

For September 21, 2009 meeting

To: Planning Board  
Mark Boyer, Chair

From: Jennifer Paquet  
Town Planner

**Re: Conservation Development – Zoning Ordinance amendment**

Since the last meeting, I have incorporated suggested changes into the proposed amendments to the Zoning Ordinance for Conservation Design Development. These changes are underlined for quick identification. This document enables the Town to have Conservation Design Developments and sets up the basic parameters within the realm of what the Zoning Ordinance governs—uses, lot dimensions, and setbacks. I have also re-located the regulations governing open space lot ownership and restrictions to the Zoning Ordinance because these provisions are explicitly granted in the Zoning Enabling legislation, RIGL 45-24-47 (D), but these are also cross-referenced into the proposed amendments to the Land Development and Subdivision Regulations. My previous drafts only had these provisions in the subdivision regulations.

The Land Development and Subdivision Regulation part governs the design process, the review process, and the infrastructure requirements.

If you are ready to move forward on the Zoning Ordinance amendments, I offer the following motion for your consideration:

**Motion** to recommend to the Town Council the adoption of the proposed amendments to the Zoning Ordinance to enable the creation of Conservation Design Developments within the Town of West Greenwich, based on the following findings of fact:

1. The proposed amendments are consistent with the Comprehensive Plan, specifically the following Goals, Policies, and Implementation items:
  - a. Natural Resources Goals 2 and 5, Policies 1, 4, 9, 10, 12, 17, & 18, and Implementation Items Policy 18 Implementation. 2 & 3, Goal 2 . I. 2.
  - b. Cultural & Historic Resources Goals 1 & 2, Policy Item 4., Implementation Item 8.
  - c. Housing Goals 2 & 5, Policy Items 1 & 2.
  - d. Open Space & Recreation Goals 2, 3. 5. 6. 7. & 10. Policy Items 1, 2, 5, 6, 7, 10, 12, & 13; Implementation Item Policy 10, I. #1.
  - e. Land Use Goal 1, Policy Items 4, 5, 10, 11, 19, & 23; and Implementation Items Goal 1 Implementation # 2, Policy 7 I #3, P. 9 I #2, and Policy 19, Implementation # 1.
2. The proposed amendments recognize and consider each of the following applicable purposes of zoning:

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- a. Providing for orderly growth and development which recognizes the goals and patterns of land use contained in the West Greenwich Comprehensive Plan, the natural characteristics of the land, including its suitability for use based on soil characteristics and topography; and the use of innovative development regulations and techniques.
- b. Providing for the protection of the natural, historic, cultural, and scenic character of the Town.
- c. Providing for the preservation and promotion of agricultural production, forest, silviculture, timber resources, and open space.
- d. Promoting a high level of quality in design in the development of private and public facilities
- e. Promoting implementation of the Comprehensive Plan