

University of Rhode Island

DigitalCommons@URI

Open Access Master's Theses

2003

An Assessment of Regulatory and Planning Measures Affecting Land Conservation and Resource Protection in Eight Rhode Island Towns: Charlestown, Coventry, Exeter, Hopkinton, Richmond, South Kingstown, Westerly, and West Greenwich

Patricia S. Hickey

University of Rhode Island

Follow this and additional works at: <https://digitalcommons.uri.edu/theses>

Terms of Use

All rights reserved under copyright.

Recommended Citation

Hickey, Patricia S., "An Assessment of Regulatory and Planning Measures Affecting Land Conservation and Resource Protection in Eight Rhode Island Towns: Charlestown, Coventry, Exeter, Hopkinton, Richmond, South Kingstown, Westerly, and West Greenwich" (2003). *Open Access Master's Theses*. Paper 750.

<https://digitalcommons.uri.edu/theses/750>

This Thesis is brought to you by the University of Rhode Island. It has been accepted for inclusion in Open Access Master's Theses by an authorized administrator of DigitalCommons@URI. For more information, please contact digitalcommons-group@uri.edu. For permission to reuse copyrighted content, contact the author directly.

**An Assessment of Regulatory and Planning Measures
Affecting Land Conservation and Resource Protection
In Eight Rhode Island Towns:**

**Charlestown, Coventry, Exeter, Hopkinton, Richmond,
South Kingstown, Westerly, and West Greenwich**

**BY
PATRICIA S. HICKEY**

**A RESEARCH PROJECT SUBMITTED IN
PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR THE DEGREE OF MASTER OF COMMUNITY PLANNING**

**UNIVERSITY OF RHODE ISLAND
2003**

**An Assessment of Regulatory and Planning Measures
Affecting Land Conservation and Resource Protection
In Eight Rhode Island Towns:**

**Charlestown, Coventry, Exeter, Hopkinton, Richmond,
South Kingstown, Westerly, and West Greenwich**

**Research Project
Of
Patricia S. Hickey**

**Approved:
Major Professor**



**Acknowledged:
Director**



Acknowledgments:

Acknowledgments:

I would like to thank my Professional Project Committee:

Rob Thompson, PhD., JD. URI Community Planning & Landscape Architecture:

Major Professor

Sheila Brush, Program Director, Grow Smart Rhode Island: Reader

Howard Foster, PhD. URI Community Planning & Landscape Architecture: Reader

As well as:

Meg Kerr and Virginia Lee at the URI Coastal Resources Center; and

Sheila Brush, Scott Millar, Jim Lucht, Howard Foster, Kathy Crawley, Mike Deluca

and Richard Youngken for their assistance in the design of this study.

A special thanks to the Charlestown, Coventry, Exeter, Hopkinton, Richmond, South Kingstown, Westerly, and West Greenwich Planning Departments for their participation in this study.

Table of Contents:

Section I.	Introduction and Purpose	1
Section II.	Town Profiles	5
	Town of Charlestown Profile.....	6
	Town of Coventry Profile.....	26
	Town of Exeter Profile.....	47
	Town of Hopkinton Profile.....	63
	Town of Richmond Profile.....	79
	Town of South Kingstown Profile.....	93
	Town of West Greenwich Profile.....	110
	Town of Westerly Profile.....	122
Section III.	Town Regulatory Comparisons	138
	Charlestown, Coventry, Exeter, Hopkinton Matrix	138
	Richmond, South Kingstown, West Greenwich, Westerly Matrix	159
Appendix A	List of Plans, Ordinances, and Land Development Regulations.....	172
Appendix B	Municipal Planners.....	173

Section I. Introduction & Purpose

The purpose of this study was to assess planning capacity for land conservation and natural resource protection in eight Rhode Island municipalities based on factors such as community comprehensive planning goals and objects, zoning and subdivision regulations, technical capacity and staffing considerations. The main body of this report is comprised of detailed matrices inventorying land conservation and resource protection efforts for the individual towns. The last section of the report is comprised of two matrices comparing zoning and land development regulations in each of the eight towns. The matrices are organized by resource area and applicable development regulations.

This assessment provides only a snapshot of the planning and regulatory milieus in the eight towns during the period of June to December 2000. The results of this study will be used to build planning capacity in the towns under study through targeted educational and funding opportunities. The information in this study is proprietary, and should not be used or cited without permission of the author.

The criteria used to assess planning capacity were largely derived from an inventory of comprehensive plan objectives and development regulations. The study also included in-depth interviews with town planners on implementation efforts. These interviews provided important information on the technical and professional capacity within planning departments, as well as insight into how well the towns are actually managing development. The interviews were also beneficial in helping to gauge levels of awareness and consensus among town decision-makers concerning the significance of land conservation and natural resource protection to growth management efforts.

It became apparent throughout the interview process, that a town's planning capacity is greatly influenced by the level of consensus among town decision-makers. Low technical and staffing capacity does not preclude high capacity to manage development. For example, the Town of Richmond lacks a full-time planner and GIS capability. This rather low in-house capacity, given current rates of growth, is offset by a high level of commitment to land conservation and natural resource protection among town decision-makers. The Town of Richmond's development regulations and practices reflect this commitment. According to the town planner, Richmond's capacity to manage development is high.

The adoption and implementation of strong development regulations can also compensate for limited in-house professional and technical capacity. In towns that lack full GIS capacity, and hence the ability to view environmental characteristics on a parcel basis, developers can be required to provide environmental impact statements as part of site review requirements in the zoning ordinance. Towns can also require developers to provide a site analysis demonstrating how environmental considerations will be incorporated into the design of the site. Towns can also hire environmental consultants to conduct impact assessments. For example, the Town of Coventry contracts with a non-profit organization that is staffed by environmental management professionals to assist the town in conducting in-depth environmental assessments for development proposals.

Towns with mandatory residential cluster development ordinances, such as Charlestown and Richmond, have the greatest degree of flexibility and the highest level of consistency in siting development away from environmentally sensitive areas. For example, both towns use their mandatory cluster ordinance to site development away from wetlands and water bodies, in effect, creating extended vegetative buffer zones for these resources in town. Mandatory cluster has also been used to plan and create linked greenspaces

in one of the towns. Coventry's cluster ordinance includes a 20 percent density bonus for farmland preservation.

Subdivision and land development regulations specifying "land unsuitable for development" is another important way for the towns to preserve open spaces and protect fragile ecosystems during the development process. Land defined as unsuitable for development is deducted from the buildable acreage of the parcel. Charlestown's regulation is the most protective and far reaching, and provides an excellent example of how towns can increase their capacity to protect natural resources and fragile or important land. Exeter is the only town in the study area that does not specify "land unsuitable for development".

The town profiles included in this report identify planning capacity limitations on a town-by-town basis. The eight towns in the study vary widely in their capacity to manage growth in an environmentally sensitive manner. A surprising conclusion of this assessment is that low technical and staffing capacity does not preclude high capacity to manage development. Comprehensive development regulations requiring detailed environmental assessments and site analysis can offsite a number of in-house capacity limitations. The towns with the highest level of planning capacity, in this study, also possessed the most experienced and proactive planning officials.

Broad-based consensus among town officials on the need to manage growth through land conservation and natural resource protection efforts may be the single most important variable in assessing a town's planning capacity for purposes of this study. Based on these findings, efforts to build planning capacity should focus on education and training programs for town officials, particularly for planning board and commission members. The comparative regulatory matrix created for this study indicates a high degree of cross-town sharing of development regulations. Capacity building efforts should focus on facilitating cross-town learning wherever possible.

This report concludes that the most important indicators of planning capacity are: 1) consensus among town officials regarding the significance of land conservation and natural resource protection, 2) an experienced and proactive planning board or commission, and 3) comprehensive, environmental development regulations.

Section II. Town Profiles

The town profiles include a narrative assessment of planning capacity along with two matrices inventorying comprehensive planning objectives and implementation efforts and regulatory measures and implementation efforts. The matrices are organized by natural resource area and applicable development regulations or plan objectives. In order to create each matrix, community comprehensive plans, zoning ordinances, and subdivision and land development regulations were reviewed for each town. Information was then transcribed into the matrices. Although detailed citations are not provided due to space limitations, headings are provided to indicate where the information is located in municipal planning documents.

The narrative assessment in each town profile is organized into five principal sections: an overall summary, information on planning staff and resources, an assessment of comprehensive plan objectives, GIS capacity and site analysis protocols, and lastly, land development regulations. The views or judgments expressed in these assessments are solely those of the author, and should not be read as authoritative statements of fact.

TOWN OF CHARLESTOWN PROFILE

Summary

Based on the criteria used in this study, Charlestown has one the most comprehensive approaches to natural resources protection and land conservation in the study area. The majority of the Town's comprehensive plan objectives for land conservation and natural resources protection, as set forth in the 1992 plan, have all been implemented. The Town's zoning and subdivision regulations further reflect a commitment to protecting natural resources and open spaces. The Town's present planning capacity to manage development is high.

The town is unique in that the planning commission is an elected body. The commission has enacted some of the most progressive subdivision and land development regulations in the study area. For example, Charlestown is one of only two towns that mandate cluster development for all major subdivisions. The Town's subdivision and land development regulation, which classifies land that is "unsuitable for development," is also the most far-reaching. Charlestown is one of only two towns in the study area that requires developers to obtain a certified letter from the Rhode Department of Environmental Management, Natural Heritage Program documenting the presence or absence of rare or endangered species.

There is widespread consensus in the Town on the need to preserve open space and to protect the water resources. The town is currently working with the university and state agencies on a number of projects to increase water quality management, including the establishment of a wastewater management commission. The planning commission is presently working on a new open space acquisition plan for the town.

Planning Department

The Charlestown Planning Department, under the current town planner, possesses a high level of both professional and technical capacity. The town planner (now gone) has a strong background in, and commitment to, natural resource protection. Charlestown is one of the few towns in the study area with adequate GIS technical capacity. The Town's plat maps have been digitized, and the planner has easy access to GIS coverages of critical resource areas and 'environmental constraints' to development on both a town-wide and parcel basis.

The town planner works almost exclusively with the planning commission. As an elected body, the commission assumes responsibility for planning decisions in town. Both the planning commission and the zoning board of review have their own solicitors to prevent conflicts of interest in the development process.

Planning capacity limitations are primarily due to a lack of resources for planning functions. The town employs a single, full-time planner to handle all day-to-day planning functions. Planning officials need more assistance identifying "model ordinances" and other innovative techniques for guiding development. There is also a need for institutionalized training program for all new board and commission members as well as for town solicitors. It appears that the town, particularly the planning commission, is open to strengthening environmental protections and growth management provisions.

Comprehensive Plan Objectives

The Town of Charlestown Comprehensive Plan was adopted by the town council in January of 1992. The plan provides a focused agenda for natural resource protection, with an emphasis on water resources. In regard to broader land conservation objectives, the plan does not offer a town-wide vision or greenspace concept plan. Land acquisition strategies mentioned in

the plan are mainly focused on the protection of specific resources such as wetlands and water bodies. Suggested policies for land acquisition revolve around the preservation of protective buffer zones for critical resource areas.

The Town's comprehensive plan objectives strongly encourage increased municipal involvement with local and state environmental organizations. The plan also strongly supports increasing public education and participation around environmental issues, as well as increased public access to the Town's natural resources and open spaces.

The plan consistently promotes changes in subdivision/land development regulations and zoning to increase environmental protection measures. The inclusion of such policy goals in the plan provides an important basis for future regulatory actions. Charlestown has adopted or is pursuing the majority of its comprehensive plan objectives. The plan appears to be an important guidance document for land conservation and natural resources protection, as reflected in regulatory changes since the adoption of the plan.

Site Analysis

Charlestown's in-house GIS capacity greatly assists the town planner in conducting early environmental assessments of proposed sites for development. Easy access to detailed site maps allows the town planner to address important site considerations with developers prior to the pre-application meeting and the drafting of conceptual plans. This saves developers both time and resources, and provides town officials more influence in the design of the site. The town planner would like to have this process formally adopted into regulatory procedures by requiring developers to initiate the review process with detailed two foot contour maps in-hand. In this way, siting decisions would formally begin with a consideration of the natural characteristics of the parcel.

Town-produced maps also assist the planner and the commission in conducting onsite analysis. GIS mapping of parcel constraints direct attention to specific areas of the site, such as wetlands or important habitat, it also enables town officials to see the site in the context of adjoining properties and/or nearby areas of environmental concern. Ultimately, in-house mapping capacity greatly reduces the planning commission's dependence on developers for complete and accurate site information. It also provides town officials with a sound foundation on which to base concerns and conditions of approval early in the development review process.

Zoning and Subdivision Regulations

Zoning Ordinances

- *Farmland Zoning—none*
- *Residential Cluster Development*--Charlestown is one of two towns in the study area that *mandates* residential cluster development for all major subdivisions. The cluster provisions require that 40 percent of the total land area must be protected as open space, 50 percent of which may be land "unsuitable for development." The planner felt that the cluster provisions could be made stronger, particularly through the adoption of better site analysis and site design standards.
- *Overlay Districts*--Charlestown's zoning ordinance includes two protection districts--the Flood Hazard Overlay District and the Groundwater Protection Overlay District. Nancy Hess considers the Town's Groundwater Protection Overlay District to be a model ordinance. The town is also in the process of implementing a wastewater management district.
- *Site Plan Review*--The town has adopted detailed environmental standards for all land developments under its Site Plan Review Ordinance.
- *Performance Standards*--The town has adopted its own septic system setback requirements from water bodies, fresh and coastal wetlands, and flood hazard areas. The planning commission has the authority to increase the criteria where necessary.

Subdivision and Land Development Regulations

By comparison to other towns in the study area, Charlestown's subdivision and land development regulations provide the most comprehensive suite of regulatory provisions designed to protect natural resources during the development process.

- *Land Unsuitable for Development*--The Town's list of land unsuitable for development is the most detailed and far-reaching in comparison with other towns in the study area. Land unsuitable for development shall be deducted from the developable acreage of the parcel--resource areas subject to protective setback distance such as but not limited to, wetlands; areas subject to storm flow or flooding; hydric soils and inter-tidal salt marshes; land located in any V zones or floodways; any area of the track proposed to be developed equal to the area of any street and/or utility rights-of-way; any unique sites having historical, archeological values or protected species of flora or fauna; any other lands which if developed would cause a threat to public health, or result in irreparable public harm, or loss of irreplaceable resources; any area of ledge and/or rock outcrops at/or within four feet of the land surface, any area where slopes exceed fifteen percent)
- *Environmental Analysis*--An environmental analysis is required for all major subdivisions and land developments as well as for any development occurring in proximity to significant natural resources. The list of natural resources covered under this regulation extends to all of the natural resource areas addressed in this study.
- *Erosion and Sediment Control*--An erosion and sediment control plan is required for all major subdivisions and land developments and for all development occurring in close proximity to wetlands, water resources or on sites with steep slopes. According to the planner, the public works director and the building inspector strictly monitor and enforce erosion and sediment control plans.
- *Site Design Standards*--The Town's *Physical Design and Public Improvement Standards* are comprehensive and detailed. The Town's mandatory cluster provision provides the town with the flexibility it needs to implement basic design standards. Of particular note, the standards include a provision that states: "excess cutting, filling or stripping vegetation shall not be permitted." However, parcels of five acres or less do not require a clearing permit from the Rhode Island Department of Environmental Management. Oftentimes, owners of these parcels will strip the property of trees and vegetation prior to initiating the development review process.

Charlestown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Farmland Preservation		
Open Space Zoning		
	<ul style="list-style-type: none"> Rezone all conservation lands held by public agencies to Open Space, Conservation and Recreation 	<ul style="list-style-type: none"> ➤ Adopted
Open Space Preservation		
	<ul style="list-style-type: none"> Develop a land trust for conservation purposes 	<ul style="list-style-type: none"> ➤ Began the South County Conservancy (which is now independent)
	<ul style="list-style-type: none"> Acquire additional open space land...with a focus on providing buffers and/or limited access to natural resources 	<ul style="list-style-type: none"> ➤ This was accomplished using DEM's 1990 Open Space Grants. The town currently has a grant proposal in with DEM for continued open space acquisition. ➤ The Planning Commission is currently working on an Open Space Plan for the town.
	<ul style="list-style-type: none"> Rezone the 5-acre residential zone to 3-acre residential 	<ul style="list-style-type: none"> ➤ Adopted
	<ul style="list-style-type: none"> Continue requiring exactions of developers to preserve open space, especially as undeveloped buffers to natural resources. Continue encouraging clustered developments with surrounding open space. 	<ul style="list-style-type: none"> ➤ Pursued through open space provisions in mandatory cluster, and in designation of land unsuitable for development.
	<ul style="list-style-type: none"> Continue to cooperate with agencies such as the Wood Pawcatuck Association and pond watcher groups in educational activities and preservation of undeveloped parcels 	<ul style="list-style-type: none"> ➤ Actively pursued

Charlestown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Natural Resource Protection		
	<ul style="list-style-type: none"> Promote access to and appreciation of many of the natural resources as appropriate through the continued development of shore access points, hiking paths, and other opportunities for outdoor activities. 	
	<ul style="list-style-type: none"> Identify areas for increased protection through dedication or acquisition of development rights or property. Promote acquisition of these sites by the town, land trust, or other conservation organization... 	<ul style="list-style-type: none"> ➤ The town works with the South County Conservancy, TNC etc...to protect and acquire critical land
	<ul style="list-style-type: none"> Continue educational efforts and group activities that raise awareness of environmental protection, e.g., septic system brochure, Conservation Commission sponsored clean-ups, or activities for school children 	<ul style="list-style-type: none"> ➤ The town actively works with URI, state agencies and other organizations to protect natural resources through increased public awareness and participation ➤ The town has a Wastewater Management Commission.
	<ul style="list-style-type: none"> Manage growth and development to reflect the natural characteristics (resources and constraints) of the land 	<ul style="list-style-type: none"> ➤ Adopted in subdivision and land development regulations
	<ul style="list-style-type: none"> Explore alternative measures of resources protection as they become available or feasible, including alternative flexible zoning measures, and the use of alternative technologies to remove nutrients from wastewater. 	<ul style="list-style-type: none"> ➤ Pursued

Charlestown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Wetlands		
	<ul style="list-style-type: none"> • Work with adjacent communities and the Tribe to define the appropriate character of key resources and to cooperate in protecting them 	
	<ul style="list-style-type: none"> • Develop a planner's database, combining environmental/cultural resources and constraints maps with lot information to be used as a "red flag" in reviewing developments 	<ul style="list-style-type: none"> ➤ Yes. Parcel data is digitized and used along with GIS data layers created by the EDC. Mary Hutchinson digitized the parcel maps and created an ArcView Project for the town
	<ul style="list-style-type: none"> • Preserve vegetated buffers between land uses and roads, streams and wetlands 	<ul style="list-style-type: none"> ➤ Pursued through site design standards
Watercourse/ Surface Waters		
	<ul style="list-style-type: none"> • Develop additional provisions for water resource protection through zoning and other land use management tools (such as water quality performance standards and enforcement of state vegetated setbacks from streams and wetlands) 	<ul style="list-style-type: none"> ➤ Stormwater Management Plans required for all development ➤ Performance Standards adopted ➤ Wastewater Management District adopted ➤ Site design standards
	<ul style="list-style-type: none"> • Monitor water quality in the fresh water bodies and salt ponds through the volunteer pond watchers groups' efforts and other studies, identifying specific problems or improvements, and where necessary researching and implementing feasible improvements that remedy specific problems identified 	<ul style="list-style-type: none"> ➤ Actively collaborates with Cooperative Extension, Water Quality Program and state agencies to monitor and protect water resources
	<ul style="list-style-type: none"> • Promote establishing protective undeveloped zones along water resources and other habitats through the use of setbacks, design standards, exactions, open space dedication, and where necessary the purchase of development rights or property 	<ul style="list-style-type: none"> ➤ Pursued through site design standards and mandatory cluster provisions ➤ Pursued through delimiting "land unsuitable for development"

Charlestown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Groundwater & Recharge Areas		
	<ul style="list-style-type: none"> • Adopt a Groundwater Protection Overlay District 	➤ Adopted
	<ul style="list-style-type: none"> • Implement a "Wastewater Management District" 	➤ Adopted
	<ul style="list-style-type: none"> • Develop and implement a soil erosion and sediment control ordinance 	➤ Adopted
	<ul style="list-style-type: none"> • Develop additional provisions for water resource protection through zoning and other land use management tools 	<ul style="list-style-type: none"> ➤ Strict Performance Standards adopted ➤ Stormwater Management Plans ➤ Site design standards ➤ Site Plan Review ➤ Erosion and Sediment Control Plan
Floodplains		
Coastal Features	<ul style="list-style-type: none"> • Define the seaward setbacks along the barrier beach communities to be the most severe erosional dune scarp (edge) i.e., the erosional scarp from the blizzard of 1978 or more severe erosion after 1978 	➤ Adopted
	<ul style="list-style-type: none"> • Promote access to and appreciation of many of the natural resources as appropriate through the continued development of shore access points, hiking paths, and other opportunities for outdoor activities. 	
	<ul style="list-style-type: none"> • Monitor water quality in the fresh water bodies and salt ponds through the volunteer pond watchers groups' efforts and other studies, identifying specific problems or improvements, and where necessary researching and implementing feasible improvements that remedy specific problems identified 	➤ Actively collaborates with Cooperative Extension, Water Quality Program and state agencies to monitor and protect water resources

Charlestown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Topography	<ul style="list-style-type: none"> Develop and implement a soil erosion and sediment control ordinance 	➤ Adopted
Rare Species/ Critical Habitat	<ul style="list-style-type: none"> Develop a planner's database, combining environmental/cultural resources and constraints maps with lot information to be used as a "red flag" in reviewing developments 	➤ GIS with EDC Critical Lands Coverage including DEM's Natural Heritage Sites
	<ul style="list-style-type: none"> Promote establishing protective undeveloped zones along water resources and other habitats through the use of setbacks, design standards, exactions, open space dedication, and where necessary the purchase of development rights or property 	<ul style="list-style-type: none"> ➤ Pursued through site design standards and mandatory cluster provisions ➤ Pursued through delimiting "land unsuitable for development"
Trees/ Woodlands		
	<ul style="list-style-type: none"> See above (Rare Species/Critical Habitat) 	
Cultural and Historic Resources		
Village/Rural Character		
	<ul style="list-style-type: none"> Eliminate 'spot' zones, which may allow redevelopment that is inconsistent with surrounding land uses and natural resources 	➤ Implemented
	<ul style="list-style-type: none"> Recommends Village District Overlay 	➤ Combined with Historic District
	<ul style="list-style-type: none"> Historic Districts 	➤ Combined with Village District
	<ul style="list-style-type: none"> Scenic Road Designations 	➤ Reserved in Zoning Regulations
	<ul style="list-style-type: none"> Roadside Standards 	➤ Not successfully adopted
	<ul style="list-style-type: none"> Ensure that town staff and the boards and commissions that review land development proposals have adequate mapping to make well considered land use decisions 	➤ Implemented

Charlestown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Village/Rural Character (continued)	<ul style="list-style-type: none"> Maintain the current general patterns, scale, and densities of development, with the most dense development occurring in villages and generally low density development occurring outside the village areas 	<ul style="list-style-type: none"> ➤ Done through zoning (i.e., zoning reflects traditional land use patterns)
	<ul style="list-style-type: none"> Preserve important views and visual access to the water. Design standards along Routes 1 and 1A, Charlestown Beach Road, East Beach, West Beach Road, and at important viewing locations along the Pawcatuck should specify preservation of views, design of buildings to be screened by topography or vegetation where possible." 	<ul style="list-style-type: none"> ➤ No

Charlestown Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
<i>Land Conservation</i>		
Farmland Preservation		
<i>Zoning Regulations</i>	<ul style="list-style-type: none"> • Agricultural land may serve as open space in cluster developments zo • Protection of farmland is mentioned as a public purpose of the Planned Development District zo 	<ul style="list-style-type: none"> ➤ Has not promoted land conservation. ➤ Has not promoted land conservation
<i>Site Design</i>		
<i>Other</i>	<ul style="list-style-type: none"> • Farm, Forest and Open Space Program 	
Open Space Zoning	<ul style="list-style-type: none"> • Permitted uses "by right" include: most recreational uses, government administrative buildings, libraries and minor recreation centers, as well as commercial uses such as driving ranges and riding stables. zo • Agricultural uses are allowed subject to performance standards. zo 	
Open Space Preservation		
<i>Residential Cluster Development</i>	<ul style="list-style-type: none"> • Mandatory cluster for all major subdivisions in R-3A, R-2A and R-40 Zoning Districts (40 % of the total land area must be protected open space, 35 % of which must be suitable for active recreational purposes; no more than 25% shall be made impervious; unbuildable land may account for a maximum of 50% of protected open space) zo 	<ul style="list-style-type: none"> ➤ The clusters are not too bad. There is a need for better site analysis prior to the lay out of lots. A BMP would have the developers come in with colored contour maps prior to site drawings. ➤ Planner uses a GIS database for site analysis for all developments ➤ Planner does a site visit for all developments.
<i>Residential Compounds</i>	<ul style="list-style-type: none"> • Residential Compounds allowed in the R-3A and R-2A zones zo 	
<i>Large Lot Zoning</i>	<ul style="list-style-type: none"> • 3-Acre Zoning 	

Charlestown Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Land Preservation (continued)		
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development-- "Constraints to Development" (shall be deducted from the developable acreage of the parcel--resource areas subject to protective setback distance such as but not limited to, wetlands; areas subject to storm flow or flooding; hydric soils and inter-tidal salt marshes; land located in any V zones or floodways; any area of the track proposed to be developed equal to the area of any street and/or utility rights-of-way; any unique sites having historical, archeological values or protected species of flora or fauna; any other lands which if developed would cause a threat to public health, or result in irreparable public harm, or loss of irreplaceable resources; any area of ledge and/or rock outcrops at/or within four feet of the land surface, any area where slopes exceed fifteen percent) 	<ul style="list-style-type: none"> ➤ Strictly adhered to ➤ Developer required to provide a certified letter from DEM's Natural Heritage Program ➤ The Town has "constraints maps"
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> Recreation Facilities and Open Space Dedication (land dedication, payment in lieu or both are required; amount of land to be dedicated is .01acres/person) 	
<i>Site Design</i>		
<i>Other</i>	<ul style="list-style-type: none"> South County Conservancy The town has a grant proposal in to DEM for an Open Space Grant. 	<ul style="list-style-type: none"> ➤ The Planning Commission is working on an Open Space Plan

Charlestown Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
<i>Natural Resource Protection</i>		
Wetlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major applications as well as all land development within 200 feet of any waterbody, watercourse, wetland or coastal feature) 	<ul style="list-style-type: none"> ➤ Strictly implemented and monitored ➤ Major subdivision sites are monitored by the Public Works Director ➤ Commercial land developments are monitored by the Building Inspector. ➤ The town has a small public works department that is highly invested in ensuring good erosion and sediment control.
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Wetlands are defined as "land unsuitable for development" 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (for all major applications as well as land development occurring on sites with wetlands or high watertables) 	<ul style="list-style-type: none"> ➤ Strictly adhered to ➤ There is townwide support for water quality protection.
<i>Site Design</i>	<ul style="list-style-type: none"> Physical Design and Public Improvement Standards (existing features such as...wetlands shall be preserved in the design of the subdivision) 	<ul style="list-style-type: none"> ➤ Strictly adhered to ➤ Implemented through mandatory cluster provisions for major subdivisions
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards (sites to be developed shall alter the natural topography as minimally as possible and shall avoid 'Constraints to Development') 	<ul style="list-style-type: none"> ➤ Strictly adhered to ➤ Identified through GIS, site analysis and an EIS
<i>Performance Standards</i>	<ul style="list-style-type: none"> Performance Standards, Water bodies (No facility designed to leach liquid wastes into the soil shall be located within 100 feet of a boundary of a freshwater or coastal wetland) zo 	<ul style="list-style-type: none"> ➤ Zoning Board of Review is unlikely to allow a variance.
<i>Other</i>	<ul style="list-style-type: none"> Wastewater Management District 	<ul style="list-style-type: none"> ➤ The town has a Wastewater Management Commission.

Charlestown Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Watercourses/ Surface Waters		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (for all major applications as well as all land development within 200 feet of any waterbody, watercourse, wetland or coastal feature) 	<ul style="list-style-type: none"> ➤ Strictly adhered to and monitored for all major subdivisions and land developments.
<i>Protection District</i>	<ul style="list-style-type: none"> Flood Hazard Areas (Development that alters water-carrying capacity is prohibited pursuant to the flood hazard overlay district) zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required where Planning Commission finds a reasonable cause that the proposed development will have a negative environmental impact on the natural or manmade environment on the property or upon nearby properties or natural systems) 	<ul style="list-style-type: none"> ➤ Required for all major subdivisions and land developments
<i>Site Design</i>		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards--required for all nonresidential activities (measures shall conform to the minimum standards of the 1993 State of RI Stormwater Manual) zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to ➤ Public Works Director Monitors stormwater management provisions
<i>Performance Standards</i>	<ul style="list-style-type: none"> Performance Standards, Water bodies (No facility designed to leach liquid wastes into the soil shall be located in that area of land a) within 100 feet of the edge of any intermittent stream; b) within 200 feet of the edge of any flowing body of water having a width of 10 feet or more; c) within 100 feet of the edge of any flowing body of water having a width of 10 feet or less) except by the granting of a special use permit zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to. Planning Commission has authority to increase criteria
Groundwater/ Recharge Areas		
<i>Protection District</i>	<ul style="list-style-type: none"> Groundwater Protection Overlay District (site plan review and an environmental impact statement are required) zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to ➤ (It is a model ordinance)
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required for all land developments in areas designated by RIDEM as a groundwater reservoir, groundwater recharge area, or wellhead protection area) 	<ul style="list-style-type: none"> ➤ Strictly adhered to

Charlestown Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Groundwater/ Recharge Areas <i>(Continued)</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (development shall be laid out to avoid adversely affecting groundwater and aquifer recharge...) 	➤ Strictly adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards, Environmental Constraints--required for all nonresidential development (sites to be developed shall avoid areas of high groundwater, seasonal or permanent) zo 	➤ Strictly adhered to
<i>Other</i>	<ul style="list-style-type: none"> Wellhead Protection Wastewater Management District 	
Floodplains		
<i>Protection District</i>	<ul style="list-style-type: none"> Flood Hazard Areas (Development that alters water-carrying capacity is prohibited pursuant to the flood hazard overlay district) zo 	➤ Well implemented --the Building Inspector has a good background.
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Areas subject to storm flow or flooding defined as "land unsuitable for development" 	➤ Strictly adhered to
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required for all developments partially or wholly located in an area designated as a floodway, V zone or 100 year floodplain) 	➤ Strictly adhered to
<i>Site Design</i>		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards--required for all nonresidential developments (sites to be developed shall alter the natural topography as minimally as possible and shall avoid 'Constraints to Development') 	➤ Adhered to
<i>Performance Standards</i>	<ul style="list-style-type: none"> Performance Standards, Water bodies (No facility designed to leach liquid wastes into the soil shall be located in that area of land defined as a 100 year flood hazard boundary Zone A on the official Flood Insurance Rate Maps) zo 	➤ Adhered to
<i>Other</i>	<ul style="list-style-type: none"> 1997 Hazard Mitigation Plan 	➤ 1997 Hazard Mitigation Plan has a Recovery Plan stipulation which compels private owners to rebuild away from flood zones

Charlestown Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Topography		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (for all major subdivisions and land development and for all development where slope exceeds 15 %) 	➤ Strictly implemented and monitored
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (any area of ledge and/or rock outcrops at/or within four feet of the land surface; any area where slopes exceed 15 %) 	➤ Adhered to
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required for all major subdivisions and land developments and where slope exceeds 15 % on greater than 25 % of the development) 	➤ Adhered to
<i>Site Design</i>	<ul style="list-style-type: none"> Design Standards (Development shall minimize adverse effects upon the natural or existing topography and soils conditions to minimize the potential for erosion; grading and other site preparation shall be kept to an absolute minimum; excess cutting, filling or stripping vegetation shall not be permitted) 	<ul style="list-style-type: none"> ➤ Implemented through mandatory cluster for major subdivisions ➤ Problem with sites under 5 acres not regulated by DEM for clearing permits. Owners will strip site prior to development application.
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards, Environmental Constraints--required for all nonresidential activities (development shall avoid areas of high groundwater, soils with excessively slow or fast percolation, ridgelines) 	➤ Adhered to

Charlestown Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Rare Species/ Critical Habitat		
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 	<ul style="list-style-type: none"> ➤ Strictly implemented. ➤ Developer is required to obtain a certified letter from the Natural Heritage Program
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required) 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Site Design</i>	<ul style="list-style-type: none"> Physical Design and Public Improvement Standards (existing features such as woodlands, wetlands, cemeteries, wildflower sites, archeological sites, areas of unique botanical interest and similar irreplaceable assets, shall be preserved in the design of the subdivision) 	<ul style="list-style-type: none"> ➤ Implemented through cluster design and site analysis
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards, Historic and Archaeological Areas--required for all nonresidential developments (There shall not be any adverse effect on the scenic or natural beauty of the areas. Historical sites, specimen vegetation and rare and irreplaceable natural areas shall not be disturbed) 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Other</i>	<ul style="list-style-type: none"> Land acquisition through South County Conservancy 	

Charlestown Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Coastal Features		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (for all major subdivisions and land developments as well as for all land development within 200 feet of any waterbody, watercourse, wetland or coastal feature) 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Protection District</i>	<ul style="list-style-type: none"> In Zones VI-V-30, the alteration of sand dunes and/or undeveloped barrier beaches is prohibited for any purpose zo 	<ul style="list-style-type: none"> ➤ She would like to see all development on barrier beaches prohibited ➤ 1997 Hazard Mitigation Plan has a Recovery Plan stipulation which compels private owners to rebuild away from flood zones
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Intertidal salt marshes considered "land unsuitable for development" 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Setbacks</i>	<ul style="list-style-type: none"> All new construction must be landward of the reach of mean high tide zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (for all major subdivisions and land developments as well as for land that is entirely or partially located in an area subject to review under the RI CRMC Special Area Management Plan) 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Environmental Considerations (sites to be developed shall avoid areas with "Constraints to Development") zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Performance Standards</i>	<ul style="list-style-type: none"> Performance Standards, Water bodies (No facility designed to leach liquid wastes into the soil shall be located within 100 feet of a boundary of a freshwater or coastal wetland) zo 	<ul style="list-style-type: none"> ➤ Performance Standards strictly enforced

TOWN OF COVENTRY PROFILE

Summary

The Town of Coventry is actively working to increase its capacity to protect and preserve its natural resources and remaining open spaces. These issues have become priority concerns under current suburban growth pressures. The planning department has recently finished updating its 1992 comprehensive plan, and is presently working to adopt and implement a number of the plan's objectives for land conservation and natural resource protection. The town council and the town manager are strongly in support of strengthening conservation measures, and both have recently championed several natural resource protection initiatives.

Coventry's land conservation and natural resource protection efforts are primarily focused on preserving active farmland, rural character, and water resources. The Town is in the process of strengthening its subdivision and zoning regulations to encourage more environmentally sensitive development. The town council has requested the adoption of a watershed protection district. The new ordinance will be fashioned after a "model ordinance" from the Scituate Reservoir Protection Project. The town manager and the planning department have just completed work on a new tree ordinance to prohibit excessive clearing of land under development. The Town already promotes flexibility in requirements for frontage setbacks, road widths and public rights-of-way to help preserve rural character. New performance standards and septic system setback requirements from water bodies are also in the works.

Planning Department

The Coventry Planning Department is comprised of two full-time professionals--the new town planner (with a background in landscape architecture and environmental consulting) and the building inspector. A half-time GIS technician is also on staff. To augment in-house planning capacity, the department maintains a number of unique working relationships with outside agency groups. For instance, the Town contracts with the Southern Rhode Island Conservation District for assistance in evaluating and monitoring erosion and sedimentation control plans. It also contracts with the Rhode Island Resource Conservation and Development Council, Inc. and Environmental Design, Inc. to prepare environmental analysis reports (Environmental Review Team Reports) during the development review process for all major subdivisions and land developments, as well as for any development occurring in environmentally sensitive areas. Fees for both services are charged to developers.

The town planner and the building inspector maintain a strong working relationship. The town planner feels confident that there is broad consensus among town officials on the need to increase the Town's capacity for land conservation and natural resource protection. Aside from actively supporting the adoption of new environmental regulations, the town council and town manager also supported the purchase of deed based, digitized parcel maps for the town. Although in-house GIS capacity is somewhat limited at present, the Environmental Review Team Reports (ERT) provide a great deal of information on the environmental constraints of parcels under review. The planning commission seems to be very diligent in their use of this service.

According to both the town planner and the building inspector, the department's principle capacity limitations are due to lack of staffing and resources. Any assistance would be welcome. The town planner is already overextended. In addition to his full-time job as town planner, he also works

with the conservation commission and the new land trust to provide them with much needed technical support and expertise.

Comprehensive Plan Objectives

The town planner is aggressively working to adopt and implement comprehensive plan objectives. The natural resource element of the plan is primarily focused on water quality protection and the preservation of rural lands. The new land trust will take responsibility for furthering many of the Town's land conservation objectives. New subdivision and zoning regulations are incorporating important comprehensive plan objectives such as higher standards for water resource protection. The new watershed protection district was a principal objective of the plan.

Coventry is the largest municipality in the state. Its land area covers both an old urban core and large tracts of agricultural and forested areas. There is a clear division in land use/land cover between the eastern and the western portions of town. Suburban growth pressures in the western portion of the Town have prompted town officials to reassess subdivision regulations. The Town is considering refining its regulations to better preserve the rural areas of town. For example, the Town may amend its residential cluster development ordinance to require a higher percentage of open space in the western portion of town.

Coventry is the only town in the study area that directly links provisions in its subdivision and land development regulations to the comprehensive plan. The Town's subdivision and land development regulations require that an Environmental Review Team Report be conducted if all or part of the property is identified in the Natural and Cultural Resources Element of the Comprehensive Plan.

Site Analysis

The Town is in the process of increasing its in-house GIS capacity. At present, it is not able to access parcel-based information. It appears that the planning department and planning commission rely heavily on onsite analysis. The ERT Report, required for most developments in town, are prepared by staff from agencies such as Rhode Island Department of Environmental Management and USDA Natural Resource Conservation Service. The report provides not only detailed site information, but also evaluative commentary on development plan submittals. For example, the ERT Report includes field assessments of mapped data, such as wetlands boundaries and test holes for groundwater submitted by developers.

The town planner, the conservation commission and the planning commission are all involved in conducting onsite environmental analysis. In addition, developers are required to submit a formal site analysis, a written or graphic analysis describing the potential impact of the development on environmentally sensitive areas such as wetlands, areas with steep slopes, and agricultural lands. The planning commission promotes clustered development wherever appropriate, which greatly enhances its ability to guide development away from environmentally sensitive areas.

Zoning and Subdivision Regulations

Zoning Ordinances

- *Farmland Zoning*—none
- *Residential Cluster Development*—Coventry is the only town in the study area that provides a density bonus and other incentives in the cluster ordinance for the preservation of agricultural land. A density bonus of up to 20 percent is also provided for all cluster developments where 50 percent of the parcel is preserved as open space. Coventry has a unique provision in the cluster ordinance stating that: "land which has been environmentally damaged prior to final approval of the development...as a result of soil and earth removal operations, harvesting of trees or other natural features or refuse disposal or other causes shall not be accepted

as common open space unless and until the land is restored to a condition which the Planning Commission determines to be reasonable..."

- *Large Lot Residential Zoning*--A large portion of Coventry's remaining open lands are zoned as either 5 acre, 3 acre or 2 acre lot sizes.
- *Environmental Protection Overlay Districts*-- none
- *Site Plan Review*--The Town's Site Plan Review Ordinance includes specific provisions for the implementation of "best management practices" for erosion control, stormwater management and wastewater disposal and landscaping. The ordinance includes detailed environmental considerations and protection measures.
- *Performance Standards*--The Town zoning ordinance includes "Performance Standards for Sewage and Water-borne Wastes" and a "Hazardous Waste Management Facilities, Siting Restrictions" regulation.

Subdivision and Land Development Regulations

Coventry's subdivision regulations are both detailed and comprehensive in comparison to other towns in the study area. Large-lot residential districts of 5 acre, 3 acre and 2 acre provide extra flexibility in ensuring environmentally sensitive site design. Mandatory *site analysis* for all development in environmentally sensitive areas also provides extra assurance of environmental considerations in site design.

- *Land Unsuitable for Development*--Shall be subtracted from the total parcel in order to determine the maximum number of dwelling units-- wetlands, including perimeter wetlands; land located within Zone A on a FEMA Map; street allowance; all existing public and private easements; land containing steep slopes in excess of 20% within any 10 feet interval on the contour drawing.
- *Environmental Analysis*--The Town's "Environmental Review Team Report" requirements provide a unique way to augment local planning capacity while at the same time assuring a high level of environmental analysis during the development process.
- *Erosion and Sediment Control*--The Town requires an "erosion and sediment control plan" for all development in town. The Town contracts with the Southern Rhode Island Conservation District for assistance in evaluating and monitoring plans. As a landscape architect, the town planner is committed to the use of "best management practices" and diligent monitoring of sites.
- *Site Design Standards*--Coventry's site design standards include a fairly comprehensive list of areas that should be preserved as open space in the design of the site. The site design regulations also include site analysis requirements—a written or graphic analysis describing the potential impact of the development on environmentally sensitive areas, further ensures environmental considerations in site design.

Coventry Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Land Conservation		
Farmland Preservation		
	<ul style="list-style-type: none"> "Formulate and adopt an Agricultural Protection Overlay District (LU Implementation, E.3)." 	<ul style="list-style-type: none"> ➤ Not implemented
	<ul style="list-style-type: none"> "Establish a local Farm Advisory Board that includes farmers, farm property owners, agricultural-related businesspersons, the local county extension service agent and the local SCS agent (Natural & Cultural Resources Plan Element, D.16)." 	<ul style="list-style-type: none"> ➤ Not implemented
Open Space Zoning		
Open Space Preservation		
	<ul style="list-style-type: none"> "Methods of easements, zoning, and subdivision controls will be used as alternatives for obtaining and preserving recreation, conservation and open space when out-right purchase is not feasible (Open Space and Recreation Policies, D.7-2)." 	<ul style="list-style-type: none"> ➤ Cluster provisions ➤ Dedication of Land for Public Purposes
	<ul style="list-style-type: none"> "Aggressively develop a prioritized inventory of open space parcels for eventual acquisition/control as permanent open space (Natural & Cultural Resources Implementation, E.20)." 	<ul style="list-style-type: none"> ➤ New Land Trust
	<ul style="list-style-type: none"> "Establish a program to permanently acquire and/or ensure the conservation of priority open space parcels" 	<ul style="list-style-type: none"> ➤ New Land Trust

Coventry Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Natural Resource Protection		
Wetlands		
	<ul style="list-style-type: none"> "Adopt a town policy that removes wetlands areas from the density calculations for residential subdivisions (Natural & Cultural Resources Implementation, E.19)" 	➤ Adopted
	<ul style="list-style-type: none"> "Where possible, the town or non-profit conservancy groups should purchase wetlands for protection (Natural and Cultural Resources Plan Element, D.16)." 	➤ Not adopted
	<ul style="list-style-type: none"> "As a minimum, adhere to and enforce existing RIDEM wetlands setback regulations after appropriate study of a 150' natural buffer--to address existing regulatory deficiencies, and modify standards to protect environmental quality (Natural & Cultural Resources Implementation, E.19)." 	➤ Not adopted

Coventry Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Watercourses/ Surface Waters		
	<ul style="list-style-type: none"> "Prepare Water Quality Protection Plan--to protect the town's groundwater and surface water (Community Services and Facilities Implementation, E. 17)." 	<ul style="list-style-type: none"> ➤ Uses Environmental Data Center Maps ➤ Wellhead Protection Zone
	<ul style="list-style-type: none"> "Formulate and adopt a Watershed Protection Overlay District--to establish specific watershed growth management controls to minimize impacts on water quality, and protect groundwater and wetlands resources (LU Implementation, E.3)." 	<ul style="list-style-type: none"> ➤ Presently working on (using Scituate Ordinance as a model)
	<ul style="list-style-type: none"> Masterplan the Riverfront Trail System and related neighborhood facilities--to ensure protection of and availability to the public of a notable natural community amenity, namely, approximately five miles of the riverfront of the south branch of the Pawtuxet River (Open Space & Recreation, E.24)." 	<ul style="list-style-type: none"> ➤ The town is currently working with the Pawtuxet River Authority to digitize parcel boundaries along the river
	<ul style="list-style-type: none"> Adopt a Soil and Sedimentation Ordinance to reduce degradation of water resources 	<ul style="list-style-type: none"> ➤ Adopted
	<ul style="list-style-type: none"> "Adopt a Stormwater Management Ordinance which would establish design and performance standards...and require new developments to use the Best Management Practices to reduce stormwater runoff and non-point source pollution (Natural & Cultural Resources Plan Element, D.13)." 	<ul style="list-style-type: none"> ➤ Did not adopt a stand-alone ordinance. Stormwater management plans are required for all major subdivisions and land developments
	<ul style="list-style-type: none"> "Implement Wastewater Management Districts (Community Services and Facilities Implementation, E.1-16)." 	<ul style="list-style-type: none"> ➤ Not Adopted

Coventry Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Groundwater/ Recharge Areas		
	<ul style="list-style-type: none"> "Prepare Water Quality Protection Plan--to protect the town's groundwater and surface water (Community Services and Facilities Implementation, E. 17)." 	<ul style="list-style-type: none"> ➤ Uses Environmental Data Center Maps ➤ Well Head Protection Zone
	<ul style="list-style-type: none"> "Conduct a town-wide point and non-point source pollution study" (Natural & Cultural Resources Implementation, E.19)." 	<ul style="list-style-type: none"> ➤ Would like to use GPS to catalogue all out-falls in the town.
	<ul style="list-style-type: none"> "Formulate and adopt a Town Environmental Policy Statement in regard to groundwater; wellhead protection and wetlands conservation protection-- (Natural & Cultural Resources Implementation, E.18)." 	<ul style="list-style-type: none"> ➤ Not Adopted
	<ul style="list-style-type: none"> "Formulate and adopt a Watershed Protection Overlay District--to establish specific watershed growth management controls to minimize impacts on water quality, and protect groundwater and wetlands resources (LU Implementation, E.3)." 	<ul style="list-style-type: none"> ➤ Presently working on (using Scituate Ordinance as a model)
Floodplains		
Coastal Features		
Topography		

Coventry Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Rare Species/ Critical Habitat		
	<ul style="list-style-type: none"> "The town should require the mapping of vegetative features in site plan and subdivision review (Natural & Cultural Resources Plan Element, D.16)." 	<ul style="list-style-type: none"> ➤ Adopted in Site Analysis requirements
	<ul style="list-style-type: none"> "The use of innovative land planning techniques will increase the potential for wildlife protection in the town of Coventry by allowing flexibility in site design and conservation of natural resources (Natural & Cultural Resources Plan Element, D.18)." 	<ul style="list-style-type: none"> ➤ Adopted Cluster provisions
	<ul style="list-style-type: none"> "The recommended strategies to protect water resources, vegetation and other conservation strategies in the Natural and Cultural Resources Plan element will also protect wildlife through protection of habitat (Natural & Cultural Resources Plan Element, D.18)." 	<ul style="list-style-type: none"> ➤ Adopted
Trees/ Woodlands		
Cultural and Historic Resources		
Village/Rural Character		
	<ul style="list-style-type: none"> "Formulate and Enact Historic District Zoning for the South Main Street Historic District, and examine other potential candidate areas for designation within the town (Housing Implementation, E.14)." 	<ul style="list-style-type: none"> ➤ Two new zoning districts were recently adopted--Village Main Street and Village Rural--regulations include design standards
	<ul style="list-style-type: none"> "Work to identify and protect archeological sites through the development of site plan review requirements (Natural & Cultural Resources Implementation, E.21)." 	

Coventry Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Village/Rural Character <i>(continued)</i>		
	<ul style="list-style-type: none"> "The town should create a Design Review Board to review development proposals (Natural & Cultural Plan Element, D.19)." 	➤ Planning Department
	<ul style="list-style-type: none"> "Evaluate and nominate potentially eligible structures to the National Registry by property owners-- (Natural & Cultural Resources Implementation, E.21)." 	➤ Not Adopted
	<ul style="list-style-type: none"> "Formulate, adopt and administer a town Landscape Ordinance-- (Natural & Cultural Resources Implementation, E.21)." 	➤ The town has adopted a new Tree Ordinance
	<ul style="list-style-type: none"> The town should adopt a 'View Protection Overlay Ordinance' which will designate areas of the town where views from public places should be preserved (Natural & Cultural Plan Element, D.19)." 	➤ Not Adopted
	<ul style="list-style-type: none"> "The town should adopt the Scenic Highway System developed by the Rhode Island Scenic Highway Board to evaluate and designate scenic corridors in the town (Natural & Cultural Plan Element, D.19)." 	➤ Not Adopted
	<ul style="list-style-type: none"> "The town of Coventry should develop Historic Overlay Zoning to protect the resources and integrity of its historic districts (Natural & Cultural Plan Element, D.19)." 	➤ Adopted new zoning districts and design standards for Village Main Street and Village Rural
	<ul style="list-style-type: none"> "The town should require archaeological surveys in the site plan review process (Natural & Cultural Plan Element, D.19)." 	

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
<i>Land Conservation</i>		
Farmland Preservation		
<i>Zoning Regulations</i>	<ul style="list-style-type: none"> Residential Cluster, General Requirements (any parcel containing land that is classified as Prime Farmland or Farmland of Statewide Importance, and has been under cultivation at any time during the five years preceding subdivision application, shall be designed as a residential cluster development or residential compound in such a way as to preserve 50% of the farmland for agricultural uses, provided the characteristics of the parcel are such that the farmland is capable of being arranged in a lot of at least five contiguous acres; may be granted a 20% bonus in the number of lots) 	➤ Implemented
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design (preferred preservation of "Agricultural Lands" as undeveloped open space or lot area; Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of agricultural lands) 	➤ Subdivision regulations allow for flexibility in reducing road widths and public-rights-of-way and frontage setbacks to promote better design options.
<i>Other</i>	<ul style="list-style-type: none"> Farm, Forest and Open Space Program 	➤ Coventry's minimum parcel size is very low at 10 acres, the town has many participating properties
Open Space Zoning	<p>No</p> <ul style="list-style-type: none"> "Open Lands" classified as conservation lands, wildlife areas, and nature preserves are allowed by right in all zoning districts. Open lands operated as commercial picnic groves are allowed by special permit in RR5 and RR2 districts and prohibited in all other districts 	➤ The Zoning Officer and the Planner do not think it is necessary (also, they don't understand the principle of open space zoning or how to determine the zone)

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Open Space Preservation		
<i>Residential Cluster</i>	<ul style="list-style-type: none"> Residential Cluster Development permitted in RR-5, RR-2 and R-20 Zoning Districts (density bonuses up to 20% may be permitted if a minimum set aside of 50% percent of the land is open space) zo Special Requirements, Residential Cluster Development (40% of the gross area of the RCD must be open space; no more than 50% of the minimum open space shall be land unsuitable for development; land which has been environmentally damaged prior to final approval of the development...as a result of soil and earth removal operations, harvesting of trees or other natural features or refuse disposal or other causes shall not be accepted as common open space unless and until the land is restored to a condition which the Planning Commission determines to be reasonable...) 	➤ The Town needs a better Cluster Ordinance
<i>Residential Compounds</i>	<ul style="list-style-type: none"> Residential Compounds (stated purpose is to preserve the rural character of the town...) 	
<i>Large Lot Zoning</i>	<ul style="list-style-type: none"> RR-5 Zone--Residential 5 Acres (designed to preserve the rural character and to protect environmentally sensitive land) zo 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (shall be subtracted from the total parcel in order to determine the maximum number of dwelling units--wetlands, including perimeter wetlands; land located within Zone A on a FEMA Map; street allowance; all existing public and private easements; land containing steep slopes in excess of 20% within any 10 feet interval on the contour drawing) 	➤ Land is deducted from buildable parcel size. The ERT Report identifies what land
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> Dedication of Land for Public Purposes (land dedication, payment in lieu of or both are required; amount of land to dedicated is .01 acres per person) 	➤ Yes, although mostly for active recreational purposes such as playgrounds within subdivisions

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Open Space Preservation (continued)		
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design (The following areas shall be preserved as undeveloped open space or lot area, to the extent consistent with the reasonable utilization of land-unique and/or fragile areas, including freshwater wetlands; significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value; land in the flood plain; steep slopes in excess of 20% unless appropriate engineering measures are taken into consideration; habitat of endangered wildlife; historically significant structures and sites; agricultural lands) 	<ul style="list-style-type: none"> ➤ The town has a new Tree Ordinance that will help protect significant trees or strands of trees. ➤ Vegetative species that are rare to the area are not adequately protected unless an ERT is conducted.
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Development Plan Review, Criteria (required for any residential project not requiring subdivision approval that exceeds 6 dwellings, construction or expansion of all non-residential sites, applications requiring a special use permit, zoning map change or variance-Building sites shall, to the extent feasible: maximize open space retention...) 	<ul style="list-style-type: none"> ➤ Planned Unit Developments

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Natural Resource Protection		
Wetlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all land developments and subdivisions) zo 	<ul style="list-style-type: none"> ➤ A fee and monitoring schedule are prepared. ➤ The Planner or someone from the Southern RI Conservation District inspects sites. ➤ Strictly monitored
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Wetlands are considered "land unsuitable for development" 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> Environmental Review Team Report (The Planning Commission may require the applicant to pay for an ERT prepared by the RI Resource Conservation and Development Council, Inc.--if all or part of the property is identified in the Natural and Cultural Resources Element of the Comprehensive Plan; the Planning Commission finds that there is reasonable expectation...of negative environmental impact...) 	<ul style="list-style-type: none"> ➤ The ERT Report assists the town in identifying important constraints to development (however, lacks sufficient recommendations)
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design (preferred preservation of freshwater wetlands as undeveloped open space or lot area) Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of wetlands and an assessment describing potential effects of the proposed development) 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Criteria (required for any residential project not requiring subdivision approval that exceeds 6 dwellings, construction or expansion of all non-residential sites, applications requiring a special use permit, zoning map change or variance--Building sites shall, to the extent feasible: minimize use of wetlands...) 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Performance Standards</i>	<ul style="list-style-type: none"> Hazardous Waste Management Facilities, Siting Restrictions (shall be prohibited in environmentally sensitive areas) 	<ul style="list-style-type: none"> ➤ Strictly adhered to

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Watercourses/ Surface Waters		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all land developments and subdivisions) zo 	<ul style="list-style-type: none"> ➤ Well implemented ➤ A fee and monitoring schedule are prepared. ➤ The Planner or someone from the Southern RI Conservation District inspects sites
<i>Protection District</i>		<ul style="list-style-type: none"> ➤ The Town is currently working on a Watershed Protection District or overlay zone
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> Environmental Review Team Report (The Planning Commission. may require if all or part of the property is identified in the Natural and Cultural Resources Element of the Comprehensive Plan; the Planning Commission finds that there is reasonable expectation...of negative environmental impact...) 	<ul style="list-style-type: none"> ➤ The ERT Report assists the town in identifying protection methods.
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of wetlands and an assessment describing potential effects of the proposed development) 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Criteria (the development plan shall show adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased runoff and potential for flooding...) zo Development Plan Review, Criteria (Building sites shall, to the extent feasible: prevent depletion or degradation of public drinking water supplies by employing best management practices for erosion control, storm water management, wastewater disposal and landscaping) 	<ul style="list-style-type: none"> ➤ The town mandates use of the Department of Transportation's list of "BMPs" for stormwater management.
<i>Performance Standards</i>	<ul style="list-style-type: none"> Performance Standards for Sewage and Water-borne Wastes(All industrial uses shall develop a Stormwater Management Plan which is approved by the Planning Commission prior to receiving a building permit) zo 	<ul style="list-style-type: none"> ➤ Implemented
<i>Other</i>	<ul style="list-style-type: none"> Hazardous Waste Management Facilities, Siting Restrictions (shall be prohibited in environmentally sensitive areas) zo 	<ul style="list-style-type: none"> ➤ Implemented

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Groundwater/ Recharge Areas		
<i>Protection District</i>		➤ The Town Council has requested a Watershed Protection District that establishes specific watershed growth management controls to minimize impacts on water quality, and protect groundwater and wetlands resources.
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> • Environmental Review Team Report (The Planning Commission. may require the applicant to pay for an ERT prepared by the RI Resource Conservation and Development Council, Inc.--if all or part of the property is identified in the Natural and Cultural Resources Element of the Comprehensive Plan; the Planning Commission finds that there is reasonable expectation of negative environmental impact...) 	➤ The ERT Report assists the town in identifying protection methods.
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (development shall be laid out to avoid adversely affecting ground water and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover and to prevent flooding...) 	<ul style="list-style-type: none"> ➤ (Probably to the extent that an ERT has helped to identify appropriate site protection measures) ➤ The Planning Commission may reduce road width standards or approve a private, non-impervious road surface.
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Development Plan Review, Criteria (the development plan shall show adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased runoff and potential for flooding...) zo 	➤ (Probably to the extent that an ERT has helped to identify appropriate site protection measures)
<i>Other</i>	<ul style="list-style-type: none"> • Hazardous Waste Management Facilities, Siting Restrictions (shall be prohibited in environmentally sensitive areas) 	➤ Strictly adhered to

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Floodplains		
<i>Protection District</i>		
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for development 	➤ Strictly adhered to
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> ERT (Environmental Review Team Report) may be required by Planning Commission. 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design (preferred preservation of lands in the floodplain as undeveloped open space or lot area) Site Design Standards (development shall be laid out to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding...) 	<ul style="list-style-type: none"> ➤ Implemented through cluster and site plan review provisions ➤ The town encourages private, impervious surfaced roads in cluster and residential compounds
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Criteria (Building sites shall, to the extent feasible: minimize use of floodplains...) Development Plan Review, Criteria (the development plan shall show adequate measures to prevent changes in groundwater levels, increased runoff and potential for flooding...) zo 	➤ (Probably to the extent that an ERT has helped to identify appropriate site protection measures)
<i>Performance Principles</i>	<ul style="list-style-type: none"> Hazardous Waste Management Facilities, Siting Restrictions (shall be prohibited in environmentally sensitive areas) 	➤ Strictly adhered to

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Topography		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all land developments and subdivisions) 20 	➤ Strictly adhered to
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land unsuitable for development (steep slopes in excess of 20% within any 10 feet interval on the contour drawing) 	➤ Strictly adhered to
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> ERT (Environmental Review Team Report) may be required by Planning Commission. 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design (preferred preservation of steep slopes in excess of 20% as undeveloped open space or lot area; site analysis require for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of topography and an assessment describing potential effects of the proposed development) 	➤ Implemented through cluster and site plan review provisions ➤ Adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Criteria (Building sites shall, to the extent feasible: minimize use of steep slopes...minimize tree, vegetation and soil removal, grade changes and subsequent erosion) 	➤ Strictly adhered to

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Rare Species/ Critical Habitat		
<i>Land Unsuitable for Development</i>		
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> ERT (Environmental Review Team Report) may be required by Planning Commission. 	<ul style="list-style-type: none"> ➤ The ERT identifies rare species and critical habitat.
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design (preferred preservation of habitats of endangered wildlife as undeveloped open space or lot area; site analysis required for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design (preferred preservation of significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value as undeveloped open space or lot area; site analysis required for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of wetlands, ecology and existing vegetation and an assessment describing potential effects of the proposed development) 	<ul style="list-style-type: none"> ➤ The Planner and Zoning Officer do not seem to understand how to use the Natural Heritage Maps to identify critical site considerations ➤ Need assistance from the State--need a system or procedure to follow.
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Criteria (Building sites shall, to the extent feasible: minimize tree, vegetation and soil removal; preserve unique natural features...) 	<ul style="list-style-type: none"> ➤ Strictly implemented
<i>Other</i>		

Coventry Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
------------	-------------------------------	----------------

Trees/Woodlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all land developments and subdivisions) zo 	
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> ERT (Environmental Review Team Report) may be required by Planning Commission 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design (preferred preservation of significant trees or stands of trees, or other vegetative species that are rare to the area or area of particular horticultural or landscape value as undeveloped open space or lot area; site analysis require for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of wetlands, ecology and existing vegetation and an assessment describing potential effects of the proposed development) 	<p>➤ (The Planner and Zoning Officer do not seem to understand how to use the Natural Heritage Maps to identify vegetative species that are rare to the area or areas of particular horticultural or landscape value)</p>
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Criteria (required for any residential project not requiring subdivision approval that exceeds 6 dwellings, construction or expansion of all non-residential sites, applications requiring a special use permit, zoning map change or variance--Building sites shall, to the extent feasible: minimize tree, vegetation and soil removal; preserve unique natural features...) 	
<i>Landscape Plan</i>	<ul style="list-style-type: none"> Landscaping, Landscape Standards and Specification (applies to all non-residential and multifamily residential projects--existing trees and woodlands shall be preserved to the greatest extent possible...) 	
<i>Other</i>	<ul style="list-style-type: none"> New Tree Ordinance 	

TOWN OF EXETER PROFILE

Summary

Exeter is one of the only towns in the study area that is not experiencing significant growth pressures. A notable portion of the Town's land area is comprised of permanently protected state and federal lands. Much of the Town's remaining developable land is zoned for very low density residential (R-3 and R-4 districts). Given these conditions, there has been little perceived need for large investments in town planning, and as a result the Town's planning capacity is low. There is a growing awareness, however, among local decision-makers of the need for stronger development regulations and more comprehensive, long-term planning. The development proposal for the Ladd Center has been a catalyst for new planning initiatives.

The Town will need significant revisions to both its comprehensive plan and its development regulations to adequately manage an increased growth rate in commercial and residential development. Based on the interview conducted for this study, there does not appear to be broad-based political support for a number of the policy objectives found in the 1990 comprehensive plan. Consequently, planning officials and residents cannot easily refer to the document, as it was intended, as an authoritative guide to regulatory changes. The Town's development regulations do not include a residential cluster or residential compound development ordinance. Exeter is the only town in the study area that does not identify "land unsuitable for development," nor does it establish site design standards.

The Town's subdivision and land development regulations have been recently updated to include a mandatory *impact statement* for all major subdivisions and land developments. The regulation also gives the planning board authority to require a more detailed environmental impact statement (EIS) for any development if deemed necessary. The Town has also adopted a

development plan review ordinance with strict environmental performance standards and mandatory “best management practices” for stormwater management and erosion and sediment control. Exeter is in the process of establishing a local land trust, strengthening its groundwater protection ordinance, and finding new ways to promote farmland preservation. It is one of the few towns in the study area that allows farming, raising of animals, and forestry by right in most zoning districts.

Planning Department

Exeter currently employs one half-time planner. The Town has very little technical planning capacity, and no in-house GIS capabilities. The slow pace of development historically did not necessitate full planning capacity. Exeter’s town planning officials are becoming increasingly aware of the technical requirements needed to successfully implement a number of the Town’s development regulations (e.g., the groundwater protection ordinance). Exeter’s planning board is very knowledgeable and committed to increased land conservation and natural resource protection. The town planner maintains a strong working relationship with the board.

Planning capacity limitations in Exeter revolve around a need for updating the Town’s regulations and comprehensive plan, increased technical support and research. Most importantly, the Town needs increased training and education for town decision-makings to help build broader awareness and consensus around land conservation and natural resource protection issues.

Comprehensive Plan Objectives

Exeter’s comprehensive plan objectives touch on many of the natural resource and land conservation issues identified in this study. The Town has adopted or is in the process of adopting many of the significant policy objectives outlined in the plan. For example, the Town has hired Newport Collaborative to assist in identifying innovative ways to preserve agricultural land, an important objective in the plan. The Town is also working with Rhode

Island Department of Environmental Management to explore new ways to maintain forestry operations. The Town adopted EIS regulations, environmental performance standards in its development plan review, and a groundwater protection district, all important comprehensive plan objectives. The Town will need to establish a municipal land trust to further a number of the objectives outlined in the plan.

Site Analysis

The town planner interviewed for this study had not had an opportunity to review a major subdivision proposal. Therefore, information on site analysis in this profile is very limited. The Town appears to rely on its mandatory impact statement for detailed information pertaining to environmental considerations in site design. A full EIS is required if all or part of the land has been identified by the planning board, conservation commission, the Rhode Island Natural Heritage Program, the Rhode Island Historic Preservation and Heritage Commission, The Nature Conservancy, RIDEM, the U.S. Geological Survey, or the U.S. EPA, as unique natural areas or areas of critical and/or environmental concern; or if the planning board feels it is necessary to prevent negative environmental impacts.

The EIS requirement is an important tool for protecting environmentally sensitive features on a site, particularly if the Town lacks in-house technical capacity. Exeter lacks important site design standards, flexible cluster design options, and a determination of “land unsuitable for development” to help guide development away from environmentally sensitive areas. Without these provisions in its regulations, it would be very difficult for the Town to institute environmentally sensitive development practices.

Zoning and Subdivision Regulations

Zoning Ordinances

- *Farmland Zoning*—Raising of animals is allowed either by right or by special use permit in all zones except Business (B); farming and forestry are allowed by right or by special use permit in all zones except Light Industrial (LI)
- *Residential Cluster Development*—none
- *Large Lot Residential Zoning*—The Town is zoned primarily for very low residential development (RU-3, RU-4, and 5 acre Conservation/Recreation/Residential District)
- *Overlay Districts*—Groundwater Protection Overlay District
- *Site Plan Review*—Development Plan Review, provides strict environmental performance standards for water bodies and requires the use of “best management practices” for stormwater management and erosion and sediment control.
- *Performance Standards*—(see Development Plan Review)

Subdivision and Land Development Regulations

- *Land Unsuitable for Development*—none
- *Environmental Analysis*—Regulations include a mandatory “Impact Statement” for all major subdivisions and land developments and an EIS for any development at the request of the planning board.
- *Erosion and Sediment Control*—Exeter requires an “Erosion and Sediment Control Plan” for all developments. The Town strictly monitors the plan. It also works to establish “best management practices” for stormwater management and erosion and sediment control.
- *Site Design Standards*—none

Exeter Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Land Conservation		
Farmland Preservation		
	<ul style="list-style-type: none"> Institute regulations that encourage the continued use of prime farmland for the preservation of open space, natural habitats and agricultural purposes 	<ul style="list-style-type: none"> ➤ Yes, see regulations to promote farmland preservation
	<ul style="list-style-type: none"> Investigate additional means and methods for preserving agricultural land. These could include establishment of an Agricultural Land Trust and a mechanism for the transfer of development rights 	<ul style="list-style-type: none"> ➤ Newport Collaborative Report addressing these issues ➤ The planning board is working to provide new opportunities for farmland preservation
Open Space Zoning		
	<ul style="list-style-type: none"> Zone open space areas such as state parks and lands held by the Audubon Society, private organizations and other lands under open space easements as Open Space, to prevent their reuse for some other purpose 	<ul style="list-style-type: none"> ➤ Eventually, zoning changes are very time consuming
Open Space Preservation		
	<ul style="list-style-type: none"> Strengthen the Town's efforts to acquire or otherwise protect all water bodies, wet areas, streams and other natural resources 	<ul style="list-style-type: none"> ➤ Groundwater Protection Overlay District
	<ul style="list-style-type: none"> Establish a progressive policy toward open space as a positive element in improving the Town's economy 	<ul style="list-style-type: none"> ➤ Town is supportive of TNC and other acquisition strategies and proponents of open space

Exeter Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Open Space Preservation (continued)		
	<ul style="list-style-type: none"> Pursue the purchase of easements to allow public access to lakes, ponds, and rivers for canoeing, hiking and fishing. These easements could also serve to keep development set back from sensitive Town waters 	
	<ul style="list-style-type: none"> The Town should encourage the establishment of land trusts to help preserve sensitive natural areas and open space 	<ul style="list-style-type: none"> ➤ The town is working towards the establishment of a land trust
	<ul style="list-style-type: none"> Establish a sound and continuous Capital Improvement Program to efficiently allocate funds for orderly acquisition and development of recreation facilities and open space resources according to the priority needs of the Town and in a manner to take advantage of Federal and State matching programs 	<ul style="list-style-type: none"> ➤ Not adopted
	<ul style="list-style-type: none"> The Town should amend its subdivision regulations to provide for the dedication of land for recreation or conservation by developers 	<ul style="list-style-type: none"> ➤ Adopted--Dedication of Land for Public Purposes

Exeter Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Natural Resource Protection		
	<ul style="list-style-type: none"> It is recommended that Environmental Performance Standards be incorporated into the Town's Zoning & Subdivision Regulations. The standards would institute a Best Management Practice (BMP) policy requirement 	<ul style="list-style-type: none"> ➤ Performance standards are part of Development Plan Review ➤ The planning board can require BMPs through the EIS process
	<ul style="list-style-type: none"> Incorporate an Environmental Impact requirement for large residential, commercial and industrial projects 	<ul style="list-style-type: none"> ➤ Adopted
	<ul style="list-style-type: none"> Require innovative land use techniques to avoid or minimize development impacts to natural resources 	<ul style="list-style-type: none"> ➤ In the process
Wetlands		
	<ul style="list-style-type: none"> Require vegetative buffers for all surface water bodies and wetlands to protect water quality and wildlife habitat 	<ul style="list-style-type: none"> ➤ Relies on DEM's standards
	<ul style="list-style-type: none"> Strengthen the Town's efforts to acquire or otherwise protect all water bodies, wet areas, streams and other natural resources 	<ul style="list-style-type: none"> ➤ In the process
Watercourses/ Surface Waters		
	<ul style="list-style-type: none"> Strengthen the Town's efforts to acquire or otherwise protect all water bodies, wet areas, streams and other natural resources 	<ul style="list-style-type: none"> ➤ In the process

Exeter Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Groundwater/ Recharge Areas		
	<ul style="list-style-type: none"> Adopt a groundwater protection ordinance to limit or prohibit land uses with a potential to contaminate or pollute surface or groundwater and limit the removal of outwash materials in aquifers 	➤ Adopted
	<ul style="list-style-type: none"> The town should establish a High Water Table Overlay District 	➤ Not adopted
	<ul style="list-style-type: none"> A program of acquisition of land and the purchase of conservation easements should be immediately implemented to insure the protection of the Queen's River aquifer as a potential water supply 	➤ Not adopted
Floodplains		
Coastal Features		
Topography		
	<ul style="list-style-type: none"> Establish regulations governing alteration of sites having grades in excess of 15%. The regulations should specifically address methods for soil removal, stabilization and erosion control. 	➤ Not adopted
Rare Species/ Critical Habitat		
	<ul style="list-style-type: none"> Require vegetative buffers from all surface water bodies and wetlands to protect water quality and wildlife habitat 	➤ Not adopted
Trees/ Woodlands		
	<ul style="list-style-type: none"> The Town should designate the Planning Board or Conservation Commission to be responsible to disseminate information regarding state or federal government 'Forest Legacy Programs' 	➤ (I think adopted)

Exeter Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Cultural and Historic Resources		
Village/Rural Character		
	<ul style="list-style-type: none"> • Use the Town's Zoning Ordinance to effectively preserve and enhance historical and cultural locale by incorporating scenic, conservation and aesthetic controls 	
	<ul style="list-style-type: none"> • Establish a number of planned districts, including village center districts, industrial and commercial planned development districts and special use districts, which would include the Ladd Center District and the Dorset Mill District. 	<ul style="list-style-type: none"> ➤ Adopted Planned Unit Development ➤ Village Center District ➤ Residential Planned Districts in the works
	<ul style="list-style-type: none"> • Encourage small-scaled, clustered, architecturally sensitive, landscaped shopping areas consistent with the rural town character, with adequate off-street parking and loading areas included in overall site design 	<ul style="list-style-type: none"> ➤ See Development Plan Review
	<ul style="list-style-type: none"> • Amend the subdivision regulations to include a variety of new road standards that relate future design criteria and width to the ultimate function of the roadway as opposed to the current standard of one design for all new roads, irrespective of its function and ultimate use 	<ul style="list-style-type: none"> ➤ Not adopted
	<ul style="list-style-type: none"> • Update and make universally applicable the Site Plan Review Requirements that are currently embodied in the Subdivision Ordinance and adopt them as a separate Site Plan Review Ordinance. 	<ul style="list-style-type: none"> ➤ Adopted

Exeter Municipal Protections

Issue Area	Municipal Protection Measure	Implementation
<i>Land Conservation</i>		
Farmland Preservation		
<i>Zoning Regulations</i>	<ul style="list-style-type: none"> • RU-3 and RU-4 (Rural Districts)--The stated purpose of the RU-4 district is to protect land now used for forestry, farming, and related activities and the natural habitat and wildlife and to preserve the area's rural character. Zo • Raising of animals is allowed either by right or by special use permit in all zones except Business (B) zo • Farming and forestry are allowed by right or special use permit in all zones except Light Industrial (LI) zo 	
<i>Site Design</i>		
<i>Other</i>	<ul style="list-style-type: none"> • Farm, Forest and Open Space Program 	
Open Space Zoning	<ul style="list-style-type: none"> • Residential Single-Family, raising of animals, farming, and roadside stands, municipal buildings are allowed by special use permit zo 	
Open Space Preservation		
<i>Cluster Development</i>		
<i>Residential Compounds</i>		
<i>Large Lot Zoning</i>	<ul style="list-style-type: none"> • Rural Residential Zoning Districts; 5 acre Conservation/Recreation District zo 	
<i>Land Unsuitable for Development</i>		
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> • Dedication of Land for Public Purposes (minimum amount is 3% of total gross acres of development parcel) 	
<i>Site Design</i>		
<i>Other</i>		

Exeter Municipal Protections

Issue Area	Municipal Protection Measure	Implementation
<i>Natural Resource Protection</i>		
Wetlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all development) 	➤ Adhered to
<i>Land Unsuitable for Development</i>		
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	➤ Strictly adhered to
<i>Site Design</i>	<ul style="list-style-type: none"> Design Standards (freshwater wetlands cannot be excavated, drained, filled nor shall any extraneous materials be placed into these wetlands) 	➤ Adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Stormwater runoff and erosion control(Direct discharge of untreated stormwater runoff to a wetland or water course from impervious surfaces...shall not be allowed)zo Development Plan Review , Water bodies, (Whenever situated in the whole or in part, within 300 feet of any pond, lake, river or other freshwater wetland, the proposed project shall not adversely effect the quality of such body of water or unreasonably affect the shoreline of such body of water. There will be no disturbance of soil within 100 feet of the outer edge of a wetland (as defined by DEM)) zo 	➤ Adhered to
<i>Performance Standards</i>		

Exeter Municipal Protections

Issue Area	Municipal Protection Measure	Implementation
------------	------------------------------	----------------

Watercourses/ Surface Waters		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Development plans shall preserve salient natural features, keep cut and fill operations to a minimum and ensure conformity with topography so as to adequately handle the volume and velocity of surface water runoff, and create the least erosion potential) 	➤ Adhered to
<i>Protection District</i>		
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	➤ Adhered to
<i>Site Design</i>		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (required for all permitted uses other than one or two family dwellings or accessory buildings; adherence to the RI Stormwater Runoff and RI Erosion and Sediment Control Handbooks is required) zo Development Plan Review , Water bodies, (Whenever situated in the whole or in part, within 300 feet of any pond, lake, river or other freshwater wetland, the proposed project shall not adversely effect the quality of such body of water or unreasonably affect the shoreline of such body of water. There will be no disturbance of soil within 100 feet of the outer edge of a wetland (as defined by DEM)) zo 	➤ Adhered to
<i>Performance Standards</i>		
<i>Other</i>		

Exeter Municipal Protections

Issue Area	Municipal Protection Measure	Implementation
------------	------------------------------	----------------

Groundwater/ Recharge Areas		
<i>Protection District</i>	<ul style="list-style-type: none"> Groundwater Protection Overlay District zo 	➤ Needs to be strengthened
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required if land is identified as either unique natural area or area of environmental concern or at the request of the planning board) 	➤ Strictly adhered to
<i>Site Design</i>		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (The project shall be designed to prevent the pollution of surface or ground water resources; the planning board may require specific site designs, best management practices, and/or applicable management measures to protect surface and ground water quality) zo 	➤ Adhered to
<i>Other</i>		
Floodplains		
<i>Protection District</i>		
<i>Land Unsuitable for Development</i>		
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	
<i>Site Design</i>		
<i>Site Plan Review</i>		
<i>Performance Principles</i>		

Exeter Municipal Protections

Issue Area	Municipal Protection Measure	Implementation
------------	------------------------------	----------------

Topography		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Development plans shall preserve salient natural features, keep cut and fill operations to a minimum and ensure conformity with topography so as to adequately handle the volume and velocity of surface water runoff, and create the least erosion potential) 	➤ Strictly adhered to
<i>Land Unsuitable for Development</i>		
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	
<i>Site Design</i>	<ul style="list-style-type: none"> Land development and subdivision design standards, specific, Lots (slopes over 12%, and bedrock areas may be a determining factor in effecting lot size due to the effect this has on onsite (proposed) sewage systems) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (adherence to the RI Stormwater Runoff and RI Erosion and Sediment Control Handbooks is required) zo Development Plan Review , Landscaping (The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of the soil and retaining existing vegetation during and after construction; Existing trees and vegetation shall be preserved to the maximum extent possible) zo 	

Exeter Municipal Protections

Issue Area	Municipal Protection Measure	Implementation
------------	------------------------------	----------------

Rare Species/ Critical Habitat		
<i>Land Unsuitable for Development</i>		
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board or if site is identified by DEM's Natural Heritage Program) 	➤ Strictly adhered to
<i>Site Design</i>		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (states that there must not be any undue adverse effect on the scenic or natural beauty of the project area, aesthetics, historic sites, or rare and irreplaceable natural areas) zo 	
<i>Other</i>	<ul style="list-style-type: none"> RU-4 (Rural District)--The stated purpose of the district is to protect land now used for forestry, farming, and related activities and the natural habitat and wildlife and to preserve the area's rural character zo Master Plan approval requires a verification letter from DEM's Natural Heritage Program zo 	➤ Strictly adhered to

Exeter Municipal Protections

Issue Area	Municipal Protection Measure	Implementation
------------	------------------------------	----------------

Trees/ Woodlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Whenever feasible, natural vegetation shall be retained, protected, and supplemented) 	➤ Adhered to
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board or if site is identified as an area of critical or environmental concern) 	➤ Adhered to
<i>Site Design</i>		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (landscape plan requirements state that existing trees and vegetation shall be preserved to the maximum extent possible; the plan must include the approximate location of wooded areas, wetlands and coastal features) zo 	➤ Strictly adhered to
<i>Other</i>	<ul style="list-style-type: none"> RU-4 (Rural District)--The stated purpose of the district is to protect land now used for forestry, farming, and related activities and the natural habitat and wildlife and to preserve the area's rural character. zo 	

TOWN OF HOPKINTON PROFILE

Summary

The Town of Hopkinton is in the process of adjusting to unprecedented suburban growth pressures and increasing local concern for land preservation and natural resource protection. In comparison to other towns in the study, Hopkinton's current planning capacity is low. The Town's 1991 comprehensive plan objectives for land conservation and natural resource protection need to be revised. Plan objectives do not adequately reflect present levels of environmental concern, particularly in the area of impacts from development. The Town's existing subdivision and land development regulations incorporate very few measures to promote environmentally sensitive development. In addition, the Town lacks the technical capacity to conduct its own site analysis, and is almost completely reliant on the developer for site information. The absence of an environmental analysis requirement in the subdivision and land development regulations further limits the Town's access to critical parcel information.

Local concern for land conservation and natural resource protection is rising, however. Town officials are openly concerned with preserving rural character and protecting the Town's drinking water supplies. The town planner is in the process of updating the Town's development regulations. The Town has recently established the Hopkinton Land Trust to help manage land acquisition and conservation efforts, and the town council is in the process of adopting a new groundwater protection overlay district.

Planning Department

The Hopkinton Planning Department has one full-time planner. The town planner is concerned about land conservation and natural resource protection, but does not have a background in environmental management. To compensate for this lack of knowledge, she consults frequently with other planners in the region. She works primarily with the Hopkinton Planning

Board, though she attends the monthly meetings of the town council and other boards and commissions to educate decision-makers on the need for better long-term planning. According to the town planner, the planning board is experienced and does a good job, despite the Town's weak subdivision and land development regulations.

Planning capacity limitations in the town range from understaffing and lack of resources to limited technical and regulatory capacity to manage current levels of growth. At present, the planning board often relies on informal procedures to both assess and direct individual developments. For example, the planning board uses the "abutters notice" to garner important information on the proposed development site. In other words, abutting property owners are relied upon for information concerning the suitability of the site for a particular development proposal. The planning board also relies heavily on "conditions of approval" to strike deals with developers concerning site design standards. This rather arbitrary process would be unnecessary if the Town required detailed environmental analysis and site analysis for major subdivisions and land developments. If these provisions were adopted, the developer would be required to provide in-depth information on the environmental characteristics of the site, as well as a description of how environmental impacts would be minimized.

Comprehensive Plan Objectives

Many of the 1991 comprehensive plan objectives focus on the need to establish guidelines and acquisitions strategies for land conservation. The establishment of a land trust was an important step towards implementing a number of the plan's objectives. The Town recently voted to grant \$250,000 to the new land trust.

The new groundwater protection ordinance also fulfils an important objective of the 1991 plan. However, the comprehensive plan should be updated to

include more detailed and informed policy objectives for protecting the Town's water resources, wetlands, forests and critical habitat.

Site Analysis

Hopkinton is very much in need of better site analysis procedures and development regulations. The planning department's lack of in-house GIS capacity, coupled with the absence of a mandatory regulation requiring a detailed environmental analysis, makes it very difficult for the Town to institute environmentally sensitive development practices. This is particularly the case for larger sites, where it is not possible for the town planner or the planning board to conduct extensive onsite environmental assessments. Instead, the planning board may request an impact statement that asks for research and documentation describing and assessing short and long term environmental impacts. This provision is not mandatory, however.

Hopkinton's site design standards list environmentally sensitive areas that should be preserved and protected in the development of the site. The design standards do not include, however, a site analysis provision requiring developers to demonstrate how they intend to minimize environmental impacts. The planning board may request an impact statement and/or an alternative residential cluster design, if deemed necessary, to better protect environmental features on the site.

Zoning and Subdivision Regulations

Zoning Ordinances

- *Residential Cluster Development*—See Subdivision and Land Development Regulations (below)
- *Large Lot Residential Zoning*—Hopkinton's Rural Farming Residential (R-80) District allows farming operations by right. According to the town planner, this provision, coupled with the "Residential Compound" site design, has encouraged the preservation of farmland and open space in town.

- *Overlay Districts*—The Town’s “Floodplain and Watercourse Protection District” provides extra oversight for the planning board. The ordinance does not exceed state standards.
- *Site Plan Review*—The Town’s “Development Plan Review” ordinance incorporates limited provisions for the protection of environmentally sensitive areas. For example, the ordinance does not mandate a detailed environmental analysis of the site. Nor does the ordinance require a detailed “site analysis,” demonstrating how the developer intends to protect sensitive natural features on the site. Such considerations need be made only to the extent “practicable” for the developer.
- *Performance Standards*—none

Subdivision and Land Development Regulations

- *Residential Cluster Development*—The Town’s “Residential Cluster” and “Residential Compound” site design regulations are popular, though not mandatory. Residential cluster development regulations only require that 30 percent of the total area be preserved as open space. The regulation excludes any wetlands, ponds, marshes, protected natural areas, areas classified as unique, and slopes greater than 15 percent from the calculation. These exclusion may add considerable to the actually percent land preserved as open space in the site design.
- *Land Unsuitable for Development*— Shall be deducted from the minimum building acreage of the parcel--freshwater wetlands, areas within a High Flood Danger zone, and land within any publicly or privately held easement on which above-ground utilities, including but not limited to electrical transmission lines, are constructed; land with slopes in excess of 15 percent.
- *Environmental Analysis*—The planning board may request an “Impact Statement” including research and documentation describing and assessing short and long term environmental impacts.
- *Erosion and Sediment Control*—The Town mandates an “Erosion and Sediment Control Plan” for all major subdivisions and land developments and for minor or administrative subdivisions if deemed necessary by the planning board. Both the building inspector and the public works director monitor sites.
- *Site Design Standards*—The Town’s “Site Design Standards” includes a comprehensive list of environmental considerations to be considered in the design of the site. However, the defined “extent” of consideration is weak, including language such as “where practicable” and “where feasible.”

Hopkinton Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Farmland Preservation		
	<ul style="list-style-type: none"> Foster the continuation of working farms, and preservation of existing, privately-owned forests and open space through the existing tax programs and through acquisition of development rights by state and private agencies 	<ul style="list-style-type: none"> ➤ Talk to tax assessor
	<ul style="list-style-type: none"> Establish programs to assist the agricultural operations that are viable businesses 	<ul style="list-style-type: none"> ➤ There are only 3 or 4 working farms left in the town.
Open Space Zoning		
Open Space Preservation		
	<ul style="list-style-type: none"> Establish a Land Conservancy Trust 	<ul style="list-style-type: none"> ➤ Hopkinton Land Trust was established last month with a budget of \$250,000 ➤ Also possibility of a revenue from the Real Estate Tax Stamp
	<ul style="list-style-type: none"> Encourage the acquisition of open space adjacent to existing large open space parcels 	<ul style="list-style-type: none"> ➤ Has not been done
	<ul style="list-style-type: none"> Develop land use controls that encourage creative land planning to reduce development costs while preserving open space and environmentally sensitive areas not otherwise protected by local, state, and federal law 	<ul style="list-style-type: none"> ➤ Planning Board uses the Cluster Ordinance and the Residential Compound Ordinance to protect open space.
	<ul style="list-style-type: none"> Develop a systematic program for recreational improvements and open space acquisition 	<ul style="list-style-type: none"> ➤ Has not been done
	<ul style="list-style-type: none"> Develop a Capital Improvement Program which should include major recreational expenses such as land acquisition 	<ul style="list-style-type: none"> ➤ The Town does not have an overall Capital Improvement Plan or budget
	<ul style="list-style-type: none"> Coordinate with the state, private and non-profit conservation organizations and land-owners to establish a greenway network connecting the major development and natural areas of the town 	<ul style="list-style-type: none"> ➤ Has not been done
	<ul style="list-style-type: none"> Require open space and vegetated buffer areas in cluster and residential compound subdivisions and in planned unit developments to be configured to contribute to a connecting greenway program 	<ul style="list-style-type: none"> ➤ The town possesses a lot of open space ➤ There is no perceived need for this

Hopkinton Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Natural Resource Protection		
Wetlands		
	<ul style="list-style-type: none"> • Prepare amendments to local ordinances which will enhance the protection of valuable wetland systems 	<ul style="list-style-type: none"> ➤ Site design standards are used to protect wetlands ➤ The Cluster ordinance is also used to protect wetlands on site.
	<ul style="list-style-type: none"> • Require that developers show the environmental 'soundness' of projects' 	<ul style="list-style-type: none"> ➤ See Master Plan checklist for environmental requirements
Watercourses/ Surface Waters		
	<ul style="list-style-type: none"> • In 1971 a Flood Plain and Water Course Protection Zone was adopted. This places a restriction on building within or near streams and ponds, and in essence protects these areas from disturbance 	<ul style="list-style-type: none"> ➤ Same as DEM's wetlands requirements and setbacks
	<ul style="list-style-type: none"> • Evaluate the Wood-Pawcatuck River Association's proposal to preserve River Corridors 	<ul style="list-style-type: none"> ➤ No
	<ul style="list-style-type: none"> • Require that developers show the environmental 'soundness' of projects 	<ul style="list-style-type: none"> ➤ See Master Plan checklist for environmental requirements
Groundwater/ Recharge Areas		
	<ul style="list-style-type: none"> • Adopt an Aquifer Protection Overlay Ordinance 	<ul style="list-style-type: none"> ➤ In the process
	<ul style="list-style-type: none"> • Amend current ordinances to include soil erosion and sedimentation controls 	<ul style="list-style-type: none"> ➤ Yes, for major subdivisions and land developments
	<ul style="list-style-type: none"> • Consider expansion of the existing Waste Water Management District 	<ul style="list-style-type: none"> ➤ Not on horizon
	<ul style="list-style-type: none"> • Require that developers show the environmental 'soundness' of projects 	<ul style="list-style-type: none"> ➤ See Master Plan checklist for environmental requirements
Floodplains	<ul style="list-style-type: none"> • In 1971 a Flood Plain and Water Course Protection Zone was adopted. This places a restriction on building within or near streams and ponds, and in essence protects these areas from disturbance 	<ul style="list-style-type: none"> ➤ Same as DEM's wetlands requirements and setbacks

Hopkinton Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Coastal Features		
Topography		
Rare Species/ Critical Habitat	<ul style="list-style-type: none"> Identify the key parcels of land where valuable wildlife habitat remains, as well as rare and endangered species, and take appropriate measures to preserve and protect 	<ul style="list-style-type: none"> Uses data available from the EDC web site
Trees/ Woodlands		
Village/Rural Character		
	<ul style="list-style-type: none"> Establish an Historic District Ordinance 	<ul style="list-style-type: none"> Yes, for Hope Valley??
	<ul style="list-style-type: none"> Undertake a review of existing areas of mixed use to determine their ability to absorb additional development 	<ul style="list-style-type: none"> In the process
	<ul style="list-style-type: none"> Concentrate major development and community facilities in the established villages, primarily Ashaway and Hope Valley 	<ul style="list-style-type: none"> Has not occurred.
	<ul style="list-style-type: none"> Large scale market level residential projects should be required to provide all necessary infrastructure improvements, including off site drainage, septic and water provisions 	<ul style="list-style-type: none"> ??
	<ul style="list-style-type: none"> Develop and enforce buffers and transition zones to prevent future commercial intrusion into residential neighborhoods 	<ul style="list-style-type: none"> ??
	<ul style="list-style-type: none"> Consider designation of certain roads as scenic highways and establish appropriate front-yard setbacks (zoning) and cluster subdivision configurations to protect the natural and built features of the road edge. 	<ul style="list-style-type: none"> Presently considering Planning Board actively works with developers to establish larger setbacks from roads.
	<ul style="list-style-type: none"> Require effective landscaping in all parking areas other than those of single and two family residences. 	<ul style="list-style-type: none"> Not a priority
	<ul style="list-style-type: none"> Establish a local sidewalk and street tree policy and program to insure these amenities for new development in the villages and on major roads 	<ul style="list-style-type: none"> Not a priority

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Farmland Preservation		
<i>Zoning Regulations</i>	<ul style="list-style-type: none"> Rural Farming Residential-80 District zo 	<ul style="list-style-type: none"> ➤ This ordinance preserves farmland by allowing farming operations by right
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (for major subdivisions, agricultural lands shall be preserved as undeveloped open space or lot area where feasible) 	<ul style="list-style-type: none"> ➤ This regulation has been used to preserve prime agricultural soils in a cluster subdivision
<i>Other Tool/ Incentive</i>	<ul style="list-style-type: none"> Farm, Forest and Open Space Program? 	
Open Space Zoning	<ul style="list-style-type: none"> No 	
Open Space Preservation		
<i>Residential Cluster Development</i>	<ul style="list-style-type: none"> Residential Cluster Development allowed in RFR-80 District (minimum parcel size is 10 acres, 30% of the total area of the district must be permanent open space, excluding roads, wetlands, ponds, marshes, natural areas, areas classified as unique, slopes greater than 15%) zo 	<ul style="list-style-type: none"> ➤ Planning Board can require Cluster ➤ Need for more flexibility in the regulations ➤ The Planning Board prefers the cluster ordinance be voluntary; although the board usually opts for a cluster design ➤ The Planner uses "Abutters Notice" early in the project review process, the Master Plan Meeting, to help identify "constraints to development" and other development concerns
<i>Residential Compounds</i>	<ul style="list-style-type: none"> Residential Compounds (stated purpose is rural preservation) zo 	<ul style="list-style-type: none"> ➤ The Residential Compound option is very popular ➤ The Planner would like to see this option expanded by increasing the number of permissible building lots (presently a maximum of 7, with a minimum of 35 acres) ➤ Shared drives and gravel roads are allowed in this ordinance

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Open Space Preservation <i>(continued)</i>		
<i>Large Lot Zoning</i>	<ul style="list-style-type: none"> Rural Farming Residential-80 District zo 	<ul style="list-style-type: none"> ➤ This ordinance preserves farmland by allowing farming operations by right
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (shall be deducted from the minimum building acreage of the parcel--freshwater wetlands, areas within a High Flood Danger zone, and land within any publicly or privately held easement on which above-ground utilities, including but not limited to electrical transmission lines, are constructed; land with slopes in excess of 15 percent) 	<ul style="list-style-type: none"> ➤ Developers are required to identify "land unsuitable for development" in Master Plan (?) ➤ Planner conducts on-site analysis ➤ Planner uses "constraints maps" ➤ The Planner uses "Abutters Notice" early in the project review process, the Master Plan Meeting, to help identify "constraints to development" and other development concerns
Open Space Preservation <i>(continued)</i>		
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> Dedication of Land for Public Purposes (may be required; amount of land to be dedicated is .01 per person) 	<ul style="list-style-type: none"> ➤ Did not say how extensively this is used or how.
<i>Other Tool/Incentive</i>	<ul style="list-style-type: none"> Farm, Forest and Open Space Program 	<ul style="list-style-type: none"> ➤ Talk to Tax Assessor
<i>Municipal Land Trust</i>	<ul style="list-style-type: none"> The Hopkinton Municipal Land Trust 	<ul style="list-style-type: none"> ➤ Newly established ➤ The land trust has just been granted \$250,000 from the town budget
Wetlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major subdivisions and land developments as well as minor and administrative subdivisions if deemed necessary by planning board) (See also Development Plan Review Ordinance) zo 	<ul style="list-style-type: none"> ➤ Bonded by the Town ➤ Monitored by the Public Works Department and the Building Inspector

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Wetlands <i>(continued)</i>		
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Freshwater wetlands are considered "land unsuitable for development" 	<ul style="list-style-type: none"> Developers are required to identify "land unsuitable for development" in Master Plan (?) Planner conducts on-site analysis Planner uses "constraints maps"
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> Impact Statement (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems) 	<ul style="list-style-type: none"> Impact analysis is usually done by the developers engineer, however, the town can and has brought in outside opinion for major projects at the developers expense
<i>Lot Design Standards</i>	<ul style="list-style-type: none"> Lot Design Standards (easement may be require if property is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way) 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alternation of natural features...Unique and/or fragile areas, including freshwater wetlands shall be preserved as undeveloped open space or lot areas where feasible) 	<ul style="list-style-type: none"> The Planning Board may use the Cluster ordinance to better protect the natural features of the site The Planner works with the developer to help integrate the natural features of the site at the "Conceptual Plan" stage of the development process See also "Land Unsuitable for Development" There is not universal support for increased setbacks from wetlands
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Design Standards (The development insofar as practicable shall: result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as streams, wetlands...) zo 	<ul style="list-style-type: none"> Strictly adhered to
<i>Performance Standards</i>		
<i>Other Tool/Incentive</i>		

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Watercourses/ Surface Waters		
<i>Protection District</i>	<ul style="list-style-type: none"> Floodplain and Watercourse Protection District zo 	<ul style="list-style-type: none"> ➤ Regulations are the same as those found in DEM's wetlands regulations, no additional setback requirements are included in the town protection district
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major land developments as well as minor and administrative subdivisions if deemed necessary by planning board) (See also Development Plan Review Ordinance) zo 	<ul style="list-style-type: none"> ➤ Bonded by the Town ➤ Monitored by the Public Works Department and the Building Inspector ➤ Planner did not explain why the regulations do not apply to minor and administrative subdivisions
<i>Protection District</i>	<ul style="list-style-type: none"> Floodplain and Watercourse Protection District zo 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Impact Statement (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems) 	<ul style="list-style-type: none"> ➤ Impact analysis is usually done by the developers engineer, however, the town can and has brought in outside opinion for major projects at the developers expense
<i>Site Design</i>	<ul style="list-style-type: none"> Lot Design Standards (easement may be require if property is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Design Standards (The development insofar as practicable shall: result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as streams, wetlands...) zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Performance Standards</i>		
<i>Other</i>		

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Groundwater/ Recharge Areas		
<i>Protection District</i>		<ul style="list-style-type: none"> ➤ Town is currently working on adopting a Groundwater and Aquifer Protection Overlay District ➤ DEM is assisting the town in developing that ordinance.
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> • Impact Statement (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems) 	<ul style="list-style-type: none"> ➤ Impact analysis is usually done by the developers engineer, however, the town can and has brought in outside opinion for major projects at the developers expense ➤ The Planner and Planning Commission do not seem to know what land lies over the aquifer or its recharge area. Therefore, it is unlikely that an Impact Analysis is often required to protect groundwater in Hopkinton.
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design standards (development shall be laid out to avoid adversely affecting ground water and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding) 	<ul style="list-style-type: none"> ➤ Based on my interview with the Planner, it does not seem likely that site design standards are used to protect groundwater. ➤ The Planner and Planning Commission do not seem to know what land lies over the aquifer or its recharge area.
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Development Plan Review, Design Standards (The development insofar as practicable shall result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as streams, wetlands, areas of aquifer recharge and discharge...areas with a high water table...) zo 	
<i>Other</i>		

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Floodplains		
<i>Protection District</i>	<ul style="list-style-type: none"> Floodplain and Watercourse Protection District zo 	➤ Regulations are the same as those found in DEM's wetlands regulations, no additional setback requirements are included in the town protection district
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Areas within a High Flood Danger Zone are considered "land unsuitable for development" 	
<i>Environmental Analysis/ Impact Statement</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design standards (lands in the flood plain shall be preserved as undeveloped open space where feasible) Lot Design Standards (easement may be require if property is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (The development insofar as practicable shall conform with existing geological and topographical features, to the end that the most appropriate use of land is encouraged) zo 	
<i>Performance Principles</i>		

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Topography		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major land developments as well as minor and administrative subdivisions if deemed necessary by planning board) (See also Development Plan Review Ordinance) zo 	<ul style="list-style-type: none"> ➤ Bonded by the Town ➤ Monitored by the Public Works Department and the Building Inspector ➤ There is a general feeling among developers that all the good land has already been developed. ➤ Planner did not explain why the regulations do not apply to minor and administrative subdivisions
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Steep slopes in excess of 15% are considered "land unsuitable for development" 	
<i>Environmental Analysis/Impact Statement</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Steep slopes in excess of 15% must be preserved as open space pursuant to the site design requirements zo 	<ul style="list-style-type: none"> ➤ The Planning Board may use the Cluster ordinance to better protect the natural features of the site ➤ The Planner works with the developer to help integrate the natural features of the site at the "Conceptual Plan" stage of the development process
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (The development insofar as practicable shall: result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as...highly erodible soils; shall conform with existing geological and topographical features, to the end that the most appropriate use of land is encouraged) zo 	

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Rare Species/ Critical Habitat		
<i>Land Unsuitable for Development</i>		
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> • Impact State (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems) 	<ul style="list-style-type: none"> ➤ Impact analysis is required if the site includes habitat identified on the Natural Heritage GIS maps.
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design standards (habitats of endangered wildlife, as identified on applicable federal or state lists shall be preserved as undeveloped open space where feasible) 	<ul style="list-style-type: none"> ➤ "Limits of disturbance" discussed throughout the application process. ➤ "No Cut Zones" can be negotiated for with developers.
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Development Plan Review, Design Standards (The development insofar as practicable shall result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as... mature stands of vegetation, and extraordinary wildlife nesting, feeding, or breeding grounds) zo 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Other</i>		

Hopkinton Municipal Protections

Issue Area	Municipal Protection Measures	Implementation
Trees/ Woodlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan, Performance Principles (Trees and other existing vegetation shall be retained whenever feasible; the area within the dripline shall be fenced or roped off to protect trees from construction equipment) (See also Development Plan Review) zo 	<ul style="list-style-type: none"> ➤ Addressed within lot and site design standards. ➤ "No Cut Zones" can be negotiated for with developers.
<i>Environmental Analysis/ Impact Statement</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design standards (significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value shall be preserved as undeveloped open space where feasible) Lot Development Standards (for administrative subdivisions may require preservation of historic, unique natural features such as trees or stone walls) 	<ul style="list-style-type: none"> ➤ "No Cut Zones" can be negotiated for with developers.
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (The development insofar as practicable shall result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as... mature stands of vegetation, and extraordinary wildlife nesting, feeding, or breeding grounds) zo Development Plan Review, Landscape (The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of the soil, and retaining the existing vegetation during and after construction...) zo 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Other</i>	<ul style="list-style-type: none"> A 100 foot buffer is required around the perimeter of a residential cluster development 	<ul style="list-style-type: none"> ➤ No longer mandated. The town prefers more flexibility in siting open space in a cluster design.

TOWN OF RICHMOND PROFILE

Summary

Richmond's planning capacity appears to be adequate, based on the criteria used in this study. Support for land conservation and natural resource protection is very high among town officials. Richmond is one of only two towns in the study area with mandatory residential cluster development. The Town currently holds 200 acres in easements through the open space provisions in its cluster ordinance. The Town has also recently revised its subdivision and land development regulations to strengthen natural resource protection in the design of sites.

Many of the Town's comprehensive plan objectives have been adopted or implement in some manner. The Town has an agricultural overlay district that includes density bonuses for creating farm lots in the subdivision design. The Town's new land trust is working with The Nature Conservancy to develop a priority list for land acquisition.

Planning Department

Richmond employs one half-time planner (who has a background in environmental management). The Town does not possess in-house GIS capacity. However, the planning board frequently requires an extensive environmental impact statement for major subdivisions. The planning board recently adopted a mandatory site analysis for all major subdivisions (and for minor subdivisions on a case-by-case basis).

The Town's planning board is very experienced and committed to land conservation and natural resource protection. In particular, planning officials make every attempt to protect the rural character of the Town. The planning board considers contiguous open space parcels when reviewing site design. Its intent is to create linked greenspaces throughout the Town.

Planning capacity limitations mentioned during the interview for this study include, parcel data mapping and in-house GIS capacity.

Comprehensive Plan Objectives

Richmond's comprehensive plan objectives provide detailed guidance for strengthening the Town's land conservation and natural resource protection efforts. The Town's adoption of mandatory cluster for all major subdivisions acts as a proxy for many of the plan's objectives. For example, the planning board uses the flexibility of the ordinance to maintain large vegetative buffer zones for water bodies and wetlands and to create linked greenspaces throughout the Town. The Town's new land trust will help to implement a number of the plan's recommended land conservation strategies.

Site Analysis

The planning board relies heavily on its authority to require an EIS from developers. An engineer is retained by the Town for this purpose. The planning board also requires a mandatory site analysis for all major subdivisions (and for minor subdivisions on a case-by-case basis) to ensure strict environmental considerations in the design of the site.

Zoning and Subdivision Regulations

Zoning Ordinances

- *Farmland Zoning*—The Town has adopted an agricultural overlay district and density bonuses for the creation of farm lots in the design of the subdivision.
- *Residential Cluster Development*—Cluster is required for all major subdivisions (40% of the gross area must be preserved as open space; no more than 25% of the minimum open space can be land unsuitable for development)
- *Large Lot Residential Zoning*—R-2 and R-3 low density residential districts.
- *Overlay Districts*—Agricultural Overlay District; Aquifer Protection Overlay District
- *Site Plan Review*—The Town maintains strict environmental standards in its site plan review ordinance.
- *Performance Standards*—none

Subdivision and Land Development Regulations

- *Land Unsuitable for Development*—Shall be deducted from the buildable acreage of the parcel--freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; areas within a High Flood Danger zone; land within any publicly or privately held easement on which above-ground utilities, including but not limited to electrical transmission lines, are constructed.
- *Environmental Analysis*—The planning board has the authority to require an EIS. The board requires an EIS for most major subdivisions. The Town retains an engineer for this purpose.
- *Erosion and Sediment Control*—An erosion and sediment control plan is required for all major subdivisions and land developments (and for minor subdivisions on a case-by-case basis). The Town is very strict about evaluating and monitoring plans.
- *Site Design Standards*—The Town has high site design standards, and mandates a site analysis for major subdivisions. The Town's mandatory cluster design for major subdivisions provides a great deal of flexibility in guiding development away from environmentally sensitive areas of the site.

Richmond Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Farmland Preservation		
	<ul style="list-style-type: none"> Designate Agricultural Preservation Districts and propose zoning ordinance revisions to the Town Council in order to sustain agricultural operations, preserve open spaces and maintain groundwater recharge areas 	<ul style="list-style-type: none"> ➤ Adopted "Agricultural Overlay District"
Open Space Zoning		
Open Space Preservation		
	<ul style="list-style-type: none"> Identify open space corridors, determine compatible land uses, and develop land acquisition and management programs 	<ul style="list-style-type: none"> ➤ The new land trust and TNC are creating an acquisitions priority list for open space (they are conducting a townwide survey of what to protect; also, they are focusing on small watersheds) ➤ Informally through clustering provisions
	<ul style="list-style-type: none"> Create a Land Trust for the purpose of establishing management areas, parks and open spaces 	<ul style="list-style-type: none"> ➤ Adopted
	<ul style="list-style-type: none"> Establish a greenway network connecting the major development and natural areas of the town 	<ul style="list-style-type: none"> ➤ Informally through clustering provisions and site analysis
	<ul style="list-style-type: none"> Minimum lot sizes will be increased in areas of environmental sensitivity within the flexibility of cluster and residential compound regulations 	<ul style="list-style-type: none"> ➤ In 1990 the town adopted 3 acre zoning to protect its aquifer recharge area--encompasses a third of the town.
	<ul style="list-style-type: none"> Encourage a network of contiguous greenbelts while reviewing development proposals 	<ul style="list-style-type: none"> ➤ The Planning Board considers contiguous open spaces when reviewing site design for cluster developments.

Richmond Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Natural Resource Protection		
Wetlands		
	<ul style="list-style-type: none"> • Prepare wetlands management plans and require best management practices in order to control non-point source contamination of groundwater 	<ul style="list-style-type: none"> ➤ Planner feels that Site Design Standards and Development Plan Review incorporate "best management practices" for wetlands protection
Watercourse/ Surface Water		
	<ul style="list-style-type: none"> • Where practical, promote 300 foot wide buffer zones along major rivers to be 'non-clear' zones restricted by conservation easements 	<ul style="list-style-type: none"> ➤ Mandatory Cluster acts as a proxy.
	<ul style="list-style-type: none"> • Establish an ISDS setback requirement from the rainy season flow line of streams or from the high water mark of standing water bodies 	<ul style="list-style-type: none"> ➤ Relies on state regulations
	<ul style="list-style-type: none"> • A Trout Stream Corridor is recommended for the protection of the Wood River 	<ul style="list-style-type: none"> ➤ Not adopted
	<ul style="list-style-type: none"> • It is recommended that no new development occur within 200 feet of the Wood River 	<ul style="list-style-type: none"> ➤ Relies on state regulations
	<ul style="list-style-type: none"> • Determine the feasibility of establishing a program for monitoring the quality of ground and surface waters 	<ul style="list-style-type: none"> ➤ Not adopted

Richmond Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Groundwater/ Recharge Areas		
	<ul style="list-style-type: none"> Designate Agricultural Preservation Districts and propose zoning ordinance revisions in order to sustain agricultural operations, preserve open spaces and maintain groundwater recharge areas 	➤ Adopted
	<ul style="list-style-type: none"> Prepare wetlands management plans and require best management practices in order to control non-point source contamination of groundwater 	➤ Site Design Standards and Development Plan Review
	<ul style="list-style-type: none"> Determine the feasibility of establishing a program for monitoring the quality of ground and surface waters 	➤ Not Adopted
Floodplains		
Coastal Features		
Topography		
Rare Species/ Critical Habitat		
	<ul style="list-style-type: none"> Identify rare native plant communities, determine compatible land usage, and develop land acquisition and management programs 	➤ Not adopted
Trees/ Woodlands		

Richmond Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Cultural and Historic Resources		
Village/Rural Character		
	<ul style="list-style-type: none"> Take the necessary steps to amend its ordinances and regulations for the purposes of creating Heritage Districts 	<ul style="list-style-type: none"> Received CBG funding with Charlestown to protect Shannock Village
	<ul style="list-style-type: none"> Study the preparation of village plans in order to promote small businesses, tourism, and agricultural operations 	<ul style="list-style-type: none"> On-going?
	<ul style="list-style-type: none"> Concentrate major developments and community facilities in the established villages 	<ul style="list-style-type: none"> Created a 1000acre Planned Development District to preserve the rural characteristics of the town
	<ul style="list-style-type: none"> Maintain a list and map of environmentally sensitive areas and sites that are of historical, cultural or archaeological value to the town 	<ul style="list-style-type: none"> The Comprehensive Plan
	<ul style="list-style-type: none"> Relate the extent of development to the capacity of public facilities and services 	<ul style="list-style-type: none"> The town has adopted impact fees and requires the phasing of development Subdivision and land development proposals are sent to all other town departments for comment.
	<ul style="list-style-type: none"> Prepare plans for the extension of the water distribution system in order to promote the orderly development of the Hope Valley-Wyoming Area 	<ul style="list-style-type: none"> Water distribution system was extended into Hope Valley.
	<ul style="list-style-type: none"> Regulate any significant construction, ground disturbing activity or alternation of vegetation within fifty (50) feet of a Historic District boundary 	<ul style="list-style-type: none">
	<ul style="list-style-type: none"> Design development sites that are compatible with surrounding land uses, and subject to performance standards 	<ul style="list-style-type: none"> Adopted

Richmond Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Village/Rural Character (continued)		
	<ul style="list-style-type: none"> Collaborate with the planning boards of the neighboring towns in order to maintain the vitality and character of mill villages 	
	<ul style="list-style-type: none"> Designate historic and scenic roadways and protect the rights-of-way 	

Richmond Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Land Conservation		
Farmland Preservation		
<i>Zoning Regulations</i>	<ul style="list-style-type: none"> Agricultural Overlay District (single family development is permitted by right: a minimum of 50 gross acres is required for both residential cluster developments and residential compounds) zo 	<ul style="list-style-type: none"> ➤ No applications as of yet ➤ There is a 5 acre density rule and density bonuses for creating farm lots. ➤ The Planning Board is very concerned with maintaining rural character.
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (call for agricultural lands to be preserved as undeveloped open space or lot area) Criteria for Review for 2 lot subdivision (Planning board shall maximize preservation of agricultural lands and Prime Farmland) 	
Open Space Zoning		
	<ul style="list-style-type: none"> No 	
Open Space Preservation		
<i>Cluster Development, Residential Compounds, Large Lot Zoning</i>	<ul style="list-style-type: none"> Cluster required for all major subdivisions (40% of the gross area must be preserved as open space; no more than 25% of the minimum open space can be land unsuitable for development) zo 	<ul style="list-style-type: none"> ➤ The town has about 200 acres in easements through cluster provisions. ➤ Site analysis takes into consideration adjacent lands to encourage continuous greenways linking subdivisions.
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (is deducted from the buildable acreage of the parcel--freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; areas within a High Flood Danger zone; land within any publicly or privately held easement on which above-ground utilities, including but not limited to electrical transmission lines, are constructed) 	

Richmond Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Open Space Preservation (continued)		
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> • Dedication of Land for Public Purposes (land dedication, payment in lieu or both are required; amount of land to be dedicated is .01 acres/per person) 	<ul style="list-style-type: none"> ➤ Primarily "fee in lieu of"
<i>Site Design</i>		<ul style="list-style-type: none"> ➤ See Cluster ➤ The Planning Board is opposed to all street front development.
Natural Resource Protection		
Wetlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> • Erosion and Sediment Control Plan (required for all major subdivisions and land developments as well as for minor or administrative subdivisions if deemed necessary by the Planning Board) 	<ul style="list-style-type: none"> ➤ Not a separate plan (?) ➤ There are looks of watchdogs in town to insure compliance. ➤ Relies on the engineer to work considerations into site plan. ➤ Routine inspections--eight or nine times during development project
<i>Setbacks</i>		<ul style="list-style-type: none"> ➤ Same as State regulations
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> • Freshwater wetlands are considered "land unsuitable for development" 	
<i>Environmental Analysis/Impact Analysis</i>	<ul style="list-style-type: none"> • An EIS may be required (by authority of the Planning Board) 	<ul style="list-style-type: none"> ➤ Required for most major subdivision and all land developments. ➤ Developer must use the town's engineer (kept on retainer)
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (call for unique and/or fragile areas, including freshwater wetlands to be preserved as undeveloped open space or lot area) 	<ul style="list-style-type: none"> ➤ The Planning Board walks the site to identify constraints. ➤ Cluster provisions provide extra buffering for wetlands
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Development Plan Review Standards (calls for minimal adverse impact upon critical areas; natural features of land must be shown on the site plan) zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to.
<i>Performance Standards</i>		

Richmond Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Watercourses/ Surface Waters		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major subdivisions and land developments as well as for minor or administrative subdivisions if deemed necessary by the Planning Board) 	<ul style="list-style-type: none"> ➤ Not a separate plan (?) ➤ Relies on the engineer to work considerations into site plan. ➤ Bonds if after final approval (what does this mean?) ➤ Routine inspections--eight or nine times during development project ➤ There are looks of watchdogs in town to insure compliance.
<i>Protection District</i>		
<i>Setbacks</i>	<ul style="list-style-type: none"> 50 foot Sewage Disposal Facility setback (from any waterbody, pond, stream, brook or river) zo 	<ul style="list-style-type: none"> ➤ Reinforces State Regulations
<i>Site Design</i>		<ul style="list-style-type: none"> ➤ Cluster provisions provide extra buffering for all wetlands.
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards--required for all nonresidential activities (measures shall conform to the minimum standards of the 1993 State of RI Stormwater Manual) zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to.
<i>Performance Standards</i>		<ul style="list-style-type: none"> ➤
<i>Other</i>	<ul style="list-style-type: none"> Drainage Plan requirements (must leave existing watercourses open, unless approval to enclose is granted by the Planning Board) 	<ul style="list-style-type: none"> ➤ Standard requirements.

Richmond Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Groundwater/Recharge Areas		
<i>Protection District</i>	<ul style="list-style-type: none"> • Aquifer Protection District zo 	<ul style="list-style-type: none"> ➤ The ordinance was written in the 1980s. ➤ Very simple, covers a small geographic area.
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> • EIS (required for most major subdivisions and all major land developments or by request of Planning Board) If required must assess the short-term and long-term impacts to groundwater. 	<ul style="list-style-type: none"> ➤ Developer must use the town's engineer (kept on retainer).
<i>Setbacks</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (calls for development to be laid out to avoid adversely affecting groundwater and aquifer recharge) 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Development Plan Review (standards for ecological protection of areas of aquifer recharge and discharge) zo 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Other</i>	<ul style="list-style-type: none"> • Residential 3 Acre Zoning District (designation is intended to protect groundwater) zo • Special Flood Hazard Areas (Regulations are intended to minimize hazards to persons and damage to property from inland and tidal flooding, to protect floodways from encroachment, and to maintain the capacity of floodplains to retain and carry off floodwaters) zo 	<ul style="list-style-type: none"> ➤ Along with mandatory cluster

Richmond Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Floodplains		
<i>Protection District</i>	<ul style="list-style-type: none"> Special Flood Hazard Areas (Regulations are intended to minimize hazards to persons and damage to property from inland and tidal flooding, to protect floodways from encroachment, and to maintain the capacity of floodplains to retain and carry off floodwaters) zo 	➤
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Areas within a High Flood Danger Zone are considered "land unsuitable for development" 	➤
<i>Environmental Analysis/Impact Statement</i>		➤
<i>Setbacks</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (call for the protection of lands in the flood plain as undeveloped open space) 	
<i>Site Plan Review</i>		
<i>Other</i>		
Topography		
<i>Erosion and Sediment Control Plan</i>		
<i>Land Unsuitable for Development</i>		
<i>Site Design</i>		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (calls for minimal adverse impact upon critical areas such as steep slopes, highly erodible soils, areas with a high water table...)natural features of land must be shown on the site plan) zo 	➤ Adhered to

Richmond Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Rare Species/ Critical Habitat		
<i>Protection District</i>		
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> EIS maybe required (including an assessment of short and long term environmental impacts on natural heritage areas and wildlife) 	<ul style="list-style-type: none"> ➤ Required for most major subdivisions and all land developments
<i>Setbacks</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (require habitats of endangered wildlife to be preserved as undeveloped open space or lot area) 	<ul style="list-style-type: none"> ➤ Through Clustering Provisions
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (standards for ecological protection of unique or irreplaceable land types such as extraordinary wildlife nesting, feeding or breeding grounds) zo 	<ul style="list-style-type: none"> ➤ Adhered to
Trees/ Woodlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Soil Erosion and Sediment Control, Performance Principles (seeks to retain trees and other exiting vegetation whenever feasible, to protect them during construction and restore all areas damaged during construction) 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (calls for the protection of significant trees or stands of trees, or other vegetative species that are rare to the area or of particular horticultural or landscape value) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (The landscape shall be preserved in its natural state, insofar as environmentally desirable, by minimizing tree and soil removal) zo 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Other</i>	<ul style="list-style-type: none"> Residential Cluster (requires easement around perimeter to preserve existing trees and vegetation) zo A 50 foot perimeter no cut buffer required for outer lots adjacent to a public street 	<ul style="list-style-type: none"> ➤ Adhered to ➤ 50-foot perimeter buffer strictly adhered to. ➤ Street trees are important to town

TOWN OF SOUTH KINGSTOWN PROFILE

Summary

South Kingstown's planning capacity is the highest in the study area. The Town is also one of the most suburbanized. The Town's large planning department and extensive technical expertise is, however, off-set by a more diverse range of political and development interests. In other words, broad consensus on planning issues is less likely to occur. There is consensus, however, among town planning officials on the need to preserve open spaces and protect critical natural resources, particularly the Town's surface and groundwater resources. Protecting the Town's village and coastal aesthetic is an important motivation guiding land conservation efforts.

The Town has adopted many of its comprehensive plan objectives, and is continually updating and strengthening its development regulations. The Town actively participates in collaborations with neighboring towns, university-based research organizations, and state and federal agencies. The town council is in the process of reviewing a proposed wastewater management plan and accompanying ordinance as well as an innovative flexible design zoning ordinance. The Town is currently in the process of purchasing development rights to a 160 acre farm, and is pursuing easements along rivers and ponds through a "community partnership project" with the Rhode Island Department of Environmental Management, The Nature Conservancy, the Champlin Foundation, and the South Kingstown Land Trust.

Planning Department

The South Kingstown Planning Department is comprised of three full-time planners and a full-time GIS technician. The Town's in-house professional and technical capacity is very high. How that capacity is actually implemented on a project by project basis is less certain. The Director of Planning, interviewed for this study, would provide very little information on

implementation efforts. It was made clear during the interview that the town council, the zoning board of review and the planning board were not always in agreement about long-term planning issues. There is, however, a very strong conservation ethos in town. The only capacity limitation mentioned was the need for more public education and participation in the planning process.

Comprehensive Plan Objectives

South Kingstown has adopted many of its comprehensive plan objectives.

The Town directly links an important environmental regulation to its comprehensive plan. The Town requires an environmental impact statement (EIS), “if all or part of the property...includes land identified on Map 5.3 of the Comprehensive Community Plan of 1992 as being within a Critical and Environmentally Sensitive Area.” The planning board only requires an EIS one out of thirty or so development proposals.

The plan should be updated to provide better guidance for future decision-making. Based on the interview for this study, it appears that the planning department does not find the current plan useful or authoritative for guiding regulatory change. In fact, the planner was dismissive of, or ignorant about, a number of the plans objectives. The planner’s attitude may be an indication that the plan is outdated. Also, the Town may have suffered legal defeat, some years ago, trying to implement stricter buffer zones for wetlands and water bodies. This was an important policy object in the plan.

Site Analysis

South Kingstown is the only town in the study area with full in-house GIS capacity. The Town’s parcel data is digitized and the GIS technician creates and updates GIS coverages on a day-to-day basis. The Town also requires, in its site design standards, that all major subdivisions (as well as minor subdivisions on a case-by-case basis) provide a detailed environmental site analysis. The planning department has a full-time environmental planner. The planning board rarely requires an EIS. It is possible that the board relies on its

in-house capacity to conduct environmental assessments. The planner interviewed for this study did not discuss the planning department's site analysis procedures.

Zoning and Subdivision Regulations

Zoning Ordinances

- *Farmland Zoning*—The Town has a farm stand ordinance
- *Residential Cluster Development*-- Residential cluster developments are permitted uses in the R20, 30, 40, 80 and 200 districts. The ordinance requires that 40 percent of the gross area must be open space, not including stormwater drainage facilities; no more than 50 percent of the open space can be land unsuitable for development. The planning board can require cluster development for a particular subdivision.
- *Large Lot Residential Zoning*—R200 and R80.
- *Environmental Protection Overlay Districts*—The Town has three such districts: 1) Carrying Capacity Overlay District, 2) High Flood Danger Overlay District, and 3) Groundwater Protection Overlay District.
- *Site Plan Review*—The Town has a development plan review ordinance
- *Performance Standards*—(see development plan review ordinance)

Subdivision and Land Development Regulations

- *Land Unsuitable for Development*—Shall not be counted toward the minimum lot size requirements-- freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; coastal wetlands except any directly associated contiguous areas; areas within a High Flood Danger zone; land within any publicly or privately held easement on which above ground utilities, including but not limited to electrical transmission lines.
- *Environmental Analysis*—The planning board can require an EIS, though rarely does.
- *Erosion and Sediment Control*—Erosion and sediment control plans are required for all major subdivisions and land developments, and for any development occurring near environmentally sensitive areas.
- *Site Design Standards*—The Town's site design standards are fairly comprehensive. A mandatory site analysis requirement for all major subdivisions (and for minor subdivisions if required by the planning board), further ensures environmental considerations in site design.

South Kingstown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Farmland Preservation		
	<ul style="list-style-type: none"> The town shall pursue easements to protect open land, including agricultural land and areas along the shoreline, that contribute to the historic context of the town 	<ul style="list-style-type: none"> The Town is pursuing easements through a "community partnership" program with TNC, DEM, the Champlin Foundation and the Land Trust
	<ul style="list-style-type: none"> Subdivision regulations shall be revised to include specific provisions for housing developments and residential subdivisions which create a village identity; provide flexible standards for...conservation of natural resources, agricultural land and open space; and preservation of scenic features and historic resources 	<ul style="list-style-type: none"> The Town is trying to adopt a new "flexible design ordinance" that would replace some existing zoning with performance based standards
	<ul style="list-style-type: none"> "The town will revise its zoning regulations as required to incorporate applicable standards for rural land development (LU, p.70)." 	<ul style="list-style-type: none"> Same as above
Open Space Zoning		
Open Space Preservation		<ul style="list-style-type: none">
	<ul style="list-style-type: none"> Pursue Easements 	<ul style="list-style-type: none"> The Town is pursuing easements through a "community partnership" program with TNC, DEM, the Champlin Foundation and the Land Trust
	<ul style="list-style-type: none"> Encourage the dedication of open space 	
	<ul style="list-style-type: none"> Pursue land acquisition and protection strategies (along rivers and other waterways). 	<ul style="list-style-type: none"> The Town Council has developed a point system and priority list for land acquisition
	<ul style="list-style-type: none"> Identified greenways will be protected from the adverse effects of development through zoning and land use policies 	<ul style="list-style-type: none">

South Kingstown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Open Space Preservation <i>(continued)</i>	<ul style="list-style-type: none"> Subdivision regulations shall be revised to include specific provisions for housing developments and residential subdivisions which create a village identity; provide flexible standards for...conservation of natural resources, agricultural land and open space; and preservation of scenic features and historic resources 	<ul style="list-style-type: none"> The Town is trying to adopt a new "flexible design ordinance" that would replace some existing zoning with performance based standards
Natural Resource Protection		
Wetlands	<ul style="list-style-type: none"> "The town shall revise the Zoning Ordinance requirements for site plan review to include such specific recommendations for protection of natural resources such as ground and surface water, wetlands, soil, and trees (N/C, p.51)." 	<ul style="list-style-type: none"> adopted
	<ul style="list-style-type: none"> "The town shall develop a system to track the State wetland permits to identify areas of wetland disturbance and to monitor compliance with local and state approval conditions (N/C, p.48)." 	<ul style="list-style-type: none"> The Town submits all permits to the conservation commission for review
	<ul style="list-style-type: none"> "The town shall adopt a wetland protection ordinance to protect specific areas identified as critical wetland resource areas (N/C, p.48)." 	<ul style="list-style-type: none"> Not adopted

South Kingstown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Watercourse/ Surface waters		
	<ul style="list-style-type: none"> • "The town shall revise the Zoning Ordinance requirements for site plan review to include such specific recommendations for protection of natural resources such as ground and surface water, wetlands, soil, and trees (N/C, p.51)." 	<ul style="list-style-type: none"> • Adopted
	<ul style="list-style-type: none"> • "The town shall adopt a river corridor overlay protection district to protect: a) the wildlife habitat associated with the rivers; b) the scenic, rural quality associated with the rivers; and c) the water quality of the rivers (N/C, p.48)." 	<ul style="list-style-type: none"> • Not adopted
	<ul style="list-style-type: none"> • "The town shall pursue acquisition and protection strategies for developing greenways or natural corridors along rivers and other waterways in town (N/C,p.52)." 	<ul style="list-style-type: none"> ➤ The Town is pursuing easements through a "community partnership" program with TNC, DEM, the Champlin Foundation and the Land Trust ➤ The Town Council has developed a point system and priority list for land acquisition
	<ul style="list-style-type: none"> • "A program of water conservation will be developed in conjunction with a Wastewater Management Program to be initiated in the salt pond region of town (Services&Facilities, p.45)." 	

South Kingstown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Groundwater /Recharge Areas		
	<ul style="list-style-type: none"> "Land Inventory-The town shall identify lands overlying groundwater reservoirs and recharge areas which may be available for direct purchases or purchase of development rights and develop a priority list (Natural/Cultural, p. 46)." 	<ul style="list-style-type: none"> ➤ The Town is pursuing easements through a "community partnership" program with TNC, DEM, the Champlin Foundation and the Land Trust ➤ The Town Council has developed a point system and priority list for land acquisition
	<ul style="list-style-type: none"> "A program of water conservation will be developed in conjunction with a Wastewater Management Program to be initiated in the salt pond region of town (Services&Facilities, p.45)." 	<ul style="list-style-type: none"> ➤ Town is working on a Wastewater Management Ordinance
	<ul style="list-style-type: none"> "The town shall revise the Zoning Ordinance requirements for site plan review to include such specific recommendations for protection of natural resources as ground and surface water, wetlands, soil, and trees (N/C, p.51)." 	<ul style="list-style-type: none"> ➤ Adopted
Floodplains		
Coastal Features		
	<ul style="list-style-type: none"> "A program of water conservation will be developed in conjunction with a Wastewater Management Program to be initiated in the salt pond region of town (Services&Facilities, p.45)." 	<ul style="list-style-type: none"> ➤ A Wastewater Management Plan and ordinance are presently under review by the town council

South Kingstown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Topography	<ul style="list-style-type: none"> "The town shall revise the Zoning Ordinance requirements for site plan review to include such specific recommendations for protection of natural resources such as ground and surface water, wetlands, soil, and trees (N/C, p.51)." 	➤ Adopted
Rare species/ Critical habitat		
Trees/ Woodlands	<ul style="list-style-type: none"> "The town shall revise the Zoning Ordinance requirements for site plan review to include such specific recommendations for protection of natural resources such as ground and surface water, wetlands, soil, and trees (N/C, p.51)." 	➤ Adopted
	<ul style="list-style-type: none"> The town shall implement a tree ordinance which includes a Tree Conservation Plan to ensure protection of the natural resource...The town shall inventory the indigenous habitat types and identify areas which need protection (N/C, p.51). 	➤ Tree Ordinance adopted for public rights-of-way
	<ul style="list-style-type: none"> Adopt a "Landscaping Manual" 	➤ Not adopted

South Kingstown Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Cultural/ Historic Resources		
Village/Rural Character		
	<ul style="list-style-type: none"> • Create provisions in subdivision regulations 	
	<ul style="list-style-type: none"> • Revise zoning to incorporate applicable standards for rural land development 	
	<ul style="list-style-type: none"> • Amend zoning regulations to control commercial development along roads and highways 	
	<ul style="list-style-type: none"> • Allow for inclusion of mixed-use of existing industrial and commercial buildings in historic districts 	
	<ul style="list-style-type: none"> • Prepare a landscaping manual 	

South Kingstown Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Land Conservation		
Farmland Preservation		
<i>Zoning Regulations</i>	<ul style="list-style-type: none"> • R200 Zone (may discourage conversion of open space and farmlands) 	<ul style="list-style-type: none"> ➤ Planner thinks the zone does discourage conversion of large parcels. ➤ The Town is trying to buy the development rights to a 160 acre farm in town using bonded open space funds from town and DEM grant monies.
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (may require preservation efforts) • Lot Development Standards (Minor Subdivision Criteria for Review may include "Preservation of Agricultural Land" through clustering requirements) 	
<i>Other</i>	<ul style="list-style-type: none"> • Farm stand Ordinance 	
Open Space Zoning		
	<ul style="list-style-type: none"> • Residential uses prohibited except for single and two households farm residences as an accessory use • Permitted uses "by right" include: crop and livestock farms (pig farms prohibited), fish hatcheries, and boarding animals, outdoor recreation facilities such as golf courses and tennis courts and wildlife refuges • Museums, libraries, community centers, cemeteries allowed by "special use permit" 	

South Kingstown Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Open Space Preservation		
<i>Cluster Development, Residential Compounds, Large Lot Zoning</i>	<ul style="list-style-type: none"> Residential cluster developments and compounds are permitted uses in the R20, 30,40, 80 and 200 districts (40% of the gross area must be open space, not including stormwater drainage facilities; no more than 50% of the open space can be land unsuitable for development) Planning Board can require cluster development for a particular subdivision 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (shall not be counted toward the minimum lot size requirements-- freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; coastal wetlands except any directly associated contiguous areas; areas within a High Flood Danger zone; land within any publicly or privately held easement on which above ground utilities, including but not limited to electrical transmission lines, are constructed) 	➤ Adhered to
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> Dedication of Land for Public Purposes (land or payment in lieu required for all subdivisions; land dedication is 10.50 acres per 1,000) 	➤ As part of the impact fee
<i>Site Design</i>	<ul style="list-style-type: none"> Subdivision and Site Design (see preferred areas for preservation) 	➤ Adhered to

South Kingstown Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Natural Resource Protection		
Wetlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Plan is required for all major subdivisions and land developments and for all development if construction activities are within 100 feet of a wetland or coastal feature) 	<ul style="list-style-type: none"> ➤ Adhered to ➤ The planning department, the public works director and the town engineers monitor sites ➤ 95% compliance
<i>Protection District</i>	<ul style="list-style-type: none"> Carrying Capacity Overlay District (SAMP Areas) zo 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Setbacks</i>	<ul style="list-style-type: none"> Special Use Permits, Location of ISDS (no facility designed to leach liquid wastes into the soil shall be located within 150 feet of a freshwater wetland...) zo 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Environmental Analysis/ Impact Analysis</i>	<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being within a critical or environmentally sensitive area or by authority of the Planning Board) 	<ul style="list-style-type: none"> ➤ Requested for every 30 to 40 proposals
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (may require preservation efforts) Site Analysis required for all major subdivisions 	<ul style="list-style-type: none"> ➤ Strictly adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Performance Standards 	
<i>Performance Standards</i>		

South Kingstown Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Watercourse/ Surface Waters		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Required for all major subdivisions and land developments and for all development if construction activities are within 100 feet of a wetland or coastal feature) 	<ul style="list-style-type: none"> ➤ Adhered to ➤ The planning department and the town engineers monitor sites ➤ 95% compliance
<i>Protection District</i>	<ul style="list-style-type: none"> Carrying Capacity Overlay District (SAMP Areas) zo High Flood Danger Overlay District zo 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Environmental Analysis/Impact Analysis</i>	<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being within a critical or environmentally sensitive area or by authority of the Planning Board) 	<ul style="list-style-type: none"> ➤ Requested for every 30 to 40 proposals
<i>Setbacks</i>	<ul style="list-style-type: none"> Hazardous Waste Facility setback requirements zo Special Use Permits, Location of ISDS (no facility designed to leach liquid wastes into the soil shall be located within 150 feet of a river...) zo 	<ul style="list-style-type: none"> ➤ Adhered to ➤ Adhered to
<i>Site Design</i>	<ul style="list-style-type: none"> Site Analysis 	
<i>Site Plan Review</i>		
<i>Performance Standards</i>	<ul style="list-style-type: none"> Industrial Performance Standards zo 	

South Kingstown Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Groundwater/ Recharge Areas		
<i>Protection District</i>	<ul style="list-style-type: none"> Groundwater Protection Overlay District zo 	➤ Strictly adhered to
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being within a critical or environmentally sensitive area or by authority of the Planning Board) 	➤ Requested every 30 to 40 development proposals
<i>Setbacks</i>		➤
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (siting must avoid adverse impacts to groundwater and aquifer recharge) Site Analysis 	➤ Strictly adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Performance Principles 	➤ Strictly adhered to
<i>Other</i>	<ul style="list-style-type: none"> Special Requirements (Residential Cluster in R200 may be restricted based on environmental considerations) 	
Floodplains		
<i>Protection District</i>	<ul style="list-style-type: none"> High Flood Danger Overlay District Carrying Capacity Overlay zo 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 	
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being within a critical or environmentally sensitive area or by authority of the Planning Board) 	
<i>Setbacks</i>	<ul style="list-style-type: none"> ISDS Siting Restrictions/Setbacks (no facility designed to leach liquid wastes into the soil shall be located within 150 feet of a flood plain...) zo 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design standards (may require preservation efforts) Site Analysis 	
<i>Site Plan Review</i>		
<i>Other</i>	<ul style="list-style-type: none"> Hazard Mitigation Plan 	

South Kingstown Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Topography		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Plan is required for all subdivisions if slopes at the site exceed 10%) 	
<i>Land Unsuitable for Development</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design (steep slopes in excess of 20% as measured over a 10 foot interval unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken shall be preserved as open space where feasible) 	<ul style="list-style-type: none"> ➤ Does not consider steep slopes to be a problem
<i>Site Plan Review</i>		
Rare Species /Critical Habitat		
<i>Protection District</i>	<ul style="list-style-type: none"> R200 Zone (intended to protect environmentally sensitive areas: aquifers, recharge areas, and coastal ponds) 	
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being within a critical or environmentally sensitive area or by authority of the Planning Board) 	<ul style="list-style-type: none"> ➤ Requested every 30 to 40 development proposals
<i>Setbacks</i>	<ul style="list-style-type: none"> Hazardous Waste Facility setback requirements 20 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design (habitat of endangered species shall be preserved as open space where feasible; site analysis for all major developments and subdivisions) Site Analysis 	<ul style="list-style-type: none"> ➤ Strictly adhered to ➤ The Town enforces DEM's Natural Heritage Program standards
<i>Site Plan Review</i>		

South Kingstown Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Trees/ Woodlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (may require protection of existing trees and vegetation) 	➤ Strictly adhered to
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (may require preservation efforts) Lot Development Standards (may require preservation of existing unique features) Site Analysis 	➤ Adhered to
<i>Site Plan Review</i>		
<i>Other</i>	<ul style="list-style-type: none"> Tree Ordinance 	➤ Protects trees along public right-of-way
Coastal Features		
<i>Erosion and Sediment Control</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Plan is required for all major subdivisions and land developments and for all development if construction activities are within 100 feet of a wetland or coastal feature) 	
<i>Protection District</i>	<ul style="list-style-type: none"> High Flood Danger Overlay zo Carrying Capacity Overlay District (SAMP Areas) zo 	
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being w within a critical or environmentally sensitive area or by authority of the Planning Board) 	
<i>Setbacks</i>	<ul style="list-style-type: none"> Special Use Permits, Location of ISDS (no facility designed to leach liquid wastes into the soil shall be located within 150 feet of a coastal wetland or within 150 feet of the line of mean high water of any tidal water body...) zo Hazardous Waste Facility setback requirements zo 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 	

South Kingstown Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Coastal Features <i>(continued)</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (may require preservation as open space) • Site Analysis 	
<i>Site Plan Review</i>		
<i>Other</i>	<ul style="list-style-type: none"> • Special Requirements (Residential Cluster in R200 may be restricted based on environmental considerations) zo • R200 Zone (intended to protect environmentally sensitive areas: aquifers, recharge areas, and coastal ponds) zo 	
Village/Rural Character		
<i>Overlay Districts</i>	<ul style="list-style-type: none"> • Architectural Standards of Review Required (Historic Overlay District; Route 1 Special Management District) zo • Historic Overlay District (includes an area within the Village of Kingston) zo 	
<i>Cluster Development, Residential Compounds, Large Lot Zoning</i>	<ul style="list-style-type: none"> • R200 Zone 	
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (special provisions for flexible lot size, lot lines, frontage, and setbacks; calls for the placement of dwelling units to take into consideration...scenic values) • Lot Development Standards (may require the preservation of historic features such as trees or stone walls) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Site Plan Review (required for properties with direct lot frontage or vehicular access on Ministerial Road Scenic Highway) 	
<i>Historic Preservation</i>	<ul style="list-style-type: none"> • Maintenance Standards and procedures for identifying endangered buildings (Building Code) 	
<i>Landscaping Standards</i>		
<i>Street Design</i>	<ul style="list-style-type: none"> • Shared Common Drives (encouraged for minor 2 lot subdivisions) 	

TOWN OF WEST GREENWICH PROFILE

Summary

West Greenwich is in the process of significantly changing its development regulations. The planner interviewed for this study is very new to the Town. He has not been involved in the Town's development process. Consequently, this profile is abbreviated in order to minimize the inclusion of misinformed or biased information.

According to the town planner, there is broad consensus among town officials on the need to manage (limit) suburban growth, and significantly strengthen the Town's development regulations. The subdivision and land development regulations have recently undergone significant revisions. Notably, West Greenwich shares its town solicitor with South Kingstown. Many of the new revisions in the subdivision and land development regulations are modeled on South Kingstown's regulations. The Town is close to adopting an "interior building envelope" ordinance that will significantly reduce site design requirements for second homes on existing residential sites.

Planning Department

The Town employs one half-time planner (with no background in environmental management). The Town has not received a subdivision proposal in over six months. The Town has no in-house GIS capacity, nor does the town planner desire it. Most of the planning board members have a background in construction and engineering, and are diligent in their requirements for high quality development.

Planning capacity limitations are primarily technical in nature, but also include limited environmental planning expertise. The Town planner was unaware of the groundwater aquifer that lies beneath the Town's I-95 corridor.

Comprehensive Plan Objectives

The Town's comprehensive plan objectives for natural resource protection and land conservation are limited in comparison to other towns in the study. However, it appears that a good percentage of the objectives have been adopted or implemented in some alternative manner. The comprehensive plan should be updated to provide better standing for new regulatory changes.

Site Analysis

The interview with the town planner did not provide information of this topic. However, the subdivision and land development regulations have been revised to include a mandatory site analysis for all major subdivision (and for minor subdivisions on a case-by-case basis). The planning board has the authority to request an environmental impact statement for any development. The Town keeps an engineer on retainer for this purpose. According to the town planner, the planning board is very diligent about deducting "land unsuitable for development" from the building acreage of the parcel.

Zoning and Subdivision Regulations

Zoning Ordinances

- *Farmland Zoning*—none
- *Residential Cluster Development*—none
- *Large Lot Residential Zoning*—Rural, Farming, Residential (RFR 2)
- *Overlay Districts*—none
- *Site Plan Review*—The Town has very detailed environmental standards in its site plan review ordinance.
- *Performance Standards*—The Town has a unique 200 feet septic system setback requirement from water bodies.

Subdivision and Land Development Regulations

- *Land Unsuitable for Development*—Shall not be counted toward the minimum lot size requirements; it may be included as part of any lot in any subdivision or land development project; provided that land unsuitable for development shall not exceed 30% of the minimum lot size required in the zoning ordinance--freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; areas within a 100

year flood zone; land within any publicly or privately held easement on which above ground utilities, including but not limited to electrical transmission lines; areas which exceed 15% slope.

- *Environmental Analysis*—the planning board has the authority to require an EIS for any development. An engineer is kept on retainer for this purpose.
- *Erosion and Sediment Control*—The Town requires an erosion and sediment control plan and the use of “best management practices” for all non-contiguous developments.
- *Site Design Standards*—The Town has a comprehensive list of environmental considerations in its site design standards. The Town has also adopted a mandatory site analysis for all major subdivisions (and minor subdivisions on a case-by-case basis).

West Greenwich Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Farmland Preservation		
Open Space Zoning		
Open Space Preservation		
	<ul style="list-style-type: none"> • Adopt an Interior Building Lot (IBL) ordinance that promotes limited development of large tracts of land thereby ensuring preservation of open space in perpetuity 	<ul style="list-style-type: none"> ➤ The town council is in the process of adopting
	<ul style="list-style-type: none"> • Institute Greenbelt Overlay District in RFR-2 district to protect open space character by guiding development to areas on the property which are appropriate 	<ul style="list-style-type: none"> ➤ Not as overlay district ➤ 1.4 acres of every 2 acre parcel must be land suitable for development
	<ul style="list-style-type: none"> • The Conservation Commission and Planning Board shall promote Greenway Corridor Connections through cooperative review of subdivision plans and by identifying select parcels worthy of potential acquisition 	<ul style="list-style-type: none"> ➤ The conservation commission has been informally granted strong oversight of subdivision proposals
	<ul style="list-style-type: none"> • The Conservation Commission and Planning Board shall work closely with developers to include a Greenway component in the Master Plan stage 	<ul style="list-style-type: none"> ➤ Implemented

West Greenwich Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Natural Resource Protection		
	<ul style="list-style-type: none"> Institute performance standards in the Town's zoning and subdivision regulations that account for environmental constraints 	<ul style="list-style-type: none"> Not performance standards, but strong siting considerations
	<ul style="list-style-type: none"> Adopt changes to zoning/subdivision regulations to require all development applications to identify the on-site presence of natural resources and constraints to development 	<ul style="list-style-type: none"> Site design standards include mandatory site analysis for all major subdivisions or by request of the planning board
Wetlands		
Watercourses/ Surface water		
	<ul style="list-style-type: none"> Require 100-foot wide conservation easements for land in new subdivisions bordering water bodies 	<ul style="list-style-type: none"> The Town has a 200 foot septic setback for all water bodies
Groundwater/ Recharge Areas		
Floodplains		
Coastal Features		
Topography		
	<ul style="list-style-type: none"> Prohibit development in those environmentally sensitive areas where slopes greater than or equal to 15% are present 	<ul style="list-style-type: none"> Slopes that exceed 15% are identified as unsuitable for development
Rare Species/ Critical Habitat		
	<ul style="list-style-type: none"> Ensure preservation of wildlife habitat and rare species of flora and fauna, as identified in the Natural Resource inventory, through coordinated review of development plans 	<ul style="list-style-type: none"> May not have been implemented

West Greenwich Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Trees/ Woodlands		
Cultural/ Historic Resources		
Village/Rural Character		
	<ul style="list-style-type: none"> Establish a local zoning map based on existing and proposed land use patterns, available infrastructure, and those environmental constraints to development as determined by the COMPOSITE constraint map 	
	<ul style="list-style-type: none"> Identify and protect natural/cultural resources through development plan review, design guidelines, and flexible development siting 	
	<ul style="list-style-type: none"> Institute in the Zoning Code variable lot standards for all appropriate frontage subdivisions, major subdivisions, and land development projects so as to vary development patterns and the uniform look of development along roads 	
	<ul style="list-style-type: none"> Promote 'Planned Commercial-Recreational Facilities' that utilize natural resources based economic activities such as farming, wood cutting, native lumber, tree farming, orchards, golf courses, and intensive crop management. 	

West Greenwich Municipal Protections

Natural Resource Protection	Municipal Resource Protection	Implementation
Land Conservation		
Farmland Preservation		
<i>Zoning Regulations</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (calls for specific areas to be preserved as open space including agricultural lands) • Criteria for Review--3 to 5 lot minor subdivision (includes cluster provisions for preservation of prime farmland or farmland of statewide importance) 	➤ Not implemented
Open Space Zoning	<ul style="list-style-type: none"> • Recreational Facilities allowed by "special use permit" 	
Open Space Preservation		
<i>Cluster Development, Residential Compounds</i>		
<i>Large Lot Zoning</i>	<ul style="list-style-type: none"> • Rural, Farming, Residential (RFR 2) 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> • Lands Unsuitable for Development (shall not be counted toward the minimum lot size requirements; it may be included as part of any lot in any subdivision or land development project; provided that land unsuitable for development shall not exceed 30% of the minimum lot size required in the zoning ordinance--freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; areas within a 100 year flood zone; land within any publicly or privately held easement on which above ground utilities, including but not limited to electrical transmission lines; areas which exceed 15% slope) 	➤ It is subtracted from the buildable acreage. 1 1/4 acre of a 2-acre lot must be unconstrained land.
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> • 2,000 square feet per lot 	
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (call for specific areas to be preserved as open space) 	➤ Not implemented

West Greenwich Municipal Protections

Natural Resource Protection	Municipal Resource Protection	Implementation
-----------------------------	-------------------------------	----------------

Natural Resource Protection		
Wetlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Required for all non-contiguous parcels 	
<i>Protection District</i>		
<i>Setbacks</i>	<ul style="list-style-type: none"> ISDS Setback Requirements (facilities which are designed to leach liquid wastes into the soil shall be located not less than 200 feet from the edge of any pond or stream) zo 	<ul style="list-style-type: none"> ➤ The Town has a 200-foot setback from any water body.
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 	<ul style="list-style-type: none"> ➤ Adhered to
<i>Environmental Analysis/Impact Analysis</i>	<ul style="list-style-type: none"> EIS (may be required if there is a reasonable expectation that the proposed development will have a significant negative impact on natural systems) 	<ul style="list-style-type: none"> ➤ The Conservation Commission reviews ➤ The Town will require an EIS for large parcels
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (calls for specific areas to be preserved as open space including wetlands) Site Analysis 	<ul style="list-style-type: none"> ➤ See "land unsuitable for development"
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review (development shall result in minimal degradation of unique or irreplaceable land types; minimal adverse impact upon the critical areas such as streams, wetlands, areas of aquifer recharge and discharge, steep slopes, highly erodible soils; areas with a high water table, mature stands of vegetation and extraordinary wildlife nesting, feeding or breeding grounds) zo 	<ul style="list-style-type: none"> ➤ All water bodies have a 200-foot buffer ➤ The town does not recognize DEM's Natural Heritage Program (according to the planner)
<i>Performance Standards</i>	<ul style="list-style-type: none"> Industrial Site and Performance Standards 	

West Greenwich Municipal Protections

Natural Resource Protection	Municipal Resource Protection	Implementation
-----------------------------	-------------------------------	----------------

Watercourses/ Surface Waters		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Required 	
<i>Protection District</i>		
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> EIS (may be required if there is a reasonable expectation that the proposed development will have a significant negative impact on natural systems) 	<ul style="list-style-type: none"> ➤ The Conservation Commission reviews ➤ The Town will require an EIS for large parcels
<i>Setbacks</i>	<ul style="list-style-type: none"> ISDS Setback Requirements (facilities which are designed to leach liquid wastes into the soil shall be located not less than 200 feet from the edge of any pond or stream) zo 	<ul style="list-style-type: none"> ➤ The Town has a 200-foot setback from any water body.
<i>Site Design</i>	<ul style="list-style-type: none"> Site Analysis 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review (development shall result in minimal adverse impact upon critical areas such as streams...) 	
<i>Performance Standards</i>		
<i>Other</i>		

West Greenwich Municipal Protections

Natural Resource Protection	Municipal Resource Protection	Implementation
-----------------------------	-------------------------------	----------------

Groundwater/ Recharge Areas		
<i>Protection District</i>		
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> EIS may be required 	➤ The Town Planner is unaware of groundwater in West Greenwich
<i>Setbacks</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (state that development should be laid out to avoid adversely affecting groundwater and aquifer recharge and to avoid unnecessary impervious cover) Site Analysis 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review (development shall result in minimum degradation of...areas of aquifer recharge and discharge; drainage control should preserve existing natural drainage patterns and wetlands; and enhance groundwater recharge areas) zo 	
<i>Other</i>		
Floodplains		
<i>Protection District</i>		
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 	
<i>Environmental Analysis/Impact Statement</i>		
<i>Setbacks</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (call for specific areas to be preserved as open space including lands in the floodplain) Site Analysis 	
<i>Site Plan Review</i>		
<i>Other</i>	<ul style="list-style-type: none"> Design and Public Improvement Standards (state that development should be laid out to prevent flooding; also, the Planning Board shall examine each proposed subdivision to ensure that potential flood damage is minimized, public utilities and facilities are elevated and that adequate drainage is provided) 	

West Greenwich Municipal Protections

Natural Resource Protection	Municipal Resource Protection	Implementation
-----------------------------	-------------------------------	----------------

Topography		
<i>Erosion and Sediment Control Plan</i>		
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (areas that exceed 15% slope) 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (slopes exceeding 15% preferred preservation as open space) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review (development shall result in minimal degradation of unique or irreplaceable land types; minimal adverse impact upon the critical areas such as... steep slopes, highly erodible soils; areas with a high water table, mature stands of vegetation and extraordinary wildlife nesting, feeding or breeding grounds) zo 	
Rare Species/ Critical Habitat		
<i>Protection District</i>		
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> EIS may be required 	
<i>Setbacks</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (call for specific areas to be preserved as open space including habitats of endangered wildlife) Site Analysis 	➤ The town does not recognize DEM's Natural Heritage Program
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review (development shall result in minimal adverse impact upon... areas of extraordinary wildlife nesting, feeding or breeding grounds) zo 	

West Greenwich Municipal Protections

Natural Resource Protection	Municipal Resource Protection	Implementation
-----------------------------	-------------------------------	----------------

Trees/ Woodlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> • Drainage and Erosion and Sediment Control Standards (wherever feasible natural vegetation shall be retained and protected) 	
<i>Site Design</i>	<ul style="list-style-type: none"> • Lot Development Standards (preservation of unique natural and/or historic features such as trees or stone walls may be required for 2 lot minor subdivisions) • Site Design Standards (call for specific areas to be preserved as open space including significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value; development should be laid out to reduce cut and fill) • Site Analysis 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Site Plan Review (The landscape shall be preserved in its natural state, insofar as environmentally desirable, by minimizing tree and soil removal) zo 	
<i>Other</i>	<ul style="list-style-type: none"> • Design and Public Improvement Standards (street design standards call for conservation of existing trees where feasible) 	

TOWN OF WESTERLY PROFILE

Summary

Westerly is the most urbanized town in the study area. The Town is slowly modernizing its planning capacity, but is not really focused on the concerns in this study. For example, the Town is more concerned with locating and purchasing land for municipal needs, such as schools and recreational areas. Most residential and commercial development in Westerly is in-fill development. In regard to natural resource protection, the Town is primarily concerned with protecting its groundwater resources, whether the development is in-fill or not. However, the Town needs new maps based on parcel information to adequately protect local groundwater.

Westerly has not adopted most of its comprehensive plan objectives. The new town planner will be updating the plan's objectives to better reflect the unique, urban ecological issues facing the Town. The Town's development regulations provide very few provisions for the protection of natural resources. The Town does not require an environmental analysis, and the site design standards provide minimal guidance for protecting the natural features of the site. The planning board will encourage cluster design to preserve open space and protect natural resources. The Town also has a development plan review ordinance, with strict standards for protecting drinking water supplies and coastal vegetation. The planning board is in the process of reviewing a new site analysis provision, which would require developers to address the environmental impacts of the development proposal.

Planning Department

Westerly employs one half-time planner, who is actually new to the Town. Consequently, the interview for this study resulted in a limited amount of information. However, the planner does have a background in, and commitment to, environmental management. He is also a half-time town planner in Richmond.

The town planner spends an equal amount of time consulting with the town council, planning board, and zoning board of review. He also has a working relationship with the town manager. The conservation commission also lends support in reviewing development proposals. The Town can require an outside environmental consultant to review development proposals. The town planner is working to increase in-house GIS capacity and site analysis capabilities, as well as updating the comprehensive plan so that it will be a useful document for guiding future development.

Primary planning capacity limitations include GIS and site analysis, research assistance in updating the comprehensive plan, and effective training for council, board and commission members.

Comprehensive Plan Objectives

The majority of the comprehensive plan objectives have not been adopted, with the exception of the development plan review ordinance and the aquifer protection overlay district. Plan updates need to focus far more on protecting the Town's extensive and fragile coastal resources. The plan also needs to include clear policy objectives on protecting the Town's water resources.

Site Analysis

Because the planner was new to the Town, limited information could be provided on this subject. The Town appears to rely primarily on the developer to provide important site information. The planning board is working on adopting a site analysis requirement for more in-depth site information. An outside consultant also may be requested if the development endangers the Town's drinking water supplies or coastal environment.

Zoning and Subdivision Regulations

Zoning Ordinances

- *Farmland Zoning*—none
- *Residential Cluster Development*—Residential cluster development is permitted in the RR-60, LDR-43, LDR-40 and MDR-30 zoning districts. The developer must demonstrate clustering would be a better use of the land than a conventional subdivision, and there is no minimum open space requirement. The planning board may encourage a cluster design.
- *Large Lot Residential Zoning*—none
- *Overlay Districts*—Aquifer Protection Overlay District. This ordinance is comprehensive and strictly implemented
- *Site Plan Review*—The Town has a development plan review ordinance with strict standards for protecting surface and groundwater, coastal vegetation and public access.
- *Performance Standards*—The Town has a “Hazardous Waste Management Facility Siting Requirement” ordinance with a 1,000 foot setback from environmentally sensitive areas.

Subdivision and Land Development Regulations

- *Land Unsuitable for Development*—This regulation includes freshwater wetlands, coastal wetlands, land within an easement, areas within the 100 year flood zone and areas with soils that exceed 15% slope.
- *Environmental Analysis*—The Town has a very non-specific impact statement requirement.
- *Erosion and Sediment Control*—An erosion and sediment control plan is required for all major subdivisions and land developments, and for all development occurring in environmentally sensitive areas. The town engineer reviews the plans, however, little monitoring is done.
- *Site Design Standards*—The Town has a fairly comprehensive list of natural resources that should be preserved as open space in the design of the site. However, without a site analysis requirement and without the flexibility of a cluster design, the Town has no real way of implementing these standards.

Westerly Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Farmland Preservation		
Open Space Zoning		
Open Space Preservation		
	<ul style="list-style-type: none"> Wherever possible, link together key open space parcels to increase their value using a variety of techniques and functional components 	<ul style="list-style-type: none"> ➤ Not adopted
	<ul style="list-style-type: none"> Develop a source of revenue to acquire and maintain open space 	<ul style="list-style-type: none"> ➤ Only for municipal land use needs
	<ul style="list-style-type: none"> Acquire key potential Open Space Parcels 	<ul style="list-style-type: none"> ➤ Not adopted
	<ul style="list-style-type: none"> Consider establishing a Natural Resources Department to assist the Conservation Commission address the management of the Town's Natural Resources 	<ul style="list-style-type: none"> ➤ Not adopted
	<ul style="list-style-type: none"> Encourage the use of cluster zoning to create open space and recreation areas 	<ul style="list-style-type: none"> ➤ The planning board encourages cluster designs where appropriate
	<ul style="list-style-type: none"> Acquire critical areas for protection purposes (Capital Improvement) 	<ul style="list-style-type: none"> ➤ Not adopted

Westerly Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Natural Resource Protection		
Wetlands		
	<ul style="list-style-type: none"> • Insure adequate 'vegetated buffers' (setbacks) are required between upland development and wetland resource areas 	<ul style="list-style-type: none"> ➤ Relies on DEM's standards
	<ul style="list-style-type: none"> • Develop Performance Standards for the following: stormwater run-off, erosion and sedimentation controls, vegetated buffers, land clearing activities, ISDS, and wetlands protection 	<ul style="list-style-type: none"> ➤ Not adopted
Watercourse/ Surface Waters		
	<ul style="list-style-type: none"> • Adopt a River Corridor Overlay 	<ul style="list-style-type: none"> ➤ Reserved in zoning ordinance (needs constituency to write ordinance)
	<ul style="list-style-type: none"> • Develop Performance Standards for the following: stormwater run-off, erosion and sedimentation controls, vegetated buffers, land clearing activities, ISDS, and wetlands protection 	<ul style="list-style-type: none"> ➤ Not adopted
	<ul style="list-style-type: none"> • Incorporate a Site Plan Review process into the ordinance to provide for detailed review of certain types of activities (i.e., those which exceed certain square footage thresholds or parking requirements) and those which occur in "critical areas" such as the Route 1 and Pawcatuck River corridors 	<ul style="list-style-type: none"> ➤ Adopted

Westerly Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
Groundwater /Recharge Areas		
	<ul style="list-style-type: none"> Protect the aquifers that contribute to the Town wells from potential contamination by strict regulation of threats to ground water quality and a program of continuous monitoring of these threats to ground water quality 	<ul style="list-style-type: none"> ➤ Adopted "Aquifer Protection Overlay District"
	<ul style="list-style-type: none"> Adopt an Aquifer Protection Overlay 	<ul style="list-style-type: none"> ➤ Adopted
	<ul style="list-style-type: none"> Increase inspection and enforcement procedures to insure that all development is constructed in accordance with the conditions established at the time of approval 	<ul style="list-style-type: none"> ➤ No
	<ul style="list-style-type: none"> Make water conservation a high priority for the Town 	<ul style="list-style-type: none"> ➤ The Town hands-out water kits every summer and will institute watering bands
	<ul style="list-style-type: none"> Establish a Wastewater Management District to ensure ISDS performance and maintenance 	<ul style="list-style-type: none"> ➤ Not adopted ➤ Most of the Town is sewerred
Floodplains		
	<ul style="list-style-type: none"> Flood Hazard Overlay 	<ul style="list-style-type: none"> ➤ Adopted
Coastal Features		
	<ul style="list-style-type: none"> Develop land use standards (such as a Salt Ponds Overlay Protection District) that reflect the sensitive nature of the coastal environment including coordination with the policies of SAMP and CRMC for coastal ponds. 	<ul style="list-style-type: none"> ➤ Relies on CRMC to set standards
	<ul style="list-style-type: none"> Through a combination of new density requirements, performance standards and revisions to the Zoning Map, the Town can achieve greater long-term protection of its coastal resources 	<ul style="list-style-type: none"> ➤ The Town adopted cluster provisions ➤ Maybe rezoned some land

Westerly Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Coastal Features <i>(continued)</i>		
	<ul style="list-style-type: none"> Develop a water quality monitoring program for inland and coastal waters to gauge the effectiveness of protection measures and serve as an early warning system in the event of contamination 	➤ Not adopted
	<ul style="list-style-type: none"> Integrate the recommendations of the Pawcatuck River Estuary Management Project (Harbor Management Plan) into the Town's land use regulations and enforcement/management programs where appropriate 	➤ Not adopted
Topography		
Rare Species/ Critical Habitat		
	<ul style="list-style-type: none"> Retain open spaces that are large enough to serve a variety of purposes including recreation, wildlife habitat, pollution abatement and as buffers to existing development 	➤ Not adopted
	<ul style="list-style-type: none"> Insure the protection of rare species habitat by monitoring development projects within or adjacent to identified sites and requiring restrictions on activities which may be deemed harmful to these environments 	➤ Not adopted
	<ul style="list-style-type: none"> Strengthen the management programs for Napatree Point and Maschaug beach to control recreation overuse and natural predation of rare shorebirds 	➤ Yes

Westerly Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Trees/ Woodlands		
	<ul style="list-style-type: none"> • Maintain and enhance the aesthetic quality of the Town by protecting and caring for existing trees and the planting of new trees along roadways and on other publicly owned property 	<ul style="list-style-type: none"> ➤ Regulations adopted for trees in public right of way
Cultural and Historic Resources		
Village/Rural Character		
	<ul style="list-style-type: none"> • Integrate new commercial and residential development within established older neighborhoods in a manner that will preserve and enhance historic and cultural resources 	
	<ul style="list-style-type: none"> • Maintain and enhance the aesthetic quality of the Town by protecting and caring for existing trees and the planting of new trees along roadways and on other publicly owned property 	
	<ul style="list-style-type: none"> • Promote less dispersed site design and avoid "sprawl" by encouraging housing development consistent with policies of water resource protection and preservation of the Town's open space and rural character 	

Westerly Comprehensive Plan Matrix

Issue Area	Comprehensive Planning Objective	Implementation
------------	----------------------------------	----------------

Village/Rural Character <i>(continued)</i>		
	<ul style="list-style-type: none"> Where site and environmental conditions are favorable, encourage alternative subdivision and building designs which result in compact development, reduced disturbance of natural areas, smaller units, and lower housing costs 	
	<ul style="list-style-type: none"> Guide new housing development away from areas which are environmentally sensitive and to those areas best suited for development 	
	<ul style="list-style-type: none"> Review existing cluster and PUD ordinances for changes that will encourage their use in a fashion consistent with the goals and policies of the Comprehensive Plan. 	
	<ul style="list-style-type: none"> Incorporate appropriate incentive zoning provisions which encourage smaller, affordable housing units and developments with less visual impact 	

Westerly Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Land Conservation		
Farmland Preservation		
<i>Zoning Regulations</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (preferred preservation of agricultural land in site design) 	
Open Space Zoning		
	<ul style="list-style-type: none"> Permitted uses by "special use permit" include: Public Parks and Recreation, Golf Courses, Municipal Buildings and Cemeteries 	
Open Space Preservation		
<i>Cluster Development, Residential Compounds, Large Lot Zoning</i>	<ul style="list-style-type: none"> Residential cluster development is permitted in the RR-60, LDR-43, LDR-40 and MDR-30 zoning districts (minimum land area is 10 acres; if it includes private roads, 25 acres is required) zo Residential cluster development (developer must demonstrate clustering would be a better use of the land than a conventional subdivision (no minimum open space requirement) zo 	<ul style="list-style-type: none"> ➤ Planning Board will propose a cluster designs
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (may be deducted from the minimum building acreage of the parcel--freshwater wetlands, coastal wetlands, land within an easement, areas within the 100 year flood zone and areas with soils that exceed 15% slope) 	<ul style="list-style-type: none"> ➤ Land unsuitable for development is deducted from the minimum buildable acreage
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> Dedication of Public Land and Improvements (see comp.plan) 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (see preferred areas for preservation) 	

Westerly Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Natural Resource Protection		
Wetlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (all major development as well as any development activity within 200 feet of any wetland or coastal feature) 	<ul style="list-style-type: none"> ➤ Adhered to ➤ Plans are reviewed by town engineer ➤ Not a lot of monitoring
<i>Protection District</i>		
<i>Setbacks</i>		
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 	
<i>Environmental Analysis/ Impact Analysis</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (preferred preservation of wetlands in site design) 	
<i>Site Plan Review</i>		
<i>Performance Standards</i>		

Westerly Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Watercourses/ Surface Waters		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control (original boundaries, alignment and slope of water courses shall be preserved to the greatest extent possible) 	<ul style="list-style-type: none"> Town Engineer reviews
<i>Protection District</i>	<ul style="list-style-type: none"> River Corridor Overlay zo Salt Pond Overlay zo 	<ul style="list-style-type: none"> There is no River Corridor Overlay CRMC reviews development in coastal zone
<i>Setbacks</i>	<ul style="list-style-type: none"> Hazardous Waste Management Facility Siting Requirements (prohibited within 1,000 feet of environmentally sensitive areas) zo 	<ul style="list-style-type: none"> Adhered to
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (original boundaries, alignment and slope of water courses shall be preserved to the greatest extent possible) 	<ul style="list-style-type: none"> Adhered to
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (required for all non-residential uses--a development plan shall not be approved if it would result in water pollution, damage to shoreline vegetation, or inhibition of public access) zo 	<ul style="list-style-type: none"> Adhered to (see impact rules)
<i>Performance Standards</i>		
<i>Other</i>	<ul style="list-style-type: none"> Stormwater Easement or drainage right-of-way (required where development is traversed by a water course, drainage way, channel or stream) 	

Westerly Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Groundwater/ Recharge Areas		
<i>Protection District</i>	<ul style="list-style-type: none"> Groundwater Protection Overlay District zo 	➤ Comprehensive and strictly adhered to
<i>Environmental Analysis/Impact Statement</i>		
<i>Setbacks</i>	<ul style="list-style-type: none"> Hazardous Waste Management Facility Siting Requirements (prohibited within 1,000 feet of environmentally sensitive areas) zo 	
<i>Site Design</i>		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (required for all non-residential uses--a development plan shall not be approved if it would result in water pollution, damage to shoreline vegetation, or inhibition of public access) zo 	➤ Adhered to (see impact rules)
<i>Other</i>		
Floodplains		
<i>Protection District</i>	<ul style="list-style-type: none"> Flood Hazard Overlay District (no use shall be approved which would adversely affect the capacity of any drainage facility or system or would involve alteration of sand dunes, barrier beaches, and other natural protective barriers) zo 	➤ Developer and land surveyor must demonstrate prior to approval
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 	
<i>Environmental Analysis/Impact Statement</i>	Review Impact rules	
<i>Setbacks</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (preferred preservation as open space in site design) 	
<i>Site Plan Review</i>		
<i>Other</i>		

Westerly Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
Topography		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major land developments/subdivisions and all subdivisions if slopes are greater than 10%) 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (slopes in excess of 15 %) 	
<i>Site Design</i>		
<i>Site Plan Review</i>		
Rare Species/ Critical Habitat		
<i>Protection District</i>		
<i>Environmental Analysis/Impact Statement</i>		
<i>Setbacks</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (preferred preservation of endangered wildlife habitat in site design) 	➤ Conservation Commission provides comments to Planning Board
<i>Site Plan Review</i>		
Trees/ Woodlands		
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control (trees and other existing vegetation shall be fenced or roped off to protect trees from construction equipment) 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (significant trees or stands of trees or other vegetative species that are rare to the area or are of particular horticultural or landscape value are preferred areas of preservation in site design) 	
<i>Site Plan Review</i>		
<i>Other</i>	<ul style="list-style-type: none"> Unlawful Cutting of Trees or Shrubs (unless authorized in writing by the Public Works Director, trees or other vegetation cannot be removed to increase the visibility of a sign) Public Improvement Standards, Street Trees p.33 	

Westerly Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Coastal Features		
<i>Erosion and Sediment Control</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all development within 200 feet of any wetland or coastal feature) 	<ul style="list-style-type: none"> Town Engineer reviews Little monitoring is done
<i>Overlay Protection District</i>	<ul style="list-style-type: none"> Salt Pond Overlay zo Flood Hazard Overlay District (no use shall be approved which would adversely affect the capacity of any drainage facility or system or would involve alteration of sand dunes, barrier beaches, and other natural protective barriers) zo 	<ul style="list-style-type: none"> CRMC reviews development proposals Developer and land surveyor must demonstrate before approval
<i>Environmental Analysis/ Impact Statement</i>		
<i>Setbacks</i>	<ul style="list-style-type: none"> Hazardous Waste Management Facility Siting Requirements (prohibited within 1,000 feet of environmentally sensitive areas) zo 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Coastal wetlands and areas within the 100 year flood zone are considered unsuitable for development 	
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (preferred preservation of coastal features in site design) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (required for all non-residential uses--a development plan shall not be approved if it would result in water pollution, damage to shoreline vegetation, or inhibition of public access) zo 	
<i>Other</i>		

Westerly Municipal Protections

Natural Resource Protection	Municipal Protection Measure	Implementation
-----------------------------	------------------------------	----------------

Village/Rural Character		
<i>Overlay Districts</i>	<ul style="list-style-type: none"> • Historic Overlay District • Bed and Breakfast/Guest House Overlay District 	
<i>Cluster Development, Residential Compounds, Large Lot Zoning</i>		
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (historically significant structures and sites are preferred areas of preservation in site design; to the maximum extent practicable, development shall be located to preserve impacts and alteration of natural features, historic and cultural resources, and areas of scenic value which contribute to the character of town) • Lot Design Standards (Reasonable landscaping should be provided at entrances, in public areas, and adjacent to buildings) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Development Plan Review--required for all uses, other than single family and two family residential and uses accessory thereto (landscape and architectural plans required) 	
<i>Historic Preservation</i>	<ul style="list-style-type: none"> • See Site Design and Overlay Districts above 	
<i>Landscaping Standards</i>		
<i>Street Design</i>		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Land Conservation				
Farmland Preservation				
Zoning Regulations	<ul style="list-style-type: none"> • Agricultural land may serve as open space in cluster developments zo • Protection of farmland is mentioned as a public purpose of the Planned Development District zo 	<ul style="list-style-type: none"> • Residential Cluster Development, Criteria for Approval (open space shall, where applicable, encourage agricultural and forest management activities...Areas in which prime agricultural soils are located shall be preserved to the greatest extent possible)zo • Residential Cluster Development, Common Open Space Requirements (If the parcel is located in an agricultural district, farmland owners are not required to convey the part of their property which is to become permanent open space, provided that they convey the development rights of that open space) zo • Special Requirements, Residential Cluster Development (any parcel of land containing Prime Farmland or Farmland of Statewide Importance, and has been under cultivation at any time during the five years immediately preceding the date of subdivision application, shall be designed as a residential cluster development or a residential compound in such a way as to preserve at least 50% of the farmland for agricultural uses, provided that the characteristics of the parcel are such that the farmland is capable of being arranged in a lot of at least 5 contiguous acres; a 20% density bonus may be granted for preservation of prime and important farmland on such parcels) 	<ul style="list-style-type: none"> • RU-3 and RU-4 (Rural Districts)--The stated purpose of the RU-4 district is to protect land now used for forestry, farming, and related activities and the natural habitat and wildlife and to preserve the area's rural character. zo • Raising of animals is allowed either by right or by special use permit in all zones except Business (B) zo • Farming and forestry are allowed by right or special use permit in all zones except Light Industrial (LI) zo 	<ul style="list-style-type: none"> • Rural Farming Residential-80 District zo

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Farmland Preservation				
<i>Site Design</i>		<ul style="list-style-type: none"> Site Design (preferred preservation of "Agricultural Lands" as undeveloped open space or lot area; site analysis required for all major subdivisions and minor subdivisions by request of the Planning Commission) 		<ul style="list-style-type: none"> Site Design Standards (for major subdivisions, agricultural lands shall be preserved as undeveloped open space or lot area where feasible)
Open Space Zoning	<ul style="list-style-type: none"> Permitted uses "by right" include: most recreational uses, government administrative buildings, libraries and minor recreation centers, as well as commercial uses such as driving ranges and riding stables. zo Agricultural uses are allowed subject to performance standards. zo 	No <ul style="list-style-type: none"> "Open Lands" classified as conservation lands, wildlife areas, and nature preserves are allowed by right in all zoning districts. Open lands operated as commercial picnic groves are allowed by special permit in RR5 and RR2 districts and prohibited in all other districts 	<ul style="list-style-type: none"> Residential Single-Family, raising of animals, farming, and roadside stands, municipal buildings are allowed by special use permit zo 	<ul style="list-style-type: none"> No
Open Space Preservation				
<i>Cluster Development, Residential Compounds, Large Lot Zoning</i>	<ul style="list-style-type: none"> Mandatory cluster for all major subdivisions in R-3A, R-2A and R-40 Zoning Districts (40 % of the total land area must be protected open space, 35 % of which must be suitable for active recreational purposes; no more than 25% shall be made impervious; unbuildable land may account for a maximum of 50% of protected open space) zo Residential Compounds allowed in the R-3A and R-2A zones zo 	<ul style="list-style-type: none"> Residential Cluster Development permitted in RR-5, RR-2 and R-20 Zoning Districts (density bonuses up to 20% may be permitted if a minimum set aside of 50% percent of the land is open space) zo; Special Requirements, Residential Cluster Development (40% of the gross area of the RCD must be open space; no more than 50% of the minimum open space shall be land unsuitable for development; land which has been environmentally damaged prior to final approval of the development) Special Requirements, Residential Compounds (in RR-2 zone, one dwelling unit per 5 acres of land suitable for development, in RR-5 zone, one dwelling per 10 acres) 	<ul style="list-style-type: none"> RU-3 and RU-4, Rural Residential Zoning Districts; 5 acre Conservation/Recreation District zo 	<ul style="list-style-type: none"> Residential Cluster Development only allowed in RFR-80 District (minimum parcel size is 10 acres, (30% of the total area of the district must be permanent open space, excluding roads, wetlands, ponds, marshes, natural areas, areas classified as unique, slopes greater than 15%) zo

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Open Space Preservation (continued)				
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (shall be deducted from the developable acreage of the parcel--resource areas subject to protective setback distance such as but not limited to, wetlands; areas subject to storm flow or flooding; hydric soils and inter-tidal salt marshes; land located in any V zones or floodways; any area of the track proposed to be developed equal to the area of any street and/or utility rights-of-way; any unique sites having historical, archeological values or protected species of flora or fauna; any other lands which if developed would cause a threat to public health, or result in irreparable public harm, or loss of irreplaceable resources; any area of ledge and/or rock outcrops at/or within four feet of the land surface, any area where slopes exceed fifteen percent) 	<ul style="list-style-type: none"> Land Unsuitable for Development (shall be subtracted from the total parcel in order to determine the maximum number of dwelling units--wetlands, including perimeter wetlands; land located within Zone A on a FEMA Map; street allowance; all existing public and private easements; land containing steep slopes in excess of 20% within any 10 feet interval on the contour drawing) 		<ul style="list-style-type: none"> Land Unsuitable for Development (shall be deducted from the minimum building acreage of the parcel--freshwater wetlands, areas within a High Flood Danger zone, and land within any publicly or privately held easement on which above-ground utilities, including but not limited to electrical transmission lines, are constructed; land with slopes in excess of 15 percent)
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> Recreation Facilities and Open Space Dedication (land dedication, payment in lieu or both are required; amount of land to be dedicated is .01acres/person) 	<ul style="list-style-type: none"> Dedication of Land for Public Purposes (land dedication, payment in lieu or both are required; amount of land to dedicated is .01 acres per person) 	<ul style="list-style-type: none"> Dedication of Land for Public Purposes (minimum amount is 3% of total gross acres of development parcel) 	<ul style="list-style-type: none"> Dedication of Land for Public Purposes (may be required; amount of land to be dedicated is .01 per person)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Open Space Preservation (continued)				
<i>Site Design</i>		<ul style="list-style-type: none"> Site Design (The following areas shall be preserved as undeveloped open space or lot area, to the extent consistent with the reasonable utilization of land-unique and/or fragile areas, including freshwater wetlands; significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value; land in the flood plain; steep slopes in excess of 20% unless appropriate engineering measures are taken into consideration; habitat of endangered wildlife; historically significant structures and sites; agricultural lands) 		<ul style="list-style-type: none"> Site Design (The following areas shall be preserved as undeveloped open space or lot area, to the extent consistent with the reasonable utilization of land-unique and/or fragile areas, including freshwater wetlands; significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value; lands in the flood plain; steep slopes in excess of 15% unless appropriate engineering measures are taken into consideration; habitat of endangered wildlife; historically significant structures and sites; agricultural lands)
<i>Site Plan Review</i>		<ul style="list-style-type: none"> Development Plan Review, Criteria (required for any residential project not requiring subdivision approval that exceeds 6 dwellings, construction or expansion of all non-residential sites, applications requiring a special use permit, zoning map change or variance--Building sites shall, to the extent feasible: maximize open space retention...) 		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
<i>Natural Resource Protection</i>				
Wetlands				
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major subdivisions and land developments as well as any development within 200 feet of any waterbody, watercourse, wetland or coastal feature) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all land developments and subdivisions prior to any clearing of land) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all development) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major subdivisions and land developments as well as minor and administrative subdivisions if deemed necessary by planning board)
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Wetlands are defined as "land unsuitable for development" 	<ul style="list-style-type: none"> Wetlands are considered "land unsuitable for development" 		<ul style="list-style-type: none"> Freshwater wetlands are considered "land unsuitable for development"
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (for all major applications as well as land development occurring on sites with wetlands or high watertables) 	<ul style="list-style-type: none"> Environmental Review Team Report (if all or part of the property is identified in the Natural and Cultural Resources Element of the Comprehensive Plan; the Planning Commission finds that there is reasonable expectation of negative environmental impact...) 	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	<ul style="list-style-type: none"> Impact Statement (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems)
<i>Site Design</i>	<ul style="list-style-type: none"> Physical Design and Public Improvement Standards (existing features such as woodlands, wetlands, cemeteries, wildflower sites, archeological sites, areas of unique botanical interest and similar irreplaceable assets, shall be preserved in the design of the subdivision) 	<ul style="list-style-type: none"> Site Design (preferred preservation of freshwater wetlands as undeveloped open space or lot area; site analysis required for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of wetlands and an assessment describing potential effects of the proposed development) 	<ul style="list-style-type: none"> Design Standards (freshwater wetlands cannot be excavated, drained, filled nor shall any extraneous materials be placed into these wetlands) 	<ul style="list-style-type: none"> Lot Design Standards (easement may be require if property is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way) Site Design Standards (Unique and/or fragile areas, including freshwater wetlands shall be preserved as undeveloped open space or lot areas where feasible)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
-----------------------------	-------------	----------	--------	-----------

<i>Wetlands (continued)</i>				
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards (sites to be developed shall alter the natural topography as minimally as possible and shall avoid 'Constraints to Development') 	<ul style="list-style-type: none"> Development Plan Review, Criteria (Building sites shall, to the extent feasible: minimize use of wetlands...) 	<ul style="list-style-type: none"> Development Plan Review , Water bodies, (Whenever situated in the whole or in part, within 300 feet of any pond, lake, river or other freshwater wetland, the proposed project shall not adversely effect the quality of such body of water or unreasonably affect the shoreline of such body of water. There will be no disturbance of soil within 100 feet of the outer edge of a wetland (as defined by DEM)) zo 	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (The development insofar as practicable shall: result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as streams, wetlands...) zo
<i>Performance Standards</i>	<ul style="list-style-type: none"> Performance Standards, Water bodies (No facility designed to leach liquid wastes into the soil shall be located within 100 feet of a boundary of a freshwater or coastal wetland) zo 	<ul style="list-style-type: none"> Performance Standards, Hazardous Waste Management Facilities, Siting Restrictions (shall be prohibited in environmentally sensitive areas) zo 		
<i>Other</i>		<ul style="list-style-type: none"> General Development Regulations, Water Bodies (No disposal trench or bed, cesspool, seepage pit or other facility shall be located: within 75 feet of a fresh water wetland, stream, river, pond or lake...) zo 		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Watercourses/ Surface Waters				
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (for all major applications as well as all development within 200 feet of any waterbody, watercourse, wetland or coastal feature) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all land developments and subdivisions prior to any clearing of land) 	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Development plans shall preserve salient natural features, keep cut and fill operations to a minimum and ensure conformity with topography so as to adequately handle the volume and velocity of surface water runoff, and create the least erosion potential) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major subdivisions and land developments as well as minor and administrative subdivisions if deemed necessary by planning board)
<i>Protection District</i>	<ul style="list-style-type: none"> Flood Hazard Areas (Development that alters water-carrying capacity is prohibited pursuant to the flood hazard overlay district) zo 			<ul style="list-style-type: none"> Floodplain and Watercourse Protection District zo
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required where Planning Commission finds a reasonable cause that the proposed development will have a negative environmental impact on the natural or manmade environment on the property or upon nearby properties or natural systems) 	<ul style="list-style-type: none"> Environmental Review Team Report (if all or part of the property is identified in the Natural and Cultural Resources Element of the Comprehensive Plan; the Planning Commission finds that there is reasonable expectation...of negative environmental impact...) 	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	<ul style="list-style-type: none"> Impact Statement (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems)
<i>Setbacks</i>		<ul style="list-style-type: none"> General Development Regulations, Water Bodies (No disposal trench or bed, cesspool, seepage pit or other facility shall be located: within 75 feet of a fresh water wetland, stream, river, pond or lake...) 		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Watercourses/ Surface Waters (continued)				
<i>Site Design</i>		<ul style="list-style-type: none"> • Lot Design Standards (where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater easement right-of-way conforming substantially with the lines of such water course and of such width as will be adequate for the purpose) ➤ Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of wetlands and an assessment describing potential effects of the proposed development) 		<ul style="list-style-type: none"> • Lot Design Standards (easement may be require if property is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way)
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Site Plan Review, Standards (measures shall conform to the minimum standards of the 1993 State of RI Stormwater Manual) zo 	<ul style="list-style-type: none"> • Development Plan Review, Criteria (the development plan shall show adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased runoff and potential for flooding...) zo • Development Plan Review, Criteria (Building sites shall, to the extent feasible: prevent depletion or degradation of public drinking water supplies by employing best management practices for erosion control, storm water management, wastewater disposal and landscaping) 	<ul style="list-style-type: none"> • Development Plan Review, Water bodies, (Whenever situated in the whole or in part, within 300 feet of any pond, lake, river or other freshwater wetland, the proposed project shall not adversely effect the quality of such body of water or unreasonably affect the shoreline of such body of water. There will be no disturbance of soil within 100 feet of the outer edge of a wetland (as defined by DEM)) zo 	<ul style="list-style-type: none"> • Development Plan Review, Ecological Considerations (The development insofar as practicable shall: result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as streams, wetlands...) zo

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Watercourses/ Surface Waters (continued)				
<i>Performance Standards</i>	<ul style="list-style-type: none"> Performance Standards, Water bodies (No facility designed to leach liquid wastes into the soil shall be located in that area of land a) within 100 feet of the edge of any intermittent stream; b) within 200 feet of the edge of any flowing body of water having a width of 10 feet or more; c) within 100 feet of the edge of any flowing body of water having a width of 10 feet or less) except by the granting of a special use permit zo 	<ul style="list-style-type: none"> Performance Standards for Sewage and Water-borne Wastes(All industrial uses shall develop a Stormwater Management Plan which is approved by the Planning Commission prior to receiving a building permit) zo 		
<i>Other</i>	<ul style="list-style-type: none"> Special Use Permits (the granting of a special use permit will not pose a threat to public drinking water supplies) 	<ul style="list-style-type: none"> Hazardous Waste Management Facilities, Siting Restrictions (shall be prohibited in environmentally sensitive areas) zo 		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Groundwater/ Recharge Areas				
<i>Protection District</i>	<ul style="list-style-type: none"> Groundwater Protection Overlay District (site plan review and an environmental impact statement are required) zo 		<ul style="list-style-type: none"> Groundwater Protection Overlay District zo 	
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required for all development in areas designated by RIDEM as a groundwater reservoir, groundwater recharge area, or wellhead protection area) 	<ul style="list-style-type: none"> Hazardous Waste Management Facilities, Siting Restrictions (shall be prohibited in environmentally sensitive areas) Environmental Review Team Report (The Planning Commission. may require the applicant to pay for an ERT prepared by the RI Resource Conservation and Development Council, Inc.--if all or part of the property is identified in the Natural and Cultural Resources Element of the Comprehensive Plan; the Planning Commission finds that there is reasonable expectation...of negative environmental impact...) 	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	<ul style="list-style-type: none"> Impact Statement (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems)
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (development shall be laid out to avoid adversely affecting groundwater and aquifer recharge...) 	<ul style="list-style-type: none"> Site Design Standards (development shall be laid out to avoid adversely affecting ground water and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover and to prevent flooding...) 		<ul style="list-style-type: none"> Site Design standards (development shall be laid out to avoid adversely affecting ground water and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding)
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards, Environmental Constraints (sites to be developed shall avoid areas of high groundwater, seasonal or permanent) zo 	<ul style="list-style-type: none"> Development Plan Review, Criteria (the development plan shall show adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased runoff and potential for flooding...) zo 	<ul style="list-style-type: none"> Development Plan Review (The project shall be designed to prevent the pollution of surface or ground water resources; the planning board may require specific site designs, best management practices, and/or applicable management measures to protect surface and ground water quality) zo 	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (The development insofar as practicable shall result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as streams, wetlands, areas of aquifer recharge and discharge...areas with a high water table...) zo
<i>Other</i>				

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Floodplains				
<i>Protection District</i>	<ul style="list-style-type: none"> Flood Hazard Areas (Development that alters water-carrying capacity is prohibited pursuant to the flood hazard overlay district) zo 			<ul style="list-style-type: none"> Floodplain and Watercourse Protection District zo
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Areas subject to storm flow or flooding defined as "land unsuitable for development" 	<ul style="list-style-type: none"> Land located within Zone A on a FEMA Map is considered "land unsuitable for development" 		<ul style="list-style-type: none"> Areas within a High Flood Danger Zone are considered "land unsuitable for development"
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required for all developments partially or wholly located in an area designated as a floodway, V zone or 100 year floodplain) 	<ul style="list-style-type: none"> ERT (Environmental Review Team Report) may be required by Planning Commission. 	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	<ul style="list-style-type: none"> Impact Statement (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems)
<i>Site Design</i>		<ul style="list-style-type: none"> Site Design (preferred preservation of lands in the floodplain as undeveloped open space or lot area; site analysis require for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design Standards (development shall be laid out to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding...) 		<ul style="list-style-type: none"> Site Design standards (lands in the flood plain shall be preserved as undeveloped open space where feasible) Lot Design Standards (easement may be require if property is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Floodplains (continued)				
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards (sites to be developed shall alter the natural topography as minimally as possible and shall avoid 'Constraints to Development') 	<ul style="list-style-type: none"> Development Plan Review, Criteria (Building sites shall, to the extent feasible: minimize use of floodplains...) 	<ul style="list-style-type: none"> Development Plan Review (adherence to the RI Stormwater Runoff and RI Erosion and Sediment Control Handbooks is required) zo 	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (The development insofar as practicable shall conform with existing geological and topographical features, to the end that the most appropriate use of land is encouraged) zo
<i>Performance Principles</i>	<ul style="list-style-type: none"> Performance Standards, Water bodies (No facility designed to leach liquid wastes into the soil shall be located in that area of land defined as a 100 year flood hazard boundary Zone A on the official Flood Insurance Rate Maps) zo 	<ul style="list-style-type: none"> Hazardous Waste Management Facilities, Siting Restrictions (shall be prohibited in environmentally sensitive areas) 		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Topography				
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (for all major subdivisions and land development and for all development where slope exceeds 15 %) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all land developments and subdivisions prior to any clearing of land) 	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Development plans shall preserve salient natural features, keep cut and fill operations to a minimum and ensure conformity with topography so as to adequately handle the volume and velocity of surface water runoff, and create the least erosion potential) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major land developments as well as minor and administrative subdivisions if deemed necessary by planning board)
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (any area of ledge and/or rock outcrops at/or within four feet of the land surface; any area where slopes exceed 15 %) 	<ul style="list-style-type: none"> Land Unsuitable for Development (land containing steep slopes in excess of 20% within any 10 feet interval on the contour drawing) 		<ul style="list-style-type: none"> Land Unsuitable for Development (land with slopes in excess of 15 percent)
<i>Environmental Analysis/Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required for all major subdivisions and land developments and where slope exceeds 15 % on greater than 25 % of the development) 	<ul style="list-style-type: none"> ERT (Environmental Review Team Report) may be required by Planning Commission. 	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board) 	<ul style="list-style-type: none"> Impact Statement (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems)
<i>Site Design</i>	<ul style="list-style-type: none"> Design Standards (Development shall minimize adverse effects upon the natural or existing topography and soils conditions to minimize the potential for erosion; grading and other site preparation shall be kept to an absolute minimums; excess cutting, filling or stripping vegetation shall not be permitted) 	<ul style="list-style-type: none"> Site Design (preferred preservation of steep slopes in excess of 20% as undeveloped open space or lot area; site analysis require for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design, Site Analysis (required for all major subdivisions and minor subdivisions by request of the Planning Commission, developer must include written and/or graphic analysis of topography and an assessment describing potential effects of the proposed development) 	<ul style="list-style-type: none"> Land development and subdivision design standards, specific, Lots (slopes over 12%, and bedrock areas may be a determining factor in effecting lot size due to the effect this has on onsite (proposed) sewage systems) 	<ul style="list-style-type: none"> Site Design (The following areas shall be preserved as undeveloped open space or lot area, to the extent consistent with the reasonable utilization of land- steep slopes in excess of 15% unless appropriate engineering measures are taken into consideration)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Topography <i>(continued)</i>				
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards, Environmental Constraints (development shall avoid areas of high groundwater, soils with excessively slow or fast percolation, ridgelines) 	<ul style="list-style-type: none"> Development Plan Review, Criteria (Building sites shall, to the extent feasible: minimize use of steep slopes...minimize tree, vegetation and soil removal, grade changes and subsequent erosion) 	<ul style="list-style-type: none"> Development Plan Review , Landscaping (The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of the soil and retaining existing vegetation during and after construction; Existing trees and vegetation shall be preserved to the maximum extent possible) zo 	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (The development insofar as practicable shall: result in minimum adverse impact upon the critical areas such as...highly erodible soils; shall conform with existing geological and topographical features, to the end that the most appropriate use of land is encouraged) zo
Rare Species/ Critical Habitat				
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development 			
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (required) 	<ul style="list-style-type: none"> ERT (Environmental Review Team Report) may be required by Planning Commission. 	<ul style="list-style-type: none"> General Requirements, Project description and impact statement (Narrative description and impact report required for all major subdivisions and land developments; an EIS may be required for any development at the request of the Planning Board or if site is identified by DEM's Natural Heritage Program) 	<ul style="list-style-type: none"> Impact State (may be required if there is reasonable expectation of a significant negative environmental impact on natural systems)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Rare Species/ Critical Habitat (continued)				
<i>Site Design</i>	<ul style="list-style-type: none"> Physical Design and Public Improvement Standards (existing features such as woodlands, wetlands, cemeteries, wildflower sites, archeological sites, areas of unique botanical interest and similar irreplaceable assets, shall be preserved in the design of the subdivision) 	<ul style="list-style-type: none"> Site Design (preferred preservation of habitats of endangered wildlife as undeveloped open space or lot area) Site Design (preferred preservation of significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value as undeveloped open space or lot area; site analysis require for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design, Site Analysis (developer must include written and/or graphic analysis of wetlands, ecology and existing vegetation and an assessment describing potential effects of the proposed development) 		<ul style="list-style-type: none"> Site Design (habitats of endangered wildlife, as identified on applicable federal or state lists shall be preserved as undeveloped open space where feasible)
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards, Historic and Archaeological Areas (There shall not be any adverse effect on the scenic or natural beauty of the areas. Historical sites, specimen vegetation and rare and irreplaceable natural areas shall not be disturbed) 	<ul style="list-style-type: none"> Development Plan Review, Criteria (Building sites shall, to the extent feasible: minimize tree, vegetation and soil removal; preserve unique natural features...) 	<ul style="list-style-type: none"> Development Plan Review (states that there must not be any undue adverse effect on the scenic or natural beauty of the project area, aesthetics, historic sites, or rare and irreplaceable natural areas) zo 	<ul style="list-style-type: none"> Development Plan Review, Design Standards (The development insofar as practicable shall result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as... mature stands of vegetation, and extraordinary wildlife nesting, feeding, or breeding grounds) zo
<i>Other</i>	<ul style="list-style-type: none"> Plan approval requires a verification letter from DEM's Natural Heritage Program zo 		<ul style="list-style-type: none"> Master Plan approval requires a verification letter from DEM's Natural Heritage Program zo 	

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Trees/Woodlands				
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Natural vegetation and features shall be retained and protected). 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all land developments and subdivisions prior to any clearing of land) 	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Whenever feasible, natural vegetation shall be retained, protected, and supplemented) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan, Performance Principles: (Trees and other existing vegetation shall be retained whenever feasible; the area within the dripline shall be fenced or roped off to protect trees from construction equipment) (See also Development Plan Review) 20
<i>Environmental Analysis/ Impact Statement</i>				
<i>Site Design</i>	<ul style="list-style-type: none"> Physical Design and Public Improvement Standards (existing features such as woodlands, wildflower sites, areas of unique botanical interest and similar irreplaceable assets, shall be preserved in the design of the subdivision; where natural tree growth is insufficient, the applicant will be required to plant street trees) 	<ul style="list-style-type: none"> Site Design (preferred preservation of significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value as undeveloped open space or lot area; site analysis required for all major subdivisions and minor subdivisions by request of the Planning Commission) 		<ul style="list-style-type: none"> Site Design standards (significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value shall be preserved as undeveloped open space where feasible) Lot Development Standards (for administrative subdivisions may require preservation of historic, unique natural features such as trees or stone walls)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Trees/Woodlands <i>(continued)</i>				
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards, Historic and Archaeological Areas--required for all nonresidential developments (There shall not be any adverse effect on the scenic or natural beauty of the areas. Historical sites, specimen vegetation and rare and irreplaceable natural areas shall not be disturbed) 	<ul style="list-style-type: none"> Development Plan Review, Criteria (Building sites shall, to the extent feasible: minimize tree, vegetation and soil removal; preserve unique natural features...) 	<ul style="list-style-type: none"> Development Plan Review (landscape plan requirements state that existing trees and vegetation shall be preserved to the maximum extent possible; the plan must include the approximate location of wooded areas, wetlands and coastal features) zo 	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (The development insofar as practicable shall result in minimal degradation of unique or irreplaceable land types and in minimum adverse impact upon the critical areas such as... mature stands of vegetation, and extraordinary wildlife nesting, feeding, or breeding grounds) zo Development Plan Review, Landscape (The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of the soil, and retaining the existing vegetation during and after construction...) zo
<i>Other</i>				<ul style="list-style-type: none"> A 100 foot buffer is required around the perimeter of a residential cluster development

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Coastal Features				
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (for all major subdivisions and land developments as well as for all land development within 200 feet of any waterbody, watercourse, wetland or coastal feature) 			
<i>Protection District</i>	<ul style="list-style-type: none"> In Zones VI-V-30, the alteration of sand dunes and/or undeveloped barrier beaches is prohibited for any purpose zo 			
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Intertidal salt marshes considered "land unsuitable for development" 			
<i>Setbacks</i>	<ul style="list-style-type: none"> All new construction must be landward of the reach of mean high tide zo 			
<i>Environmental Analysis/ Impact Statement</i>	<ul style="list-style-type: none"> Environmental Analysis (for all major subdivisions and land developments as well as for land that is entirely or partially located in an area subject to review under the RI CRMC Special Area Management Plan) 			
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Environmental Considerations (sites to be developed shall avoid areas with "Constraints to Development") zo 			
<i>Performance Standards</i>	<ul style="list-style-type: none"> Performance Standards, Water bodies (No facility designed to leach liquid wastes into the soil shall be located within 100 feet of a boundary of a freshwater or coastal wetland) zo 			

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Village/Rural Character				
<i>Overlay Districts</i>	<ul style="list-style-type: none"> Historic Village Overlay District zo 		<ul style="list-style-type: none"> Conservation-Recreation District (CR-5) zo Village Center Districts zo 	
<i>Cluster, Residential Compounds, Planned Unit Developments, Low Density Zoning</i>	<ul style="list-style-type: none"> The Planned Development District (rural and natural resource protection is a stated goal) zo Mandatory Cluster zo General Requirements, Residential Cluster Subdivision (open space shall be used to preserve existing features of the parcel or structures on the parcel that have ecological, historic, archeological, scenic, or cultural value) Residential Compounds zo 	<ul style="list-style-type: none"> RR-5 Zone--Residential 5 Acres (designed to preserve the rural character and to protect environmentally sensitive land) zo Planned Unit Development (intended to establish multi-family residential and mixed use communities, to promote attractive, convenient and efficient development...and to preserve open space, historic sites and valuable natural features of the land) zo 	<ul style="list-style-type: none"> RU-4 (Rural District)--The stated purpose of the district is to protect land now used for forestry, farming, and related activities and the natural habitat and wildlife and to preserve the area's rural character. zo 	<ul style="list-style-type: none"> Residential Cluster Development zo Residential Compounds (stated purpose is rural preservation) zo
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Any unique sites having archeological or historic value considered "land unsuitable for development" 			
<i>Environmental Analysis/Impact Statement</i>		<ul style="list-style-type: none"> Environmental Review Team Report (The Planning Commission. may require the applicant to pay for an ERT prepared by the RI Resource Conservation and Development Council, Inc.--if all or part of the property is identified in the Natural and Cultural Resources Element of the Comprehensive Plan...) 		<ul style="list-style-type: none"> Impact Statement (may be required to protect historic/archeological and natural heritage sites)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Village/Rural Character <i>(continued)</i>				
<i>Site Design</i>	<ul style="list-style-type: none"> Physical Design and Public Improvement Standards (existing features such as woodlands, wetlands, cemeteries, wildflower sites, archeological sites, areas of unique botanical interest and similar irreplaceable assets, shall be preserved in the design of the subdivision) 	<ul style="list-style-type: none"> Site Design (preferred preservation of historically significant structures and sites as undeveloped open space or lot area; significant trees or stands of trees, or other vegetative species that are rare to the area or are of horticultural or landscape value; site analysis required for all major subdivisions and minor subdivisions by request of the Planning Commission) Site Design, Landscape Design (Reasonable landscaping should be provided at site entrances, in public areas, and adjacent to buildings...)zo 		<ul style="list-style-type: none"> Site Design standards (historically significant structures and sites, as listed on federal or state lists of historic places shall be preserved as undeveloped open space where feasible) Lot Development Standards (for administrative subdivisions may require preservation of historic, unique natural features such as trees or stone walls)
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards, (proposed developments shall relate to the natural terrain and be visibly compatible with the rural character of the community) zo Site Plan Review, Standards, Historic and Archaeological Areas--required for all nonresidential developments zo Site Plan Review, Standards, Building Design and Location (Proposed structures shall be related harmoniously to the terrain and to the existing buildings in the vicinity which have a visual relationship to the proposed buildings) zo Site Plan Review (standards call for protection of scenic roadways and vistas) 	<ul style="list-style-type: none"> Development Plan Review, Criteria (Architectural style shall be in harmony with the prevailing character and scale of buildings in the neighborhood and the town through the use of appropriate building materials, screening, breaks in roof and wall lines and other architectural techniques; minimize tree, vegetation and soil removal, grade changes and subsequent erosion; preserve unique natural or historical features; minimize obstruction of scenic view from publicly accessible locations) 	<ul style="list-style-type: none"> Development Plan Review (states that there must not be any undue adverse effect on the scenic or natural beauty of the project area, aesthetics, historic sites, or rare and irreplaceable natural areas; see also architectural and landscape standards) zo 	<ul style="list-style-type: none"> Architectural Standards of Review (within Development Plan Review excluding single and two-family dwellings)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Charlestown	Coventry	Exeter	Hopkinton
Village/Rural Charater <i>(continued)</i>				
<i>Historic Preservation</i>	<ul style="list-style-type: none"> See Site Plan Review Above 		<ul style="list-style-type: none"> Historic Sites and Structures must be identified in the preliminary plan for a minor or major subdivision/land development 	
<i>Landscaping Standards</i>	<ul style="list-style-type: none"> See Site Plan Review (Landscape) 		<ul style="list-style-type: none"> Landscaping Requirements (shade trees/shrubs where no natural growth exists within 10 feet of the right-of-way) 	
<i>Street Design</i>	<ul style="list-style-type: none"> Shared private drives (are encouraged) Street Design Standards (Gridion street patterns are not permitted; all streets shall be related to population densities) 			<ul style="list-style-type: none"> Shared Common Drives (Driveways may be combined)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Land Conservation				
Farmland Preservation				
<i>Zoning Regulations</i>	<ul style="list-style-type: none"> Agricultural Overlay District (single family development is permitted by right: a minimum of 50 gross acres is required for both residential cluster developments and residential compounds) zo 	<ul style="list-style-type: none"> R200 Zone (may discourage conversion of open space and farmlands) 		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (call for agricultural lands to be preserved as undeveloped open space or lot area) Criteria for Review for 2 lot subdivision (Planning board shall maximize preservation of agricultural lands and Prime Farmland) 	<ul style="list-style-type: none"> Site Design Standards (may require preservation efforts) Lot Development Standards (Minor Subdivision Criteria for Review may include "Preservation of Agricultural Land" through clustering requirements) 	<ul style="list-style-type: none"> Site Design Standards (preferred preservation of agricultural land in site design) 	<ul style="list-style-type: none"> Site Design Standards (calls for specific areas to be preserved as open space including agricultural lands) Criteria for Review--3 to 5 lot minor subdivision (includes cluster provisions for preservation of prime farmland or farmland of statewide importance)
Open Space Zoning				
	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Residential uses prohibited except for single and two households farm residences as an accessory use Permitted uses "by right" include: crop and livestock farms (pig farms prohibited), fish hatcheries, and boarding animals, outdoor recreation facilities such as golf courses and tennis courts and wildlife refuges Museums, libraries, community centers, cemeteries allowed by "special use permit" 	<ul style="list-style-type: none"> Permitted uses by "special use permit" include: Public Parks and Recreation, Golf Courses. Municipal Buildings and Cemeteries 	<ul style="list-style-type: none"> Recreational Facilities allowed by "special use permit"

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Open Space Preservation				
<i>Cluster Development, Residential Compounds, Large Lot Zoning</i>	<ul style="list-style-type: none"> Cluster required for all major subdivisions (40% of the gross area must be preserved as open space; no more than 25% of the minimum open space can be land unsuitable for development) zo 	<ul style="list-style-type: none"> Residential cluster developments and compounds are permitted uses in the R20, 30,40, 80 and 200 districts (40% of the gross area must be open space, not including stormwater drainage facilities; no more than 50% of the open space can be land unsuitable for development) Planning Board can require cluster development for a particular subdivision 	<ul style="list-style-type: none"> Residential cluster development is permitted in the RR-60, LDR-43, LDR-40 and MDR-30 zoning districts (minimum land area is 10 acres; if it includes private roads, 25 acres is required) zo Residential cluster development (developer must demonstrate clustering would be a better use of the land than a conventional subdivision (no minimum open space requirement) zo 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Land Unsuitable for Development (is deducted from the buildable acreage of the parcel--freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; areas within a High Flood Danger zone; land within any publicly or privately held easement on which above-ground utilities, including but not limited to electrical transmission lines, are constructed) 	<ul style="list-style-type: none"> Land Unsuitable for Development (shall not be counted toward the minimum lot size requirements-- freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; coastal wetlands except any directly associated contiguous areas; areas within a High Flood Danger zone; land within any publicly or privately held easement on which above ground utilities, including but not limited to electrical transmission lines, are constructed) 	<ul style="list-style-type: none"> Land Unsuitable for Development (may be deducted from the minimum building acreage of the parcel--freshwater wetlands, coastal wetlands, land within an easement, areas within the 100 year flood zone and areas with soils that exceed 15% slope) 	<ul style="list-style-type: none"> Lands Unsuitable for Development (shall not be counted toward the minimum lot size requirements; it may be included as part of any lot in any subdivision or land development project; provided that land unsuitable for development shall not exceed 30% of the minimum lot size required in the zoning ordinance--freshwater wetlands, except that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; or any applicable 100 foot or 200 foot riverbank wetlands; areas within a 100 year flood zone; land within any publicly or privately held easement on which above ground utilities, including but not limited to electrical transmission lines; areas which exceed 15% slope)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Open Space Preservation <i>(Continued)</i>				
<i>Dedication of Land for Public Purposes</i>	<ul style="list-style-type: none"> Dedication of Land for Public Purposes (land dedication, payment in lieu or both are required; amount of land to be dedicated is .01 acres/per person) 		<ul style="list-style-type: none"> Dedication of Public Land and Improvements (see comp.plan) 	
<i>Site Design</i>			<ul style="list-style-type: none"> Site Design Standards (see preferred areas for preservation) 	<ul style="list-style-type: none"> Site Design Standards (call for specific areas to be preserved as open space)
Natural Resource Protection				
Wetlands	Freshwater wetlands are considered "land unsuitable for development"			
<i>Erosion and Sediment Control Plan</i>		<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Plan is required for all subdivisions if construction activities are within 100 feet of a wetland or coastal feature) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (all major development as well as any development activity within 200 feet of any wetland or coastal feature) 	
<i>Protection District</i>		<ul style="list-style-type: none"> Carrying Capacity Overlay District (SAMP Areas) zo 		
<i>Setbacks</i>		<ul style="list-style-type: none"> Special Use Permits, Location of ISDS (no facility designed to leach liquid wastes into the soil shall be located within 150 feet of a freshwater wetland...) zo 		
<i>Land Unsuitable for Development</i>		<ul style="list-style-type: none"> Land Unsuitable for Development 	<ul style="list-style-type: none"> Land Unsuitable for Development 	<ul style="list-style-type: none"> Land Unsuitable for Development
<i>Environmental Analysis/Impact Analysis</i>	<ul style="list-style-type: none"> An EIS may be required (by authority of the Planning Board) 	<ul style="list-style-type: none"> Possible EIS required for development in critical/environmental areas 		<ul style="list-style-type: none"> EIS (may be required if there is a reasonable expectation that the proposed development will have a significant negative impact on natural systems)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Wetlands <i>(continued)</i>				
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (call for unique and/or fragile areas, including freshwater wetlands to be preserved as undeveloped open space or lot area) 	<ul style="list-style-type: none"> Site Design Standards (may require preservation efforts) 	<ul style="list-style-type: none"> Site Design Standards (preferred preservation of wetlands in site design) 	<ul style="list-style-type: none"> Site Design Standards (calls for specific areas to be preserved as open space including wetlands)
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review Standards (calls for minimal adverse impact upon critical areas; natural features of land must be shown on the site plan) zo 			<ul style="list-style-type: none"> Site Plan Review (development shall result in minimal degradation of unique or irreplaceable land types; minimal adverse impact upon the critical areas such as streams, wetlands, areas of aquifer recharge and discharge, steep slopes, highly erodible soils; areas with a high water table, mature stands of vegetation and extraordinary wildlife nesting, feeding or breeding grounds) zo
<i>Performance Standards</i>				<ul style="list-style-type: none"> Industrial Site and Performance Standards
Watercourses/ Surface Waters				
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major land developments as well as for minor or administrative subdivisions if deemed necessary by the Planning Board) 	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Plan is required for all subdivisions if construction activities are within 100 feet of a wetland or coastal feature--otherwise, plan is not required for minor or administrative subdivisions) 	<ul style="list-style-type: none"> Erosion and Sediment Control (original boundaries, alignment and slope of water courses shall be preserved to the greatest extent possible) 	
<i>Protection District</i>		<ul style="list-style-type: none"> Carrying Capacity Overlay District (SAMP Areas) zo 	<ul style="list-style-type: none"> River Corridor Overlay zo Salt Pond Overlay zo 	

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Watercourses/ Surface Waters <i>(continued)</i>				
<i>Setbacks</i>	<ul style="list-style-type: none"> 50 foot Sewage Disposal Facility setback (from any waterbody , pond, stream, brook or river) zo 	<ul style="list-style-type: none"> Hazardous Waste Facility setback requirements zo Special Use Permits, Location of ISDS (no facility designed to leach liquid wastes into the soil shall be located within 150 feet of a river...) zo 	<ul style="list-style-type: none"> Hazardous Waste Management Facility Siting Requirements (prohibited within 1,000 feet of environmentally sensitive areas) zo 	<ul style="list-style-type: none"> ISDS Setback Requirements (facilities which are designed to leach liquid wastes into the soil shall be located not less than 200 feet from the edge of any pond or stream) zo
<i>Site Design</i>		<ul style="list-style-type: none"> Lot Design Standards (stormwater easements may be required) 	<ul style="list-style-type: none"> Site Design Standards (original boundaries, alignment and slope of water courses shall be preserved to the greatest extent possible) 	
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Site Plan Review, Standards--required for all nonresidential activities (measures shall conform to the minimum standards of the 1993 State of RI Stormwater Manual) zo 		<ul style="list-style-type: none"> Development Plan Review (required for all non-residential uses--a development plan shall not be approved if it would result in water pollution, damage to shoreline vegetation, or inhibition of public access) zo 	<ul style="list-style-type: none"> Site Plan Review (development shall result in minimal adverse impact upon the critical areas such as streams...)
<i>Performance Standards</i>		<ul style="list-style-type: none"> Industrial Performance Standards zo 		
<i>Other</i>	<ul style="list-style-type: none"> Drainage Plan requirements (must leave existing watercourses open, unless approval to enclose is granted by the Planning Board) 		<ul style="list-style-type: none"> Stormwater Easement or drainage right-of-way (required where development is traversed by a water course, drainage way, channel or stream) 	

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Groundwater/ Recharge Areas				
<i>Protection District</i>	<ul style="list-style-type: none"> • Aquifer Protection District zo • Special Flood Hazard Areas (Regulations are intended to minimize hazards to persons and damage to property from inland and tidal flooding, to protect floodways from encroachment, and to maintain the capacity of floodplains to retain and carry off floodwaters) zo 	<ul style="list-style-type: none"> • Groundwater Protection Overlay District zo 	<ul style="list-style-type: none"> • Groundwater Protection Overlay District zo 	
<i>Environmental Analysis/ Impact Statement</i>		<ul style="list-style-type: none"> • EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being within a critical or environmentally sensitive area or by authority of the Planning Board) 		<ul style="list-style-type: none"> • EIS may be required
<i>Setbacks</i>			<ul style="list-style-type: none"> • Hazardous Waste Management Facility Siting Requirements (prohibited within 1,000 feet of environmentally sensitive areas) zo 	
<i>Site Design</i>	<ul style="list-style-type: none"> • Site Design Standards (calls for development to be laid out to avoid adversely affecting groundwater and aquifer recharge) 	<ul style="list-style-type: none"> • Site Design Standards (siting must avoid adverse impacts to groundwater and aquifer recharge) 		<ul style="list-style-type: none"> • Site Design Standards (state that development should be laid out to avoid adversely affecting groundwater and aquifer recharge and to avoid unnecessary impervious cover)
<i>Site Plan Review</i>	<ul style="list-style-type: none"> • Development Plan Review (standards for ecological protection of areas of aquifer recharge and discharge) zo 		<ul style="list-style-type: none"> • Development Plan Review (required for all non-residential uses--a development plan shall not be approved if it would result in water pollution, damage to shoreline vegetation, or inhibition of public access) zo 	<ul style="list-style-type: none"> • Site Plan Review (development shall result in minimum degradation of...areas of aquifer recharge and discharge; drainage control should preserve existing natural drainage patterns and wetlands; and enhance groundwater recharge areas) zo
<i>Other</i>	<ul style="list-style-type: none"> • Residential 3 Acre Zoning District (designation is intended to protect groundwater) zo 	<ul style="list-style-type: none"> • Special Requirements (Residential Cluster in R200 may be restricted based on environmental considerations) 		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Floodplains				
<i>Protection District</i>	<ul style="list-style-type: none"> Special Flood Hazard Areas (Regulations are intended to minimize hazards to persons and damage to property from inland and tidal flooding, to protect floodways from encroachment, and to maintain the capacity of floodplains to retain and carry off floodwaters) zo 	<ul style="list-style-type: none"> High Flood Danger Overlay District Carrying Capacity Overlay zo 	<ul style="list-style-type: none"> Flood Hazard Overlay District (no use shall be approved which would adversely affect the capacity of any drainage facility or system or would involve alteration of sand dunes, barrier beaches, and other natural protective barriers) zo 	
<i>Land Unsuitable for Development</i>	<ul style="list-style-type: none"> Areas within a High Flood Danger Zone are considered "land unsuitable for development" 	<ul style="list-style-type: none"> Land Unsuitable for Development 	<ul style="list-style-type: none"> Land Unsuitable for Development 	<ul style="list-style-type: none"> Land Unsuitable for Development
<i>Environmental Analysis/Impact Statement</i>		<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being within a critical or environmentally sensitive area or by authority of the Planning Board) 		
<i>Setbacks</i>		<ul style="list-style-type: none"> ISDS Siting Restrictions/Setbacks (no facility designed to leach liquid wastes into the soil shall be located within 150 feet of a flood plain...) zo 		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (call for the protection of lands in the flood plain as undeveloped open space) 	<ul style="list-style-type: none"> Site Design standards (may require preservation efforts) 	<ul style="list-style-type: none"> Site Design Standards (preferred preservation as open space in site design) 	<ul style="list-style-type: none"> Site Design Standards (call for specific areas to be preserved as open space including lands in the floodplain)
<i>Site Plan Review</i>				
<i>Other</i>				<ul style="list-style-type: none"> Design and Public Improvement Standards (state that development should be laid out to prevent flooding; also, the Planning Board shall examine each proposed subdivision to ensure that potential flood damage is minimized, public utilities and facilities are elevated and that adequate drainage is provided)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Topography				
<i>Erosion and Sediment Control Plan</i>		<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Plan is required for all subdivisions if slopes at the site exceed 10 %--otherwise, plan is not required for minor or administrative subdivisions) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all major land developments/subdivisions and all subdivisions if slopes are greater than 10%) 	
<i>Land Unsuitable for Development</i>			<ul style="list-style-type: none"> Land Unsuitable for Development (slopes in excess of 15 %) 	<ul style="list-style-type: none"> Land Unsuitable for Development (areas that exceed 15% slope)
<i>Site Design</i>		<ul style="list-style-type: none"> Site Design (steep slopes in excess of 20% as measured over a 10 foot interval unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken shall be preserved as open space where feasible) 		
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (calls for minimal adverse impact upon critical areas such as steep slopes, highly erodible soils, areas with a high water table...)natural features of land must be shown on the site plan) zo 			<ul style="list-style-type: none"> Site Plan Review (development shall result in minimal degradation of unique or irreplaceable land types; minimal adverse impact upon the critical areas such as... steep slopes, highly erodible soils; areas with a high water table, mature stands of vegetation and extraordinary wildlife nesting, feeding or breeding grounds) zo

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Rare Species/ Critical Habitat				
Protection District		<ul style="list-style-type: none"> R200 Zone (intended to protect environmentally sensitive areas: aquifers, recharge areas, and coastal ponds) 		
Environmental Analysis/Impact Statement	<ul style="list-style-type: none"> EIS maybe required (including an assessment of short and long term environmental impacts on natural heritage areas and wildlife) 	<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being w within a critical or environmentally sensitive area or by authority of the Planning Board) 		<ul style="list-style-type: none"> EIS may be required
Setbacks		<ul style="list-style-type: none"> Hazardous Waste Facility setback requirements zo 		
Site Design	<ul style="list-style-type: none"> Site Design Standards (require habitats of endangered wildlife to be preserved as undeveloped open space or lot area) 	<ul style="list-style-type: none"> Site Design (habitat of endangered species shall be preserved as open space where feasible; site analysis for all major developments and subdivisions) 	<ul style="list-style-type: none"> Site Design Standards (preferred preservation of endangered wildlife habitat in site design) 	<ul style="list-style-type: none"> Site Design Standards (call for specific areas to be preserved as open space including habitats of endangered wildlife)
Site Plan Review	<ul style="list-style-type: none"> Development Plan Review, Ecological Considerations (standards for ecological protection of unique or irreplaceable land types such as extraordinary wildlife nesting, feeding or breeding grounds) zo 			<ul style="list-style-type: none"> Site Plan Review (development shall result in minimal adverse impact upon...areas of extraordinary wildlife nesting, feeding or breeding grounds) zo

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Trees/Woodlands				
<i>Erosion and Sediment Control Plan</i>	<ul style="list-style-type: none"> Soil Erosion and Sediment Control, Performance Principles (seeks to retain trees and other exiting vegetation whenever feasible, to protect them during construction and restore all areas damaged during construction) 	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (may require protection of existing trees and vegetation) 	<ul style="list-style-type: none"> Erosion and Sediment Control (trees and other existing vegetation shall be fenced or roped off to protect trees from construction equipment) 	<ul style="list-style-type: none"> Drainage and Erosion and Sediment Control Standards (wherever feasible natural vegetation shall be retained and protected)
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (calls for the protection of significant trees or stands of trees, or other vegetative species that are rare to the area or of particular horticultural or landscape value) 	<ul style="list-style-type: none"> Site Design Standards (may require preservation efforts) Lot Development Standards (may require preservation of existing unique features) 	<ul style="list-style-type: none"> Site Design Standards (significant trees or stands of trees or other vegetative species that are rare to the area or are of particular horticultural or landscape value are preferred areas of preservation in site design) 	<ul style="list-style-type: none"> Lot Development Standards (preservation of unique natural and/or historic features such as trees or stone walls may be required for 2 lot minor subdivisions) Site Design Standards (call for specific areas to be preserved as open space including significant trees or stands of trees, or other vegetative species that are rare to the area or are of particular horticultural or landscape value; development should be laid out to reduce cut and fill)
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (The landscape shall be preserved in its natural state, insofar as environmentally desirable, by minimizing tree and soil removal) zo 			<ul style="list-style-type: none"> Site Plan Review (The landscape shall be preserved in its natural state, insofar as environmentally desirable, by minimizing tree and soil removal) zo
<i>Other</i>	<ul style="list-style-type: none"> Residential Cluster (requires easement around perimeter to preserve existing trees and vegetation) zo A 50 foot perimeter no cut buffer required for outer lots adjacent to a public street 		<ul style="list-style-type: none"> Unlawful Cutting of Trees or Shrubs (unless authorized in writing by the Public Works Director, trees or other vegetation cannot be removed to increase the visibility of a sign) 	<ul style="list-style-type: none"> Design and Public Improvement Standards (street design standards call for conservation of existing trees where feasible)

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Coastal Features				
<i>Erosion and Sediment Control</i>	•	<ul style="list-style-type: none"> Erosion and Sediment Control Performance Principles (Plan is required for all subdivisions if construction activities are within 100 feet of a wetland or coastal feature) 	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (required for all development within 200 feet of any wetland or coastal feature) 	
<i>Protection District</i>	•	<ul style="list-style-type: none"> High Flood Danger Overlay zo Carrying Capacity Overlay District (SAMP Areas) zo 	<ul style="list-style-type: none"> Salt Pond Overlay zo Flood Hazard Overlay District (no use shall be approved which would adversely affect the capacity of any drainage facility or system or would involve alteration of sand dunes, barrier beaches, and other natural protective barriers) zo 	
<i>Environmental Analysis/ Impact Statement</i>	•	<ul style="list-style-type: none"> EIS (may be required if land is located on Map 5.3 of the Comprehensive Plan as being w within a critical or environmentally sensitive area or by authority of the Planning Board) 		
<i>Setbacks</i>	•	<ul style="list-style-type: none"> Special Use Permits, Location of ISDS (no facility designed to leach liquid wastes into the soil shall be located within 150 feet of a coastal wetland or within 150 feet of the line of mean high water of any tidal water body...) zo Hazardous Waste Facility setback requirements zo 	<ul style="list-style-type: none"> Hazardous Waste Management Facility Siting Requirements (prohibited within 1,000 feet of environmentally sensitive areas) zo 	
<i>Land Unsuitable for Development</i>	•	<ul style="list-style-type: none"> Land Unsuitable for Development 		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Coastal Features <i>(continued)</i>				
<i>Site Design</i>	•	• Site Design Standards (may require preservation as open space)	• Site Design Standards (preferred preservation of coastal features in site design)	
<i>Site Plan Review</i>			• Development Plan Review (required for all non-residential uses--a development plan shall not be approved if it would result in water pollution, damage to shoreline vegetation, or inhibition of public access) zo	
<i>Other</i>		• Special Requirements (Residential Cluster in R200 may be restricted based on environmental considerations) zo • R200 Zone (intended to protect environmentally sensitive areas: aquifers, recharge areas, and coastal ponds) zo		

REGULATORY COMPARISON BY NATURAL RESOURCE AREA AND PROTECTION MEASURE

Natural Resource Protection	Richmond	South Kingstown	Westerly	West Greenwich
Village/Rural Character				
<i>Overlay Districts</i>		<ul style="list-style-type: none"> Architectural Standards of Review Required (Historic Overlay District; Route 1 Special Management District) zo Historic Overlay District (includes an area within the Village of Kingston) zo 	<ul style="list-style-type: none"> Historic Overlay District Bed and Breakfast/Guest House Overlay District 	
<i>Cluster Development, Residential Compounds, Large Lot Zoning</i>	<ul style="list-style-type: none"> Planned Development District (purpose is to foster and maintain the rural character of the town) zo Residential Compounds (intended to preserve the rural character of the town) zo Residential Cluster Development zo 	<ul style="list-style-type: none"> R200 Zone 		
<i>Site Design</i>	<ul style="list-style-type: none"> Site Design Standards (call for reasonable landscaping at site entrances, in public areas, and adjacent to buildings) 	<ul style="list-style-type: none"> Site Design Standards (special provisions for flexible lot size, lot lines, frontage, and setbacks; calls for the placement of dwelling units to take into consideration...scenic values) Lot Development Standards (may require the preservation of historic features such as trees or stone walls) 	<ul style="list-style-type: none"> Site Design Standards (to the maximum extent practicable, development shall be located to preserve impacts and alteration of natural features, historic and cultural resources, and areas of scenic value which contribute to the character of town) Lot Design Standards 	<ul style="list-style-type: none"> Site Design Standards (call for specific areas to be preserved as open space including historically significant structures and sites) Lot Development Standards (preservation of unique natural and/or historic features such as trees or stone walls may be required for 2 lot minor subdivisions)
<i>Site Plan Review</i>	<ul style="list-style-type: none"> Development Plan Review (standards call for the protection of scenic, historic, archeological, and landmark sites) zo 	<ul style="list-style-type: none"> Site Plan Review (required for properties with direct lot frontage or vehicular access on Ministerial Road Scenic Highway) 	<ul style="list-style-type: none"> Development Plan Review--required for all uses, other than single family and two family residential and uses accessory thereto (landscape and architectural plans required) 	<ul style="list-style-type: none"> Site Plan Review (landscape standards; preservation and protection of scenic, historic, and archeological landmark sites standards) zo
<i>Historic Preservation</i>		<ul style="list-style-type: none"> Maintenance Standards and procedures for identifying endangered buildings (Building Code) 	<ul style="list-style-type: none"> See Site Design and Overlay Districts above 	<ul style="list-style-type: none"> See Site Design and Site Plan Review above
<i>Landscaping Standards</i>				<ul style="list-style-type: none"> Design and Public Improvement Standards (a landscape plan is required)
<i>Street Design</i>	<ul style="list-style-type: none"> Shared Common Drives--encouraged 	<ul style="list-style-type: none"> Shared Common Drives (encouraged for minor 2 lot subdivisions) 		

APPENDIX A

List of Plans, Ordinances, and Land Development Regulations

Town	Comprehensive Plan	Zoning Ordinance	Subdivision Regulations
Charlestown	January 1992	With amendments to 1998	October 18, 1995
Coventry	June 2000	With amendments through June 26, 2000	December 13, 1995
Exeter	July 1994	With amendments through August 3, 2000	December 12, 1995
Hopkinton	September 1992	December 19, 1994	November 29, 1995
Richmond	December 1991	With amendments through February 1998	February 15, 2000
South Kingstown	July 1992	With amendments through May 10, 1999	November 9, 1999
West Greenwich	December 1995	With amendments through July 1998	November 6, 2000
Westerly	January 1992	October 16, 1998	September 11, 1997

APPENDIX B

Municipal Planners

Town	Planner Interviewed
Charlestown	Nancy Hess
Coventry	Brent Narkawicz
Exeter	George Caldow
Hopkinton	Katherine Maxwell
Richmond	Joseph Lombardo
South Kingstown	Anthony Lachowicz
West Greenwich	John Pagliarini, Jr.
Westerly	Joseph Lombardo