



TOWN OF BARRINGTON
RHODE ISLAND

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

TO: James J. Cunha, Town Manager
FROM: Philip Hervey, AICP - Town Planner
DATE: April 30, 2019 (for 5/6/19 Council Meeting)
SUBJECT: Request to Schedule a Public Hearing on Comprehensive Plan Amendments – Bay Spring “Developer Guidance” (Two Parcels)

Purpose: Requesting the Town Council to schedule a joint public hearing with the Planning Board for Monday, June 3, 2019, on proposed amendments to the 2015 Comprehensive Community Plan, to incorporate “Developer Guidance” for two sites in Bay Spring.

The Planning Board on April 2, 2019 voted unanimously to recommend the attached Comprehensive Plan amendments establishing “Developer Guidance” providing a basis to evaluate future rezoning requests and/or comprehensive permit applications for two critical lots in the Bay Spring Avenue corridor. The parcels are:

- Lot 109 on Assessor’s Plat 2. Zoned Business. A 5.-1 Acre lot, including wetlands/surface water. The property abuts the East Bay Bike Path and Haines Park. A wood-frame industrial building formerly part of the O’Bannon Mill complex burned down in the 1990s.
- Lot 154 on Assessor’s Plat 2. Zoned Limited Manufacturing and Residence 10. A 5.6-acre lot on Allin’s Cove, with frontage primarily on Adams Avenue. Property includes floodplain and areas within Coastal Resources Management Council jurisdiction. Formerly part of the O’bannon Mill artificial leather operation, the site is being capped under DEM’s hazardous waste remediation program.

The recommended Comprehensive Plan amendments were a result of an extensive consultant study of the Bay Spring Avenue Corridor conducted by Horsley Witten Group on behalf of the Town. Responding to input from the public and the Planning Board, the consultant drafted Developer Guidance for the two lots. The draft was amended by the Planning Board over several meetings, with the Board’s recommended language incorporated in Appendix IIA, attached.

The proposed Comprehensive Plan amendments also include revisions to other sections of the Plan that reference Appendix IIA, including:

- Revised Future Land Use Map (Map LU-6), and Zoning-Future Land Use Analysis map (Map LU-7) – identifying the two parcels with dashed outlines.
- Revised/new text in the Housing, Land Use, Implementation elements to include references the corridor study and the new Developer Guidance.

Both the Planning Board and Town Council will need to hold a hearing on the amendments for adoption. Once approved, the amendments will be sent to the State for approval. Statewide Planning has conducted a courtesy review, at the Town's request, and found no issues with the revisions (except for a typo, which has been fixed).

I have attached minutes from Planning Board meetings, a memorandum from Horsley Witten summarizing the results of the Bay Spring Avenue Corridor Study, and a PowerPoint the consultant presented to the Planning Board in June 2018.

Attachments:

- Proposed Comprehensive Plan Amendments, as recommended by the Planning Board
- Minutes (excerpt) of the June 27, 2018 Planning Board Work Session
- Minutes (excerpt) of the September 4, 2018 Planning Board Meeting
- Minutes (excerpt) of the November 7, 2018 Planning Board Meeting
- Minutes (excerpt) of the April 2, 2019 Planning Board Meeting
- Sept. 4, 2018 Memo re: Project Summary: Bay Spring Avenue, from Horsley Witten
- PowerPoint by Horsley Witten (9/4/18 Planning Board meeting)