

TOWN OF WESTERLY  
**COMPREHENSIVE PLAN CITIZENS' ADVISORY COMMITTEE**

Regular Meeting – November 29, 2017 – 5:00 p.m. Development  
Services Conference Room – Town Hall – 45 Broad Street

**A. 5:00 P.M. CALL TO ORDER**

**Members Present:** Gail Mallard, Chair  
Joseph MacAndrew, Vice Chair  
Faith Bessette-Zito  
Stuart Blackburn  
James J. Federico, III

**Members Absent:** Gina T. Fuller  
Nancy Richmond

**Liaisons Present:** Catherine DeNoia, Planning Board (entered 5:02 p.m.)

**Staff Present:** Benjamin Delaney, Planning Associate

**B. 5:00 P.M. APPROVAL OF MINUTES**

A motion to approve the minutes of November 15, 2017 was made by Mr. MacAndrew and seconded by Ms. Bessette-Zito. The motion **CARRIED** by unanimous vote.

**C. 5:00 P.M. DISCUSSION – FUTURE MEETINGS**

Mr. Delaney updated the Committee that the Planning Office had contacted the consultant requesting the remaining text be provided by December 7, 2017 and a response was received the previous week. The Planning Office would begin reviewing the response to identify if all anticipated text was included.

Ms. DeNoia stated the Planning Board had decided at its regular meeting in November to discuss and review the Town's Fiscal Year 2018-2019 (FY19) Capital Improvement Program (CIP) requests at its workshop meeting in rather than continue to review the draft Comprehensive Plan.

The Committee was in consensus to review the draft appendices once more and then return to the draft Primary Report once more. The next meetings were scheduled to be December 13, 2017 at 5:30 p.m. and January 10, 2017 at 5:00 p.m.

**D. 5:09 P.M. DISCUSSION – DRAFT PRIMARY REPORT AND APPENDICES**

Mr. Delaney confirmed for Ms. Mallard he would keep record of places in the draft requiring revision.

***Appendix I: Existing Land Use and Zoning***

***Page 3***

Ms. Mallard recommended the sentence "There are 608.6... combined total area." be clarified to identify the acreage only include actively farmed land and not idle farmland.

***Page 4***

The committee was in consensus to revise the text "Also included are... These uses cover... Westerly State Airport is... The Westerly Transfer... others of significance." Be clarified.

### ***Section 1.3.1 Residential Districts***

Mr. MacAndrew requested the description of each residential zoning district identify the minimum area required.

#### ***Page 12***

Ms. Mallard recommended "...0.0%..." be revised as "...less than 0.5%..."

#### ***Page 13***

The Committee was in consensus to revise the description of Open Space Recreation as "...nearly all of these land areas are protected through deed restrictions and/or conservation easements held by state, town and non-profit institutions."

### ***Section 1.3.5 Planned Developments***

Discussion was held regarding planned developments.

### ***Appendix I: Housing Opportunities***

#### ***Page 9***

The Committee identified the text "The Town of... Code Enforcement program." was a recommendation and should be eliminated and be included as action items in the draft Implementation Plan.

#### ***Page 15***

Ms. Mallard recommended neighborhoods be identified for each Census Tract to provide readers and understanding of each Census Tract's location.

### ***Section 2.7.5 Affordable Housing Strategies Analysis and Status***

Discussion was held regarding density bonuses.

#### ***Page 33***

The Committee was in consensus to eliminate "In [year] the... current recommendation is..." if no further information was provided by the consultant.

#### ***Page 34***

Ms. Bessette-Zito questioned if the Washington County Community Development Consortium was still active.

#### ***Page 35***

The Committee was in consensus to revise "The North End Revitalization Plan..." as "To date, several goals of the North End Revitalization Plan have been met but the intent to reestablish increased property ownership remains unmet."

The Committee was in consensus to include an action to study Bradford for possible designation as a growth center.

#### ***Page 36***

Discussion was held regarding the affordable artist housing demonstration project.

### ***Appendix I: Natural Resources***

Mr. Delaney stated for Mr. MacAndrew the Services and Facilities chapter had been reviewed by Paul Corina, Director of Public Works, and included the correct number of wells in White Rock.

**Page 7**

Mr. MacAndrew stated the Noyes Avenue well was previously deactivated.

**Page 10**

Mr. MacAndrew noted the date that the Town landfill closed needed to be cited.

**Page 13**

The Committee was in consensus to include an action item in the draft Implementation Plan to explore a reduction in the use of road salt in wellhead protection areas.

**Pages 15**

The Committee was in consensus to include an action item to identify locations for installing wellhead monitoring devices.

**Page 16**

The Committee was in consensus to expand the discussion of Inner Protective Radius Around Wells to include the monitoring of wells.

The uncited map showing the footprint of current wellhead protection areas was identified as Map GW-1 Groundwater.

**Page 24**

Mr. MacAndrew and Mr. Blackburn recommended the identification of Dunes Park and Watch Hill beaches as public beaches be revised as publicly-accessible beaches.

**Page 26**

The Committee was in consensus to revise "Fish passage restoration..." as "Fish passage restoration and the removal of the Bradford and White Rock dams..."

**E. 6:51 P.M. PUBLIC COMMENT**

None.

**F. 6:51 P.M. ADJOURNMENT**

A motion to adjourn was made by Mr. MacAndrew and seconded by Ms. Bessette-Zito. The motion **CARRIED** by unanimous vote.

Minutes for the November 29, 2017 meeting submitted by:



Benjamin Delaney

Benjamin Delaney, Planning Associate: