

Town of Westerly
Rhode Island

DEPARTMENT OF
DEVELOPMENT SERVICES

OFFICE OF PLANNING



Westerly Town Hall
45 Broad Street
Westerly, RI 02891

The vision for the town of Westerly is to preserve Westerly's quality of life for all generations as a safe and friendly community with a distinctive heritage, extraordinary cultural and natural resources, and fiscally-sound government." – 2010 Comprehensive Plan

MEMORANDUM

To: Chairman Hall and Members of the Planning Board

From: Nancy Letendre, AICP, Town Planner/Administrative Officer
Benjamin Delaney, Principal Planner

Cc: Lisa Pellegrini, Director of Development Services
Bengtson & Jestings, LLP, Assistant Solicitor for Planning and Zoning

Date: June 2, 2020

Subject: Requested Map Changes to Address Public and State Comments

This memo is intended to provide an overview of the revisions made to mapped figures from what was last provided on October 31, 2019. The revisions are based on the following three sources:

- Comments received from the public during the comment period on the Official Working Draft that began on November 4, 2019 and closed on February 14, 2020 (3 months, 10 days),
- Unofficial comments received from the RI Division of Statewide Planning (Statewide Planning) on March 17, 2020 (affirmed in an official communication dated April 20, 2020), and
- Comments from Planning Office personnel.

A memorandum was sent to New England Geosystems, LLC from the Planning Office on March 23, 2020 that incorporated all revisions necessary to directly or indirectly address the comments received. The memo organized the revisions by mapped figure title and is attached for reference. New England Geosystems submitted the revised mapped figures on Wednesday, May 27, 2020.

I. COMMENTS ADDRESSED AS OF JUNE 2, 2020

The following text identifying the comments addressed is consistent with the March 23, 2020 memo to New England Geosystems. To differentiate which revisions addressed which source of comments, the following formatting changes have been made:

- Revisions addressing comments received from the public are underlined.
- Revisions addressing unofficial comments received from Statewide Planning are *italicized*.
- Revisions addressing comments from Planning Office personnel are unchanged in formatting.

All Maps

- *Westerly State Airport is identified on all maps.*
- *All citations of "RISPP" have been replaced with "State-Designated".*
- *Overlapping symbols were made legible.*

- References to all datasets used for each mapped figure have been provided.

FLU-M1

- *Made the State-designated Urban Services Boundary more distinguishable on the map.*
- *Revised the color used for Coastal Commercial to make it more distinguishable from other zoning district on the map.*
- Revised Conservation Lands to be consistent with NAT-M6 (formerly NAT-M5).
- Revised the following properties' future land use categories as presented in the table below (including the creation of two new future land use categories – "Agricultural" and "Recreation"):

Map and Lot	Owner	10/31/2019 Map	Revise to...
<u>001-001</u>	<u>Westerly Land Trust</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>001-003*</u>	<u>Estate of John W. Moran</u>	<u>Open Space</u>	<u>Low-Density Residential</u>
<u>008-007*</u>	<u>Cottrell Family Real Estate</u>	<u>Open Space</u>	<u>Low-Density Residential</u>
<u>008-003</u>	<u>William K Bellucci</u>	<u>Low-Density Residential</u>	<u>Open Space</u>
<u>008-032</u>	<u>Westerly Land Trust</u>	<u>Low-Density Residential</u>	<u>Open Space</u>
<u>013-014</u>	<u>Westerly Land Trust</u>	<u>Low-Density Residential</u>	<u>Open Space</u>
<u>020-010</u>	<u>Westerly Land Trust</u>	<u>Medium-Density Residential</u>	<u>Open Space</u>
<u>025-016</u>	<u>Town of Westerly</u>	<u>Open Space</u>	<u>Recreation</u>
<u>047-122</u>	<u>Craig Field Recreation Complex</u>	<u>Open Space</u>	<u>Recreation</u>
<u>048-044</u>	<u>Town of Westerly</u>	<u>Open Space</u>	<u>Recreation</u>
<u>023-073*</u>	<u>Duane D Barber &</u>	<u>Open Space</u>	<u>Medium-Density Residential</u>
<u>033-098</u>	<u>Bradford Elementary School</u>	<u>Medium-Density Residential</u>	<u>Open Space</u>
<u>066-101</u>	<u>Westerly Land Trust</u>	<u>High-Density Residential</u>	<u>Open Space</u>
<u>075-003A</u>	<u>Town of Westerly</u>	<u>Low-Density Residential</u>	<u>Open Space</u>
<u>075-003</u>	<u>Town of Westerly</u>	<u>Low-Density Residential</u>	<u>Open Space</u>
<u>075-001</u>	<u>Bradford Sportsmen's Club</u>	<u>Low-Density Residential</u>	<u>Recreation</u>
<u>084-002</u>	<u>Narragansett Indian Tribe of RI</u>	<u>Low-Density Residential</u>	<u>Open Space</u>
<u>063-011</u>	<u>Horseshoe Farm Investment LLC</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>062-001</u>	<u>Westerly Land Trust</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>072-001</u>	<u>William T. Sisco &</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>072-001A</u>	<u>Timothy A. Cheatham &</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>091-001</u>	<u>Frank A. Panciera &</u>	<u>Open Space</u>	<u>Agricultural</u>

<u>101-002</u>	<u>Ruth Ann Strafach &</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>082-020B</u>	<u>Paul E. Trombino Memorial Foundation, Inc.</u>	<u>Open Space</u>	<u>Recreation</u>
<u>092-001</u>	<u>Estate of Viola T. Manfredi</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>102-014</u>	<u>Mark DeRochembeau &</u>	<u>Low-Density Residential</u>	<u>Agricultural</u>
<u>080-001D*</u>	<u>John C. Crandall Limited DTD</u>	<u>Open Space</u>	<u>Low-Density Residential</u>
<u>080-001C*</u>	<u>Patty Crandall Shippee</u>	<u>Open Space</u>	<u>Low-Density Residential</u>
<u>078-174</u>	<u>Louis J. Cimalore Recreation Complex</u>	<u>Open Space</u>	<u>Recreation</u>
<u>098-109</u>	<u>State of Rhode Island</u>	<u>Open Space</u>	<u>Recreation</u>
<u>107-088</u>	<u>Joseph R. Silver RLT DTD</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>118-016</u>	<u>Town of Westerly</u>	<u>Open Space</u>	<u>Recreation</u>
<u>117-129-OS</u>	<u>Westerly Land Trust</u>	<u>High-Density Residential</u>	<u>Open Space</u>
<u>117-026</u>	<u>Westerly Yacht Club, Inc.</u>	<u>Open Space</u>	<u>Coastal Commercial</u>
<u>137-036J-1*</u>	<u>Charles M. Royce</u>	<u>Open Space</u>	<u>Medium-Density Residential</u>
<u>137-048A*</u>	<u>Kathy P. McKendree Revocable Trust</u>	<u>Open Space</u>	<u>Medium-Density Residential</u>
<u>174-018</u>	<u>Misquamicut Club</u>	<u>Open Space</u>	<u>Recreation</u>
<u>174-020</u>	<u>Misquamicut Club</u>	<u>Open Space</u>	<u>Recreation</u>
<u>163-010*</u>	<u>Ernest J. Chorney, Jr.</u>	<u>Open Space</u>	<u>Low-Density Residential</u>
<u>164-111A*</u>	<u>Kathleen M. Farren</u>	<u>Open Space</u>	<u>High-Density Residential</u>
<u>164-272*</u>	<u>Henry J. Boticello &</u>	<u>Open Space</u>	<u>High-Density Residential</u>
<u>152-109B</u>	<u>Westerly Land Trust</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>152-109</u>	<u>Elizabeth A. DiMarco IRR Trust DTD</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>139-001A</u>	<u>Westerly Land Trust</u>	<u>Medium-Density Residential</u>	<u>Open Space</u>
<u>139-001B</u>	<u>Westerly Land Trust</u>	<u>Medium-Density Residential</u>	<u>Open Space</u>
<u>140-001C</u>	<u>Westerly Land Trust</u>	<u>Medium-Density Residential</u>	<u>Open Space</u>
<u>141-094</u>	<u>Winnapaug Hills LLC</u>	<u>Open Space</u>	<u>Recreation</u>
<u>130-004</u>	<u>Winnapaug Hills LLC</u>	<u>Open Space</u>	<u>Recreation</u>
<u>141-025</u>	<u>Winnapaug Hills LLC</u>	<u>Open Space</u>	<u>Recreation</u>
<u>140-013</u>	<u>Winnapaug Hills LLC</u>	<u>Open Space</u>	<u>Recreation</u>
<u>167-041*</u>	<u>Frances M. Pucci et al</u>	<u>Open Space</u>	<u>Coastal Commercial</u>
<u>131-023A</u>	<u>Weekapaug Golf Club</u>	<u>Open Space</u>	<u>Recreation</u>
<u>132-089</u>	<u>Weekapaug Foundation for Conservation</u>	<u>Open Space</u>	<u>Agricultural</u>

<u>132-088A</u>	<u>Frank A. Panciera &</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>133-001</u>	<u>Frank A. Panciera &</u>	<u>Open Space</u>	<u>Agricultural</u>
<u>143-088B</u>	<u>Salt Spray Farm LLC</u>	<u>Low-Density Residential</u>	<u>Agricultural</u>
<u>115-002</u>	<u>Shelter Harbor Golf Club</u>	<u>Open Space</u>	<u>Recreation</u>

* Memo note: rows called out by heavy bordering above indicate properties which had their land use mistakenly changed. These changes were due simply to human error/computer software glitch. The proposed future land uses cited under the "Revise to..." column (the column furthest to the right) for these properties is the future land use of the property cited in the 2010 Comprehensive Plan's Future Land Use Map. The current zoning designation is NOT intended to change.

FLU-M2

- Made the same revisions made in FLU-M1 that are applicable.

HAZ-M1

- Renamed this map as "Flood Hazards".
- *Removed Evacuation Areas for Category 1, 2, 3, and 4 hurricanes (Moved to HAZ-M2).*
- *Removed Hurricane Surge Inundation (USACE) (Moved to HAZ-M2).*
- *Removed Sea Level Rise and Uncertain Sea Level Rise.*
- Revised "Special Flood Hazard Area" as "100-Year Event".
 - Confirmed the data is sourced from the most recent FIRM Panels in effect.
- Ensured the 500-Year Event flood zones uses symbology distinguishable from the 100-Year Event.
 - Ensured the data is sourced from the most recent FIRM Panels in effect.

HAZ-M2

- Renamed this map as "Storm Hazards".
- *Added municipal facilities, fire stations, schools, hospitals, police stations, ambulance corps, and evacuation routes.*
- *Added Evacuation Areas for Category 1, 2, 3, and 4 hurricanes previously included on HAZ-M1.*
- *Added Hurricane Surge Inundation (USACE) previously included on HAZ-M1.*
- *Removed 1', 3', and 5' Sea Level Rise. (Moved to HAZ-M3)*

HAZ-M3 (New)

- Named this map as "Sea Level Rise Hazards".
- *Included 1', 3', and 5' Sea Level Rise using CRMC's data layers accessible through [this link](#) rather than the SLAMM dataset.*
- *Used symbology for 1', 3', and 5' Sea Level Rise that makes each distinguishable from the others.*
- *Included magnifying pop-outs for Downtown as well as the coastlines of Block Island Sound, Little Narragansett Bay, and the riverbank of the Pawcatuck River around Avondale.*

HCR-M1

- *Label format used to identify historic sites made clearer.*

INF-M3

- Revised the title of this map as "State-Designated Urban Services Boundary".

LUZ-M1

- *Made necessary revisions based upon Table 1 at the end of this memo. Among the revisions were:*

- Ordering the layers based upon the ordering shown in Table 1
- Addition of "Airports" and "Mixed-Use" (not previously included).
- Double-checking the correct symbology is used for each category
 - Revising symbology for "Agricultural", cemeteries (as part of "Conservation/Open Space"), and "Wetland"
- Referred to NAT-M6 (New) to update Conservation/Open Space if needed.

LUZ-M2

- Merged "Residential 6" into "High-Density Residential 6", using the "High-Density Residential 6" symbology.
- Revised the color used for the Planned Unit Development zoning district to make it more highly visible.

LUZ-M3

- Merged "Airport Overlay 1" and "Airport Overlay 2" as a single "Airport Overlay".

NAT-M1

- Renamed this map as "Water Resources"
- Removed Natural Heritage Areas (Moving this to NAT-M2).
- Removed Conservation Opportunity Areas (Moving this to NAT-M2).
- The symbology of the Water Quality Boundary was revised to make it more distinguishable on the map.
- Added wetlands.

NAT-M2 (New)

- Named this map as "Habitat Resources"
- Included the following:
 - Natural Heritage Areas previously included on NAT-M1
 - Conservation Opportunity Areas previously included on NAT-M1
 - River or Stream
 - Town Boundary
 - Major Roads
 - Minor Roads
 - Railroad

NAT-M3 (formerly NAT-M2)

NAT-M4 (formerly NAT-M3)

NAT-M5 (formerly NAT-M4)

NAT-M6 (formerly NAT-M5)

- Revised "Private Ownership" as "Private Conservation Restriction" in the legend.
- Revised "Public Ownership" as "Public Conservation Restriction" in the legend.
- Added the following four properties to the "Private Conservation Restriction" layer:

Map and Lot
<u>62-1</u>
<u>84-1A</u>
<u>103-9-2</u>
<u>113-15A</u>

NBH-M1

- Removed all data for Neighborhood Planning Areas from this map (Moving this to NBH-M2).
- Renamed "Neighborhood Numbers and Names" to "Neighborhoods".

NBH-M2 (New)

- Included all data for Neighborhood Planning Areas on this map previously included on NBH-M1.
- Titled this map "Neighborhood Planning Areas".
- Used a solid rather than dashed line to symbolize the areas' boundaries.
- Relocated the "Neighborhood Planning Areas" numbers and names to the left of the Town if possible.

REC-M1

- The recreation sites on this map have been cross-referenced with the sites listed in the text for consistency.
 - Due to the number of recreation sites in Westerly, REC-M1 was renamed "Land-Based Recreation" The following table presents the location of all land-based recreation sites cited in the text as well as the references that should be included on the map:

Recreation Site	Map and Lot	Map Reference
Bradford Preserve	43-40	1
Bruce Ladd Memorial Dog Park	59-1	2
Bowling Lane Playground	23-32C	3
Cimalore Field	78-174	4
Craig Field	47-122	5
Gingerella Sports Complex	25-16	6
Westerly Youth Football Complex	48-44	7
Rotary Park	118-16	8
Recreation Department	33-105	9
Dunn's Corners Elementary School	121-65	10
Tower Street School Community Center	58-186	11
Springbrook Elementary School	17-17	12
State Street Elementary School	87-67	13
Westerly High School	57-300A, 57-358, 67-221	14
Westerly Middle School	110-64	15
Camp Quequatuck	39-37	16
Grills Preserve	22-33	17
Ocean Community YMCA	57-48	18
Washington Trust Skating Center	66-24	19
Westerly Senior Citizens Center	87-67A	20
Wilcox Park	56-83	21
Misquamicut Club	174-18, 174-20	22
Pond View Racquet Club	131-32	23
Shelter Harbor Golf Club	115-2	24
Shelter Harbor Inn	115-63, 125-42,	25
Trombino Sports Complex	82-20B	26
Weekapaug Golf Club	131-23A	27
Weekapaug Tennis Club	144-20	28
Winnapaug Country Club	141-94	29

REC-M2

- The following table presents the location of all water-based recreation sites cited in the text as well as the references that should be included on the map:

Recreation Site	Map and Lot	Map Reference
Westerly Town Beach	167-40	1
Wuskenau Beach	166-4, 166-5, 166-6	2
Dunes Park Beach	156-1	3
East Beach	185-15, 185-15A, 185-16	4
Maschaug Beach	174-20	5
Misquamicut State Beach	166-8	6
Napatree Point and Napatree Point	182-1	7
Quonochontaug Beach	159-10	8
Sandy Point	160-1	9
Watch Hill Beach	185-31-1	10
Watch Hill Yacht Club	185-34	11
Avondale Boat Yard	149-42A	12
Bradford Landing Fishing Area (DEM)	Across from 15-14	13
Chapman Pond (DEM)	Chapman Pond	14
Cove Edge Marina	137-20	15
Frank Hall Boat Yard	137-7	16
Gray's Boat Yard	137-21	17
Main Street Boat Ramp (DEM)	66-21	18
Lotteryville (Roger Hall) Marina	137-4	19
Pier 65	86-60	20
Shelter Harbor Fire District	125-79	21
Viking Marina	76-22	22
Watch Hill Boat Yard	162-20	23
Watch Hill Fire District Docks	Watch Hill Cove	24
Weekapaug Fire District	157-5	25
Weekapaug Yacht Club	158-2	26
Westerly Marina	76-21	27
Westerly Yacht Club	117-26	28
CRMC ROW A-2	Refer to online map	29
CRMC ROW A-3	Refer to online map	30
CRMC ROW A-6	Refer to online map	31
CRMC ROW A-8	Refer to online map	32
CRMC ROW A-9	Refer to online map	33
CRMC ROW A-10	Refer to online map	34
CRMC ROW A-11	Refer to online map	35
CRMC ROW A-12	Refer to online map	36
CRMC ROW A-13	Refer to online map	37
CRMC ROW A-15	Refer to online map	38

SAF-M1

- Identified each municipal facility separately and revised the symbology as needed to accomplish this

II. COMMENTS NOT YET ADDRESSED AS OF JUNE 2, 2020

The following text identifying the comments from the March 23, 2020 memo have not yet been addressed. To differentiate which revisions are intended to address which source of comments, the following formatting changes have been made:

- Revisions addressing unofficial comments received from Statewide Planning are *italicized*.
- Revisions addressing comments from Planning Office personnel are unchanged in formatting.

HAZ-M3 (New)

- *Identify where the SLAMM or CRMC datasets offer any layers indicating likely migratory directions of marshland due to 1', 3', and 5' sea level rise.*

LUZ-M3

- *Include the "Aquifer Protection Overlay" on this map.*

REC-M2

- *Rename this map "Water-Based Recreation".*

TRANS-M1

- *Revise "Bike Path" as "On-Street Bike Route" in the legend.*