

TOWN OF WEST GREENWICH NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town Council of the Town of West Greenwich will hold a public hearing on Wednesday, December 13, 2023, at 7:00 p.m in the Council Chambers at the West Greenwich Town Hall, 280 Victory Highway, on the amend.ment of the following town ordinance:

PROPOSED ZONING ORDINANCE AMENDMENTS – MISCELLANEOUS REVISIONS REFLECTING STATE LAW CHANGES

**Article I (Administration and Procedures); Article II (Zoning District Use Regulations);
Article X (Development Plan Review); Article XII (Special Uses and Standards);
Article XVI (Low- and Moderate-Income Housing);**

The proposed amendments are required due to changes in state law which will take effect on January 1, 2024, the proposed effective date of these amendments. The amendments include the following changes:

- Revised standards for dimensional and use variances;
- Addition of criteria for certain uses permitted by special use permit and revisions to table of permitted uses;
- Allowance for modification of dimensional requirements up to 15 percent;
- Procedure whereby uses not specifically addressed in the use table may be presented to the Zoning Board for review;
- Reduced dimensional requirements for nonconforming lots, and prohibition against lot merger in certain cases;
- Process for review and approval comprehensive permit applications (residential developments containing a minimum of 25% deed-restricted affordable housing);
- Unified development review for developments requiring zoning relief as well as approval by the Planning Board/Technical Review Committee/Administrative Officer;
- Standards for adaptive reuse (conversion of existing non-residential buildings to residential or mixed-use developments);
- Changes reflecting 2022 state law changes to the quorum requirement for the Zoning Board and majority vote required to approve applications

All interested parties may review and examine a copy of the proposed amendment at the West Greenwich Town Clerk's Office between the hours of 8:30 a.m. to 4:00 p.m. and at the Public Library during library hours. Copies of the proposed amendment can be obtained at the Town Clerk's Office.

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. All such alterations or amendments will be presented for comment in the course of the public hearing. All persons interested are invited to be heard thereon.

The West Greenwich Town Hall is accessible to the handicapped. Individuals requiring interpreter services for the hearing impaired must call the West Greenwich Town Hall at 392-3800, not less than seventy-two hours in advance of the meeting date.

**By order of the West Greenwich Town Council
Kelly M. Laiho
Town Clerk**