LAND USE

INTRODUCTION

The Land Use Element is central to the Comprehensive Plan because it directly affects and includes all other elements. It describes the Town's existing conditions, summarizes major findings of the build-out analysis and concludes with policies and actions. This element includes a residential build-out analysis, conducted to determine possible growth patterns based on current zoning and other guidelines developed for the allocation of land among the various zoning categories. The resulting land use plan takes into account demographics and regional conditions, and is accompanied by policies and recommended actions for implementation. This element also includes maps of current land uses, zoning districts and future land uses. Profile areas have been delineated in order to provide an overview of the diverse nature of the community, to address the particular characteristics of different parts of town, and to guide many of the policies and actions.

Warren's Land Use Patterns

Warren's current land use is a complex configuration of patterns with a wide variety of uses within constricted areas. These patterns are illustrated in Figure 1 Existing Land Use / Land Cover 2003. Many spot zones are present, the result of incremental decisions rendered over time in response to small-scale actions. It is difficult to assess the extent to which piecemeal land use and zoning is a product of the physical configuration of the town and its historic evolution and how much is due to opportunistic development. The complexity of Warren's existing land use pattern generally precludes assignment of single uses to neatly defined areas. However, there are exceptions, and sectors that are nearly all residential should remain so, and areas now dominated by farms and large lot housing should be recognized as farm conservation areas. On the other hand, transitional areas with many disparate uses and a great deal of vacant land should be given focused land use objectives in order to develop a cohesive mixed land use policy.

Warren's diverse land use patterns, along with its relatively intact rural areas, create its special identity, but the town's relatively small size and proximity of uses present challenges. Parts of the town have radically changed in the past 15 to 20 years, nowhere more so than along the northern end of Market Street and Metacom Avenue, where once predominantly industrial uses have changed to commercial and mixed use. In some places, these changes have led to further encroachment into agriculture and open space. Achievable land use objectives must be defined that recognize and conserve open spaces and contribute to viable development.

Land use and development must be planned to accommodate and be resilient to the projected effects of climate change and natural hazards. Ongoing studies at the state level can be of assistance to the town as it addresses these issues in the future and as this field of planning becomes more defined.

Finally, while development patterns and roadways are well-defined, Warren must plan for a multi-modal future, emphasizing all viable forms of transport: walking, driving, cycling, and transit – and improving

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circulation and accessibility for all residents, as well as for visitors and patrons of local businesses. Coordinating land use with intermodal transportation plans will maximize these uses and contribute to a more vibrant and connected town.

Warren Residential Build-out Analysis[1]

A build-out analysis was conducted in order to project future residential development in Warren. The estimated potential number of dwelling units that could be built as-of-right was calculated based on existing zoning and using digital parcel data from the Warren Geographic Information System (GIS).

Summary of Findings

The build out analysis projected that an additional 1,415 single-family dwelling units could be developed as-of-right based on the land available for development and zoning. Under these build-out conditions, the total number of units would be 6,125 units. Based on the average household size of 2.4 persons, the town`s population would increase by 30% (or 3,396 persons) resulting in a total population of 14,700 persons.

• In the R40 zoning district there are 116 existing lots that have the potential for creating 480 additional lots and 536 additional units. These additional units would more than double (106% in-crease) the number of units in that zone. Of all projected new residential units in Warren it is estimated that 38% would be within R40.

• In the R20 zoning district there are five (5) existing lots that have the potential for an additional 68 units, or an increase of 46% of units in that zone. However, the overall effect is < 5% of total new units in Warren.

• In the R10 zoning district there are 253 existing lots that have the potential for an additional 607 units, or an increase of 28% units in that zone. Of all new residential units in Warren it is estimated that 43% would be within R10.

• In the R6 zoning district there are 71 existing lots have the potential for an additional 147 units, or an increase of 14% of units in that zone. Of all new residential units in Warren approximately 10% would be within R6.

• The other zoning districts (R15, R30, VB and W) are projected to create a total of 50 new lots or 57 additional units. Of all new residential units in Warren, a total of 3% would be within the R15, R30, VB, and W zones combined. These districts have little potential for new residential development under this scenario. New development in these districts will primarily result from redevelopment, zoning relief, and/or consolidation of lots (and are not subject to this analysis).

[1] Prepared by Mary F. Hutchinson, GISP Mapping and Planning Services, Inc., July 7, 2009

The assumptions that guided the build-out, as well as detailed tables, are located in Appendix A of this element. In addition, profile areas that are the basis of several policies and actions below are described in Appendix A.

FUTURE LAND USE VISION

The potentiality for a 30% increase in population as a result of the build out analysis, while theoretical, suggests that Warren's vulnerability to the negative impact of residential development (the cost of services) may put the Town on an economically and environmentally unsustainable path. This plan establishes a more cohesive vision for land uses and how those uses work together and serve the residents who live in Warren. This vision strives to create land uses which:

- ensures feasible service capacity and costs to the Town;
- are compatible in appearance and behavior and
- direct growth inward toward existing structures and infrastructure.

In addition to a cohesive vision for future land use, Warren also needs to recognize the importance of enforcement and guidance on land use issues. The need for and use of variances and special permits in the approval process should be limited.

Conservation Development

Down-zoning of developable parcels is a possible remedy (that is, increasing the required lot size for new residential developments, which in turn reduces the number of total units to be developed). Long term, however, this course of action may not offer the town the most valuable results. Many towns are opting for Conservation Development techniques which balance the profitability of development with the needs of the town to conserve ecological assets and constrain development.

Redevelopment

Several key areas and parcels of land have crucial reuse potential. These properties should be carefully marketed and planned for redevelopment that reflects Warren's character in changing times. Cutler Mill and the Handkerchief Factory demonstrate how adaptive reuse of existing buildings into space for small business and artisans can be profitable for owners and inject new industry and energy into flagging areas of town. The former Main Street School, the home of the non-profit "Hope and Main," will open as a culinary business incubator and may present additional spillover opportunities for underutilized properties. The most discussed property in recent decades, the former American Tourister complex, is now targeted for predominantly residential redevelopment with considerable commercial space by its new owner. Key properties with untapped potential include Parker Mill, the former Fatima High School, and the Warren Industrial Park, all of which are opportunities to redevelop and attract new business in key locations. These underutilized properties and the opportunities they represent are discussed in greater detail in the Economic Development Element.

Profile Areas

In previous comprehensive plans, Warren was divided into four planning areas for the purpose of assessing demographic and service needs. These areas did not, however, describe Warren's more complex natural and cultural land use patterns. The following profile areas help to define and understand the diversity of Warren and to better address the specific needs of different neighborhoods.

A. Market Street (Road-related uses: Town line to Kickemuit Road)

This profile area is a linear stretch that includes all of the road-related commercial, industrial, service, open space, and residential uses within approximately 200 feet of Market Street and those roads (mostly dead ends) which stem from it. The area's character is defined by the alternating pattern of housing, farms, roadside businesses, service uses, and vacant land.

B. Belcher Cove (Bike path around Belcher Cove to Town line)

This profile area includes all of the coastal land surrounding Belcher Cove and related undeveloped or marginally used lands. The area is very scenic as viewed from the water but is essentially hidden from view when looking towards the water. This area is most often viewed from a distance and the best views are from Barrington. The East Bay Bike Path has increased the public's awareness of this area. Three main issues must be addressed in future plans: the natural vulnerability of the edge, the possibility of adjacent development between the coast and Market Street, and the high conservation potential.

C. Upper Kickemuit Reservoir (Rural/agricultural lands)

This area contains a substantial portion of agricultural land, some of which is still actively farmed. Residential development extends back from Market Street and along parts of School House Road and adjacent roads. This area is centered on the Kickemuit River, a major scenic feature that complements the agricultural land. Preservation and enhancement of rural and scenic character is an objective of this area.

D. Town Village (Waterfront, Water Street and Upper Main Street, Warren River Bridge to Franklin Street, bike path and edge of Belcher Cove wetlands)

This profile area contains three critical components of the town: Main Street, the historic district on and around Water Street, and the waterfront. They have been combined into one area due to their proximity and linked histories. Main Street in Warren is an example of the classic American commercial and civic main street that saw the passing of its heyday several decades ago. In Warren, however, it still serves as the center of town life. Water Street and its adjoining blocks comprise an historic maritime core with an ongoing commercial life (antiques, crafts, restaurants, and water-related businesses) and a large stock of Early American and Victorian buildings. Although largely obscured by the American

Tourist complex and other buildings, especially at its northern end, the waterfront has retained its commercial life. The southern end of this area contains boat yards, boat building, the Warren Town Beach, Burr Hill Park, the sewage treatment plant and dead-end residential streets and rights-of-ways with varying degrees of accessibility. Overall, it is a complex area of three parallel linear sections: the waterfront, the historic district and Main Street.

E. Lower Main Street & West (Main Street to Warren River: Franklin Street to Bristol line)

This is a small neighborhood, exhibiting residential condominium land use pattern found along the adjacent shore in Bristol. These attached residential units are set apart from the rest of Warren by unified landscaping and well-built stone walls left by earlier settlement patterns. Together these help to define an exclusive atmosphere.

F. Metacom Avenue (Strip development, Kickemuit Road to Bristol line)

This linear area is engulfed by the franchise and related commercial activity of the Metacom strip that extends well into Bristol. Unlimited curb cuts, excessive signage, little or no landscaping and heavy traffic all set this area apart from abutting residential neighborhoods.

G. East of Metacom (Residential area east of Metacom Avenue)

This area consists of suburban, residential developments on a rough grid of streets that meander as they reach the slope descending to the Kickemuit River. The residences are predominantly post-World War II with older structures scattered throughout.

H. Touisset (Touisset Neck south of Child Street area developments)

This is the largest and least densely developed area. It is mainly composed of farms and nurseries with scattered, recently built, individual "suburban" houses and two enclaves of former summer houses, most of which are now used year-round. Touisset is the largest unsewered part of town and has the greatest natural constraints to development. The central issue here is the balance between the rural and agricultural landscape and development pressure. There is strong interest in preserving active agriculture, but land planning techniques need to be established to ensure that residential development does not relentlessly establish a new suburban pattern.

LAND USE
GOALS, POLICIES AND ACTIONS

Goal: Manage land use to support the goals and policies of all elements of the Comprehensive Plan in the best interests of town character, environmental sustainability, and the health, welfare and quality of life of Warren residents.

Policy 1: Preserve town character that is exemplified by longstanding settlement patterns, historic buildings, and natural assets including extensive wetlands and rivers, farmland, and other open space, while allowing for appropriate development. Implement zoning and other regulations that emphasize the look and feel of the built environment rather than use and dimensions alone.

1.1 Expand and redefine design review through area-specific, form-based zoning and design guidelines (or a hybrid of the two) in prioritized phases for development and redevelopment along the Town's major corridors: Main Street, Water Street, Child Street, Market Street, and Metacom Avenue. Allow 18 months from adoption of this comprehensive plan for the start of implementation and allow regulations to evolve over time with periodic review.

- Lead: Department of Planning and Community Development, Planning Board and Town Council with the assistance of an architect/urban designer
- Resources: Statewide Planning (Challenge Grant)

1.2 Investigate and consider enacting mandatory historic district zoning in existing historic districts.

- Lead: Planning and Community Development, Planning Board and Town Council
- Resources: Voluntary Historic District Board, Economic Development Board

1.3 Preserve scenic view corridors, archaeological sites, stone walls and significant natural features through easements, dedication of land or fees in lieu of land. Consider specific protection of historic stone walls through subdivision and land development regulations and zoning ordinances.

- Lead: Department of Planning and Community Development
- Resources: Conservation Commission, Warren Land Trust, Planning Board and Town Council,

1.4 Provide incentives to maintain active farms through purchase of development rights, tax incentives and other techniques.

- Lead: Department of Planning and Community Development, Town Council
- Resources: Town Council, Conservation Commission

1.5 Pursue open space acquisition wherever available and subject to funding.

- Lead: Department of Planning and Community Development
- Resources: Town Council, Conservation Commission

1.6 Promote and accelerate adaptive reuse of industrial buildings by amending the Zoning Ordinance to allow a wider range of uses by right that are compatible with surrounding neighborhoods, circulation patterns, available service, land use patterns, and scale.

- Lead: Department of Planning and Community Development, Zoning Officer, Planning Board and Town Council
- Resources: Property owners

1.7 Develop and pursue enactment of conservation subdivision regulations to minimize the environmental and aesthetic impacts of residential development and conserve ecologically important land.

- Lead: Department of Planning and Community Development, Conservation Commission
- Resources: Planning Board and Town Council

1.8 Develop and maintain a list of specifically undesired uses, to effectively allow a wider range of uses and facilitate greater flexibility and creativity in the reuse of mill buildings and other large structures. Consider a pre-approved list of allowable uses subject to performance standards and space requirements.

- Lead: Department of Planning and Community Development, Planning Board, Town Council
- Resources: Mill owners

Policy 2: Preserve the scale of the Town as characterized by the size and massing of its buildings, pattern of contained developed areas separated by relatively open spaces, centralized village with its mix of commercial and municipal uses, and historic district.

2.1 Maintain zoning densities to ensure the current scale of the Town.

- Lead: Planning Board and Town Council
- Resources: Department of Planning and Community Development

2.2 Designate the Metacom Avenue, Child Street, Market Street, Main Street and Water Street as a growth center as defined by Statewide Planning Land Use 2025

- Lead: Planning and Community Development
- Resources: Economic Development Board, Planning Board, Statewide Planning

Policy 3: Ensure the compatibility of contiguous land uses without sacrificing the diverse pattern of uses in the Town.

3.1 Strengthen enforcement of existing codes governing maintenance of buildings and landholdings; examine codes for possible deficiencies and remedy them; encourage lot and neighborhood beautification.

- Lead: Town Council, Building Official
- Resources: Town Manager

3.2 Amend the Zoning Ordinance and Subdivision Development Regulations to reflect this Comprehensive Plan; incorporate mechanisms for special planning districts and conservation development, and implement watershed protection and buffering requirements. Continue to review and amend town land use regulations as deemed necessary.

- Lead: Planning Board, Town Council
- Resources: Conservation Commission, Harbor Commission

3.3 Tighten the process of land use review and development permitting by instituting higher and more comprehensive standards and restricting special use permits, variances and zone changes. Zone changes, particularly those requesting a more intense use of the land than planned for in the comprehensive plan, must be shown to be unquestionably in conformance with the principles of this plan.

- Lead: Planning Board, Town Council
- Resources: Department of Planning and Community Development

3.4 Require training for town boards such as the Planning Board and Zoning Board using the resources of agencies like Grow Smart Rhode Island and the Rhode Island Statewide Planning Program.

- Lead: Town Council
- Resources, Planning Board,, Zoning Board

3.5 Identify funding sources to maintain a professional point person at Town Hall to guide prospective businesses and developers through the permitting process.

- Lead: Town Council, Town Manager
- Resources: Economic Development Board

1.3.6 Reinstate a Town Appropriations Committee to determine the correct funding for professionals, staffing and resources necessary to accomplish the above policies and actions.

- Lead: Town Council, Voters
- Resources: Planning Board, Town Manager, Town Treasurer

Policy 4: Protect and improve the recreational and natural value of Warren's rivers and watersheds.

4.1 Direct development in the areas surrounding the Kickemuit River/Reservoir and its tributaries to implement Best Management Practices; restrict any land use that may cause degradation of its high water quality.

- Lead: Conservation Commission, Planning Board, Town Council
- Resources: Planning and Community Development Department

4.2 Develop buffer guidelines for Warren's rivers and streams.

- Lead: Conservation Commission, Harbor Commission, Town Council, Planning Board
- Resources: Planning and Community Development Department
- 4.3 4.4 Expand and enforce littering laws and educate and direct the public through signage and other means to not litter or dump, emphasizing in particular the protection and maintenance of watershed, shoreline and conservation areas. Lead: Conservation Commission, Town Council, Police Department
- Resources: Planning and Community Development, Zoning Enforcement Officer

4.5 Maintain future protection of currently protected Bristol County Water Authority (BCWA) watershed areas by examining the list of properties and levels of protection and considering future conservation measures in the event that the BCWA abandons local water supplies and associated conservation easements and other protection measures.

- Lead: BCWA, Conservation Commission, Town Council, Planning Board
- Resources: Warren Land Trust, USDA NRCS Watershed Program, EPA, RI Department of Environmental Management

Policy 5: Increase and extend public access to and views of the water and harbor.

5.1. Establish walking trails and work to provide viewsheds along all of Warren's waterfronts by acquiring key water view and public access parcels. Identify and provide funding and or grant writing assistance to accomplish this action.

- Lead: Department of Planning and Community Development, Conservation Commission, Town Council,
- Resources: Planning Board, Harbor Commission

5.2 Amend the subdivision development review regulations to require consideration of scenic views to and across the water and of the Town's skyline as seen from the water, as applicable.

Policy 6: Create more specific standards for private maintenance of land holdings, including lawn maintenance and removal of trash, dormant automobiles and other potential eyesores and enforcement mechanisms.

6.1 Aggressively enforce anti-dumping and all building codes and zoning ordinances.

- Lead: Building and Zoning Official, Police Department
- Resources: Town Manager, Town Council

6.2 Inventory nuisance properties and aggressively enforce regulations and codes governing property upkeep, maintenance and neglect.

- Lead: Town Council, , Building Official, Police Department
- Resources: Economic Development Board

Policy 7: Provide guidelines and incentives (such as more flexible use allowances) to facilitate revitalization of commercial and industrial centers and improve town image.

7.1 Work to eliminate billboards on a town-wide basis.

- Lead: Town Council, Planning Board
- Resources: Economic Development Board, Solicitor's Office

7.2 Establish site plan review procedures with specific landscape, design and performance standards for construction and upgrading of commercial and industrial sites.

- Lead: Town Council, Planning Board

Policy 8: Establish and update procedures that will ensure a diverse mix of housing for all economic levels in accordance with affordable housing goals established in the Housing Element.

8.1 Encourage reuse of older buildings through conversion of suitable structures to multi-unit housing; such units should meet applicable codes and be serviced by necessary utilities. Investigate off-site parking for downtown units. If it is reinstituted, encourage use of the Rhode Island Historic Tax Credit in restoration projects.

- Lead: Town Council, Planning Board
- Resources:

8.2 Establish clear criteria for determining allowable residential densities based on the availability and affordability of utilities, emergency vehicle access, the prevailing development pattern of each area, and the environmental carrying capacity of the land, based on soil and ground-water conditions, flood hazard, impact on surface waters, depth to bedrock, etc.

- Lead: Town Council, Planning Board with consultant
- Resources: Department of Planning and Community Development, Conservation Commission, Economic Development Board

Policy 9: Improve the recreational and industrial uses of the waterfront while protecting and enhancing the image of the harbor.

9.1 Provide incentives to expand and introduce working waterfront businesses such as fish processing and other sustainable industries. See Also Economic Development Element.

- Lead: Town Council
- Resources: Planning Board, Economic Development Board, RI Food Policy Council

9.2 Maintain the deep water wharves of Warren's waterfront.

- Lead: Town Council, Harbor Commission
- Resources: Coastal Resources Management Council, Harbor Master

POLICIES FOR PROFILE AREAS
A. Market Street (Road-related uses: Town line to Kickemuit Road)

Policy 10: Clarify the distinction between commercial, service/industrial and residential land uses, and improve road edge conditions along Market Street.

10.1 Reestablish zoning boundaries, limit strip commercial uses and require sufficient setbacks and buffers between conflicting uses.

- Lead: Town Council, Planning Board
- Resources: Economic Development Board

10.2 Monitor development along the northern edge of town. This district should retain open space while allowing development that meets specific standards, such as for setbacks and vegetative buffers. The historic integrity of structures and landscapes such as the Levi Haile House and associated buildings should be preserved when incorporated into

any development plans. In addition, development should be well sited and provide access to the nearby coastline.

- Lead: Planning Board, Planning and Community Development
- Resources: Conservation Commission

Policy 11: Establish and maintain a distinctive and attractive "gateway" into Warren from the north along Market Street.

11.1 Brainstorm and solicit design and location concepts and encourage pavement reduction and planting for a gateway into town.

- Lead: Town Council, Planning Board
- Resources: Economic Development Board, Planning and Community Development

B. Belcher Cove (Bike path around Belcher Cove to town line)

Policy 12: Protect the fragile water's edge and wetlands at Belcher Cove and provide visual access to the water.

12.1 Strategize salt marsh migration anticipated in the next 20 years and create mitigation plans

- Lead: Planning and Community Development, Department of Public Works
- Resources: Town Council, Planning Board, Conservation Commission

C. Upper Kickemuit Reservoir (Rural/agricultural lands)

Policy 13: Support and protect the Kickemuit Reservoir, which defines residential areas while retaining the open character of existing farms and fields.

13.1 Develop performance standards to maintain the environmental, agricultural and visual integrity of this area

- Lead: Planning and Community Development, Town Council, Planning Board
- Resources: RI Department of Environmental Management, Statewide Planning

13.2 Require substantial buffers between active land uses and monitored vulnerable watershed lands.

- Lead: Planning Board, Town Council, Conservation Commission, Bristol County Water Authority
- Resources: Planning and Community Development, RI Department of Environmental Management

13.3 Maintain the watershed and aquifer protection overlay districts.

- Lead: Conservation Commission, Planning Board, Town Council
- Resources: Zoning Board, Bristol County Water Authority, Save the Bay, Nature Conservancy, Kickemuit River Council

13.4 Preserve and protect the Kickemuit River as an SA (salt water Class A) water body suitable for shellfishing and water contact sports.

- Lead: Town Council, Planning Board, Conservation Commission, Harbor Commission
- Resources: Kickemuit River Council, RI Department of Environmental Management

13.5 Amend the Zoning Ordinance to prohibit any land use that would cause degradation of the high water quality of the Kickemuit River.

- Lead: Town Council, Planning Board
- Resources: Planning and Community Development, Statewide Planning, Environmental Protection Agency

D. Town Village (Waterfront, Water Street and Upper Main Street, Warren River Bridge to Franklin Street, bike path and edge of Belcher Cove wetlands)

Policy 14: Continue the revitalization of Main Street, emphasizing its small town, historic character.

14.1 Strengthen the association and ownership of Main Street business owners.

- Lead: Economic Development Board
- Resources: Town Council, Planning Board, Discover Warren

14.2 Devise a Main Street strategy that includes renewal of existing buildings, conversion of upper floors to residential use, overall street management, and concentration of commercial land uses.

- Lead: Planning and Community Development
- Resources: Town Council, Planning Board, Economic Development Board

14.3 Extend decorative lighting to Water Street.

- Lead: Planning and Community Development
- Resources: Community Development Block Grants, RI Department of Transportation, Town Council, Planning Board, Economic Development Board

Policy 15: Rededicate and expand a preservation planning process for this mixed-land use historic area.

15.1 Explore the establishment of a mandatory historic zoning district.

- Lead: Town Council, Planning Board, Historic District Commission
- Resources: Planning and Community Development, RI Historic Preservation and Heritage Commission

15.2 Submit an application to expand the National Register District to enable potential use of federal tax credits in historic restoration and rehabilitation.

- Lead: Town Council, Planning Board
- Resources: RI Historic Preservation and Heritage Commission, Voluntary Historic Preservation Commission, Department of Planning and Community Development

E. Lower Main Street & West (Main Street to Warren River: Franklin Street to Bristol line)

Policy 16: Retain existing residential areas.

16.1 Revise regulations so that development retains trees, vegetation and stone walls along street edges wherever feasible. Retain existing trees and plant new street trees wherever feasible.

- Lead: Planning Board, Town Council, Tree Commission, Conservation Commission
- Resources: Planning and Community Development, Zoning Officer

16.2 Retain, provide and maintain CRMC rights of way to the water.

- Lead: Conservation Commission, Planning Board and Town Council
- Resources: Coastal Resources Management Council (CRMC)

F. Metacom Avenue (Strip development, Kickemuit Road to Bristol line)

Policy 17: Encourage investment in and overall management of commercial areas, determining limits with respect to adjacent residential neighborhoods.

17.1 Implement Site and Building Design Concepts, Design Guidelines and proposed Zoning Amendments delineated in the Metacom Avenue Corridor Plan (2012).

- Lead: Planning Board, Town Council
- Resources: Planning and Community Development, Zoning Officer

17.2 Protect residential neighborhoods adjacent to Metacom Avenue by limiting the encroachment of businesses as detailed in the Metacom Avenue Corridor Plan.

- Lead: Planning Board, Town Council
- Resources: Planning and Community Development

G. East of Metacom (Residential area east of Metacom Avenue)

Policy 18: Protect the character of the neighborhood east of Metacom Avenue while providing increased views of and access to the water.

18.1 Maintain existing access and establish new ROWs to the water

- Lead: Town Council
- Resources: Conservation Commission, Planning Board, Harbor Commission, Department of Planning and Community Development

18.2 Require adequate buffers between development and the water to maintain visual access and water quality, such as through easements, land dedication, rights-of-way and other mechanisms. Include bonus provisions and payments in lieu of land dedication.

- Lead: Conservation Commission, Town Council, Planning Board, Harbor Commission
- Resources: Planning and Community Development, RI Department of Environmental Management

H. Touisset (Touisset Neck south of Child Street area developments)

Policy 19: Develop regulations that will retain farmland and limit residential construction in accordance with cultural and natural values associated with Touisset.

19.1 Establish a Farmland/Agriculture Conservation Overlay District in Touisset.

- Lead: Town Council, Planning Board
- Resources: Planning and Community Development

19.2 Prioritize the purchase of development rights and provide incentives for the preservation of farmland and active farming.

- Lead: Town Council, Resources: Planning and Community Development, US Department of Agriculture, RI Department of Environmental Management, Agricultural Land Preservation Commission

Policy 20: Protect wetland and coastal features and retain and define buffers for older water's edge enclaves: Touisset Highlands and Coggeshall.

20.1 Ensure adequate public access to water bodies.

- Lead: Planning Board, Conservation Commission
- Resources: Town Council

20.2 Ensure that development is directed in such a manner as to protect the use of the Kickemuit River for shellfishing and recreational activities.

- Lead: Town Council, Planning Board
- Resources: Kickemuit River Council, RI Department of Environmental Management, Harbor Commission, Conservation Commission

PLANNING FOR CLIMATE CHANGE

Policy 21: Plan for climate change and the effects of rising sea level on vulnerable properties, shorelines, conservation areas, and public safety and welfare.

21.1 Inventory and assess depleted and migrating wetlands and other natural buffers to protect potentially vulnerable property from flooding, storm surge and other effects of storm events.

- Lead: Planning and Community Development, Engineering Consultants
- Resources: Town Council, Planning Board, Conservation Commission, Save the Bay, Coastal Resources Management Council, USDA, EPA

21.2 Assess the effectiveness and plan for the improvement of evacuation routes.

- Lead: Emergency Management Director, Police Department, RI Emergency Management Agency
- Resources: Town Council

21.3 Adapt and design roadways and drainage systems to be resilient to sea level rise and changing natural drainage systems.

- Lead: Town Engineering Consultants, Public Works Department, Planning and Community Development, RI Department of Environmental Management, Coastal Resources Management Council
- Resources: Town Council, Planning Board, Conservation Commission, Harbor Commission

21.4 Develop effective ways to encourage and incentivize on-site stormwater infiltration.

- Lead: Building Inspector, Planning and Community Development

- Resources: RI Department of Environmental Management, Clean Water Finance Agency, Town Council, Planning Board

21.5 Prioritize public infrastructure efforts in flood-prone areas, emphasizing green infrastructure and the elimination of impervious surface wherever possible.

- Lead: Public Works Department, Planning and Community Development
- Resources: RI Department of Environmental Management, Clean Water Finance Agency, Town Council, Planning Board, Conservation Commission, Harbor Commission

21.6 Educate and provide incentives for property owners to implement green stormwater management measures including de-paving, on-site redirection of downspouts, and installation of rain barrels.

- Lead: Floodplain Coordinator, Building Inspector, Planning and Community Development Department
- Resources: RI Emergency Management Agency, Federal Emergency Management Agency, RI Department of Environmental Management, Environmental Protection Agency, Town Council, Planning Board, Conservation Commission

21.7 Stay abreast of flood map and insurance rate changes and requirements of the National Flood Insurance Program (NFIP) and consider applying for the Community Rating System (CRS).

- Lead: Floodplain Coordinator, Building Inspector, Planning and Community Development
- Resources: RI Emergency Management Agency, Federal Emergency Management Agency , Town Council, Planning Board