them out*

*Adoption* - *The Growth Management Program will be formally adopted by the Town Council at a regular Council meeting in September every other year.*

*Disseminate Information to the Public* - *After adoption, the Growth Management Program will be published in an easily understandable format and made available to the general public.*

*Off Year Review Procedure – At the mid-point of each biennial cycle (month of July) the Planning Department shall prepare a summary status memorandum for the Growth Management Program. The memo shall be prepared in cooperation with the Planning Board, with input from other Boards and Commissions as appropriate. The memo shall be forwarded to the Town Council via the Town Manager and provide a review of the components of the Growth Management Program.*



## **Town of South Kingstown, R.I.**

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

**Town Hall, 180 High Street**

**Wakefield, Rhode Island 02879**

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 28<sup>th</sup> day of April A.D., 2008 at 7:30 PM.

PRESENT: Mary S. Eddy, President  
Kathleen A. Fogarty, Vice President  
William J. Flatley  
James W. O'Neill  
Ella M. Whaley

UNANIMOUSLY VOTED: In accordance with the 'Procedure for Amendments to the Comprehensive Plan' adopted by the South Kingstown Town Council on January 9, 1996, to approve, as an ordinance, the application of Mazza Marina, LLC to amend the Comprehensive Community Plan, Plan Element II, Land Use Element, Map 2.3 'Land Use Plan Map' designation of the westerly portions of those properties identified as Assessor's Plat 88-1, Lots 24 & 26 from 'Residential – Medium High Density' to 'Commercial Shore.'

The purpose of this Comprehensive Plan amendment is to permit an amendment to the Town's Zoning Map for the westerly portions of the subject properties from the current designation of R-20 to Commercial Waterfront. The Town Council's decision to approve the proposed Comprehensive Plan amendment is based on the following Findings of Fact:

A TRUE COPY

ATTEST: \_\_\_\_\_  
Dale S. Holberton, Town Clerk

## Findings of Fact

1. The property is located within the village of Snug Harbor, named for its historic relationship to waterfront and marine related uses and commerce.
2. Snug Harbor is one of the two primary waterfront locations for marine related businesses in Town.
3. There is a shortage of land available for the winter storage of boats within the Snug Harbor area and within the Town in general.
4. The ability to provide on-site winter boat storage is an important factor contributing to the economic viability of marinas.
5. This amendment to the Comprehensive Community Plan is consistent with the 'Overall Goal of the Cultural Resources Element' of the Plan 'To preserve, protect and enhance the Town's cultural resources and to integrate these into planning for the future.'
6. The Town Council finds that the proposed amendment to the Town's Comprehensive Community Plan is consistent with the following goals of the Rhode Island Comprehensive Planning and Land Use Act (RIGL 45-22.2-3.C):
  - (1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
  - (2) To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
  - (4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.
  - (5) To promote the preservation of the open space and recreational resources of each municipality and the state.



## **Town of South Kingstown, R.I.**

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

**Town Hall, 180 High Street**

**Wakefield, Rhode Island 02879**

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 23<sup>rd</sup> day of June A.D., 2008 at 7:30 PM.

PRESENT: Mary S. Eddy, President  
Kathleen A. Fogarty, Vice President  
William J. Flatley  
James W. O'Neill  
Ella M. Whaley

UNANIMOUSLY VOTED: to approve as an ordinance an amendment to the Comprehensive Community Plan from Government/Institutional to Public Marina Special Management District for property located at 190, 210, 214, 236, and 239 Salt Pond Road, and 2 William Schmid Drive, designated as the southern portion of Assessor's Plat 64-4, Lot 11, and 134 Salt Pond Road designated as Assessor's Plat 64-4, Lot 12 approximately 7.52 acres total, and amendment to Map 2.3, "Town of South Kingstown Comprehensive Plan, Land Use Plan Map", 1999, as revised through 10/19/07; and incorporating the Planning Board's Findings of Fact, as attached. Application by the Town of South Kingstown, 180 High Street, Wakefield, RI 02879.

A TRUE COPY

ATTEST: \_\_\_\_\_  
Dale S. Holberton, Town Clerk

**Comprehensive Community Plan  
July 1992 (as amended through 4/28/08)**

**I: Land Use Element**

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4. Proposed Special Management Districts

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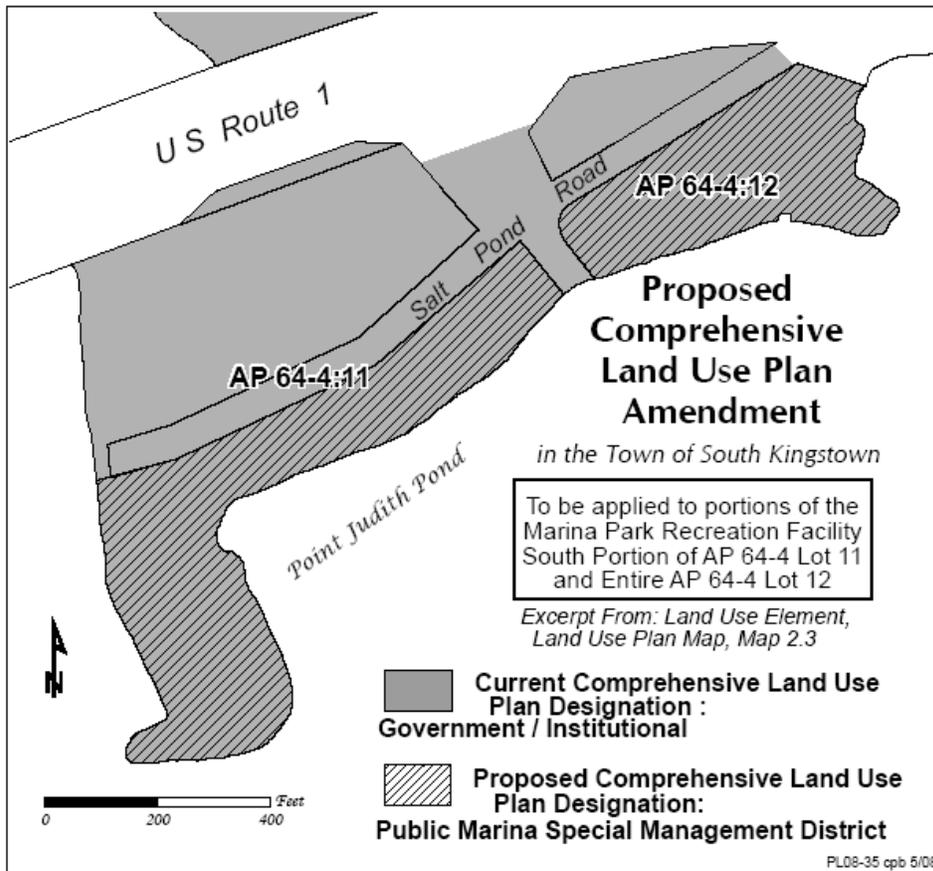
**ADD:**

- c. Public Marina Special Management District – This district is comprised of a portion of the Town’s 13.33 acre “Marina Park” located along the north shore of Point Judith Pond at Route 1 (Upper Pond area). The district is specifically applied to those Town owned parcels that lie southerly of Salt Pond Road, comprising approximately 7.52 acres of land. These lands have historically been leased by the Town, on a long-term basis, to various marine oriented uses and other businesses that are complementary to the overall usage of the Marina Park facility as a major community recreational asset. This district is intended to provide a regulatory framework to govern the use of these properties, support the historic land use pattern present and allow for changes and appropriate levels of expansion to occur in a manner that is consistent with the recreational, functional and aesthetic values of this public open space facility.

(NOTE: proposed amendment language to follow 4. b. Kingstown Road Special Management District, see page 52 of Land Use Element, Section II of plan).

Map Attachment:

Section of Map 2.3, showing revised designation for south portion of Marina Park (current designation GI, proposed designation SMD).



### Findings of Fact

1. The Town's Marina Park facility has historically included marine-based leasehold properties that complement and support the recreational values and function of this public recreational resource.
2. Marina Park is one of the primary waterfront locations for marine-related businesses in Town.
3. The current land use plan designation of the property (Government/Institutional) does not provide a supportive fit for the existing uses in place and may hinder appropriate changes and expansions of such uses.
4. The use of a 'Special Management District' technique is found to be appropriate as a vehicle to address and support the unique land use character of this waterfront area.
5. These amendments to the Comprehensive Community Plan are found to be consistent with the 'Overall Goal of the Land Use Element' of the Plan 'To promote orderly growth patterns based upon the natural, cultural and historic character of the Town, the lands suitability for use and the aspirations of its

citizens' and the Overall Goal of the Economic Development Element 'To promote quality economic and employment opportunities while protecting the natural resources and cultural values of the Town.'

6. The Planning Board finds that the proposed amendment to the Town's Comprehensive Community Plan is consistent with the following goals of the Rhode Island Comprehensive Planning and Land Use Act (RIGL 45-22.2-3.C):

- (1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
- (2) To promote an economic climate which increases quality job opportunities and overall economic well-being of each municipality and the state.
- (4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.
- (5) To promote the preservation of the open space and recreational resources of each municipality and the state."



## **Town of South Kingstown, R.I.**

TOWN CLERK'S OFFICE

*CLERK OF THE TOWN COUNCIL AND PROBATE COURT*

**Town Hall, 180 High Street**

**Wakefield, Rhode Island 02879**

Dale S. Holberton  
Town Clerk & Probate Clerk  
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 8<sup>th</sup> day of December A.D., 2008 at 7:30 PM.

PRESENT: Kathleen A. Fogarty, President  
Mary S. Eddy, Vice President  
Carol Hagan McEntee  
James W. O'Neill  
Ella M. Whaley

UNANIMOUSLY VOTED: in accordance with the "Procedure for Amendments to the Comprehensive Plan" adopted by the South Kingstown Town Council on January 9, 1996, to approve an ordinance amendment based upon the application of Kathy Haronian and KSL-SK, Inc., to amend the Comprehensive Plan Land Use Plan Map 2.3, from Residential – Very Low Density / Open Space (<0.55 du / ac) to Neighborhood Commercial and accompanying application to amend the Town's Zoning Map from R80 - Rural Residential Low Density District to CN - Commercial Neighborhood for the easterly portion of AP 18-3, Lot 15 (approximately 54,626 sq. ft.) located at 61 Mooresfield Road and a proposed amendment to the Comprehensive Plan Land Use Plan Map 2.3, from Neighborhood Commercial to Residential – Very Low Density / Open Space (<0.55 du / ac) and accompanying application to amend the Town's Zoning Map from CN-Commercial Neighborhood to R80 - Rural Residential Low Density District for the westerly portion of AP 18-2, Lot 12 (approximately 33,681 sq. ft.). Approval is in accordance with a plan prepared by Commonwealth Engineers & Consultants, Inc. "Proposed Building #4 for A.P. 18-3, Lots 13 and 14 Mooresfield Road in South Kingstown, Rhode Island; Color Site Plan" dated 6/10/08, Sheet 1 of 3, as said plan may be further modified by the Planning Board through Development Plan Review approval.

The Town Council also approves the proposed ordinance amendment adding a third paragraph to the Comprehensive Plan Land Use Element, Section F., Land Use Plan, 2.b.2. Commercial Land Use, Highway Commercial as follows:

**“It is the further intent of this plan that changes in land uses in the vicinity of Route 1 and Route 138 be encouraged to move toward a lesser intensity and scale as embodied by the Neighborhood Commercial Zoning designation applied to these properties on Map 2.3, Land Use Plan Map.”**

Approval of the amendments described herein are granted with the specific notation that these plan amendments shall not become binding on the State of Rhode Island or any of its agencies until approved by the State of Rhode Island, in accordance with the manner prescribed in the Enabling Act, as amended.

The Town Council's decision to approve the proposed Comprehensive Plan amendments is based on the following Findings of Fact:

### **Findings of Fact**

1. The subject properties occupy the land on the north side of Mooresfield Road (Route 138) west of its intersection with Tower Hill Road (Route 1).
2. In colloquial terms, this intersection has been coined 'The Gateway to South County' for motorists traveling south along Tower Hill Road.
3. As a result of the topography of the area, the location of the subject properties and the existing commercial development at the intersection of Tower Hill Road and Mooresfield Road, the proposed amendment to the Comprehensive Plan and the planned change in land use will not affect the scenic quality of Tower Hill Road.
4. The applicant is proposing 'trading' existing zoning designations between two adjacent parcels resulting in no net increase in the area of commercially zoned land that the applicant or related parties own and control.
5. The proposed amendment will effectively 'cap' the commercial zone and prevent the creep of commercial development in a westerly direction along Mooresfield Road.
6. The applicant is proposing the use of conservation easements/vegetative buffers to mitigate physical and visual impacts of the proposed land use changes.
7. The proposed amendment allows for increased commercial development that demonstrates cognizance of its impact on its surrounding neighbors.
8. This amendment to the Comprehensive Community Plan is consistent with the 'Overall Goal of the Land Use Element' of the Plan 'To promote orderly growth patterns based upon the natural, cultural and historic character of the Town, the land's suitability for use and the aspirations of its citizens.'
9. The Town Council finds that the proposed amendment to the Town's Comprehensive Community Plan is consistent with the following goals of the Rhode Island Comprehensive Planning and Land Use Act (RIGL 45-22.2-3.C):

- (1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
- (2) To promote an economic climate which increases quality job opportunities and overall economic well-being of each municipality and the state.

\*\*\*

- (4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.
- (5) To promote the preservation of the open space and recreational resources of each municipality and the state.
- (6) To provide for the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.”

A TRUE COPY

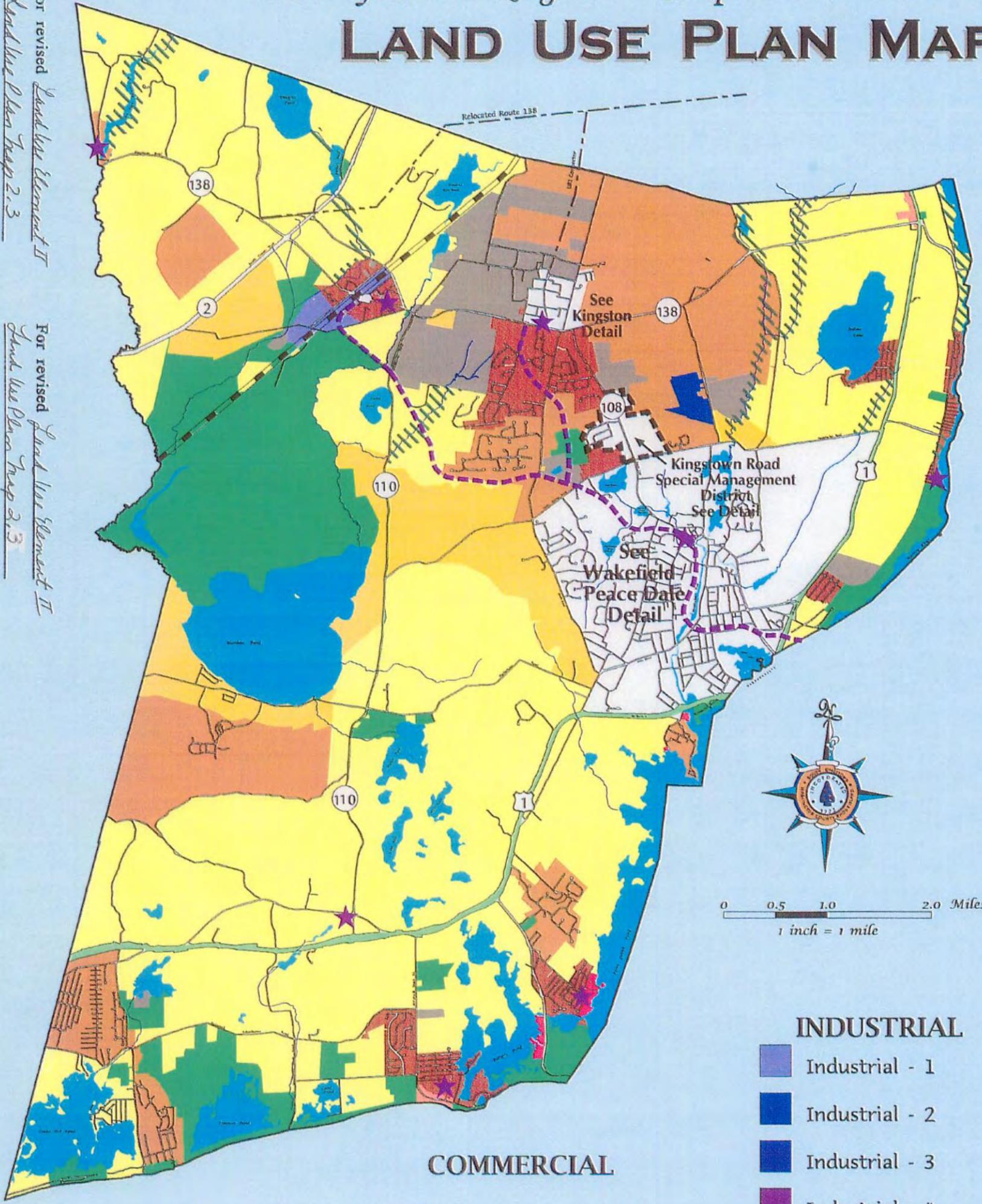
ATTEST: \_\_\_\_\_  
Dale S. Holberton, Town Clerk

Town of South Kingstown Comprehensive Plan

# LAND USE PLAN MAP

For revised Land Use Element II  
 See amendment dated 7/24/00  
*in agenda*

For revised Land Use Element II  
 See amendment dated 4/8/02  
*in agenda*



0 0.5 1.0 2.0 Miles  
 1 inch = 1 mile

### RESIDENTIAL

- High Density (> 4.35 du/ac)
- Medium High Density (2.0 - 4.35 du/ac)
- Medium Density (1.09 - 1.99 du/ac)
- Low Density (0.55 - 1.08 du/ac)
- Very Low Density / Open Space (<0.55 du/ac)

### COMMERCIAL

- Highway Commercial
- Neighborhood Commercial
- Shore Commercial

### SPECIAL AREAS

- Open Space
- Greenways
- Scenic Highways

### INDUSTRIAL

- Industrial - 1
- Industrial - 2
- Industrial - 3
- Industrial - 4

- Neighborhood Center / Village Districts
- Railroad
- Bike Paths

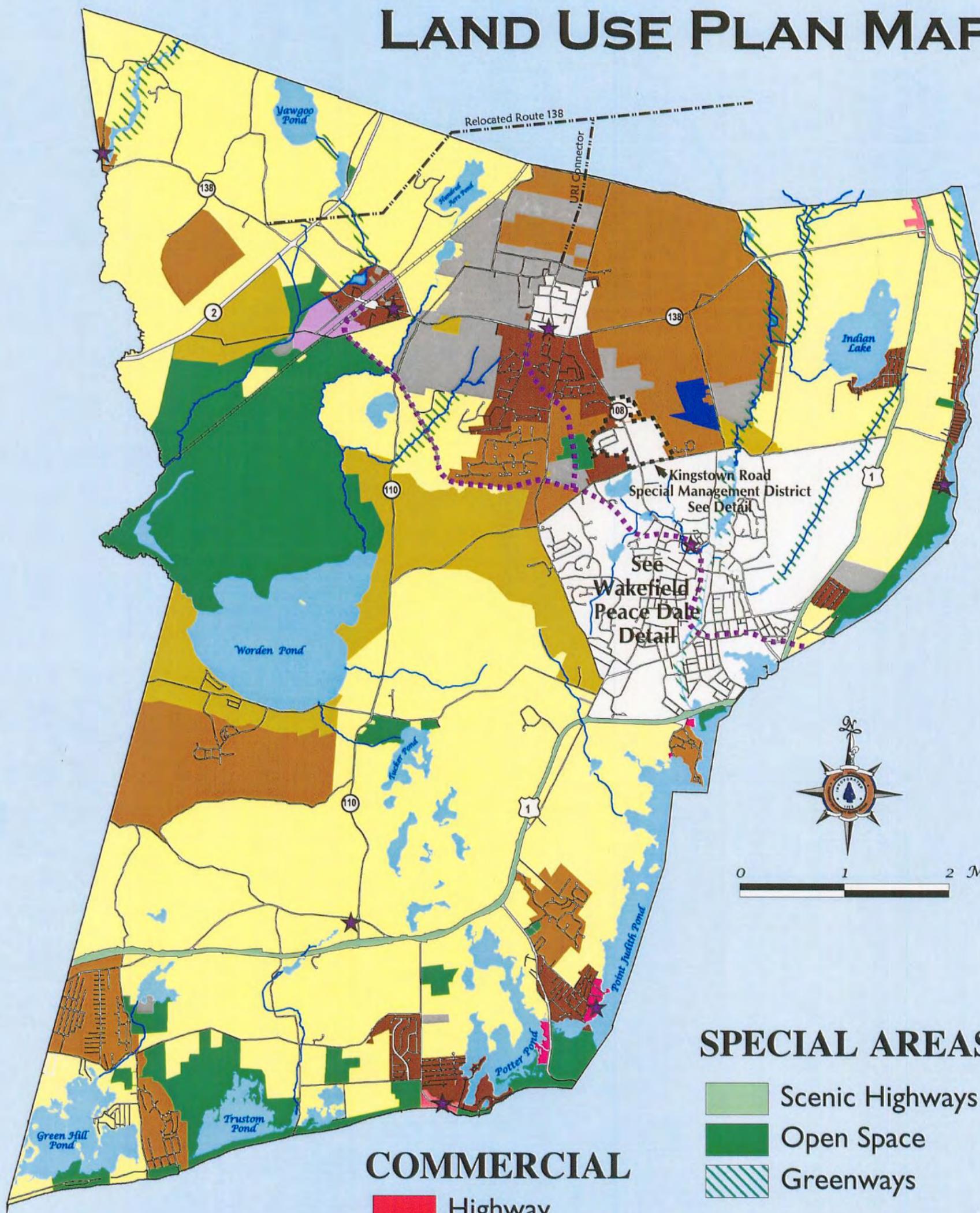
Map 2.3  
 1999

Source of Data:  
 Town of South Kingstown Planning  
 Department  
 Adopted: February 24, 1999



Geographic  
 Information  
 System  
 CPB 3100

# LAND USE PLAN MAP



0 1 2 Miles

## SPECIAL AREAS

- Scenic Highways
- Open Space
- Greenways

- Neighborhood Centers / Village Districts
- Amtrak Railroad
- Bike Paths

## COMMERCIAL

- Highway
- Neighborhood
- Shore

## RESIDENTIAL

- High Density (> 4.35 du/ac)
- Medium High Density (2.0 - 4.35 du/ac)
- Medium Density (1.09 - 1.99 du/ac)
- Low Density (0.55 - 1.08 du/ac)
- Very Low Density / Open Space (< 0.55 du / ac)

## INDUSTRIAL

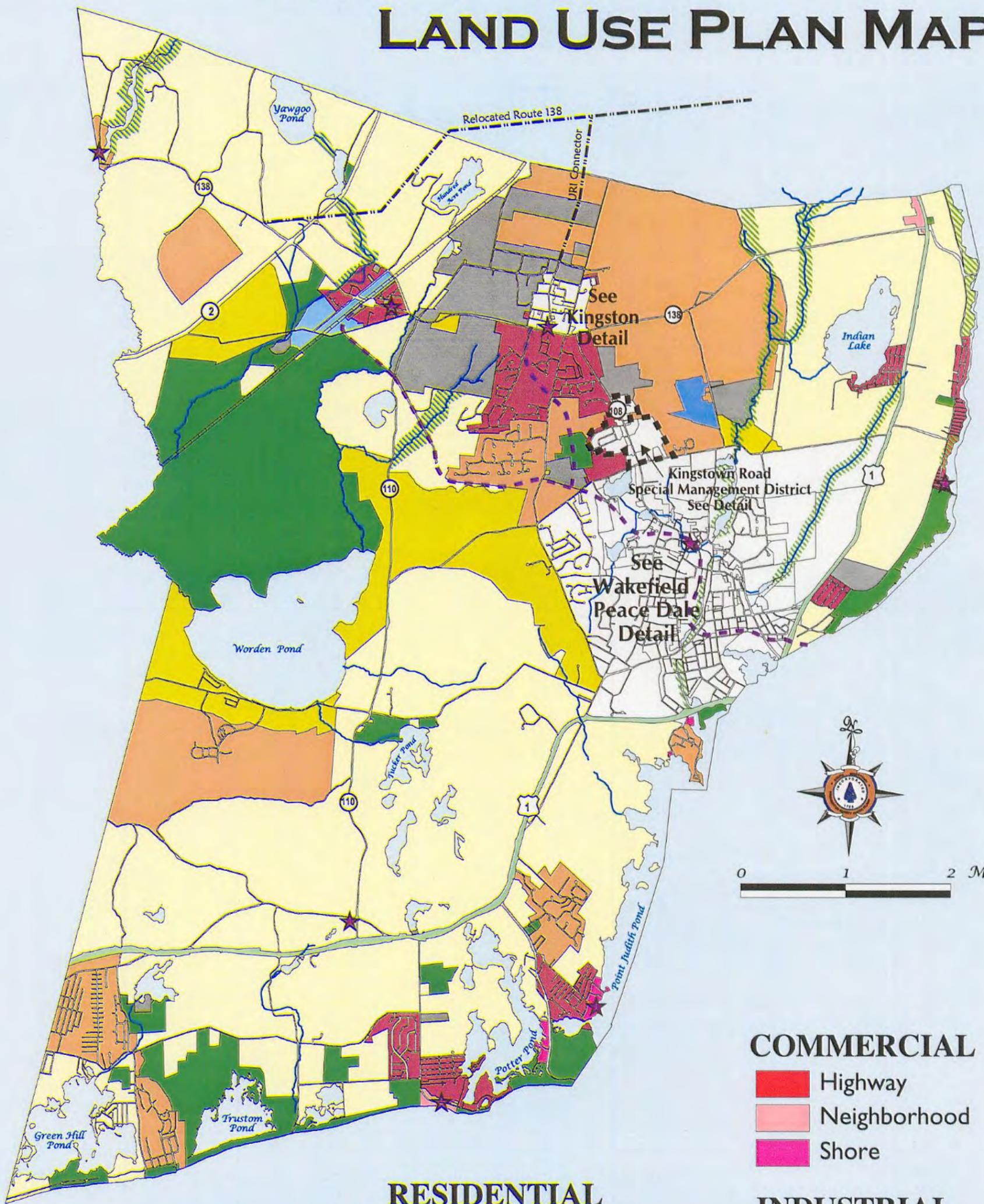
- Industrial - 1
- Industrial - 2
- Industrial - 3
- Industrial - 4

Source of Data:  
Town of South Kingstown Planning Department  
Adopted: February 24, 1999  
As Amended through April 2002



Town of South Kingstown Comprehensive Plan

# LAND USE PLAN MAP



### SPECIAL AREAS

- Scenic Highways
- Open Space
- Greenways
- Government and Institutional

- Neighborhood Centers / Village Districts
- Amtrak Railroad
- Bike Paths

### RESIDENTIAL

- High Density (> 4.35 du/ac)
- Medium High Density (2.0 - 4.35 du/ac)
- Medium Density (1.09 - 1.99 du/ac)
- Low Density (0.55 - 1.08 du/ac)
- Very Low Density / Open Space (< 0.55 du / ac)

### COMMERCIAL

- Highway
- Neighborhood
- Shore

### INDUSTRIAL

- Industrial - 1
- Industrial - 2
- Industrial - 3
- Industrial - 4

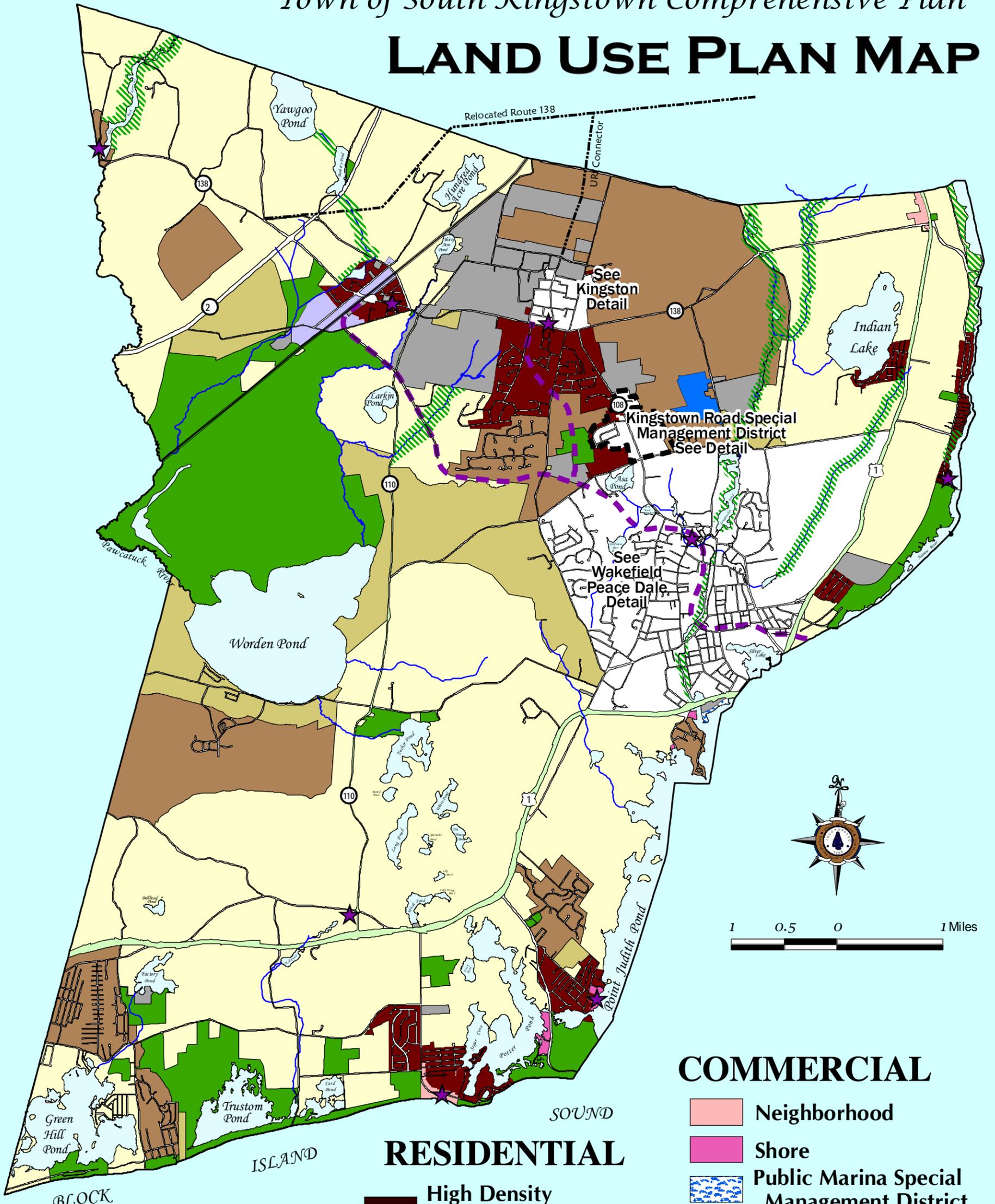
For revised Land Use Element II  
 Land Use Plan Map 2.3  
 Adopted: 2/24/99  
 As Amended: 7/24/00  
 4/08/02  
 3/27/06



Geographic Information System

Map 2.3

# LAND USE PLAN MAP



## SPECIAL AREAS

- Government / Institutional
- Open Space
- Scenic Highways
- Greenways

- Neighborhood Centers / Village Districts
- Bike Paths

## RESIDENTIAL

- High Density (> 4.35 du/ac)
- Medium High Density (2.0 - 4.35 du/ac)
- Medium Density (1.09 - 1.99 du/ac)
- Low Density (0.55 - 1.08 du/ac)
- Very Low Density (< 0.55 du/ac)

## COMMERCIAL

- Neighborhood
- Shore
- Public Marina Special Management District

## INDUSTRIAL

- Industrial - 1
- Industrial - 2

For revised Land Use Element II  
 Land Use Plan Map 2.3  
 Adopted: 2/24/99  
 As Amended: 7/24/00 3/27/06  
 4/28/08 6/23/08  
 12/8/08



Geographic Information System

Map 2.3

*Town of South Kingstown Comprehensive Plan*  
**LAND USE PLAN MAP**  
**KINGSTOWN ROAD DETAIL**



**RESIDENTIAL**

- High Density
- Medium High Density
- Medium Density

**COMMERCIAL**

- Highway
- Neighborhood
- Mixed Use

Kingstown Road Special Management District

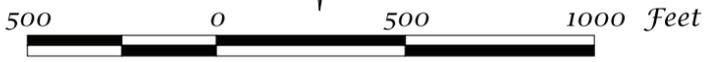
- Open Space
- Government and Institutional

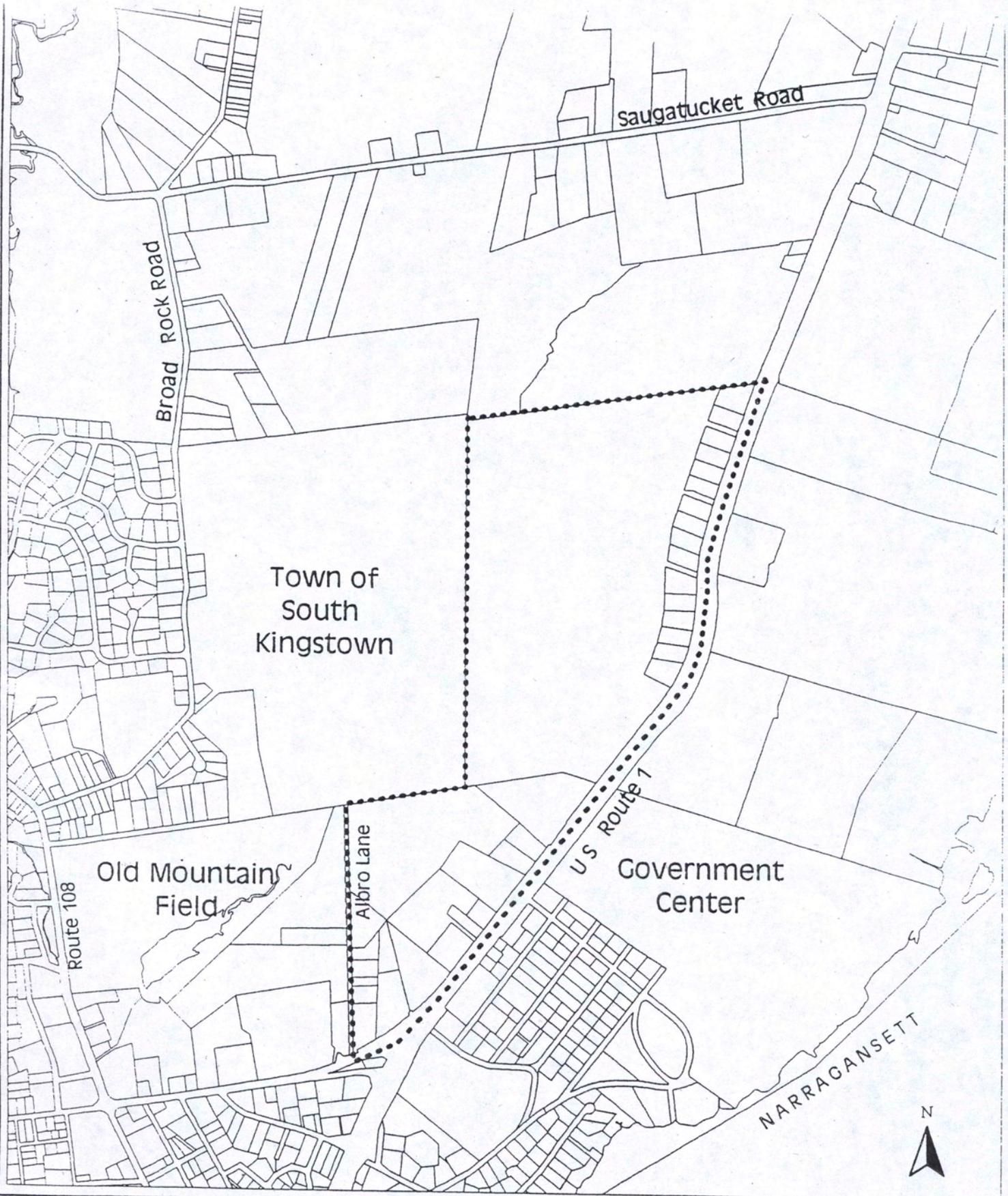
**INDUSTRIAL**

- Industrial - 2
- Industrial - 3

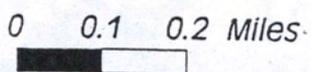


Source of Data:  
 Town of South Kingstown Planning Department  
 Adopted: February 24, 1999  
 As Amended through April 2002





**Map 2.7**  
**ROUTE 1 SPECIAL**  
**MANAGEMENT DISTRICT**



Town of South Kingstown  
 Geographic Information System

# Comprehensive Community Plan Town of South Kingstown Rhode Island

Route 1  
Special Management District  
Conceptual Design of Development

