

TOWN OF WESTERLY
COMPREHENSIVE PLAN CITIZENS' ADVISORY COMMITTEE

Regular Meeting – July 26, 2017 – 5:30 p.m.
Development Services Conference Room – Town Hall

A. 5:30 P.M. CALL TO ORDER

Members Present: Gail Mallard, Chair
Joe MacAndrew, Vice Chair
Faith Bessette-Zito
Stuart Blackburn
Nancy Richmond (entered 5:31 p.m.)

Members Absent: James J. Federico, III
Gina T. Fuller

Staff Present: Benjamin Delaney, Planning Associate

B. 5:30 P.M. APPROVAL OF MINUTES

A motion to approve the minutes of July 12, 2017 was made by Mr. MacAndrew and seconded by Ms. Bessette-Zito. The motion CARRIED by unanimous vote.

C. 5:30 P.M. DISUCSSION OF FUTURE MEETINGS

Ms. Mallard stated the committee would begin reviewing unresolved issues identified during the review of the appendices and then review action items.

D. 5:34 P.M. DISCUSSION OF DRAFT PLAN

Ms. Mallard requested the committee be provided the revised chapters of Appendix I.

River Corridor Overlay District

Upon review, it was clarified the draft Comprehensive Plan included discussion on adopting a River Corridor Overlay District and no action item was included.

The committee was in consensus to include a tenth action item under Sustainable Natural Resources in the Implementation Plan – “Develop a River Corridor Overlay District and incorporate it in an updated Zoning Ordinance.”

Update Zoning for Conserved Open Space

Discussions were held regarding the acreages of land uses in comparison to zoning districts and acquisitions by the Westerly Municipal Land Trust which were not yet rezoned to Open Space/Recreation (OS/R).

The committee was in consensus to insert “Zoning districts do not necessarily reflect current or future use. For example, there may be farmlands within the RR-60 zoning district that are restricted from being developed by a conservation easement.” in the relevant section(s) of the Primary Report and to include an eleventh action item under Sustainable Natural Resources in the Implementation Plan – “Update zoning for open space held as conservation land in perpetuity to reflect the actual status and the fact that it is preserved from development.”

Quarries

Discussion was held regarding how the Town should address quarrying and grandfathered rights

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to quarrying as a land use and existing text in the draft Primary Report discussing quarries was reviewed.

The committee was in consensus to insert "Existing, unused quarries present a concern as they are often surrounded by residential areas. If one or more of these quarries were to be reactivated, there could be significant environmental concerns. Therefore, the Town should enact an ordinance which restricts reactivation of existing, dormant quarries." at the end of Section 4.3.2.3 Industrial in the draft Primary Report.

The committee was in consensus to include a fifth action item under Economic Vitality in the Implementation Plan – "Enact an ordinance which restricts the reactivation of existing, dormant quarries."

The committee was in consensus to include a sixth action item under Economic Vitality in the Implementation Plan – "Adopt an Extraction Ordinance applicable to all quarries to protect the aquifer, air quality and the environment, in general. The ordinance should include acceptable development and operating requirements and enforcement thereof and be consistent with any federal and/or state regulations."

The committee was in consensus to include a seventh action item under Economic Vitality in the Implementation Plan – "Inspect the White Rock quarry at least twice annually to ensure compliance with the existing land covenants with respect to any possible future purchase of the property by the Town for the purpose of wellhead protection."

Highway Commercial Zoning District

Discussion was held regarding the existing extent of the Highway Commercial zoning district along Route 1, the existing supply of vacant commercial space available for reuse, and how expansion of commercial zoning districts could be better prevented in the future.

The committee was in consensus to include an eighth action item under Economic Vitality in the Implementation Plan – "Prohibit the expansion of the existing Highway Commercial Zoning District."

The committee was in consensus include a ninth action under Economic Vitality in the Implementation Plan – "Prohibit the expansion of commercial zoning districts except for lots which front Route 1."

The committee was in consensus to include a tenth action item under Economic Vitality in the Implementation Plan – "Encourage redevelopment of existing, underutilized commercial space, particularly in the Route 1 corridor."

The committee was in consensus to include an eleventh action item under Economic Vitality in the Implementation Plan – "Encourage redevelopment of existing, underutilized industrial space."

E. 7:25 P.M. PUBLIC COMMENT

None.

F. 7:25 P.M. ADJOURNMENT

A motion to adjourn was made by Mr. MacAndrew and seconded by Ms. Richmond. The motion

CARRIED by unanimous vote.

Minutes for the July 26, 2017 meeting submitted by:



Benjamin Delaney, Planning Associate

Approved by vote of the Committee on **August 9, 2017**