

**NARRAGANSETT TOWN COUNCIL
PUBLIC HEARING MEETING
AGENDA**

August 9, 2016

6:30 p.m.

Narragansett Town Hall
25 Fifth Avenue
Narragansett, RI 02882
(401) 789-1044

Posted 8-5-16

**NARRAGANSETT
TOWN COUNCIL**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

PUBLIC HEARING/DECISION

A [PUBLIC HEARING](#) on the draft Comprehensive Plan.

ADJOURNMENT:

Note: Documentation (if any) for items listed on this Agenda is available for public inspection, a minimum of 24 hours prior to the meeting, at any time during regular business hours at Town Clerk's Office, 25 Fifth Avenue, Narragansett, RI 02882. Interpreters for the hearing impaired can be made available at any meeting provided a request is received a minimum of three (3) business days prior to said meeting.

President

Matthew M. Mannix

President Pro Tem

Susan Cicilline-Buonanno

Members

Raymond A. Ranaldi

Patrick W. Murray

Christopher Wilkens

Town Manager

James M. Manni

Town Clerk

Anne M. Irons, CMC

Town Solicitor

Dawson T. Hodgson, Esq.

**TOWN OF NARRAGANSETT TOWN COUNCIL
NOTICE OF PUBLIC HEARING
AMENDMENTS TO THE NARRAGANSETT COMPREHENSIVE PLAN**

Public Notice is hereby given that the Town Council of the Town of Narragansett will be reopening a Public Hearing at 6:30 p.m. on Tuesday, August 9, 2016, in the Town Council Chamber, Town Hall, 25 Fifth Avenue, Narragansett, RI 02882, on the proposed updated Comprehensive Plan in accordance with RI General Laws Chapter 45-22.2 Rhode Island Comprehensive Planning and Land Use Regulation.

The purpose of this hearing is to review and consider text and mapping of a completely rewritten and updated Narragansett Comprehensive Plan. The draft Comprehensive Plan is made up of three (3) documents: The Baseline Report, The Roadmap and The Action Plan. These documents have been the subject of 20+ public meetings held over the past 3 years.

The Baseline Report provides a status report of the Town as it is today. It incorporates an analysis of population trends, the current uses of land and buildout potential. It also addresses business trends, town facilities, energy consumption, natural hazards, the transportation system, housing inventory, recreational facilities, open space, historical resources and natural features.

The Roadmap is the main policy document that looks forward to the future. This plan projects policies in the following chapters:

1. Chapter 1 "Introduction" – provides the vision, the guiding principles and the public input that form the basis of the Plan.
2. Chapter 2 "Land Use" – addresses the Town Center, sustainable planning, special planning districts, and future land uses which are described and shown on a map.
3. Chapter 3 "Economic Development" – addresses the seasonal economy of Town, the Narragansett "Brand", economic centers, the local tax base and how the local economy interacts with housing, agriculture, and climate change.
4. Chapter 4 "Community Services & Facilities" – addresses publicly owned buildings and services such as wastewater treatment, stormwater management and energy consumption.
5. Chapter 5 "Natural Hazards" – provides policies for protecting public infrastructure and private property from major storms, heat, drought, erosion and other natural phenomena.
6. Chapter 6 "Transportation/ Circulation" – addresses policies to manage traffic congestion, roadway maintenance, public transportation, pedestrian and bicycle accommodations.
7. Chapter 7 "Housing and Neighborhoods" – addresses the town's seasonal housing, neighborhood character and design, affordability and Low/Moderate Income Housing.
8. Chapter 8 "Historic, Cultural & Scenic Resources" – describes policies for the local historic districts, integrating and connecting resources, management and threats to scenic resources.
9. Chapter 9 "Natural Resources" – addresses approaches to protecting and enhancing environmental quality, relationship to local economy and opportunities for partnerships.
10. Chapter 10 "Recreation and Open Space" – addresses the changing demographics of town, increasing and managing our resources, linking recreation with the economy and building partnerships.

The Action Plan is an implementation schedule of the goals and action items presented in the Roadmap document. The schedule identifies the anticipated timeframe for completing each action and responsible parties to play a leadership role in bringing the goal to fruition. Timeframes are separated by short term (0-3 years), medium term

(3-10 years) and long term (10+ years) and also notes several actions that are intended to be continuous noted as "ongoing". This schedule is organized by topic area as reflected in the ten functional chapters of the Roadmap document.

Materials are available for public review and copy at the Town Clerk's Office from 8:30 a.m. to 4:30 p.m. beginning, July 27, 2016 through August 9, 2016 and on the Town's website at www.narragansettri.gov.

The proposed ordinance may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment from its original form shall be presented for comment in the course of the public hearing.

Individuals requesting interpreter services for the hearing impaired must call 782-0603 seventy-two (72) hours in advance of the meeting date.

By Order of the Town Council
Anne M. Irons, CMC • Town Clerk



TOWN OF NARRAGANSETT
DEPARTMENT OF COMMUNITY DEVELOPMENT
25 FIFTH AVENUE ~ NARRAGANSETT, RI 02882

COMPREHENSIVE PLAN

Date: July 29, 2016

To: Town Council Members, Town Manager, Town Solicitor

From: Michael DeLuca, Planning Director

RE: Comprehensive Plan - Public Hearing Continued

Attached for your review are four documents related to the continued public hearing to be held on the Comprehensive Plan on August 9, 2016.

1. List of issues raised since closure of the Planning Board's hearing on the Comprehensive Plan. I have added brief staff comments to each.
2. Map of Plat H, Lot 37 on Rodman Street that is a clear mismatch between zoning and land use but was missed during earlier study.
3. Map of Boon Street area showing parcels suggested by the Planning Board for mixed-use designation. Provided at the request of Councilman Murray.
4. A list of definitions of "Mixed-use" from various sources.

Additionally, I have included the list of Key Issues raised in earlier Council workshops that were already addressed in Draft 3 (the current copy) for your reference.

Please take a look at these documents to bring yourself up to date on the final draft of the Plan and feel free to contact me with any questions you may have. Thanks.

ISSUES RAISED SINCE CLOSURE OF PLANNING BOARD HEARING AND DECISION TO APPROVE THE PLAN ON FEBRUARY 25, 2016.

Land Use: Requested map changes (p. 27) The following changes are in addition to those provided in the previous Key Issues list.

1. **Plat H/ Lot 37:** Residential property that has been zoned “Public” since 1998. It is asserted by the owner that this land was mistakenly added to the list of lots on which the Middle School resides. Staff research indicates the parcel was zoned residential from the 1930’s to the late 1990’s. Staff agrees this is a mistake and could be designated “Residential – Moderate Low to Low Density” and targeted for return to R-40 residential zoning. See attached map.
2. **Plat D / Lots 157, 158, 159, 159-A, 160, 161, 162-A, 163, 164,164-1, 174, 175, 181, 182, 182-A, 183, 184-A, 221, 221-B :** Boon Street lots located in the reduced 2-block area targeted for mixed-use and fronting on Boon Street. These lots are currently zoned BB – Business and were supported by Planning Board prior to Feb 25, decision for re-designation “Commercial” to “Mixed –Use”. Included here for purposes of noting that several lots in the Special District have been omitted from mixed-use designation as can be seen on the attached map.

Community Services & Facilities The following comments were received from Jeff Ceasrine.

3. **Page 47 Section D, Public Safety** – the bond referendum passed in 2014, and the renovations are underway and about 50% complete. Update text.
4. **Page 54 Section K, Municipal Energy Consumption** – the Lighting upgrades at the Community Center have been completed, and we did boiler conversions there as well in 2015. We have a pending solar energy power generation project with South Kingstown and URI at the 2 former Superfund sites (Rose Hill and Plains Road), and a pending street light acquisition \ LED conversion project with National Grid. Engineering Dept. can provide a complete synopsis. These also tie into the Goals and Polices on Page 60. Update text.
5. **Page 55 Policy CSF 3.2 (c)** – School bus maintenance has migrated to DPW facility on Westmoreland Street as of January 1, 2016. Update text.

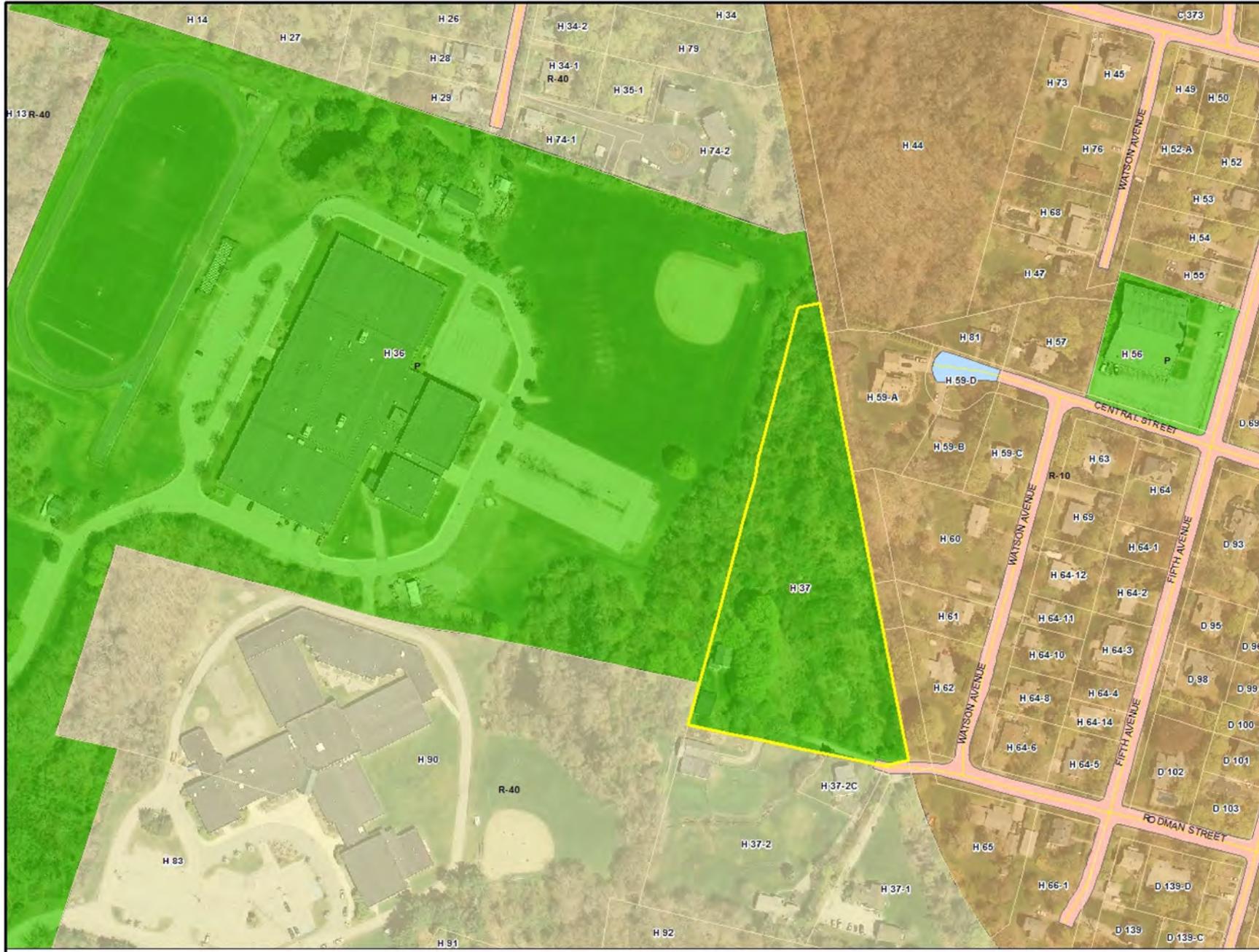
Natural Hazards – The following comments were received from Jeff Ceasrine.

6. **Page 62 C 3 – Wastewater** – Scarborough WWTF Flood Proofing Project – design and permitting complete; was advertised for construction May 2016. Bid awarded. To be and constructed 2016-17. Update Text
7. **Page 65 third bullet and NH 1.2 (c)** on the same page. Note that Town has incorporated a 2 foot in 50 year sea level rise component in the design, per CRMC review process. Update text.

Action Plan The following proposed actions were critiqued by one member of the public and suggested for revised wording and/or prioritization:

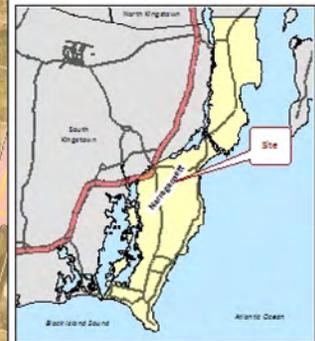
- **Policy LU 2.2 a** - Revise priority from mid-term to short-term. Staff does not object.
- **Policy LU 2.5 g** - Revise priority from mid-term to short-term. Staff does not object.
- **Policy LU 2.6 a** - Revise from long-term to short-term. Staff finds this to be difficult to complete in the short term although some elements may be possible.
- **Policy ED 2.1 d** - Revise priority from long-term to short-term. Staff does not object but anticipates this may be a task that becomes an ongoing activity.
- **Policy H 1.1** - Revise and strengthen wording to *“Ensure that there is timely response to concerns for issues related to student renters and an effort to develop resolutions”*. Staff is not opposed to strengthening language but suggests this proposal be refined with input from Planning Board and consultant.
- **Policy H 1.2 b** - Revise priority form mid-term to short-term. Staff does not object.
- **Policy H 1.4 a** - Revise priority from short-term to ongoing. Staff does not object.

**TOWN OF
NARRAGANSETT**
Rhode Island
Plat H/ Lot 37



1 inch = 150 feet

The Town of Narragansett has produced these maps for informational and representative purposes only and makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.



Definitions of Mixed- use from a variety of Communities.

■ **mixed-use**

A mixture of land uses within a single development, building or tract. (RI General Laws)

A project which integrates a variety of land uses including residential, office, commercial, service, and employment and can result in measurable reductions in traffic impacts. (San Juan Capistrano, Calif.)

A proposed development that includes primary non-residential and primary residential uses on the same development site. (Concord, N.C.)

A tract of land or building or structure developed for two or more different uses such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment. (Schaumburg, Ill.)

■ **mixed-use structure**

A building containing residential in addition to non-residential uses permitted in the zone. (*Hot Springs, Ark.*)

A building which contains dwellings located above the ground floor of an institutional, civic, office, commercial, or retail use. Mixed-use buildings are a common feature of traditional town centers where shop owners lived above ground-floor businesses, and are sometimes referred to as “live-work units.” Where a mixed-use dwelling is permitted by this ordinance within a particular district, the ground-floor retail uses are also permitted. (*Concord, N.C.*)

A building or groups of buildings under one ownership designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, recreational, light industrial, and other miscellaneous uses. (*Beaverton, Ore.*)

A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. (*Jefferson County, Colo.*)

KEY ISSUES RAISED & DISCUSSED SINCE PLANNING BOARD / TOWN COUNCIL WORKSHOPS IN 2015.

(Page references are from the “track-change version of Draft 3 dated February 16, 2016)

- The following topics address major areas where text and/or mapping was amended from Draft 2B to Draft 3 of the Comprehensive Plan. Several minor revisions that clarify intent or expand a concept were also added to the Plan but not described here.

Land Use:

p. 22 – Pier Area Special District – Noted opportunity to manage on-street parking with special permits or timed regulations.
(from Town Council workshop)

p. 22 – Pier Area Special District – Eliminated reference to mixed –use designation for Pier Village or Narragansett Avenue.
(from Town Council workshops and PB Hearing)

p.24 – Ted Wright Rotary / Caswell Corner – Added text noting need for upgrading Walt’s Way Industrial Area and improved design standards.
(from Town Council workshops & deliberation by Planning Board)

p. 31 – Updated table of parcels requiring zone change to reflect removal of 3 out of 4 areas targeted for mixed use designation. (from deliberation by Planning Board)

p. 27 - LU Map – Eliminated sites in Bonnet Shores, Pier Village and on Point Judith Road from mixed use designation. Reduced but retained a 2-block area of Boon Street. Limited mixed use designation to 18 lots with frontage on Boon Street currently zoned “BB – Business”. (from deliberation by Planning Board)

Also, resolved outstanding questions related to 15 specific sites – 4 recommended for change; 11 recommended for no change.

(from numerous individual property owners, Planning Dept staff & Planning Board)

Economic Development:

p. 38 – Added text emphasizing importance of Town Beach to local economy
(suggested by Beach Sustainability Committee)

p. 40 – Added a bullet to emphasize the focus on growth of small & mid-sized business.
(from PB deliberations)

p. 43 – Added policy ED 1.3 c – to emphasize types of business to solicit & support.
(from Town Council Workshop & PB deliberations)

Community Services & Facilities:

p. 56 – Added policy CSF 4.1 b – to seek solutions addressing the integration of student housing with the Town & ensure sufficient law enforcement services are available for all.
(from numerous commenters during PB deliberations)

P 57 – Expanded Policies CSF 5. 2 & CSF 5.3 to address the need for new Library facility to meet increasing demand and ADA requirements.
(from Library Board)

Natural Hazards:

p. 62 – Added text for protecting natural resources and cross-reference to Hazard Mitigation plan. (from Planning Director)

Transportation & Circulation:

p. 70 – Added paragraphs on local transit opportunities including potential for use of school buses for seasonal programs and need for expanded service for seniors.
(from Planning Board and public comment)

P 72 – Added reference to pedestrian and bicycle improvements along Boston Neck Road, Narragansett Avenue and Point Judith Road at Ocean Road intersection.
(from Town Council workshops & public comment)

Housing and Neighborhoods:

p. 75 – Added a context-setting opening paragraph. (from Planning Director)

p. 76 – Revised text of “Neighborhood Character and Design” section to strengthen regulatory standards and clarify the potential use of new tools to ensure appropriate scale of development. (from Planning Board)

Natural Resources:

- P. 99 – Added paragraph acknowledging private and non-profit organizations that may assist the Town in studying and advocating for protection of major waterbodies.
(from NRPA)

- p. 101 – Added text to include reference to recent studies of storm impacts on the Town Beach
(from Beach Sustainability Committee)

- p. 103 – Added reference to NRPA, Salt Ponds Coalition and URI Watershed Watch as potential partners in water quality monitoring and achieving protection of Town water resources.
(from NRPA)

- p. 103 – Added four policies for ensuring the protection Town natural resources including beach profile, analysis of sea level rise, maintenance of the Seawall and pursuit of dredging options for the Narrow River mouth.
(from NRPA, Beach Sustainability Committee)

Recreation and Open Space:

- p. 107 – Added text encouraging recreational facilities be required in sizable new developments by the owner. (from Planning Board)

- p. 108 – Added text noting need for safety measures at rocky shoreline locations accessible to the public. (from Town Council)

- p. 108 – Added text strengthening the need for the Town to be involved in State decisions regarding use or disposal of State-owned recreational and open space assets.
(from Planning Board)

- p. 109 – Added text emphasizing the role of the Town Beach being central to the local economy
(from Beach Sustainability Committee)

- p. 110 – Added policy to work more closely with state and federal agencies to improve access to the Narrow River in the vicinity of the Sprague Bridge.
(from NRPA)

- p. 111 – Added policy to complete a master plan for the Middlebridge property.
(from Planning Board)