The background is a historical map with various place names and district boundaries. Two circular cutouts are present: the upper one shows a large, multi-story building with a prominent dome, and the lower one shows a scenic view of a lake with a dense forest on the opposite shore.

Town of Scituate

Comprehensive Plan

Adopted - June 2003
State Approved - July 2004

Scituate Comprehensive Plan
August 1994 – Five Year Update Adopted June 2003

SCITUATE, RHODE ISLAND

COMPREHENSIVE PLAN

SCITUATE PLANNING BOARD

with the assistance of

The Successful Communities Advisory Committee

and

The Conservation Foundation

PRIME CONSULTANT

Burk Ketcham and Associates

Assisted By:

Van Orman and Associates

Bunker Stimson Solien, Inc.

Pare Engineering Corporation

Mapworks

Five-Year Update Consultant

Practical Planning Services, LLC

TOWN OF SCITUATE

Town Council

Richard A. Iverson, President
Richard O. Brown
Norrna Gauthier
Margaret McGraw Long
Judith W. Loven
John Marchant, Jr.
Alvah W. Vernava

Town Clerk

Roger D. Medbury

Planning Board

David Provonsil
Robert A. Dexter
Everett E. Grist
William R. Jsparro
George H. Norton
Theodore J. Richard III, Alt.
Lester Young, Alt.

Successful Communities Advisory Committee

Alvah Vernava, Chairman
Hans T. Bergey
Frank R. Browne
David B. Campbell
Robert A. Dexter
James Doris
Adele B. Eustis
Douglas H. Farrar, Jr.
Karen Gesualdi
Williarn Helm
Linda Huhn
Robert Huhn
William J. LaDuke
Robert N. Lambert
Mark Luzio
Roger D. Medbury
Richard A. Mumford
Urbano Prignano
Norman Roy
Earle E. Thurber
Ronald J. Whitford

Scituate Comprehensive Plan
October 1991

May 2003 5-yr. Update

ADOPTED JUNE 2003
STATE APPROVED JULY 2003

TABLE OF CONTENTS*

	Section
Overview	A
Adoption and Amendments	B
Functional Plan Elements	
Goals and Policies	C
Land Use Plan	D
Housing	E
Economic Development	F
Natural Resources	G
Cultural Resources	H
Services and Facilities	I
Open Space and Recreation	J
Circulation	K
Implementation Program	L
Appendix	
Report 1 – Environmental Values	IX
Report 2 – Alternative Futures	2X
Report 3 – Goals, Policies and Standards	3X
Public Participation Summary	4X
Scituate: A Context for Understanding Historic Resources	5X
The Capitol Improvement Program Defined	6X

*See section divider page for contents of each section.

A- OVERVIEW

<u>TABLE OF CONTENTS</u>	<u>Page</u>
A- 1.0 The Scituate Planning Process	A - 1
A-2.0 Purpose of Comprehensive Plan	A - 2
A-3.0 The Conservation Foundation Assistance	A - 3
A-4.0 The Comprehensive Plan Five Year Update Process	A - 3

Funding for the preparation of the Scituate Comprehensive Plan was provided through a grant from the State of Rhode Island, administered by the Division of Planning of the Rhode Island Department of Administration

A-1.0 The Scituate Planning Process

We the citizens of Scituate are the custodians of a unique community. Our Comprehensive Plan proposes a future that will protect and enhance the man-made and natural environment which makes our Town such an enjoyable place to live.

The Comprehensive Plan recognizes that Scituate also must play a key role in protecting the health of the State's residents, approximately sixty percent of whom drink Scituate Reservoir water.

The Reservoir and watershed holdings of the Providence Water Supply Board add considerably to the ambiance of Scituate. However, with over 84 percent of the Town located within the drainage basin of the Reservoir, severe limitations apply to zoning for and attracting tax base enhancing development.

With environmental values of such importance to the Town and the State, Scituate has used an innovative approach to guide the preparation of its Comprehensive Plan. The initial step was the selection of Significant Environments in the community. The following were identified:

- The Highway (Route 6)
- The Reservoir and Adjacent Lands
- Rural Scituate
- North Scituate Village
- Potterville, a Hamlet
- The Village of Hope
- The Village of Clayville

For each Significant Environment, descriptive and photo evaluations were prepared and incorporated in Report I (See Appendix).

The second phase was the development of two Alternative Futures for the Significant Environments. One alternative assumed a continuation of current development rules. The other was based on subtle changes to be made in zoning, subdivision and related development requirements to protect the traditional settlement pattern which sets Scituate apart from most of its neighbors. Both alternatives were conditioned on the implementation of the *Scituate Reservoir Watershed Management Plan*, an adopted element of the State Guide Plan.

Report 2 (See Appendix) provides a written and graphic description of the Alternative Futures. For the purposes of Report 2, Potterville was considered to be part of Rural Scituate and the "Highway" was redefined as "Commercial Route 6". No Alternative Futures were proposed for the Reservoir which will continue its singular objective of providing clean water to the State's residents.

Through a series of meetings with the Successful Communities Advisory Committee and the Planning Board and neighborhood workshops in North Scituate, Hope and Clayville, there was overwhelming endorsement of changing the rules (Alternative Future II) to encourage compatible development in Scituate.

Report 3 (See Appendix) provides a summary of preliminary Goals, Policies and Standards to guide the preparation of the Comprehensive Plan. Successful Communities Advisory Committee suggestions for

additions or changes to the recommendations included in Report 3 have been incorporated into each of the required planning elements of the Comprehensive Plan.

Following the completion of the first draft of the Draft Comprehensive Plan, copies of planning elements were submitted to key State agencies for informal review and comment. The Town has considered the State agency comments and has made those changes which it feels are appropriate. It is the Town's view that the Comprehensive Plan should be a document that can be used by the community, its officials and boards. For this reason, we have avoided adding excessive documentation which is not necessary or is covered in other State or Town reports.

A-2.0 Purpose of Comprehensive Plan

The major purpose of the Scituate Comprehensive Plan is to chart a future for the community which is consistent with both local goals and guidelines established by the State of Rhode Island. A plan, however, is no stronger than the efforts taken towards its implementation. Two previous Comprehensive Planning programs in 1979 and 1986 have shown that Scituate does have the will to guide its own future.

The current Comprehensive Plan was mandated by the adoption of the Rhode Island Comprehensive Planning and Land Use Regulation Act of 1987. The Act requires the following:

Nine plan elements.

Coordination with the planning of neighboring communities.

Participation by the general public in the planning process.

Procedures for adopting and amending the plan.

Procedures for State review and appeals of State decisions.

Consistency with the State Guide Plan.

Bringing Zoning Ordinance and Map into conformance with the Comprehensive Plan within eighteen months of the plan's adoption.

The Scituate Comprehensive Plan has been organized to satisfy the requirements of the State Act. Section A introduces the plan and Section B provides a record of Town adoption and amendments. Sections C through L cover the elements mandated by the Comprehensive Planning and Land Use Act.

The final section is an Appendix incorporating the three preliminary planning reports, a summary of the public participation process and a more detailed history of Scituate. The Appendix is not part of the adopted Comprehensive Plan.

A-3.0 The Conservation Foundation Assistance

Scituate was fortunate to be selected as one of two communities in Rhode Island to receive technical assistance from The Conservation Foundation under its Successful Communities program. As described in the Foundation's brochure, the Successful Communities program, "offers practical ideas and technical know-how to communities throughout the country to help them accommodate growth while retaining the open spaces, historic buildings, scenic views, farmlands, natural features, and other qualities that make each community distinctive. These strategies go beyond preservation. The challenge that Successful Communities helps address is to build and create in sensitive ways, as well as to preserve and protect."

The citizens of Scituate wish to acknowledge, with appreciation, the guidance and assistance provided to the Town by The Conservation Foundation and its technical staff. The Successful Communities program has helped us to frame a consensus on the future we wish for Scituate.

A-4.0 The Comprehensive Plan Five Year Update Process

In accordance with the Rhode Island Comprehensive Planning and Land Use Regulation Act of 1988, the Scituate Planning Commission began the task of updating the Town's Comprehensive Plan. To complete the required update, the Town hired a consultant in 2002 to work with the Planning Commission during the update process. Each element was reviewed by the members of the commission, updated for language and statistical data. The goals, policies and implementation plans for each element of the Scituate Comprehensive Plan were also reviewed and updated.

After each element of the Comprehensive Plan was reviewed and updated, it was presented to the public for comment during hearings held by the Planning Commission and the Town Council. Upon acceptance and adoption of the updated plan by the Town Council, the changes were submitted to the State of Rhode Island, Office of Statewide Planning for approval per requirement of the 1988 act.

B - ADOPTION AND AMENDMENTS

<u>TABLE OF CONTENTS</u>	<u>Page</u>
B-1.0 Adoption	B - 1
B-2.0 Adoption Resolutions	B - 1
B-3.0 Amendment Procedure	B - 1
B-4.0 Amendments	B - 2

B- 1.0 Adoption

The Scituate Comprehensive Plan was adopted as follows:

The Scituate Planning Board held a public hearing to receive comments on the Comprehensive Plan on November 21, 1991. Following the hearing, the Planning Board, on December 4, 1991, unanimously adopted the Comprehensive Plan dated October 1991, with minor revisions, and forwarded same to the Scituate Town Council. A copy of the adopting resolution is to be found in Section B-2.0.

The Scituate Town Council held a public hearing to receive citizens' input on the Comprehensive Plan on November 21, 1991. Following the hearing and receipt of the Comprehensive Plan adopted by the Planning Board, the Town Council, on December 12, 1991, unanimously adopted the Comprehensive Plan. A copy of the adopting resolution is to be found in Section B-2.0.

The Director of the Rhode Island Department of Administration approved the Scituate Comprehensive Plan August, 1994. A copy of the approval letter to the Town of Scituate is to be found in Section B-2.0.

B-2.0 Adoption Resolutions

Resolutions of the Town Council and Planning Board in adopting the Comprehensive Plan follow.

A resolution of the Town Council approving minor amendments to the Comprehensive Plan to satisfy the requirements of various state agency reviews follows.

A letter from the Director of the Rhode Island Department of Administration approving the Town of Scituate Comprehensive Plan follows.

B-3.0 Amendment Procedure

A loose leaf format has been used to facilitate amendments to the Scituate Comprehensive Plan. As amendments are adopted, it only will be necessary to replace the section and or pages affected.

The date in the upper left hand corner of the page will identify the latest revisions.

The format will also allow amendments through the addition of new sections addressing special areas better handled through an independent section of the Comprehensive Plan.

Amendments are adopted in the same way as the original plan was adopted. Following public hearings, the Planning Board and the Town Council adopt the amendment and forward same to the

Director of the Rhode Island Department of Administration for final approval.

In accordance with the Comprehensive Planning and Land Use Regulation Act, the Town may not amend the Comprehensive Plan more than four times in any calendar year.

The Act also requires the Town to update the Comprehensive Plan at least once every five years.

B-4.0 Amendments

Amendments to the Scituate Comprehensive Plan following state approval have been made as follows:

Five-year Comprehensive Plan Update Adopted by the Town Council : _____

Amended 5-year update per Statewide Planning requirements: _____

Certificate of Approval for Scituate Comprehensive Plan 5-year Update Received:

C - GOALS AND POLICIES

TABLE OF CONTENTS

Page

C-1.0 Goals, Policies and Standards Report

C - 1

C-2.0 Goals and Policies

C - 1

"Despite all our efforts, there is a steady, perceptible degradation of the countryside - an erosion of the distinctive qualities that differentiate one place from another. As they confront piecemeal urbanization, people all over the country are asking, how can we save our special places?"

*William K. Reilly, Former President
The Conservation Foundation and World Wildlife Fund*

C. GOALS AND POLICIES

C- 1.0 Goals, Policies and Standards Report

In 1991, when the Comprehensive Plan process was initiated a Goals Policies and Standards Report, Report 3, (See Appendix) was prepared, following the selection of preferred futures for Scituate, ~~a Goals, Policies and Standards Report, Report 3, (See Appendix) was prepared.~~ This report identified major goals and policies, by Comprehensive Plan element, necessary to assure that the preferred futures will be realized.

The Successful Communities Advisory Committee and the Planning Board reviewed these goals and policies, and approved, with modifications, a set of goals and policies to guide the preparation of the Comprehensive Plan.

In 2002, the Planning Board again reviewed the goals and policies approved in 1991 with the intent to update and modify goals and policies as necessary as required by the State of Rhode Island, Statewide Planning office.

C-2.0 Goals and Policies

The Rhode Island Comprehensive Planning and Land Use Regulation Act requires the inclusion of a Goals and Policy Statement. To facilitate the use of the Scituate Comprehensive Plan, all goals and policies, as adopted by the Successful Communities Advisory Committee and Planning Board, are presented within the element to which they apply.

Each planning element also provides a consistency statement relating Scituate's Comprehensive Plan to the overall goals of the *State Guide Plan*.

D - LAND USE PLAN

TABLE OF CONTENTS

Page

D-1.0 Introduction	D - 1	
D-1.1 Population Trends		D - 2
D-1.1.1 Past Trends		D - 2
D-1.1.2 population Projections		D - 3
D-2.0 Policy Planning Chart	D - 4	
D-3.0 Land Use Plan	D - 5	
D-3.1 Residential Land Use	D - 5	
D-3.1.1 Low Density Residential		D - 5
D-3 1.2 Medium Density Residential		D - 8
D-3 1.3 Flexible Zoning	D - 8	
D-3.1.4 Build Out Analysis		D - 9
D-3.2 Business Land Use	D - 9	
D-3.2.1 Limited Business	D - 9	
D-3.2.2 General Business		D - 9
D-3.2.3 Site Plan Review		D - 9
D-3.3 Manufacturing Land Use	D - 10	
D-3.4 Watershed Land Use (PWSB)	D - 10	
D-4.0 Inconsistencies of Existing Zoning	D - 11	
D-4.1 Inconsistencies with Existing Zoning Map		D - 11
D-4.2 Zoning Ordinance Revisions		D - 11
D-4.3 Zoning Ordinance and Map Amendment Process		D - 12
D-5.0 Consistency Statement	D - 12	
D-5.1 State Guide Plan Consistency		D - 12
D-5.2 Adjacent Community Land Use Compatibility		D - 12
D-6.0 Inventory and Background Analysis	D - 13	
D-6.1 Existing Land Use		D - 13
D-6.2 Existing Zoning		D - 14
D-6.3 Scituate Reservoir Watershed Management Plan		D - 15
D-6.4 Implementing Scituate Reservoir Watershed Management Plan		D - 16
MAPS D-1 Land Use Plan	D - 5(A)	Page D-6
D-2 Scituate Reservoir Watershed	D - 5(B)	Page D-7

D. LAND USE PLAN

D- 1.0 Introduction

Conceptually, Scituate may be divided into three parts - the Reservoir, the Villages and Rural Scituate.

The Reservoir, including land and water areas owned by the City of Providence, covers over one-third of the Town. Although the Reservoir and its surroundings will change little in the future, its dominating presence in Scituate has significant implications for future land use. The Scituate Reservoir Watershed Management Plan, State Guide Plan Element 125, sets forth land use guidelines designed to protect all waters tributary to the Reservoir. The land use proposals of the Scituate Comprehensive Plan must be consistent with the watershed management controls of the *Scituate Reservoir Watershed Management Plan*.

Before the completion of the Reservoir in 1926, Scituate was comprised of a number of villages relating to a variety of mills originally established to take advantage of the water power offered by local streams. When the dust had cleared from Reservoir construction Scituate was reduced to the widely separated villages of North Scituate, Hope and Clayville. Today, these villages are virtually the only urbanized sections of Town. Each has strong historical associations and each has a unique identity and personality shaped by village residents. Fortunately, time has been kind to the villages; twentieth century intrusions have not radically altered their nineteenth century character. As part of the preliminary planning process leading to this Comprehensive Plan, local residents expressed strong support for land use controls which would protect the villages.

Rural Scituate contains that portion of Town which will be most significantly impacted by the continuing outward growth of the Providence Metropolitan Area. Except for some areas near Hope and scattered business and manufacturing zones, Rural Scituate is zoned for three-acre single family housing development. As was pointed out in the preliminary planning reports (See Appendix), three-acre zoning, -does not assure protection of the rural character. Participants in the Comprehensive Plan planning process expressed strong sentiment for the adoption of flexible zoning controls which would protect Rural Scituate's character, therefore such controls were enacted under Article 4, Section 12 of the Zoning Ordinance entitled "Land Development - Preservation and protection of cultural, environmental and scenic resources."

Scituate has a limited amount of land available for commercial and industrial development. The major concentrations of retail businesses are to be found in North Scituate Village and along Commercial Route 6 (Johnston town line to Danielson Pike). Commercial Route 6 has been identified as one of the Town's Significant Environments (See Appendices IX and 2X). Local sentiment calls for the incremental improvement of Commercial Route 6 as a more functional shopping area and an attractive gateway to Scituate.

The only significant manufacturing facility is the historic Hope Mill. Local residents endorsed mixed manufacturing and commercial uses but no housing in the mill.

D - 1.1 Population Trends

D - 1.1.1 Past Trends

During the first forty years of this century, Scituate's population declined from 3,361 in 1900 to 2,838 in 1940. After World War II things started to change. For subsequent ten year periods the U.S. Census reported the following:

<u>Year</u>	<u>Population</u>	<u>Percent Increase</u>
1950	3,905	38.0%
1960	5,210	33.0%
1970	7,489	44.0%
1980	8,405	12.0%
1990	9,796	16.5%
2000	10,324	5.4%

Of the population increase of 1,391 between 1980 and 1990, approximately 23 percent or 320 can be attributed to natural increase (births minus deaths). The balance of 77 percent or 1071 resulted from in-migration (new construction and the net changes occurring in the turnover of existing housing).

Between 1980 and 1990, 609 housing units were added to the Town's inventory through construction or conversions. According to 2000 Census Data, only 383 housing units were added to the Town's inventory between 1990 and 2000. This drop indicates housing construction slowed to half the previous rate. The decline in the number of housing units added to the inventory compared to previous decades can be attributed to the availability of residential land, and cost of development in Scituate.

The apparent inconsistency between the addition of 609 housing units and a net in migration of only 1,071 people recorded between 1980 and 1990 can be explained by the changing nature of average household size. For the period between 1970 and 1990, the average household size dropped from 3.3 in 1970 to 2.9 in 1980 and 2.8 in 1990. This trend continued in 2000 with a household size decrease to 2.7. This decline is consistent with State and National trends due to an aging population and smaller households. Consequently, a greater number of housing units are required to meet the needs of a given population.

During the twenty years between 1970 and 1990 Scituate grew by 28.5 percent. Of its neighbors, only Johnston, at 20 percent, had a slower rate of growth. The greater rates of several of the others over the twenty year period were as follows: Gloucester, 79 percent; Foster, 46 percent; Smithfield, 42 percent; and Coventry, 35 percent.

Information on the age composition of Scituate's population from the U.S. Census comparing 1990 with 2000 age group populations are as follows:

<u>Age Group</u>	<u>Year 1990</u>	<u>Year 2000</u>
------------------	------------------	------------------

Scituate Comprehensive Plan
D-Land Use

0 – 19	2,682 (27.3%)	2,859 (27.7%)
20 - 64	5,983 (61.1%)	6,224 (60.3%)
65 +	1,131 (11.5%)	1,241 (11.9%)

In general, Scituate's population is growing older. The implications of this trend were investigated in a 1991 *Demographic Report and Enrollment Projections* for the Town of Scituate, Rhode Island prepared for the Superintendent of Schools by the New England School Development Council (NESDC). One significant finding of the NESDC study showed school enrollment as a percentage of the total population declining from 25 percent in 1970 to 15 percent in 1990. NESDC enrollment numbers for the 2001 - 2002 school year, and estimates through the 2012 school year are presented in the Services and Facilities Element.

D - 1.1.2 Population Projections

The State Division of Planning, as part of statewide and municipal population studies, estimated that Scituate will grow by 6.8 percent between 1990 and 2000. Statewide Planning estimates put the population at about 10,500 by the year 2000. The actual population figure for Scituate in 2000 was lower at 10,324. Therefore Statewide Planning's estimates were reasonable for the following reasons:

1. The New England economy has slowed and is not expected to reach the levels experienced during the mid 80's.
2. There will be a reduction in natural population increases due to a decline in those within the childbearing ages of 15-44.
3. The Land Use Plan does not propose significant changes in overall density under the Zoning Ordinance. For environmental protection reasons, there will be more stringent controls, such as the proposed Hydric Soils Overlay District (See Section G-3. 1.5), which will inhibit development in critical resource areas.
4. Much of the more easily developed land has been taken; that which remains has more development constraints and will be, on a per housing unit basis, more expensive to develop.

D -2.0 Policy Planning Chart - Land Use Plan

GOALS

POLICIES

IMPLEMENTATION

Protect Traditional Development Pattern

Retain distinctive character of the Villages.

Review and revise Village Overlay district zoning as deemed necessary.

Protect Rural Scituate through flexible land use controls.

Review flexible zoning regulations and modify as necessary.

Encourage infill and new commercial development along existing commercial corridors utilizing site plan review procedures as a regulatory device.

Continue proactive use of site plan review to preserve the present business district and future business development.

Protect the Quality of Scituate Reservoir, by Managing Land Use Within the Watershed

Maintain the overall residential density level.

Continue present residential zoning.

Continue Enforcement of design standards and setbacks for sensitive areas such as watershed tributaries and hydric soils.

Review and revise special overlay districts and restrictions in Zoning Ordinance and Subdivision & Land Development Regulations as necessary.

Prohibit land uses with high potential to contaminate water quality and carefully regulate other uses.

Maintain land use controls in Zoning Ordinance through Revision of use table.

Study and adopt mandatory septic system maintenance or wastewater management program under a Wastewater Management District.

Enact ordinances to establish and fund programs with assistance from the State.

Protect Forests, Farmlands and Open Space

Inform property owners relative to the Farm, Forest and Open Space Act.

Conservation Commission coordination with major property owners.

Adopt flexible zoning and provide buffer areas adjacent to sensitive areas.

Preserve and protect forest, farmlands and the rural character of Scituate.

Adopt zoning incentives to protect forest, farmland and open space.

D - 3.0 Land Use Plan

The current guide for land use development in Scituate is the Zoning Ordinance and Map which is based on the land use recommendations of the 1979 and 1994 Comprehensive Plan. Studies conducted as part of this Comprehensive Plan generally support the prior zoning and land use concepts. Several changes, however, have been and are proposed.

One change recommended in the 1994 approved Comprehensive Plan was based on the recognition that the rigid requirements of the zoning ordinance regulating residential development was leading to the destruction of the traditional character of the Town, particularly in Rural Scituate. This issue was explored in detail in the preliminary planning studies. See Report 1, Environmental Values and Report 2, Alternative Futures, in the Appendix. Greater flexibility, as described below, is a recommended solution.

A second change, recommended in 1994 Comprehensive Plan and supported today, provides incentives for the construction of affordable housing to meet the needs of local residents who are being priced out of the market. A modest density incentive to increase the number of affordable housing units being constructed is proposed. The density increase is not in conflict with the residential density recommendations of the *Scituate Reservoir Watershed Management Plan*.

The land use proposals have been developed to support and complement other elements of this Comprehensive Plan. In addition, Scituate's proposed land uses have been determined to be consistent with the policies of State Guide Plan elements and the land use proposals of adjoining communities.

Map D - 1, Land Use Plan, on the following page, and the sections below present the recommendations of this Comprehensive Plan. Map D - 1 shows proposed land use and makes no distinction between those areas which are presently developed and the lands within any use district which are undeveloped.

The Scituate Reservoir Watershed_Map shows the Scituate Reservoir watershed boundary line as well as the property owned by the Providence Water Supply Board (PWSB). The watershed boundary is a drainage divide. All land to the north of the line drains into the Reservoir. All land to the south drains to the Pawtuxet River. The recommendations of the Scituate Reservoir Watershed Management Plan apply only to lands which drain into the Reservoir.

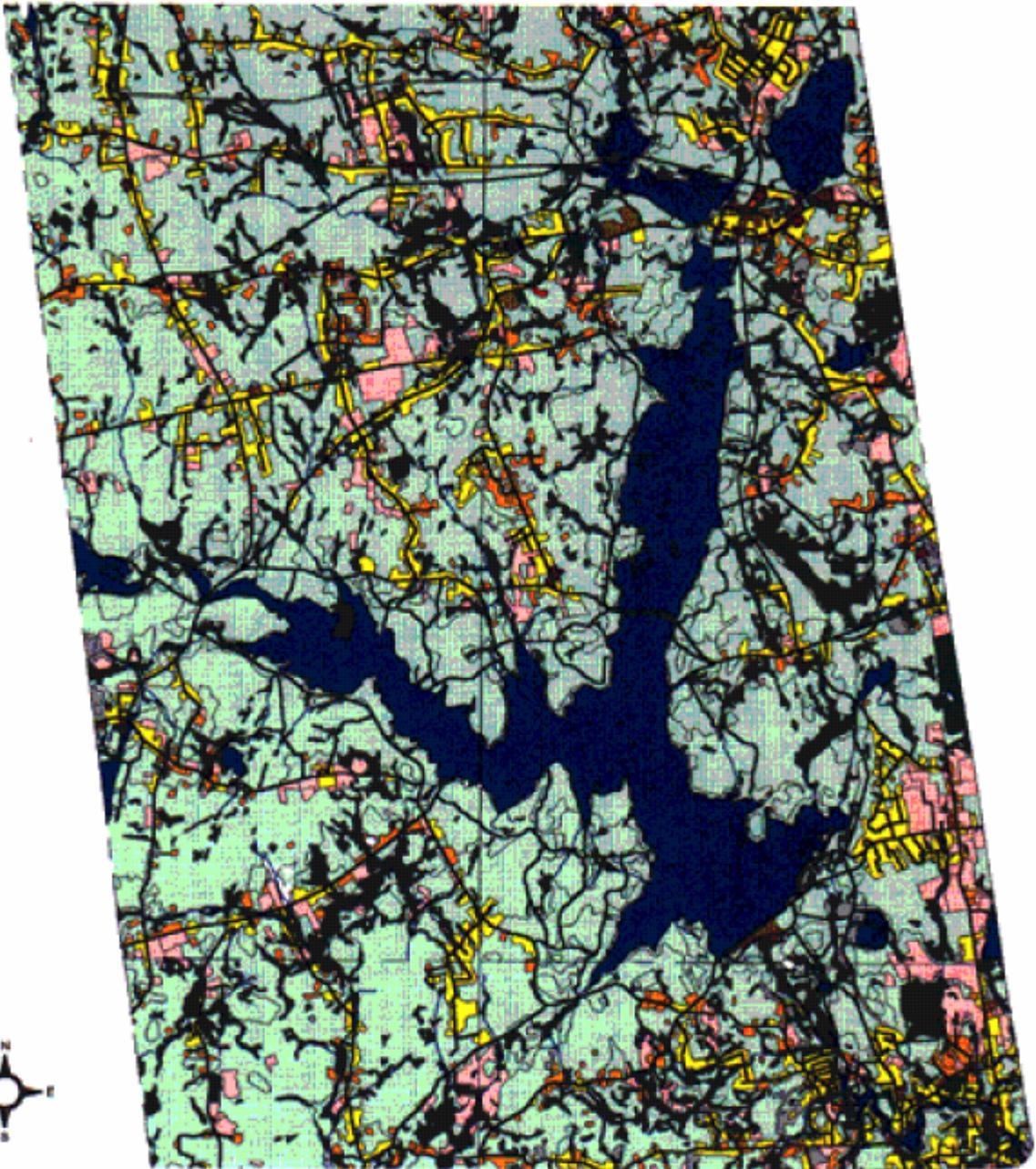
D - 3.1 Residential Land Use

D - 3. 1.1 Low Density Residential

The low density residential area allows housing development at a density of one dwelling unit for every 120,000 sq. ft. This area includes all land currently located within the RR-120 and the RS- 120 zoning districts.

The Land Use Plan proposes (subject to additional benefit and feasibility evaluations) to increase the area now zoned for low density residential by the addition of land to the west of Howard Avenue and

Scituate Land Use



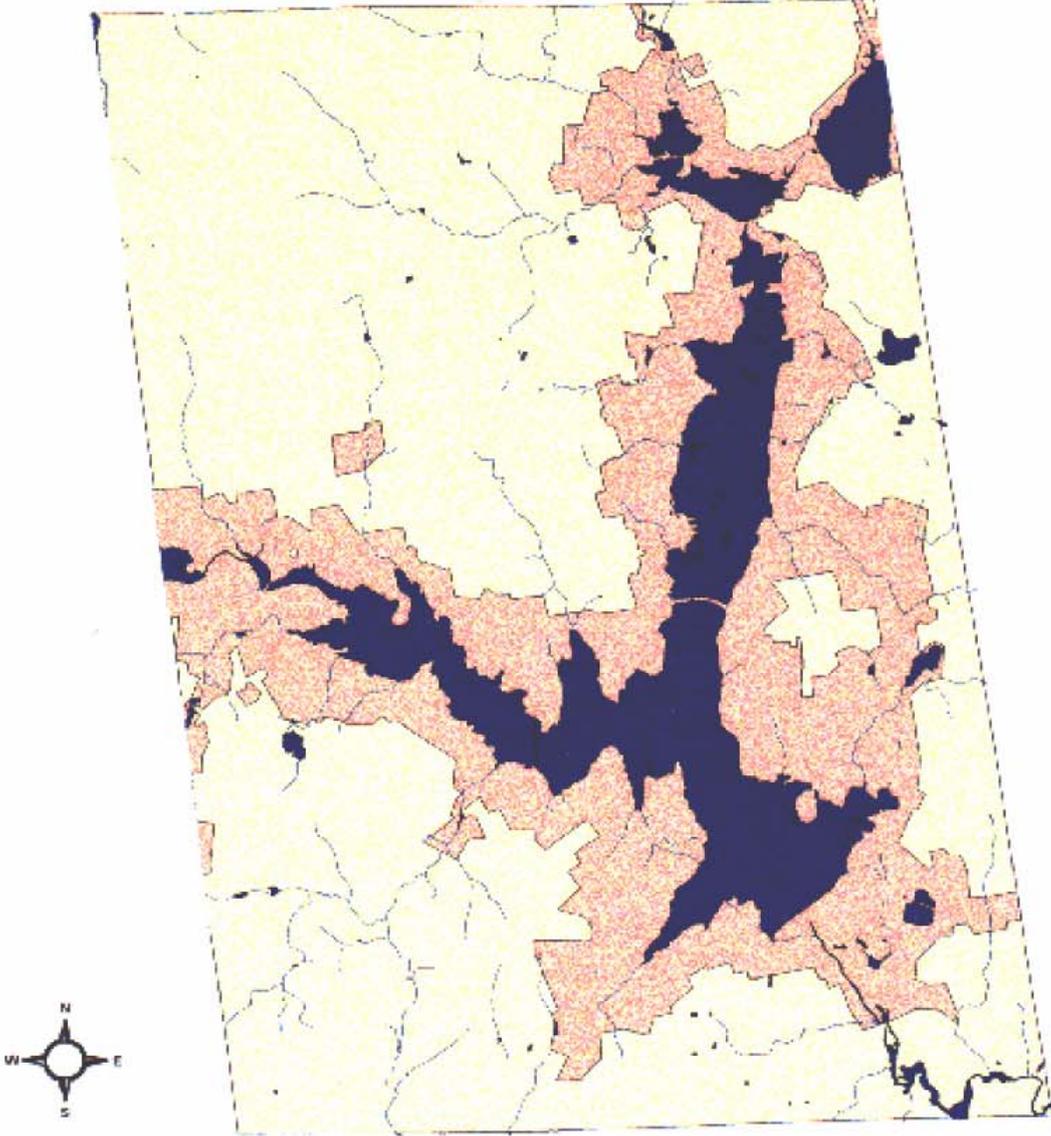
Legend	
	Streams
	Roads
	Highways
	High Density Residential
	Medium Density Residential
	Low Density Residential
	Commercial - Retail
	Industrial - Manufacturing
	Recreational Open Space
	Institutional
	Other Open Space
	Forest
	Wetlands
	Water Sources

Source: 1995 RIGIS

MAP D- 1

D5(A)

Scituate Reservoir Watershed Open Space - PWSB



Legend

- Streams
- Scituate Reservoir
- Open Space
- Ponds

4 0 4 8 Miles

MAP D-2

Source: 1999 PGIS

D-5(B)

to the west of Cranberry Brook adjacent to PWSB properties in the Hope neighborhood. As noted in Section I, Service and Facilities Element, public water services are to be extended only to existing problem areas in Hope and are not to be used to induce development.

This proposal is consistent with the current policy of zoning the larger undeveloped areas in Scituate, both within and outside the watershed, for low density single-family housing.

As described in Section E, Housing Element, a modest 10 percent increase in density would be permitted, allowing one affordable home in addition to every ten market rate homes constructed.

D - 3.1.2 Medium Density Residential

Medium density single family residential use with lot sizes of 60,000 sq. ft. where public water supply is available and 80,000 sq. ft. without public water is proposed for the Hope Area. This represents a continuation of the RRW 60/80 and RSW 60/80 zoning districts for Hope Village.

Portions of the medium density residential use area are now serviced by public water from the Kent County Water Authority. At some future date sewer services will be extended from West Warwick to the higher density sections of Hope.

The 10 percent density increase for affordable housing would also apply to the areas designated for medium density residential.

D - 3.1.3 Flexible Zoning

A flexible zoning option is available for both the low and medium density residential areas via Article 4 of the Scituate Zoning Ordinance. This option allows for variations in lot dimensions and setbacks in order to encourage development which is consistent with the traditional features of Rural Scituate and the protective of the natural environment.

Further flexible zoning regulations allowing for variations in lot size should be considered in the future. The flexible regulations on lot size would not increase overall densities and the number of lots would be the same as normally allowed. Wetlands and other non-buildable areas will be taken into consideration in establishing the allowed density.

Any reduction in the size of some lots would be balanced by increase in others and/or the dedication of lands for recreational or conservation purposes. Where applicable, such lands should be linked to the preservation of the "Sensitive Areas" identified in the Recreation, Conservation and Open Space Plan (See Map J - 1 following page J-3). All lots would be required to meet Individual Sewage Disposal System (ISDS) Regulations of the Rhode Island Department of Environmental Management (RIDEM).

A further discussion of flexible zoning is contained in Appendix Section 3X. An additional reference is The Growth Management Handbook prepared in 1988 by the Pioneer Valley (Massachusetts) Regional Planning Commission.

D - 3.1.4 Build-Out Analysis

A build-out analysis completed in 1990 of the areas vacant and proposed for residential use revealed a potential to construct approximately 3,700 additional homes in Scituate. Of these, about 3,300 are within the Reservoir's watershed and the balance of 400 are outside the watershed. This is an optimum estimate; in actual practice the total would probably drop by 25 percent due to natural and man-made constraints which occur when a more detailed analysis is made of individual parcels of land.

The build-out analysis process started with a consideration of the density allowed in the vacant lands in each use district and then subtract out sensitive areas (wetlands, steep slopes, buffer areas, etc.) where development is not allowed or not possible, along with areas required for streets and the inefficiencies of subdividing land into lots. This provides an approximation of the total number of dwelling units which could be developed when all vacant land is utilized.

D - 3.2 Business Land Use

D - 3.2.1 Limited Business

The Land Use Plan is consistent with present zoning in which several scattered districts have been designated BL-Limited Business.

The proposed uses represent no more than a Class C-Moderate Risk (subject to appropriate local performance standards) to surface and groundwater as recommended in the *Scituate Reservoir Watershed Management Plan*. Class C uses are those which would not produce wastewater discharges or stormwater runoff at a higher level than would be expected from medium density (between one-quarter and two acres per dwelling unit) residential development.

D - 3.2.2 General Business

The proposed general business areas also are consistent with present zoning districts where BG-General Business is allowed in North Scituate Village, Hope Village, Commercial Route 6, several locations along the Hartford Pike, and at the Route 102/ Danielson Pike-Route 6 intersections.

The allowed uses would be those representing no more than a Class C-Moderate Risk (subject to appropriate local performance standards) to surface and groundwater pursuant to the *Scituate Reservoir Watershed Management Plan*.

D - 3.2.3 Site Plan Review

Scituate has ~~should~~ incorporated site plan review procedures into the Zoning Ordinance. Under site plan review, the community has the opportunity to determine a project's impact on both the man-made and natural environment, and to require mitigating measures to eliminate or reduce those impacts. Site plan review generally applies to all development other than single family residential. Subdivision regulations are in the nature of an equivalent review process for single family development areas.

Under site plan review, the reviewing agency, generally the Planning Board, can deal with special issues relating to the site and more general concerns such as the potential for water pollution. Site plan review considers issues such as vehicular access and parking layout, buffering of adjoining areas,

Scituate Comprehensive Plan
D-Land Use

appropriate landscaping, light pollution, noise and related issues necessary to preserve and improve the quality of life in the community.

Scituate should adopt site plan review regulations modeled on similar ordinances enacted in other Rhode Island communities.

D - 3.3 Manufacturing Land Use

Two areas are zoned for manufacturing use. One area located within the Scituate Reservoir watershed in North Scituate was ~~is~~ used by Peerless Aluminum. The other, outside the watershed, is occupied by the Hope Mill. Both areas are zoned M-General Manufacturing.

Several areas currently zoned for manufacturing along Darby Road are not used for manufacturing according to the Tax Assessor's records. In support of the recommendations of the Scituate Reservoir Watershed Management Plan, the Land Use Plan recommends low density residential use for these sites because light industrial uses represent a substantial risk to drinking water supply.

Strict performance standards along with site plan review should apply to use changes and site modifications within the several designated manufacturing areas. Performance standards put the burden on the applicant to provide evidence that the proposed use/development will satisfy criteria relating to water quality, noise, fumes, etc.

To allow options for mixed use in the Hope Mill, it is suggested that the range of retail and business uses allowed by Special Use Permit within a manufacturing use district outside of the Reservoir watershed be expanded. It was previously observed that the true reservoir watershed is not the same as the Providence Water Supply Board (PWSB) watershed land use area described in the following section. As shown on Map D- 1, the watershed line is a drainage divide; all land to the north drains into the Reservoir and all land to the south drains into the North or South Branch of the Pawtuxet River.

D - 3.4 Watershed Land Use (PWSB)

Watershed land use (PWSB), as shown on Map D - I, applies to all lands and water areas within the Town owned and utilized for the production and storage of drinking water by the PWSB.

Forest management and hydroelectric power generation are accessory uses associated with the primary use.

As additional watershed properties are acquired by the PWSB they will automatically be incorporated in the watershed land use (PWSB) category of the Comprehensive Plan.

D - 4.0 Inconsistencies of Existing Zoning

D - 4.1 Inconsistencies with Existing Zoning Map

The following changes, pursuant to the recommendations of Section D-3.0 above, are proposed to bring the Zoning Map into compliance with the Land Use Plan:

1. All properties abutting Darby Road which are now in the M-General Manufacturing District should be rezoned to RR- 120 Single Family Residence.
2. All properties west of Howard Avenue and all properties between Cranberry Brook and PWSB properties currently zoned RRW 60/80 should be evaluated to determine the benefits and feasibility of rezoning to RR 120, Rural Residential.
3. All properties subsequently acquired by the Providence Water Supply Board should be rezoned from the then applicable use district to W-Watershed.

In addition, as recommended in Section G, Natural Resources Element, adopt Hydric Soils Overlay District. A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper layers. Typically, wetlands exhibit hydric soil conditions. The general standards for the overlay district are described in Section G-3.1.5.

D - 4.2 Zoning Ordinance Revisions

Under the Land Use Plan recommendations and those of other elements of the Comprehensive Plan, it will be necessary to revise and continually review the Zoning Ordinance as follows:

1. Revise the Zoning Map as described in Section D-4. 1 above.
2. Investigate future zone changes for possible inclusion of Hydric Soils regulations.
3. Adopt additional flexible development controls for residential districts as needed.
4. Update site plan review provisions along with performance standards to reduce environmental impacts as deemed necessary.
5. Adopt special incentive regulations allowing limited density increase where affordable housing units are provided. Housing Element proposal.
6. Where applicable, incorporate development review provisions which require special consideration of cultural and natural resources. Natural Resources Element and Cultural Resources Element proposals.
7. Allow accessory housing units in existing single family housing and owner-occupied two-family affordable housing units by Special Use Permit. Housing Element proposal.
8. Allow home occupation and craft-type businesses on residentially zoned sites of five or more acres subject to Special Use Permit review and the satisfaction of rigid performance standards. Economic Development Element proposal.

9. Review, and where applicable, amend regulations which apply to the M-General Manufacturing District.
10. Allow adaptive reuse conversions of existing structures by Special Use Permit for residential uses, including affordable housing. Housing Element proposal.
11. Review lot coverage regulations as pertains to each zoning district.
12. Prohibit hazardous underground fuel storage. Natural Resource Element proposal.

D - 4.3 Zoning Ordinance and Map Amendment Process

Upon the adoption of the Comprehensive Plan, the Town Council, by resolution, will direct the Planning Board to initiate ordinance and map changes and a public participation process leading to the adoption of required amendments within a period of 18 months. The Council's resolution will request the Planning Board to prepare a timetable for the amendment process.

D - 5.0 Consistency Statement

D - 5.1 State Guide Plan Consistency

The Land Use Plan supports the goals of the Comprehensive Planning and Land Use Regulation Act and is consistent with the applicable State Guide Plan Elements.

In preparing the Land Use Plan special attention has been given to consistency with the proposals of the *Scituate Watershed Management Plan*, State Guide Plan Element 125.

D - 5.2 Adjacent Community Land Use Compatibility

Through consultation with the Planning Boards and/or the Planning Departments of the adjoining municipalities, Scituate has ascertained that there will be no land use conflicts beyond the several minor use inconsistencies which exist under present zoning and development.

Tasca's Field on the north side of Route 6 at the Johnston town line is used as watershed land and for recreational open space use. Adjacent strip commercial land use is found on either side of Route 6 in Johnston. Section 4.5.2 of the Scituate Reservoir Watershed Management Plan recommends that the "Providence Water Supply Board should use the water surcharge funds to purchase critical areas (as defined by Table 4.4) within the watershed as expeditiously as possible".

Single family low and medium density residential or watershed uses are proposed along the entire municipal boundaries of Scituate with the following exceptions:

1. A small area to a depth of 350 feet on the north side of Route 6 along the Scituate-Foster line is proposed, as now zoned, for limited business use. Hollow Road, which straddles the municipal boundary at this point, separates the Scituate land from adjoining residentially zoned land in Foster. As previously noted in Section D-3.2.1, all development will be subject to appropriate local performance standards recognizing the special character of the area .

Scituate Comprehensive Plan
D-Land Use

High Density Residential	118
Medium Density Residential	2,651
Low Density Residential	726
Commercial	117
Industrial	17
Transportation, Communications, Utilities	103
Developed Recreation	57
Urban Vacant	3
Cemeteries	9
Institution	131
Agriculture	1,514
Forest/Brushland	21,352
Water	4,047
Wetland	3,848
Barren Land	63
Mines and Quarries	33
Total	34,789

Source: Rhode Island Geographic Information System

D - 6.2 Existing Zoning

Scituate has been divided into four residential districts, two business districts, one manufacturing district and one watershed district. The official zoning map is found in files at the Town Clerk’s office. The salient characteristics of each district are as follows:

RR 120 Rural Residential and RS 120 Single Family Residence District

These single-family residential zones cover most of the land area not included within the watershed district for Providence Water Supply Board property. The districts are not expected to be served with public water supplies and are designed to require low density in order to protect the Reservoir Watershed. The RS 120 District tends to be somewhat more restrictive than the RR 120 District in terms of the uses allowed. In general, the M 120 District allows certain types of offices and businesses under Special Exceptions which are not allowed in the RS 120 District.

In both districts a minimum lot area of 120,000 square feet along with a minimum lot width of 300 feet is required. The maximum allowed building coverage is 15 percent. Two-family residences are allowed by Special Exception providing there is a minimum lot area of 240,000 square feet.

RR 60/80 Rural Residential/Water and RS 60/80 Single Family Residence/Water

These single-family residential zones are located outside of the watershed in the Hope Village area. The RS 60/80 District is somewhat more restrictive than the RR 60/80 District in terms of the uses allowed.

Scituate Comprehensive Plan
D-Land Use

Where public water supplies are available the minimum lot area requirement is 60,000 square feet. Where no public water is provided the lot area minimum is 80,000 square feet. In both cases the minimum lot width is 250 feet and the maximum allowed land coverage is 15 percent. Two-family residences are allowed by Special Exception as long as the minimum lot area requirement for single-family residences is doubled.

Limited Business

This district allows convenience type retail activities and tends to be more restrictive than the General Business District. There are no minimum lot area or frontage requirements. Multifamily dwellings are permitted by Special Exception.

General Business

This district allows a greater variety of business uses. The dimensional regulations are identical to the Limited Business District.

General Manufacturing

Light industrial uses along with some general business types of uses are allowed. Industrial uses identified as having potential adverse impacts are permitted by Special Exception only. The dimensional requirements are identical with those of the two business districts.

There are no performance standards regarding air, noise and other forms of pollution.

Watershed (PWSB)

This district applies to all land/water in Scituate owned by the Providence Water Supply Board. Allowed uses include the collection, storage, processing and distribution of water and accessory activities such as forest planting and harvesting and the production of electricity.

D - 6.3 Scituate Reservoir Watershed Management Plan

The Scituate Reservoir Watershed Management Plan (SRWMP), December 1990, which has been adopted as State Guide Plan Element 125, has significant land use implications for Scituate and the five other municipalities within the watershed. The intent of the Plan is as follows:

"...to develop recommendations to insure the long-term water quality of the Scituate Reservoir and its tributaries, in addition to groundwater that provides the watershed communities with on-site drinking supplies."

The SRWMP contains a thorough analysis of natural and man-made conditions in the watershed and presents over 175 recommendations. Many have application to or require action by the Town of Scituate.

D - 6.4 Implementing Scituate Reservoir Watershed Management Plan

Scituate Comprehensive Plan
D-Land Use

It is the intent of the Scituate Comprehensive Plan to take reasonable actions towards the implementation of the recommendations of the SRWMP which apply to Scituate, in some cases the necessary steps have been taken. Many of the required actions will take place as detailed revisions of zoning, subdivision or other regulations or as new ordinances are adopted.

The Scituate Comprehensive Plan concurs with the recommendation of the SRWMP (Page 4.24, item 2) that the PWSB use surcharge funds to purchase critical areas. As has been the Town's policy in the past, the land will be placed in the watershed zone following its acquisition by the PWSB.

E - HOUSING

Table of Contents

Page

E- 1.0 Introduction	E - 1
E-2.0 Policy Planning Chart	E - 2
E-3.0 Housing Plan	E - 3
E-3.1 Goals and Policies	E - 3
E-3.2 Implementation	E - 5
E-4.0 Consistency Statement	E - 7
E-5.0 Inventory and Background Analysis	E - 7
E-5.1 Housing Profile of Scituate	E - 7
E-5.1.1 The Housing Market in Scituate	E - 7
E-5.1.2 Scituate's Subsidized Housing	E - 8
E-5.1.3 Housing the Mentally Disabled	E - 8
E-5.1.4 Ownership Market and Affordability	E - 9
E-5.1.5 Rental Market and Affordability	E - 9
E-5.1. 6 Housing Forecast	E - 10
E-5.2 Different Levels of Income and Need	E - 10
E-5.2.1 Moderate Income Households	E - 10
E-5.2.2 Low and Very Low Income Households	E - 11
E-5.2.3 Elderly Households	E - 11
E-5.2.4 Summary of Need	E - 12
CHART 1	E - 13

E. HOUSING

E- 1.0 Introduction

This element of Scituate's Comprehensive Plan addresses current and long term housing need.

The concept of need assumes there is a discrepancy between a family or individual's need for housing and what is available to the family or individual. The discrepancy may result from one or more causes. Common causes for housing need in Rhode Island include insufficient family income and restraint on housing supply.

The premise is that the private sector housing market in the United States, operating by itself, does not accommodate the needs of a range of persons. The housing needs' spectrum runs from the homeless at one extreme, to moderate income households with stable incomes of \$40,000 or more. This last group may pay a disproportionate share of income for shelter or alternatively may lack sufficient resources for home ownership.

The focus of the Housing Plan is how Scituate can respond to the housing needs of local people. The Town has two approaches available: direct assistance and indirect assistance. An example of direct assistance is the elderly housing development, Rockland Oaks, which is managed by the Scituate Housing Authority and subsidized by two federal agencies. An example of indirect assistance is inclusionary zoning in which a local zoning ordinance requires or encourages a percentage of units to be priced at below market rates, for first time home buyers, for example.

The Plan recommends goals and actions which emphasize the indirect approach over the direct approach. Zoning is the principal tool available to Scituate in implementing this approach. The use of zoning to encourage housing responsive to local need has three distinct advantages to the Town: 1) Zoning is within control of the Town, 2) Zoning involves a development permission granted for a specific purpose and with conditions rather than a cash subsidy and, 3) Zoning can be designed to represent a balance between local goals, such as response to local housing need and protection of water quality, rather than satisfying one goal at the expense of another.

E-2.0 Policy Planning Chart - Housing

G O A L S

POLICIES

IMPLEMENTATION

Retain Housing as the Dominant Land Use

Throughout undeveloped areas of the Town allow incentives of density increases and flexible siting to developments which include affordable housing developments

Create a density bonus and/or flexibility on dimensional and subdivision requirements as incentives for such and protect rural character.

Enable developers to provide affordable family housing through conservation subdivision and zoning techniques

Enact conservation subdivision zoning.

Within the watershed, retain current density levels, but investigate allowing modest density incentives.

Allow owner occupied two family affordable units by Special Use Permit subject to strict environmental review.

Increase the Supply of Habitable, Affordable Units

Encourage new affordable units in accordance with the land use policies above. Encourage such units in close proximity to RIPTA bus route #10.

Review Zoning Ordinance and Subdivision Regulations to allow density increases in subdivisions of 10 or more units, for the inclusion of affordable units.

Identify structures for potential conversion to multi-family for inclusion of affordable housing. Encourage conversions along RIPTA Bus Route #10

Allow such structures to be converted into multi-family housing on the condition of inclusion of affordable units including mill and commercial industrial structures.

Allow accessory apartments.

Continue to allow accessory family dwelling units by Special Use Permit subject to meeting ISDS requirements

Facilitate the use of RIHMFC funds for conversions.

Support expansion of the existing home improvement program.

Be proactive in support of the Western Rhode Island Home Repair Program

Explore a regional community land trust to create/protect affordable units.

Pursue feasibility of regional Land Trust Land Trust with Foster and Gloster.

Require long-term affordability as a prerequisite for new affordable units.

Require newly created affordable units to be permanently affordable by deed.

Allow senior Citizens to retain current housing.

Continue property tax freeze on property owners 65 or older.

Continue to encourage and support programs to assist the developmentally disabled and others, such as homeless, with housing and other aspects of community life.

Desirably, ongoing state programs will continue to address these needs.

E- 3.0 Housing Plan

Scituate Comprehensive Plan
E-Housing

The Housing Plan's conclusions are summarized in the Policy Planning Chart. The Plan is based on the description of Scituate's housing characteristics, which appears in the Inventory and Background Analysis section (E-5.0) of this Housing Element. That section also discusses the housing needs of local people and the most appropriate responses.

A plan represents a way of thinking about an issue which includes goals, policies and actions to resolve the issue. Here, the issue is how to modify the impact of the housing market on specific groups - defined by income and age - those of moderate income, low and lower income, and the non-affluent elderly.

Although meeting local housing needs should be the prime criterion for the Housing Plan, there are others:

- Compliance with the Rhode Island Comprehensive Planning and Land Use Regulation Act of 1988, as amended through June 2003.
- Compliance with the Scituate Reservoir Watershed Management Plan of 1990.
- Administrative capacity within the Town.

The Rhode Island Comprehensive Planning Act, previously cited, requires that the Housing Element of a Comprehensive Plan include "objectives including programs for the preservation, including but not limited to, the preservation of federally insured or assisted housing."

Whereas one interpretation of this federally assisted category will include a variety of programs, given Scituate's modest population size and therefore administrative capacity, it is more practical to focus on programs which are known to serve the Town's housing needs. These include: Farmers Home Administration housing programs, and the ongoing Western Rhode Island Home Repair Program which maintains a Scituate office and serves an expanding number of Scituate residents through Federal Community Development Block Grant funds.

E-3. 1 Goals and Policies

In order to alleviate local housing needs, both the private sector and public sector must be encouraged to modify the level and type of housing they would otherwise produce.

Scituate's two housing goals are interrelated. The first goal is to retain housing as the predominant developed land use in Scituate. The second goal is to increase the supply of habitable affordable housing units.

Most of undeveloped Scituate land is zoned for single family 3 acre lots. Current zoning and subdivision rules inhibit to some extent the development of affordable housing.

The *Scituate Reservoir Watershed Management Plan* strongly recommends that the current residential density levels be retained within the Watershed areas of Scituate as a preventive approach to the maintenance of a quality water supply for the State.

As the Watershed Management Plan is part of the official State Guide Plan, its land use recommendations **must** be heeded in crafting a Scituate policy for increasing affordable housing opportunities. In effect, the Watershed Management Plan would prohibit the introduction of multi-family residences in most of Scituate. Therefore, the emphasis in the housing element is on including

affordable units in new subdivisions and in conversions of existing structures. As a consequence of this policy, no numerical targets for affordable housing production are suggested.

However, through zoning, slight modifications of that density level can be made to encourage two objectives: 1) the production of affordable housing units as part of private sector subdivisions; and 2) subdivision siting which is respectful of rural character. Therefore, it is recommended that:

Throughout undeveloped areas of the Town, allow incentives of density increases and flexible siting to developments which protect rural character or include affordable housing.

The policies which relate to increasing the supply of habitable affordable units include:

1. Create new affordable units in accordance with the land use policies.

As has been indicated, this would occur by amending the zoning allowing a density bonus. The additional units created by the density bonus could be sold at below market rates to local households. The cost of the lot is lowered because the Town has required a lowered price from the developer in exchange for granting a density bonus, that is, more units than normally allowed by zoning. This technique should be encouraged along RIPTA bus routes to service transit-dependant residents. The primary beneficiaries of this policy would be locally connected first-time home purchasers. Locally connected means residents, municipal employees, or those who grew up in Scituate and/or who are related to Scituate residents.

Another action to create affordable housing, enacted after the Scituate Comprehensive Plan's 1993 adoption, encourages the creation of affordable housing through allowing accessory family dwelling units. This amendment to the zoning ordinance meets Rhode Island affordability standards where one of the units will be owner-occupied. Units are allowed as a Special Use Permit subject to meeting strict environmental standards.

The enactment of Conservation Subdivision and Zoning techniques is yet another method of providing opportunities to create affordable family housing. Through amendments to the Town's subdivision regulations and zoning ordinance a generous density bonus could be given to those developers opting to utilize conservation techniques. The "bonus" units could be reserved for those whose incomes fall between the low and moderate range.

2. Identify structures for potential conversion to 3 or more units of which one or more may be affordable, that is, available at below market rates.

This would occur by amending the zoning to permit such conversions. This would benefit both moderate income and potentially lower income categories depending on the mix of market rate and subsidized units and the extent of subsidy involved, if any. Mill and commercial/industrial areas may be potential sites for such conversions.

3. Continue to allow accessory family dwelling units.

The units produced would be market rate. Therefore, the chief beneficiaries would be moderate income persons of all ages, usually 1-2 person households.

4. Support the Expansion of the existing Western Rhode Island Home Repair Program.

This policy simply requires lobbying State officials so that Scituate may receive more funds from this federal program, which is currently well utilized locally by elderly home owners, among others.

5. Explore a regional Community Land Trust to create/protect affordable units.

Community land trusts operate to maintain land ownership in community trust in perpetuity, thereby achieving permanent affordability for existing or newly created housing units owned by individuals. Such an effort requires strong commitment, expertise and resources to start up but relates well to land conservation efforts.

6. Require long-term affordability as a prerequisite for new affordable units.

This would necessitate that the zoning amendment allowing density bonuses for affordable units require the deeds for such units restrict equity build-up on the units. The purpose of such a requirement is to prevent a windfall through sale by the homeowner and to protect the below market cost achieved through zoning for subsequent purchasers of the property.

7. Allow senior citizens to retain current housing.

This is an exiting policy achieved, in part, through the tax freeze on property owners of 65 years or older.

8. Continue to encourage and support programs to assist the mentally retarded/developmentally disabled and others, such as the homeless, with housing and other aspects of community life.

Desirably, these needs will be handled through ongoing state-managed programs. Due to the nature of the community, homelessness is a rare condition. requiring no specific programmatic attention or action.

E-3.2 Implementation

The policies, taken together, require Zoning Ordinance amendments as well as Subdivision Regulations amendments. The zoning changes would be implemented by Town Council after being drafted in close conjunction with the Planning Board. The amendments should be implemented together, not piecemeal.

Therefore, the zoning amendments relating to density should be investigated and enacted together. Such measures include:

Scituate Comprehensive Plan
E-Housing

- A 10 percent density bonus in return for a deed restriction on any lots so created. The deed restriction would limit equity increases through resales to a percentage of the market value at time of original sale or use a similar formula for limiting equity.
- At the time of subdivision approval, the developer and the Planning Board should create an agreement on the sale of the lot to a locally-connected household of a specified income range as determined by HUD guidelines.

Other zoning amendments necessary to implement the policies are:

- Allow conversion of certain types of existing structures by special use permit and require as a condition of the special use permit that a percentage of units (10 percent, for example) be offered at below market rate rents to locally-connected households. These should include commercial/industrial structures and mills.
- Continue to allow accessory apartments by Special Use Permit subject to criteria very similar to those applied to building conversions, plus a limitation on total square footage for the accessory apartment or a restriction on its size expressed as a percentage of the main residence's floor area.
- Conditions tied to the issuance of the special permit should relate to owner occupancy, date of building (to discourage building multi-families or duplexes disguised as single family homes), location, design changes, siting and screening. These conditions are important in controlling the nature of accessory apartments, whether they be minor conversions within an existing single family home, or additions to a single family home. The point is if they occur in districts dominated by single family residences, the design and management of such units must be subject to strict controls.
- The Rhode Island Housing and Mortgage Finance Corporation (RIHMFC) offers below market rate loans to qualified borrowers for accessory apartment-related home improvements.

The Town Council, with the support of the Planning Commission is the primary agency responsible for acting on the above-cited recommendations to facilitate private and/or public creation of affordable housing. The Town acknowledges that public outreach to private developers, as well as coordination with Rhode Island Housing, in terms of education and financing is necessary to build interest among developers to participate in the programs created through the policies outlined in this element.

With the initiation of the policies outlined in this element, the types and number of affordable units, for families and individuals, is expected to increase. Until the Town has undertaken a full study of the impact of compact-subdivisions and large multi-family housing developments on the Scituate Reservoir watershed more precise calculations and timeframe for meeting the housing needs, as outlined by the HUD "CHAS" data presented in Chart 1, can not be determined.

E-4.0 Consistency Statement

The Housing Element is consistent with the goals of the Comprehensive Planning and Land Use Act and the goals and policies of applicable State Guide Plan elements, as amended through June 2003.

The Housing Element is consistent with the State Housing Plan, State Guide Plan Element 421 and with Area-wide housing Plan, State Guide Plan Element 422, as amended through June 2003.

E-5.0 Inventory and Background Analysis

E-5.1 Housing Profile of Scituate

The housing profile summarizes the Town's housing characteristics. It describes the Town's housing stock, housing markets and subsidized housing. The focus is on describing the housing characteristics which affect the housing needs of local people.

E-5.1.1 The Housing Market in Scituate

In 2000, Scituate had a total of 3,904 housing units, of which approximately 90 percent were owner-occupied. Since 1990, 453 single family homes have been added to the housing stock. During the 1980's, the total number of units grew by 12 percent. The number of multi-family units added to the housing stock was just 8 units since 1990.

Scituate's housing stock is old, with over half of the units at least 30 years old. In 1980, it was estimated that 11 percent of all units lacked complete heating units and possibly another 2 percent lacked adequate kitchen or bathroom facilities.

The cost of owning a home in Scituate exceeds home ownership costs in the State by a considerable margin. In 2001, the average single family home price in Scituate was \$195,000, or almost \$54,000 greater than the comparable figure for Rhode Island (\$141,000). In 2002 the median cost to purchase a single family home in Scituate jumped another \$33,500 or 17.2%.

Rental costs in Scituate, on average, are virtually the same as for the State overall with the average rent in Scituate for the majority of units in 2000 ranging from \$300 - \$749. Of the 3,904 housing units in 2000, 3,780 were occupied. Of the occupied units only 521 were renter occupied.

In 1999 the median monthly owner's cost and mortgage was \$1,300 a month, or \$15,600 a year with the majority of homeowners using 15% or less of their annual income to cover the expenses. Therefore the income needed to purchase a typically priced Scituate house was approximately \$100,000, whereas the median Scituate household income was \$67,593. Of the 3,782 households recorded during the 2000 Census 1,426 households made less than the median income and 1,861 households made more than the median income. Thus, the income necessary to buy a Scituate house is greater than incomes typical of almost half the number of Scituate residents.

In the rental market, as already stated, the average rents for all bedroom sizes are similar to average Rhode Island rents. However, because Scituate lacks rental units with several bedrooms, rentals for larger families are found in single family homes.

Scituate Comprehensive Plan
E-Housing

Only 443 of Scituate's 1999 inventory of 3,904 housing units ~~are~~ were located in structures with more than one housing unit. Most of these are found in former single family homes in North Scituate and Hope Village which have been converted to two or three-family homes. Multi-family housing is virtually non-existent due to the lack of sewers (with the exception of a small section of Hope Village) and zoning ~~is~~ designed to protect Scituate Reservoir's water quality. The only true multi-family housing is the 24-unit Rockland Oaks elderly housing, described in Section E-5.1.2.

While multi-family housing is theoretically allowed in Scituate, in application it is very hard to implement, owing to low density and restricted land. For example, commercial zones permit multi-family unit construction but there is very little land area available to meet the one-unit-per-acre requirement.

Scituate's housing characteristics affect housing needs in several ways. Only the affluent can purchase a house. Rental opportunities, particularly for larger, non-affluent families, are restricted.

E-5.1.2 Scituate's Subsidized Housing

The Scituate Housing Authority created Rockland Oaks in 1984. Rockland Oaks, on Rockland Street, consists of 24 units for the elderly. It was financed through the US Farmers Home Administration Section 515 Program. In addition, each unit has a Section 8 Rent Subsidy certificate attached to it. These certificates are issued by the US Department of Housing and Urban Development (HUD) to persons of low and moderate income or attached to housing units.

In the case of Rockland Oaks only those households meeting very low and low income eligibility, are 62 years of age and/or disabled can benefit from the Section 8 housing provided. HUD pays the difference between the rent and 30 percent of the tenant's income. Income eligibility requirements range from \$19,650/\$31,450 for one person to \$22,500/\$35,950 for a two person household.

The other forms of housing subsidy in Scituate consist of one nursing home with 46 persons (1988) and two residences for the mentally retarded with a total of eleven residents (1991). These facilities benefit from Medicaid and state subsidies for the mentally disabled, respectively.

E-5.1.3 Housing the Mentally Disabled

1990 data on Scituate's mentally disabled population and its corresponding housing needs is grouped collectively with data from the 6 other towns which comprise its catchment area (Cranston, Johnston, North Providence, Foster, Smithfield and Glocester). According to the Mental Health Center of Northwestern Rhode Island, which provides services to 480 "community support" individuals in this catchment area, there has been a movement over the last decade from housing special needs people in group homes to the development of independent living environments, both semi-supervised and supervised apartments, subsidized units and other integrated housing. About 27% of the "community support" population in the region are adult children who live either with parents or other family members.

While exact figures are not available, it is estimated that the housing needs of the mentally ill in Scituate may differ from overall trends in the region. There is, for example, only one Section 8 subsidized housing complex, Rockland Oaks, and no publicly assisted housing. (Regionally 30% of mentally ill individuals live in Section 8 housing and 5% in public housing.) Officials of the MCH

assume that there is a higher percentage of mentally disabled individuals living with parents or relatives in Scituate than in the region overall. While this situation does not contribute to a housing need for these people now, it raises the issue of how this population will be housed once their parents die or family members become too infirm to continue their care.

E-5.1.4 Ownership Market and Affordability

The gap between income necessary to buy into Scituate and income typical of local people has been noted. The effect of this gap is to restrict new purchasers of Scituate homes to those who either have high incomes, a considerable build-up of equity, as from a previous home, or some combination of these two conditions.

According to HUD's Consolidated Housing Data, as represented in Chart 1, in 2000 Scituate had no homes owned, vacant or for sale that would be affordable for those in the very low income range. The number of homes available and owned for those in the low income range was 40, and 1,024 occupied by those in a moderate income range with a mere 18 available for purchase.

According to the 2000 Census, the median dollars a household expended on a monthly mortgage was 1,300. Taking into consideration that it is assumed a household should not spend over 30% of its income on housing, the average annual income needed to afford the median mortgage payment would be \$43,500. HUD income limits that delineate low and moderate income families would place a household of two or more making \$43,500 as moderate to low income. As outlined in Chart 1, there are limited opportunities for home ownership for these income categories.

The difficulty of purchasing a home for all but the affluent will, over time, affect the income levels of those who will move to Scituate. Because many households with strong local ties cannot afford to purchase, they will either live elsewhere or remain renters. Because it has exclusionary impact, this pattern erodes a community over time.

E-5.1.5 Rental Market and Affordability

As has been noted, Scituate's average 1999 rent for all bedroom types is the same as the State's average. However, Scituate rentals with three bedrooms tend to be more costly than units with the same number of bedrooms statewide.

Annually Rhode Island Housing conducts rental market surveys of communities statewide, but because of the scarcity of rental property in Scituate (521), the agency has no specific numbers. As a basis to compare affordability, Rhode Island Housing uses numbers from neighboring Johnston as a measurement. According to RI Housing 2003 survey data, the average 3-bedroom unit rented for \$1,235 per month in Johnston. Using this figure the average cost to rent a three bedroom unit in Scituate would be \$14, 820 annually.

Because Scituate has virtually no apartments with 3 or 4 bedrooms, large families are forced to rent single family homes. The lack of larger apartments discourages non-affluent families with children from moving to Scituate or to stay put if they are not homeowners.

The limited number of rental opportunities particularly for larger units, coupled with the high cost of buying a house in Scituate effectively narrows the housing choices in the Town.

By utilizing available figures from the 1980's, and the current limit on the number of rental units, it can be determined that over time rent levels in Scituate will increase at a greater rate than income levels. Whereas, Scituate median family income increased on average 10 percent annually during the 1980's, between 1986 and 1988 alone, average two bedroom unit rents increased 21 percent.

Even allowing for the extraordinary real estate boom during that period, we can predict that rent levels in Scituate will probably increase faster than incomes because of the limited supply of rental units in Scituate, which is unlikely to change significantly. This prediction assumes that the regional economic decline will be of limited duration.

E-5.1.6 Housing Forecast

Over the next five years, there will be the need for approximately 118 additional new housing units to handle the anticipated growth in population in Scituate. This assumes an average household size of approximately 2.7 persons. Twenty year forecasts are less precise and assume some slowing of demand after the year 2000, with preliminary data showing a 20 year population increase of 1,849 persons. The range of new housing units constructed over this period is estimated in the range of 400 to 500.

E-5.2 Different Levels of Income and Need

The following discussion of income groups is provided for background understanding of what is meant by these terms. The income definitions are intended as guidelines, not as rigid definitions.

Categorizing households by income groups is relative to the purpose and place for which they are being categorized.

E-5.2.1 Moderate Income Households

In Rhode Island, households of four with an income of \$54,300 are eligible for subsidized housing and are termed "moderate income." According to 2000 Census data, the median family income in Scituate is \$67,593. Detailed data from the 200 Census indicates that the number of families with annual income that would qualify under HUD income restrictions for assistance was approximately 1,426.

Just over one fifth of Scituate's residents are estimated to be between the ages of 35 and 44, or the prime years for home purchases. Therefore, it is most likely that a sizeable percentage of local households are planning a home purchase. Many factors however, are inhibiting such purchase.

From a policy viewpoint, the primary factor to be considered is the high cost of single family housing.

Responses to alleviate moderate income housing need in Scituate should include consideration of:

- Encouraging private sector production of new affordable units.
- Encouraging an increased number of rental apartments of all types and sizes.

E-5.2.2 Low and Very Low Income Households

Scituate Comprehensive Plan
E-Housing

Poverty is defined in several ways. For a person to be below poverty level is to lack sufficient income or a decent standard of living. In 1999, Scituate had 475 persons below the poverty level. This represents almost five percent of Scituate's total population of 10,324. By definition, many of these people have a housing need.

Other indicators of poverty in Scituate include the number of beneficiaries of programs ranging from Aid to Families with Dependent Children and supplemental security income to Low Income Home Energy Assistance which in 1999 represented 136 cases.

Housing subsidizers categorize households with least income as low income (up to \$42,500 for a family of four), or very low income (up to \$38,500 for a family of four).

Housing needs for the poor are quite diverse, requiring a diverse set of responses. The following actions should be considered:

- Investigate expanding assistance for lower income homeowners through the Western Rhode Island Home Repair Program.
- Create more rental units, including those with three to four bedrooms.

E-5.2.3 Elderly Households

Of Scituate residents below poverty level, the elderly (those over age 65) comprise 5.5 percent. This is noteworthy, given that the elderly constitute 12 percent of the local population.

Housing need among the elderly non-affluent in Scituate often relates to home-ownership maintenance problems. Older housing often belongs to older and/or lower income persons and is frequently in disrepair or below code standards for basic health and safety.

Local housing-related assistance is provided through below market rate loans for home repair and rehabilitation by the Western Rhode Island Home Repair Program. The yearly level of applications (59 in 1990) demonstrates an on-going need for low and moderate income homeowners to bring their homes up to code.

Assistance under this program is not targeted to the elderly but because of the coincidence between low income home ownership and age, the elderly as a group are major beneficiaries. In each year since the program's start, Scituate's elderly has been the largest category to benefit from the program. Assistance consists of improvements to artesian wells, septic systems, heating, and roof repairs.

The other housing need for the elderly is local availability of rental units, a need which has been partially fulfilled by Rockland Oaks.

Although there are no private sector apartment complexes specifically for the elderly. any such complex has the potential to provide housing to those who lack the physical ability or income - that is, the old and the young - to maintain a single family home.

Appropriate responses to the elderly housing needs include:

Scituate Comprehensive Plan
E-Housing

- Conversion of existing structures to multi-family use.
- New construction of subsidized elderly units.

E-5.2.4 Summary of Need

All income groups, including moderate, low, and very low income, have need of housing assistance because they cannot compete in the private sector housing market without deprivation.

Because of the diversity of housing need existing in Scituate, there must be a diverse response expressed in the Housing Plan.

Scituate's ability to meet its housing needs must be concentrated in two areas:

- 1) Zoning changes which provide inducements for the creation of affordable housing units by private building developers.
- 2) Proactive steps such as continuation of the regional Western Rhode Island Home Repair Program and creation of a regional Community Land Trust in cooperation with several adjoining communities and applicable state agencies.

The creation of multi-family housing in Scituate is not feasible, on one hand owing to the constraints of watershed protection and lack of sewers, on the other hand due to difficult to satisfy density requirements in existing zoning. While there may be some buildings suitable for limited conversions to three or more housing units, including commercial/industrial structures and mill buildings, no sites are specifically recommended since they lack the critical environmental compatibility required. The proposed zoning would require such an environmental evaluation as a prerequisite to any exceptions. It would be ideal to locate larger scale multi-family developments in areas a far distance from reservoir watershed protection zones and/or in areas with sewer and water, or in areas with the potential for sewer and water expansion.

Since most of Scituate is located in a watershed, with few sewers and with strong restrictions on building density, it is appropriate that affordable housing sites be scattered throughout the Town and incorporated with single family housing development through density bonuses allowed under zoning and subdivision regulations.

CHART 1

SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Scituate town, Rhode Island	Source of Data: CHAS Data Book	Data Current as of: 2000
	Renters Units by # of bedrooms	Owned or for sale units by # of bedrooms

F - ECONOMIC DEVELOPMENT

TABLE OF CONTENTS

Page

F-1.0 Introduction	F - 1
F-2.0 Policy Planning Chart	F - 2
F-3.0 Economic Development Plan	F - 3
F-3.1 Water Production	F - 3
F-3.2 "Commercial Route 6n	F - 3
F-3.3 Encourage Compatible Economic Activities	F - 4
F-3.4 Economic Development Promotion	F - 4
F-4.0 Consistency Statement	F - 4
F-5.0 Inventory and Background Analysis	F - 4
F-5.1 Labor Force and Unemployment	F - 4
F-5.2 Local Employment	F - 5
F-5.3 Retail Sales	F - 5
F-5.4 Tax Base	F - 6

F. ECONOMIC DEVELOPMENT

F- 1.0 Introduction

Although Scituate at one time was the focus of several industrial villages, most of that changed with the construction of the Scituate Reservoir. The Hope Mill is the only significant industrial structure remaining from an earlier industrial era.

Today, the production of water to serve 600,000 residents of Rhode Island is the Town's major industry. This is not a labor-intensive activity. The natural functioning of the surface and subsurface drainage system, with the assistance of managed woodland areas, assures a continuing recharge of the watershed.

Scituate has cooperated with the Providence Water Supply Board and has zoned a very limited amount of land within the watershed for business or industry. The State's recent adoption of the Scituate Watershed Management Plan, State Guide Plan Element 125, reinforces the Town's prior approach. The Watershed Plan will limit further industrial and commercial growth within 84 percent of the Town.

The Town is compensated for its lack of tax-advantaged commercial development through taxes derived from in excess of 13,000 acres in Scituate owned by the Providence Water Supply Board.

Scituate essentially is a commuter town with between 80 and 90 percent of its employable residents working in other parts of the Providence Metropolitan Area.

Scituate's major shopping area, and its only shopping center is located on Route 6 between the Johnston town line and the Danielson Pike turnoff to North Scituate Village. There is an opportunity to improve both the functioning and appearance of "Commercial Route 6" as part of RIDOT's program to upgrade the highway.

Agriculture and forest management are important but minor parts of the local economy. For many, farming and forest management are part-time activities which supplement income from other forms of employment within and outside of the Town.

Scituate has a rural environment which has attracted some small craft-type businesses. To the extent that such businesses do not pose a water pollution threat, they should be encouraged.

F-2.0 Policy Planning Chart - Economic Development

GOALS	POLICIES	IMPLEMENTATION
Recognize Water Production by PWSB as the major Industry of Scituate.	Implement Scituate Reservoir Watershed Management Plan	Adopt recommendations of Land Use Plan and Natural Resource Element
	Continue to work towards justifiable and fair compensation for water production activities from PWSB.	Seek broader role for Town in water resources policy.
Encourage Improvement in Appearance and Function of “Commercial Route 6”	Identify areas along highway corridors for possible rezoning as a means of stimulating economic alternatives with minimal impact to rural character of the surrounding community.	Zoning Ordinance revision.
	As part of Route 6 upgrade, reduce number and/or redesign access points to highway.	RIDOT in cooperation with Town.
	Insist that Route 6 upgrade incorporate opportunities for more than token aesthetics and landscaping.	RIDOT in cooperation with Town.
	Work towards incremental improvement of area.	
Encourage Compatible Economic Activities in the Other Sections of the Community.	Create development standards for home occupations and craft-type businesses in residential zones .	Amend Zoning Ordinance.
	Encourage natural resources based economic activities such as farming and forestry.	Amend Zoning Ordinance to support Farm, Forest & Open Space use.
	Actively promote new business development consistent with Town's character and within environmental limitations.	Appoint appropriate Town agency to encourage economic development.

F-3.0 Economic Development Plan

In Rhode Island the word Scituate is almost synonymous with clean water. The Town is a willing participant in maintaining its reputation as the location of the preeminent water resource in the State.

Clean water is not synonymous with strip commercial development or industry. Accordingly, Scituate has little of either.

From an economic development perspective, Scituate has a limited pallet from which to chose. The Scituate Reservoir Watershed Management Plan limits any new commercial and industrial zoning in the northern, 84 percent of the Town. Due to locational disadvantages and the lack of utilities, there is not a strong case for creating new commercial or industrial sites in the southern 16 percent of the Town adjoining the Town of Coventry.

This Economic Development Plan recognizes the limitations imposed by existing conditions and takes advantage of the opportunities which are available.

F- 3. 1 Water Production

As noted in the Policy Planning Chart, the production of water is the principal industry of Scituate. In support of its major industry, Scituate endorses the implementation of the Scituate Reservoir Watershed Management Plan.

Other than having several representatives on the Watershed Communities Advisory Committee, Scituate has been a relatively passive participant in Reservoir activities. Major PWSB/Town interaction has, in the main, focused on the tax revenues paid to the Town. Given the constraints cited above, the taxes derived for the PWSB have and must continue to be an important part of the Town's tax base.

It is recommended that the Town seek a stronger role as it relates to the Reservoir. The Providence Metropolitan Area is graced with a high quality water supply provided at rates generally lower than those which apply elsewhere in the United States. The Town encourages a continuation of this desirable condition. The Town also must work towards a fair and equitable tax payment to cover the water production activities of the Providence Water Supply Board.

Implementation of the Scituate Reservoir Watershed Management Plan will mean that the Town must foreclose the "normal" economic development activities which help to provide a balanced tax base. Because the Watershed Plan limits Scituate's land use policies, the Town needs some form of long term guarantee of revenues from the PWSB.

F-3.2 "Commercial Route 6"

As discussed in the Land Use and Circulation Elements, "Commercial Route 6" is the major shopping district in the Town. The shopping service area includes sections of Scituate, Foster, Glocester, Smithfield and Johnston. The continued viability of the area will depend upon expanding the shopping options, improving access, and upgrading aesthetics. This can be accomplished over time through the

action of the private property owners, the adoption of site plan review and related development regulations, and a sympathetic treatment of the Route 6 upgrade.

The addition of site plan review provisions to the Zoning Ordinance help to assure that all future development actions will be both functional and aesthetically pleasing.

F-3.3 Encourage Compatible Economic Activities

In Scituate, there are scattered examples of home occupation and craft-type businesses operating in residential areas. The availability of large parcels and/or barns and outbuildings encourages such activities.

It is proposed that Scituate actively encourage such uses through the Zoning Ordinance which allows certain types of home occupation, crafts or cottage businesses subject to the approval of a Special Use Permit and meeting stringent watershed protection standards where applicable. A Zoning Ordinance amendment is necessary to regulate development standards for these businesses. Both local employment opportunities and the tax base are enhanced under this proposal.

Agriculture and forest management activities are examples of other locally based economic activities which should be protected and allowed to continue.

F-3.4 Economic Development Promotion

Scituate should search out and encourage job and tax base enhancing activities which fit into the Town's unique environment.

F-4.0 Consistency Statement

The Economic Development Element supports the goals of the Comprehensive Planning and Land Use Act and is consistent with applicable State Guide Plan Elements.

The Scituate Comprehensive Plan recognizes that clean drinking water and a variety of living and working environments are important parts of the State's efforts to improve its economy and provide employment opportunities. To this end, Scituate plays a major supporting role.

F-5.0 Inventory and Background Analysis

F-5.1 Labor Force and Unemployment

Based on data available from the Rhode Island Department of Economic Development, Scituate's labor force of employable residents increased from 5,554 in 1990 to 5,641 in 2002. During the past decade unemployment has ranged from 332 (6.0%) in 1990 to 227 (4.0%) in 2002.

Because of limited employment opportunities within Scituate, between 80 and 90 percent of those who are employed commute to employment centers outside the Town. Primary destinations are Providence and communities accessible from I-295.

F-5.2 Local Employment

Local employment data in Scituate is tabulated by the RI Department of Employment and Training for business establishments subject to the Rhode Island unemployment insurance tax.

Table F-5.2 Compares 1980 covered employment with data from 2000.

**TABLE F-5.2 - COVERED PRIVATE EMPLOYMENT- SCITUATE,
RHODE ISLAND - 1990 AND 2000**

INDUSTRY GROUP	AVERAGE EMPLOYMENT		<u>Percentage Change</u>
	<u>1990</u>	<u>2000</u>	
Agriculture/Forestry	27	52	92.59%
Construction	123	176	43.09%
Manufacturing	181	14	- 92.27%
Transportation, Communication & Utilities	59	52	- 11.86%
Wholesale Trade	36	24	- 33.33%
Retail Trade	265	243	- 8.30%
Financial, Insurance and Real Estate	14	24	71.43%
Service Industries	247	326	31.98%
Total Covered Private	952	1,029	8.09%

Source: Rhode Island Economic Development Corporation - Research Division

Between 1990 and 2000 covered employment increased the most in the following industry groups: agriculture/forestry; construction; financial, insurance and real estate. There were major losses in the manufacturing, wholesale trade, transportation, communication and utilities industries.

Not included in the above-cited statistics are those working for companies with three or less employees, self employed persons and Federal, State and Town public employees.

It is anticipated that local employment will continue to increase ~~but~~ at a rate of growth which is comparable to the change between 1990 and 2000. The constraints imposed by the Scituate Reservoir watershed, the lack of sewer and water services and competition from more favorably located areas to the east will limit new employment opportunities in Scituate.

F-5.3 Retail Sales

Gross retail sales data is compiled on an annual basis by the Rhode Island Division of Taxation. The most recent tabulations are as follows for gross retail sales in \$1,000:

<u>YEAR</u>	<u>GROSS RETAIL SALES</u>
-------------	---------------------------

1996	\$37,718,000
1997	\$36,073,000
1998	\$113,547,000
1999	\$107,873,000

Although retail sales fluctuate with economic conditions, most of those generated by retail facilities in Scituate are for convenience goods such as food and drugs which are necessities. Consequently, it is felt that retail sales will show increases as the Town and surrounding area grows.

F- 5.4 Tax Base

Major sources of tax revenues are derived from assessments on real estate and motor vehicles. Table F-5.4 compares Scituate's local property taxes for the years 1990 and 2001.

**TABLE F-5.4 TANGIBLE PROPERTY TAX BASE BY MAJOR CLASSES,
 TOWN OF SCITUATE**

CLASS	Amount per \$1,000	
	1990	2000
Real Estate Tax	\$46.10	\$27.75
Motor Vehicle	\$46.10	\$30.20
Business Personal Property	\$46.10	\$27.75

Source: *Rhode Island Economic Development Corporation - Research Division*

Whereas the typical Rhode Island Community now derives about 24 percent of its property tax revenues from commercial and industrial uses, Scituate derives only about five percent. This demonstrates the importance of the Providence Water Supply Board properties to the Town's tax base. As of 2000, watershed properties generated \$4,288,781 in tax revenues to the Town.

G - NATURAL RESOURCES

TABLE OF CONTENTS

	<u>Page</u>
G-1.0 Introduction	G - 1
G-2.0 Policy Planning Chart	G - 2
G-3.0 Natural Resources Plan	G - 3
G-3.1 Protect the Scituate Reservoir Watershed	G - 3
G-3.1.1 Wastewater Management Districts	G - 3
G-3.1.2 Flexible Zoning	G - 4
G-3.1.3 Commercial/Industrial Zoning	G - 4
G-3.1.4 Other Zone Changes	G - 5
G-3.1.5 Hydric Soils Overlay District	G - 5
G-3.1.6 Best Management Practices	G - 6
G-3.2 Protect Groundwater Resources	G - 6
G-3.3 Protect Natural Resources	G - 7
G-3.3.1 Conservation Areas	G - 7
G-3.3.2 Forest Resources	G - 8
G-3.3.3 Farmlands	G - 8
G-4.0 Consistency Statement	G - 8
G-5.0 Inventory and Background	G - 9
G-5.1 Overview	G - 9
G-5.2 1979 and 1986 Comprehensive Plans	G - 9
G-5.2.1 Extreme Slopes	G - 9
G-5.2.2 Geology	G - 13
G-5.3 Drainage System	G - 13
G-5.3.1 Scituate Reservoir Watershed Management Plan	G - 16
G-5.3.1.1 Severe High Water Table Soils in Watershed	G - 16
G-5.3.1.2 High Water Table Soils in Watershed	G - 17
G-5.3.1.3 Soils With Steep Slopes in Watershed	G - 18
G-5.3.2 Wetlands	G - 18
G-5.3.3 Groundwater	G - 18
G-5.3.4 Surface Water	G - 18
G-5.3.5 Flood Plains	G - 19
G-5.4 RIGIS	G - 19
G-5.5 Rhode Island Natural Heritage Program	G - 20
G-5.6 Sensitive Areas	G - 21
G-5.7 Scenic Areas	G - 21
G-5.8 Mineral/Forest Resources	G - 22
G-5.9 Agricultural Resources	G - 23
G-5.10 EPA CERCLIS Sites	G - 23
G-5.11 Groundwater Contamination	G - 24
G-5.12 Additional Potential Sources of Contamination	G - 25

MAPS

G - 1 Soil Analysis & Constraints	G - 10
G - 2 Topographic Profiles	G - 11
G - 3 Surficial Geology - Outwash Soils	G - 12
G - 4 Surficial Geology - Wetlands	G - 14
G - 5 Surficial Geology - Bedrock & Till	G - 15

G. NATURAL RESOURCES

G-1.0 Introduction

Natural resources and their protection are an important issue in Scituate. In the 1990's the deliberations of the Successful Communities Advisory Committee and several public workshops revealed a common ethic to protect a loved environment. Local citizens take their "caretaker" role seriously.

The dominant natural resource is the man-made Scituate Reservoir and its several supporting waterbodies. From a statewide perspective it is the most important natural resource in Rhode Island. The statement "without water there is no life" is of significance for the 600,000 residents of the State who drink Scituate water.

In recognition of its importance, the State has prepared and adapted the *Scituate Reservoir Watershed Management Plan*, State Guide Plan Element 125. The plan establishes guidelines designed to protect the watershed from adverse non-point pollution sources. About 84 percent of Scituate's total area lies within the watershed.

The glacial till soils which comprises most of the Town are, in many cases, not suitable for development due to seasonally high water tables. Consequently considerable care must be exercised in the location and design of individual sewage disposal systems.

The natural resources of Scituate have been extensively mapped. Large scale maps derived from prior Comprehensive Plan studies, the Watershed Management Plan, and the Rhode Island Geographic Information System (RIGIS) are available for use by Town boards and officials in the review of development projects.

The combination of stream valleys, wetlands, special habitats and unique natural areas creates a number of sensitive areas where development should be restricted. Local regulations will need to be continually reviewed and amended as needed to provide greater assurances of protection.

Forest lands are extensive throughout Scituate and are on the increase as former agricultural lands revert to forests. Though limited in nature, the Town's agricultural lands should be protected to the extent possible.

Finally, with the exception of portions of Hope served by public water, Scituate's residents derive their own water supplies from individual wells. For both health and financial reasons it is important to protect groundwater resources from degradation.

G-2.0 Policy Planning Chart - Natural Resources

GOALS	POLICIES	IMPLEMENTATION
Protect Scituate Reservoir Watershed	Utilize Scituate Reservoir Watershed Management Plan.	Adopt range of Best Management Practices (BMP's) to prevent nonpoint source pollution
	Prohibit significant direct discharges from residential/commercial areas into reservoirs or their tributaries.	
Protect the Groundwater Resources Used for Onsite Water Supply	Use variety of techniques ranging from flexible zoning to special septic system regulations in sensitive areas.	Adopt range of Best Management Practices under Zoning Ordinance, Subdivision Regulations and other special regulations.
Protect Natural Resources Using a Range of Techniques	Continue strong enforcement of development controls such as Soil Erosion and Sediment Control Ordinance.	Funding for staff and consultant assistance.
Ordinance	Amend development regulations to provide protection for special areas such as unique habitats and the Pawtuxet River.	Revision of Zoning and Subdivision Regulations.
	Continue to implement Recreation, Conservation and Open Space Plan.	Amend regulations as recommended above.
	Conservation and Land Trust action to acquire land or easements are necessary to protect a resource.	
	Develop and maintain community urban forestry program.	Adopt community tree ordinance with development standards geared toward protection of vegetation.

G-3.0 Natural Resources Plan

The Natural Resources Plan has three major goals: the protection of the Scituate Reservoir watershed; the protection of groundwater resources utilized for onsite well water; and the protection of other natural resources of local or statewide importance. Fortunately, strategies for resource protection generally have multiple benefits. For example, actions to protect the Reservoir will, in most cases, protect groundwater quality and other significant natural resources.

Section G-5.0, Inventory and Background, provides a summary of existing natural resources. Some resources, such as soils with a high water table, represent significant development constraints, particularly in a watershed area. Other resources, because of unique habitats, are to be avoided.

The regulatory implications of the Natural Resources Plan are as follows:

1. Proposed developments will be subject to close scrutiny to protect water quality and all other significant natural resources both within and outside the Scituate Reservoir watershed.
2. Some areas will not be eligible for development in order to protect surface and groundwater quality or a natural resource.
3. Aspects of existing development, for example septic systems, will be monitored to preclude adverse impacts on surface and groundwater quality.
4. The quality of the environment, both built and natural, will guide the development approval process in Scituate

Protection of water resources requires regional cooperation by the adjoining towns and state agencies. The Scituate Reservoir Watershed Management Plan provides for a regional approach to protect the surface and groundwater of major sections of Scituate.

Elements of this plan also recommend water resource strategies for those sections of Scituate not within the Scituate Reservoir Watershed but which drain directly into the North and South Branches of the Pawtuxet River.

G-3.1 Protect the Scituate Reservoir Watershed

There are a number of actions required in Scituate to implement the Scituate Reservoir Watershed Management Plan. The related recommendations of the Scituate Comprehensive Plan are described below.

G-3.1.1 Wastewater Management Districts

Pursuant to legislation adopted in 1987 by the General Assembly, Wastewater Management Districts can be established by a municipality. Essentially, Wastewater Management Districts provide a process for the inspection, pumping and maintenance of individual sewage disposal systems in designated areas.

The objective of Wastewater Management Districts is to prevent pollution from failed septic systems. Under current practices, there generally is a failure of a system before remedial steps are taken. Inspections of existing systems take place in Rhode Island only upon the issuance of a complaint.

RIDEM convened the Septic System Maintenance Policy Forum in 2001 to develop innovative approaches to improve management of onsite wastewater treatment systems. The Policy Forum sought to bring municipalities into the septic system management process and provide stewardship not possible at the state level. Communities were offered grants to develop their septic system district management plans as an incentive to join the program. The Policy Forum also sought a means to lower the financial burden to individual homeowners with failed systems. State Revolving Funds (SRF) can be used to provide low-interest loans to fix septic systems. Through collaboration with other State agencies RIDEM established the Community Septic System Loan Program (CSSLP). Municipalities with accepted onsite wastewater management district plans are eligible for zero-interest loans from the SRF. The loans themselves are administered by the Rhode Island Housing and Finance Corporation (RIHM&FC).

In Scituate, a Wastewater Management District would cover the entire Town. The area with the most severe onsite septic system problems is outside of the Reservoir watershed in Hope, in the Frosty Valley and Ring Rock Acres neighborhoods along the Pawtuxet River and in the Grant's Cabins seasonal housing area. Potential problem areas should be monitored carefully.

Scituate should work with the State in establishing a Wastewater Management District. Desirably, this would be carried out on a regional basis with the participation of other communities. Part of this process will require septic disposal arrangements with other communities operating wastewater treatment facilities.

G - 3.1.2 Flexible Zoning

Scituate has supported water conservation through the enactment of as flexible zoning through Article 4, Section 12 of the Scituate Zoning Ordinance entitled Land Development - Preservation and protection of cultural environments and scenic resources. Although the approach is different, the benefits with respect to water quality are the same. By allowing some flexibility, developments can be adjusted to avoid sensitive areas to be protected.

A more detailed discussion of flexible zoning is contained in Section L, Implementation Element and in the Appendix.

G- 3.1.3 Commercial/Industrial Zoning

As part of the Land Use Plan, only one small area in the watershed is retained in manufacturing use. The other sites now zoned for recreation.

The Land Use Plan recommends strict performance standards for all new uses or use changes within a business or manufacturing district. Site plan review also will apply.

G-3.1.4 Other Zoning Changes

As discussed in Section D-4.2, Zoning Ordinance Regulations, lot coverage regulations will be reviewed as they pertain to each zoning district. This should be done in coordination with implementation of a Watershed Plan ~~zones~~ and the prohibition of underground fuel storage.

The minimum residential lot size in the watershed will be maintained at 120,000 sq. ft. except in cases where a ten percent density increase will be allowed for affordable housing. Under the flexible zoning option, the overall density will be retained at 120,000 sq. ft. per housing unit; the only significant exception would be the 10 percent increase for affordable housing.

The Town has continually encouraged property owners to consolidate "grandfathered" lots which are smaller than 120,000 sq. ft., but are legal lots due to their establishment prior to present zoning.

All district use regulations will be reviewed to eliminate allowed or Special Uses inappropriate for the Scituate Reservoir.

G-3.1.5 Hydric Soils Overlay District

Section G-5.3.1 and G-5.3.2 describe the high and severely high water table conditions which apply to hydric soils in Scituate. The Town will investigate zoning changes for possible inclusion of hydric soils regulations, as recommended in the Scituate Reservoir Watershed Management Plan, subject to the establishment of appropriate performance standards. The Town should avail itself of the technical advice available from the Rhode Island Division of Planning and RIDEM which is being made available through a grant from the Federal EPA. Key proposals would be as follows:

Severe High Water Table Areas (See Section G-5.3.1.1 for Definition)

Septic system setback of (based on performance standards), from Reservoirs/ponds and Reservoir tributaries (each side of stream) and perimeter setback (based on performance standards) from edge of severe high water table zone. Maintain vegetated buffer within setbacks.

Maintain vegetated buffer (based on performance standards) between all construction activities, including clearing for new development, and reservoir tributaries.

Uses other than open space prohibited in severe high water table areas.

High Water Table Areas (See Section G-5.3. 1.2 for Definition)

Single family housing and other limited impact uses allowed subject to meeting performance standards.

Septic system setback of (based on performance standards) from reservoir tributaries.

No septic systems allowed in areas with water table less than 2 ft. from the original surface of the ground. Mounding septic system required in areas with water table 2 to 3 ft. from the surface.

G-3.1.6 Best Management Practices

In Scituate, the major cause of watershed pollution is non-point sources. A point source would be a discharge from a storm drain outfall or a sewage treatment plant. A non-point source could be the drainage of water from a parking lot, a septic system, or a failing underground storage tank; the number of possibilities is endless. Rhode Island's Non-point Source Management Plan provides an extensive 45 page description of Best Management Practices (BMP's) which can be applied at the State and Municipal level to reduce nonpoint pollution. Many of these are applicable to Scituate. BMP's include structural measures such as specially designed catch basins with oil traps to non-structural approaches such as natural swales which are used in place of storm drain piping.

Through its Subdivision Regulations and Soil Erosion and Sediment Control Regulations, the Town has a number of policies which help to control non-point pollution.

The State agency advice available to help with the hydric soil regulations also can be called upon to assist the Town in a comprehensive evaluation of needs for regulation changes or new ordinances to encourage BMPs in Scituate.

G-3.2 Protect Groundwater Resources

All of the recommendations of Section 3.1 above will help to protect Scituate's groundwater resources. Other regulations that should be considered in the protection of groundwater resources, as well as watersheds include:

Soil and earth removal ordinance.

Underground storage tank regulations more stringent than RIDEM's.

Special septic system regulations which apply to outwash and other permeable soils which transport water too quickly and without adequate attenuation of pollutants.

Stormwater management ordinance.

Requirement that minimum lot area not include unbuildable areas such as biological wetland and waterbodies.

Pursuant to the Rhode Island Wellhead Protection Program (WHP), as approved by the Federal EPA, Scituate will be required to develop a WHP for public wells, the principal elements of which are as follows:

non- Delineation of initial Wellhead Protection Areas (WHPAs) by DEM (community and community wells). These areas are expected to be available to the towns of RI by the Fall of 1991.

Identification of known and potential sources of groundwater contamination within the WHPAs by the town or the supplier.

Development of a local management strategy by local governments and by the suppliers to protect the groundwater within the WHPAs.

G-3.3 Protect Natural Resources

As documented in the Inventory and Background section of this Element, there are a number of sensitive areas which require special protection measures. These have been mapped by the Planning Board and the Conservation Commission and are shown on Map J- 1.

G-3.3.1 Conservation Areas

Special areas, such as those identified by the Rhode Island Natural Heritage Program, should be singled out for special attention under both the Zoning Ordinance and the Subdivision Regulations. In the Huntinghouse Brook area, for example, a conservation overlay district should be considered.

Subdivision Regulations and site plan review procedures should allow for advisory development review by groups such as the Conservation Commission.

In view of limited Town staff and technical assistance, the development regulations should allow the assessment of special review fees, payable by the applicant, where conservation areas or other natural resources could be at risk. The fee would be used to hire an independent professional to assist the town in its review.

As discussed in the Open Space and Recreation Element, management techniques are preferred to actions requiring the expenditure of public funds to protect conservation areas.

The Recreation, Conservation and Open Space Plan for Scituate establishes a number of preservation strategies for unique and the more typical natural habitats of Scituate. The Conservation Commission, in its ongoing review and updating of the Recreation, Conservation and Open Space Plan, should, with the assistance of the Natural Heritage Program, address the following issues:

What natural habitats are most representative of Scituate? What are the best examples of these? How can they best be preserved?

What are the largest remaining forested tracts left in the Town? Can these be protected from fragmentation?

What species of wildlife are present, and in what habitats? Will "greenways" be established for this purpose?

G-3.3.2 Forest Resources

The flexible zoning proposals (Section D-3.1.3), the requirements for maintaining vegetated buffers (Section G-3.1.5), and reduced impervious coverage on residential land (Section D-4.2) all will help to insure a continuation of extensive woodlands in Town.

Subdivision regulations can also require woodland preservation as a consideration in plan review.

Best Management Practices, for example, could be applied to silviculture. Information on Best Management Practices is available to forest owners through the Yankee Forest Initiative and a video from DEM's Division of Forest Environment. The Scituate Soil Erosion and Sediment Control regulations exclude silviculture operations from permit requirements.

Another option would be applications under the Farm, Forest and Open Space Act.

G-3.3.3 Farmlands

Protection mechanisms for farmlands include:

Applications under the Farm, Forest and Open Space Act.

Utilizing flexible zoning to protect agricultural areas and soils.

State and municipal acquisition of development rights for properties at risk.

Acceptance of farmland conservation easement donations.

G-4.0 Consistency Statement

The Natural Resources Element supports the goals of the Comprehensive Planning and Land Use Act and is consistent with relevant State Guide Plan Elements.

Special note is made of the consistency with the Scituate Reservoir Watershed Management Plan, State Guide Plan Element 125.

This element is also consistent with and supportive of the programs and policies of the Rhode Island Department of Environmental Management and the Rhode Island Natural Heritage Program.

G-5.0 Inventory and Background

G-5.1 Overview

Because of the sensitive nature of the Scituate Reservoir and its watershed area, Scituate's natural resources have been extensively analyzed and mapped. Wherever possible, the Comprehensive Plan natural resources' inventory makes maximum use of available studies and maps. The natural resource maps reproduced in the Comprehensive Plan are for illustrative purposes only. As noted in the sections which follow, larger scale Comprehensive Plan and RIGIS maps in the Town Hall are available for review.

The following is a summary of a town-wide analysis of soils as tabulated by 1995 RIGIS data:

Soils Analysis Categories	Acres
Moderate Constraints to Development	12,792
Seasonal High Watertable (19" - 42" depth)	6,665
Bedrock and Slope Constraints (> 15% slope)	6,227
Hydric Soils - Severe Constraints (0" - 18" depth)	5,316
All Others - Severe Constraints (rock, sand, etc.)	2,130

G-5.2 1979 and 1986 Comprehensive Plans

The 1979 and 1986 Comprehensive Plans for Scituate include a useful series of maps which are presented again in this Comprehensive Plan document. Large colored and framed maps which have been placed on the walls of the Town Hall conference room originated from these two documents.

G-5.2.1 Extreme Slopes

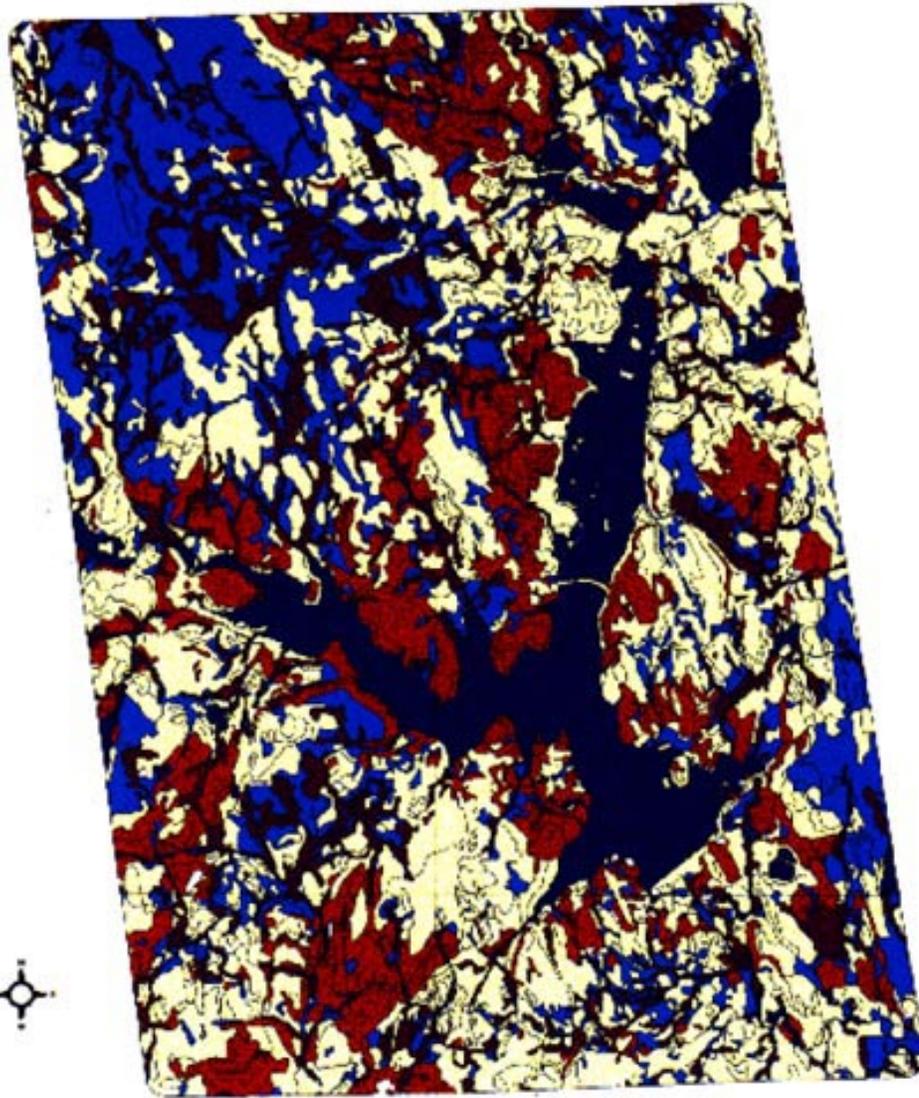
Map G-1, following page, shows areas with slopes in excess of ten percent. Generally land with slopes in excess of twelve percent to fifteen percent are not suitable for development or agricultural purposes. For slopes over fifteen percent, forestry and recreation are the most appropriate uses. See also Map G-5.

Major areas of excessive slope are concentrated in the southwest corner of Town, on Chopmist Hill and in the Rocky Hill Road - Huntinghouse Brook areas.

Map G-2, following page, shows topographic profiles through four Section lines delineated on Map G- 1. Elevations in town range from two hundred feet above sea level in Hope to over seven hundred feet on Chopmist Hill.

As noted in the 1979 Comprehensive Plan, about one-third of the Town, at elevations under four hundred feet, is associated with the broadly defined "Seaboard Lowland". The balance, at elevations over four hundred feet, is characterized as "New England Upland".

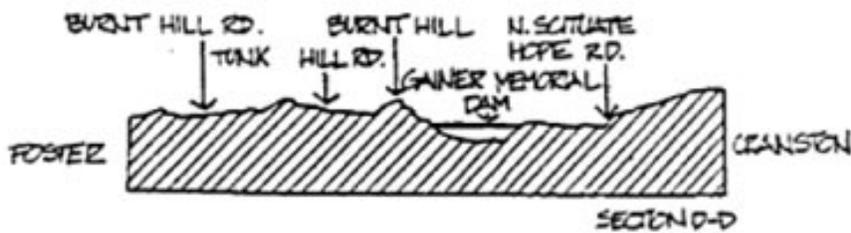
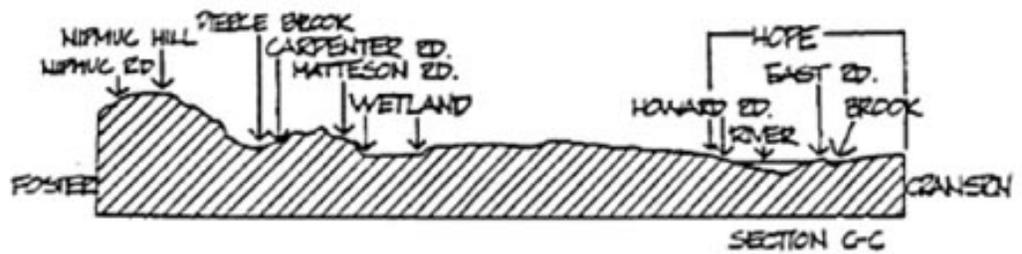
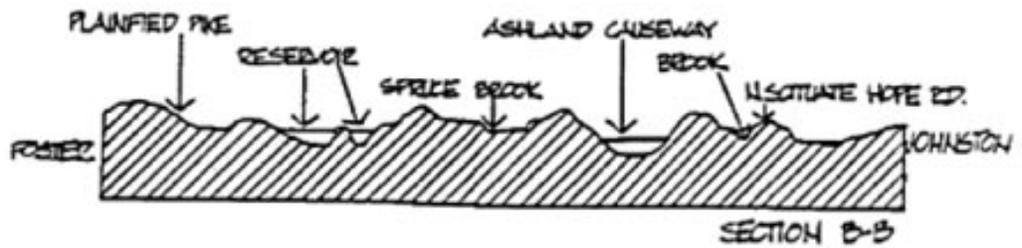
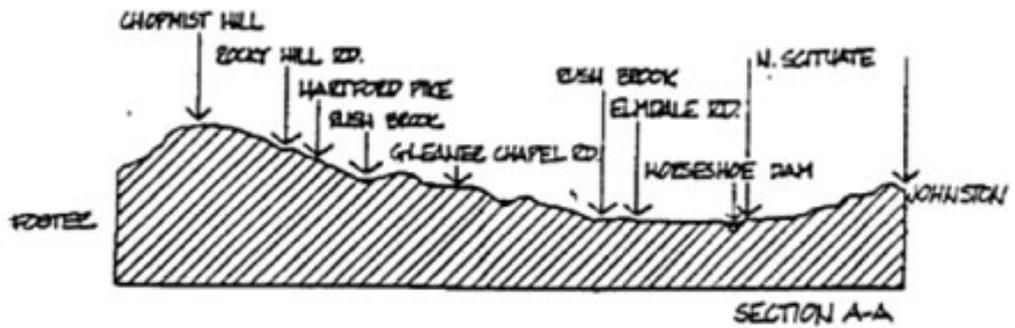
Soil Analysis and Constraints



Legend	
Red	ALL OTHERS -SEVERE CONSTRAINTS (ROCK, SAND, ETC.)
Black	BEDROCK AND SLOPE CONSTRAINTS (> 15% SLOPE)
Yellow	HYDRIC SOILS -SEVERE CONSTRAINTS (0-18 IN. DEPTH)
Blue	MODERATE CONSTRAINTS TO DEVELOPMENT
Dark Blue	SEASONAL HIGH WATERTABLE (18-42 IN. DEPTH)
Light Blue	Water

G-1

Source: RIMS 1990



TOPOGRAPHIC PROFILES

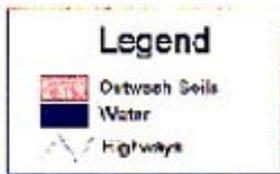
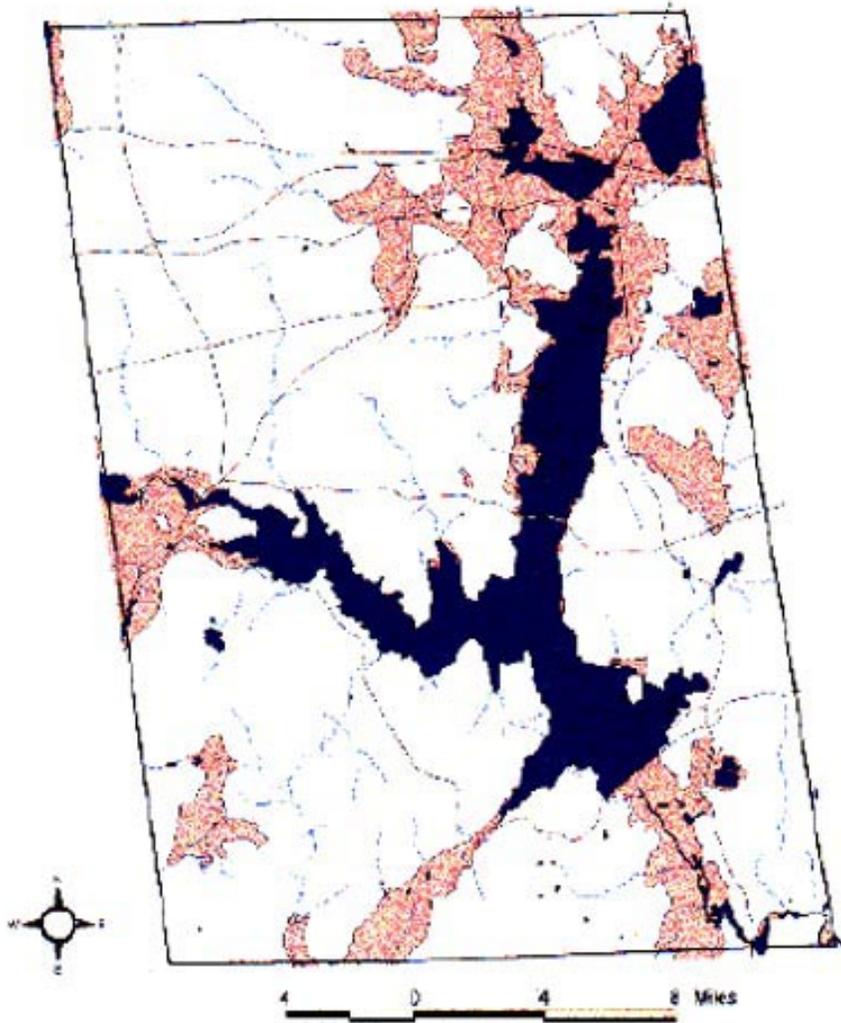
Scale: Horizontal: 1"=500'
 Vertical: 1"=62.5'



MAP G - 2

Source: 1986 Comprehensive Plan

Town of Scituate Surficial Geology



G-3

Source: RISE 1985

G-5.2.2 Geology

Geology can be characterized in two general categories: bedrock and surficial.

Bedrock geology, in the form of granite gneiss, underlies most of the Town. Although generally not visible on the surface, there are areas as shown on Map G-3, following page, where bedrock is exposed. Land with bedrock outcroppings or bedrock near the surface presents extreme development constraints.

Till, an unsorted glacial deposit of variable grain size, covers most of the Town with an average depth of under five feet. From a development standpoint till presents severe development influences due to seasonally high water tables and slow percolation rates. Depending on the depth of seasonally high water tables in till soils, onsite septic systems should be prohibited or allowed only in association with a relatively large lot area. See further discussion in Section G-5.3.1.

Ice contact deposits are in the form of layered deposits of sand and gravels known as kames, kame terraces and eskers. Although these soils do not present percolation problems for septic systems, there are potentials for surface outbreaks if septic systems are located near hillsides.

The surficial geology of the balance of Scituate is characterized as outwash plains with highly permeable soils with an average depth of fifty feet to bedrock. As also in the case of ice contact soils, the rapid permeability of outwash plains has the potential to cause pollution where there is not a sufficient depth to groundwaters. Soils with slow percolation rates attenuate pollutants better than those with rapid percolation. Map G-4, following page, shows the location of glacial outwash deposits in Scituate.

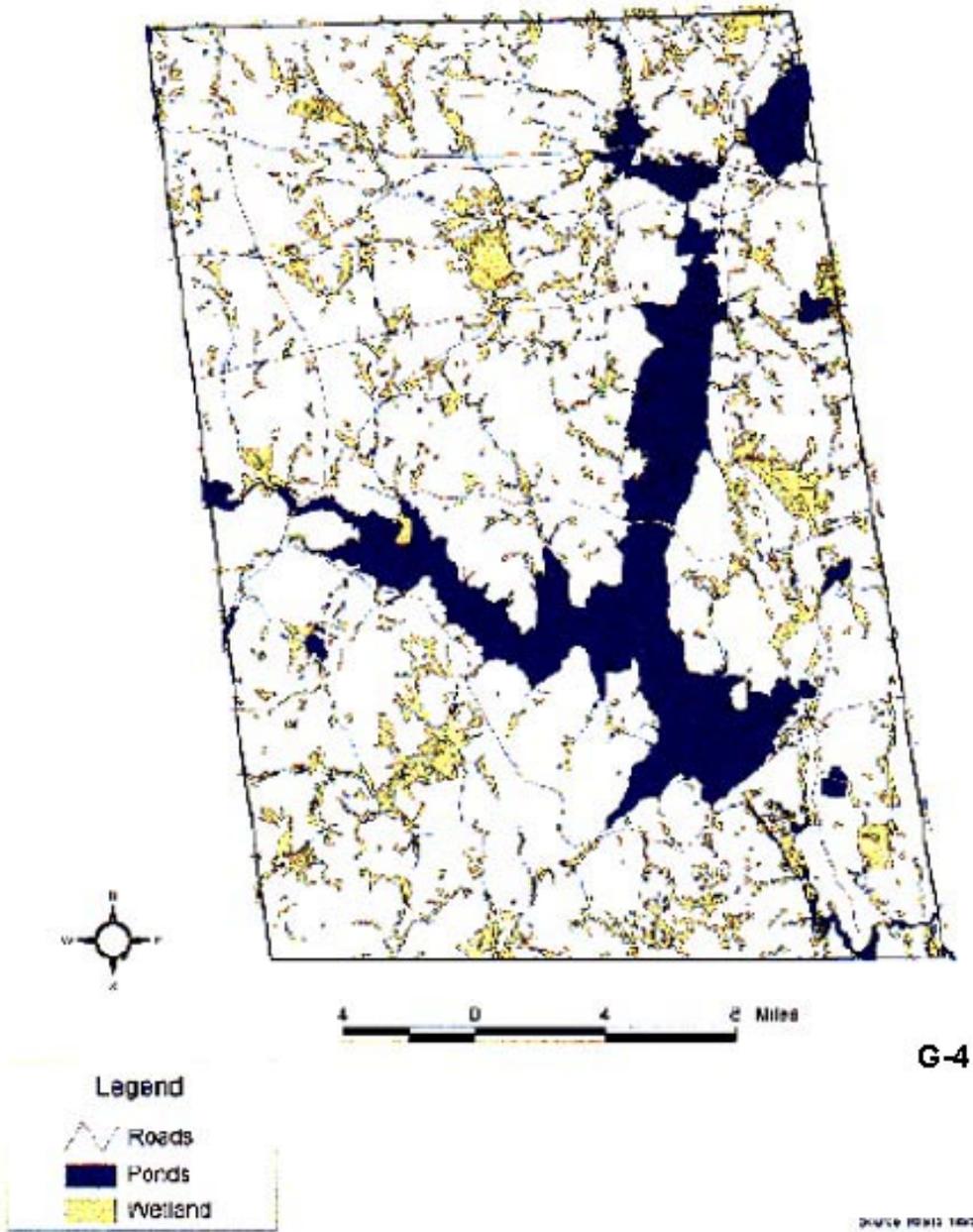
G-5.3 Drainage System

With the exception of several acres to the east of Route 102 along the Gloucester border, the entire Town of Scituate lies within the Pawtuxet River watershed. Since the North Branch of the Pawtuxet River and its tributaries were dammed back in 1926, it has been customary to divide the Town into two drainage systems.

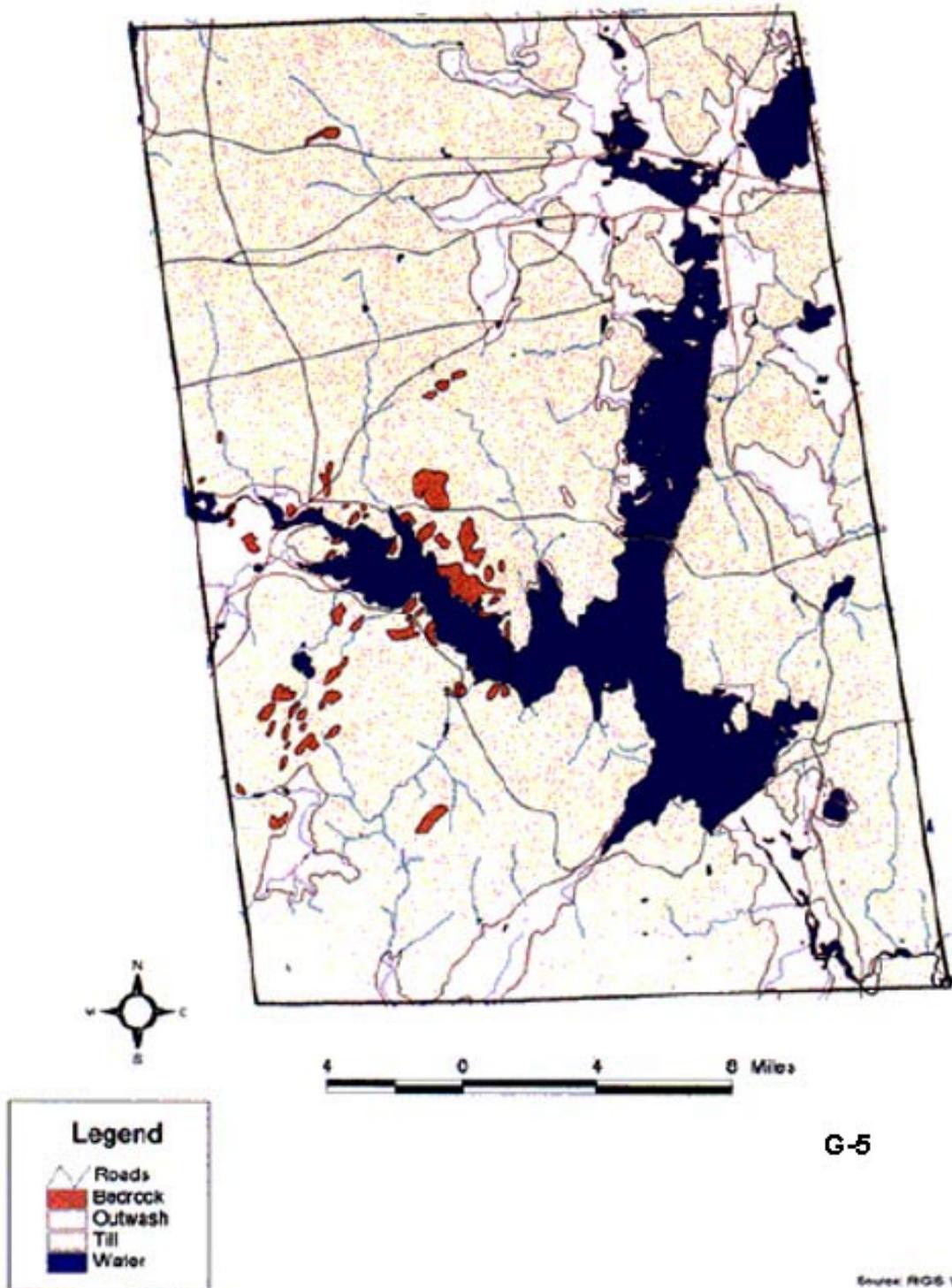
The majority of the Town (84%) is located within the Scituate Reservoir drainage system formed behind the Gainer Dam. The reservoir is fed by the following brooks: Wilbur Hollow, Westconnaug, Swamp, Cork, Soakhide, Rush, Huntinghouse, Brandy, Quanopaug and Kent.

The balance of Scituate along the Town's southern border drains in two general directions. In the Potterville area Pierce and Boyd Brooks drain towards the South Branch of the Pawtuxet River in Coventry. In the Hope area below the Gainer Dam, Cranberry and Colvin Brooks drain towards the North Branch of the Pawtuxet River.

Town of Scituate Surficial Geology



Town of Scituate Surficial Geology



G-5.3.1 Scituate Reservoir Watershed Management Plan

In 1990 the Rhode Island Division of Planning completed and the State adopted the *Scituate Reservoir Watershed Management Plan*, State Guide Plan Element 125. The major goal of the Plan is the establishment of a long term program to protect the water quality of the Scituate Reservoir. The focus of the report is the nature of the drainage system and actions necessary to eliminate present pollution problems and those which may be caused by future development.

The gross safe yield of the reservoir is estimated to be in the range of 84 to 89 million gallons per day.

A series of maps in the Watershed Plan document the characteristics of the drainage area within Scituate as well as the four other towns located within the watershed. Key maps contained in the Watershed Management Plan are as follows:

- Watershed Surface waters - Figure 1.4
- Watershed Wetlands - Figure 1.5
- High Water Table Soils - Figure 1.6

The most significant map with respect to future planning in Scituate is Figure 2.1, Watershed Soils with Constraints for Septic Systems. This map's information has been regenerated using 1995 RIGIS data sets herein as Map G-5, following page. This map shows that significant areas of Scituate, particularly in the northwest corner, have severe limitations not only for septic systems, but for all types of development.

G-5.3.1.1 Severe High Water Table Soils in Watershed

Soils on Map G-5 with a seasonally high water table located between 0" and 18" of the surface of the ground are, according to the U.S. Soil Conservation Service, unsuitable for septic systems and any form of community development. Table G-5.3.1.1 below lists those soils which have a severe high water table.

Table G-5.3.1.1

SOILS WITH A SEVERE HIGH WATER TABLE

Aa*- Adrian muck	Re- Ridgebury fine sandy loam
Co- Carlisle muck	Rf- Ridgebury, Whitman, & Leicester
Ip- Ipswich peat	Ru- Rumney fine sandy loam
Ma- Mansfield mucky silt loam	Sb- Scarboro mucky sandy loam
Mg- Mansfield very stony mucky silt loam	Se- Stissing silt loam
Mk- Matunuck mucky peat	Sf- Stissing very stony silt loam
Rc- Raypol silt loam	Wa- Walpole sandy loam

* Soil Survey of Rhode Island Map Units
Source: Soil Survey of Rhode Island and Scituate Reservoir Watershed Management Plan

The soils in Table G-5.3.1.1 are identified as hydric, meaning that they are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper layers. Many areas with hydric soils also are classified as wetlands. See Section G-5.3.2 below for further discussion of wetlands.

G- 5.3.1.2 High Water Table Soils in Watershed

Soils shown in Map G-5 with a water table between 19" and 36" of the surface also are considered to be unsuitable for community development by the Soils Conservation Service. Table G-5.3.1.2 lists those soils with a high water table.

In most cases, soils with a high water table are characterized by very slow permeability. Under RIDEM's Rules and Regulations establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Individual Sewage Disposal Systems, commonly known as ISDS Regulations, the Scituate Reservoir is identified as a Critical Resource Area. As such, the ISDS standards are more stringent in high water table areas. Section SD 19.03 of the ISDS Regulations reads as follows:

Scituate Reservoir Watershed - "No system within the Scituate Reservoir Watershed shall be permitted in locations where the water table is within two feet from the original ground surface. Subdrains to lower the water table are not permitted. All systems designed in this watershed must maintain a separation of at least four (4) ft. from the bottom of the system to the groundwater table as determined in SD 17.01." There also is a 200 foot minimum setback requirement from the reservoir and its tributaries for all new septic systems.

Table G-5.3.1.2

**SOILS WITH A WATER TABLE DEPTH OF 19 TO 36 INCHES
 BELOW THE SURFACE OF THE GROUND**

Bc*- Birchwood sandy loam	StA- Sutton fine sandy loam 0-3% slope
Dc- Deerfield loamy fine sand	StB- Sutton fine sandy loam 3-8% slope
Nt- Ninigret fine sandy loam	SuB- Sutton very stony fine sandy loam
PmA- Pittstown silt loam 0-3% slope	Tb- Tisbury silt loam
PmB- Pittstown silt loam 3-8% slope	WbA- Wapping silt loam 0-3% slope
PnB- Pittstown very stony silt loam	WbB- Wapping silt loam 3-8% slope
Pp- Podunk fine sandy loam	WcB- Wapping very stony silt loam
RaA- Rainbow silt loam 0-3% slope	WdB- Wapping extremely stony silt loam
RbB Rainbow very stony silt loam	WhA- Woodbridge fine sandy loam 0-3% slope
ScA- Scio silt loam 0-3% slope	WhB- Woodbridge fine sandy loam 3-8% slope
SdB- Scio very stony silt loam 0-8% slope	WoB- Woodbridge very stony fine sandy loam
Ss- Sudbury sandy loam	WrB- Woodbridge extremely stony fine sandy loam

* Soil Survey of Rhode Island Map Units

Source: Soil Survey of Rhode Island and Scituate Reservoir Watershed Management Plan

G-5.3.1.3 Soils with Steep Slopes in Watershed

Map G-5 also shows soils with slopes in excess of fifteen percent within the watershed. Septic systems located on steep slopes have a high potential for failure due to lateral movements of pollutants along impermeable layers resulting in surface breakouts.

G - 5.3.2 Wetlands

Map G-6, following page, as derived from RIGIS information data sets, shows the major wetland areas in Scituate. Most wetlands are associated with streams and water bodies. As such they serve a number of functions such as: protective flood storage; providing productive wildlife habitats; and improving and maintaining water quality through nutrient and sediment retention and pollution abatement. Obviously, wetlands are of value to man and the natural ecology of the Town. Alteration of wetlands and their associated buffers are strictly regulated by RIDEM. Also, the U.S. Army Corps. of Engineers regulates activities within Federal wetlands.

Wetlands are considered a severe constraint to land development. Virtually all significant wetlands should be identified for conservation.

The *Recreation, Conservation and Open Space Plan*, prepared in 1990 by the Scituate Conservation Commission and the Scituate Planning Board, identifies critical sensitive areas, including wetlands, requiring protection. See Element J, Open Space and Recreation and Map J-1 following page J-3. The Town should consider establishing a Wetlands Protection Overlay District as one of the Best Management Practices recommended in Section G-3.1.6.

G-5.3.3 Groundwater

Although home to the largest surface water reservoir in Rhode Island, no Scituate home or business uses "Scituate" water. Except for a small area of Hope served by public water supplies, all local water users rely upon individual wells. Fortunately actions designed to prevent pollution of surface water reservoirs will have an equal benefit in protecting groundwater resources.

Outwash soils, as shown on Map G-4, are the best source of groundwater in Scituate. Wells in typical outwash deposits in Scituate will yield from 20 to 100 gallons per minute (gpm). As previously noted, outwash soils because of their high permeability also are susceptible to pollution. This appears to be the case in North Scituate Village where a concentration of homes and businesses on relatively small lots have water quality problems due to improperly functioning septic systems; many homes in the Village have more than one dwelling unit.

Till and bedrock are less productive sources of well water. Average yield from these soils is about 5 gpm. There has been local experience of wells in till going dry.

G-5.3.4 Surface Water

The Scituate Reservoir (including the Regulating Reservoir) covering 3,279 acres and with a storage capacity of 37.0 billion gallons is the largest inland water body in Rhode Island. It's entire area is located within the Town of Scituate. Other portions of the reservoir system partially within Scituate include about 10 percent of the 247 acre Barden Reservoir and 90 percent of the

281 acre Moswansicut Reservoir. Other surface waters in town are relatively small and scattered. The principal small ponds are King Pond, Peaptoad Pond and Madison Pond.

Although the overall quality of the water at the reservoir intake at the treatment plant is well within State and Federal standards, there has been increased evidence of higher contaminant levels in the tributary streams, the Regulating Reservoir and Moswansicut Pond. Non-point pollution, largely from more recent urbanization, is the source of these pollutants.

The *Scituate Reservoir Watershed Management Plan* has suggested an expanded program of water quality monitoring and evaluation to determine long range trends of impact on reservoir water quality.

In its 1989, *Nonpoint Source Management Plan*, RIDEM has identified the following surface waters within or adjacent to Scituate for highest priority protection: Scituate Reservoir, Scituate Reservoir tributaries, Regulating Reservoir and Westconnaug Reservoir. While not in Scituate, the Westconnaug Reservoir receives drainage from sections of Clayville.

From a recreational viewpoint, the North Branch of the Pawtuxet River below the Gainer Memorial Dam is of significant value. As discussed in Section J-5.1, this section of the river is used for swimming, boating and fishing.

G- 5.3.5 Flood Plains

Flood plains in Scituate have been mapped by the Federal Emergency Management Agency. Copies of the detailed Flood Insurance Rate Maps and Floodway Maps are on file at the office of the Town Clerk, Planning Board and Building Inspector.

Scituate has adopted overlay zoning regulations applying to development in flood hazard areas. In concert with the State Building Code, the regulations prevent encroachments which would increase flood levels or present significant hazards to human life and property.

Map J-1, which is discussed in Section G-5.6 below, characterizes areas along streams subject to flooding at least once in any 100 year period (100 year flood plain) as sensitive areas within which development is not desirable. The 100 year flood plains also are mapped on the RIGIS series maps described below.

G-5.4 Rhode Island Geographic Information System (RIGIS)

RIGIS has provided the Town with a series of maps which can be used for analytical purposes. They include:

A mylar overlay (to be used with colored maps listed below) showing roads, streams and water bodies.

A colored Open Space and Other Sensitive Areas map showing, inter alia, habitat areas of rare and endangered species as identified by the Rhode Island Natural Heritage Program.

A colored Hydrographically Sensitive Areas map showing 100 year (Zone A) flood plains and water supply basins.

A colored Soils Analysis map showing various constraints to development based on an analysis of soils studies prepared by the U.S. Soils Conservation Service. The locations of prime agricultural soils are shown.

A Land Use map showing urban development of various types, agricultural land and forest and brushland.

As the RIGIS data base evolves, it will provide Scituate and other Rhode Island towns and cities with a useful mapping and data bank for community and environmental planning.

G.5.5 Rhode Island Natural Heritage Program

The Rhode Island Natural Heritage Program (RINHP), an agency of RIDEM has provided the Scituate Conservation Commission with information on rare and vulnerable plants, animals and ecologically significant natural communities in Scituate. Additionally, as noted in Section G-5.4 above, the RIGIS maps show areas of rare and endangered species. The major concentration of rare species (at least 11 plants) is found along Huntinghouse Brook. RINHP has advised the Scituate Conservation Commission that no further development should be permitted along the brook in the area to the south of Rocky Hill Road and between Gleaner Chapel Road and Elmdale Road.

RINHP has provided the Conservation Commission with a listing of Rare Species and Exemplary Natural Communities in Scituate as of June 1990. Latitudes and longitudes are provided to assist the Commission in the review of development applications. This is an ongoing program; additional unique habitats may be identified in the future.

The Recreation, Conservation and Open Space Plan for Scituate identifies the following unique natural areas in Scituate:

Huntinghouse Brook Area - 350 Acres - A fragile area which has some of Rhode Island's most unique and abundant vegetation.

Indian Rock - 1 Acre - A huge perched glacial boulder reportedly significant to native Indians and used for Council meetings. Presently forms a marker between PWSB property and private lands. (Not a RINHP area)

Wild Ginger Site - 1 Acre - The only wild ginger stand in the State is protected through its location on PWSB property

Quonopaug Swamp - 20 Acres - A wetland along the Quonopaug Brook which contains black spruce, a species not common this far south. Area protected through location on PWSB property.

Elmdale Road Rock Shelter - 5 Acres - A natural shelter from which Indian artifacts have been recovered. Also located on PWSB property. (Not a RINHP area)

Ostrich Fern Site - 1 Acre - Located off a major highway, the site supports a species not common in Rhode Island. Road widening or alteration of drainage could affect the ecology of the site.

The unique natural areas not located within the boundary of the PWSB lands are included as part of the sensitive areas shown on Map J - I and discussed in Section G-5.6.

The important consideration here is that Town and State reviewing agencies critically review all development proposals which might impact a unique natural area.

G-5.6 Sensitive Areas

Map J-1, Recreation, Conservation and Open Space Plan, included in the Open Space and Recreation Element, provides a composite mapping of all sensitive areas located outside of properties owned by the Providence Water Supply Board.

The mapped sensitive areas include the following:

- Wetlands
- Severe High Water Table Soils
- Areas Subject to 100 Year Flooding
- Unique Natural Areas

The map notes "Such areas indicated should not be developed and for the most part are not suitable for development. Development should proceed with caution when approaching these sensitive areas". Where development regulations alone will not suffice, acquisition of sites or conservation easements may be necessary."

G-5.7 Scenic Areas

Report 1, Environmental Values, of the Scituate Comprehensive Plan process (See Appendix) identified and evaluated the significant environments of Scituate. Other than the Scituate Reservoir, the Town of Scituate is not endowed with natural features of exceptional distinction. A more apt appraisal would be that man's actions in concert with nature have created a living environment which gives great satisfaction to Scituate's residents and visitors.

Report 2, Alternative Futures of the Scituate Comprehensive Plan process (See Appendix) provided graphic evaluations of alternative futures for Rural Scituate, North Scituate Village, Commercial Route 6, Hope Village and Clayville. As reported in the Appendix, the consensus of both the Successful Communities Advisory Committee and participants at several community workshops was to amend local development policies and take other actions as necessary to protect and enhance the local environment. To a significant extent, these actions would be directed at protecting the overall scenic qualities of the Town. Proposals to implement the protection of significant environments are contained in various sections of this Comprehensive Plan.

On a State-wide basis RIDEM recently completed a January 1990 report entitled The Rhode Island Landscape Inventory, A Survey of the State's Scenic Areas. Several areas in Scituate were identified as being of state-wide significance and rated as Distinctive (highest) or Noteworthy. The Scituate, Barden and Moswansicut Pond Reservoirs and the Village of Clayville were given a Distinctive rating. Areas on either side of Seven Mile Road in Scituate and Cranston were assigned a Noteworthy rating.

The overall impression - Scituate is a community which has retained a unique scenic quality.

G-5.8 Mineral Forest Resources

Scituate does not have any valuable mineral resources other than the sands and gravels which may be found in outwash soils. There are no commercial sand and gravel operations in the Town. The recently enacted Soil Erosion and Sedimentation Control Ordinance would apply to any proposal for the extraction of sand or gravel. The Zoning Ordinance allows mining, quarrying by Special Exception only in the BG and M districts - a very small area of the Town. Under Section G-3.2, it is recommended that the Town adopt a soil and earth removal ordinance.

Scituate has extensive forested lands due to large lot zoning requirements and the major watershed holdings of the PWSB. The PWSB lands are managed by professional foresters.

There are no privately-owned lands certified as forests under the Rhode Island Forest, Farm and Open Space Act. If certified as a property covered by a forest management plan approved by State agencies, reduced property assessments are available for a period of 15 years.

Under the Rhode Island Intent to Cut Regulations, State permits are required for the cutting of 5 acres or more, 35 cords or in excess of 8,000 board feet.

Forests play a major role in regulating the flow and quality of water as it is cycled into streams and aquifers.

A land use map prepared as part of Scituate Reservoir Watershed Management Plan provides a distinction between forest lands and brushlands. Many of the areas identified as brushlands appear to be former farm fields which are reverting back to forests.

Although there are no confirming statistics, it would appear that the total area devoted to forests, both within the watershed and throughout the entire Town, is increasing.

G-5.9 Agricultural Resources

The RIGIS maps described in Section 5.4 identify areas with prime agricultural soils and areas actively used for agriculture. Generally there is coincidence between the prime soils and areas now being farmed. Map G-7 (following page), Agricultural Soils, shows the real extent of agricultural soils.

Important Farmlands, Rhode Island, a 1985 publication by the U.S. Department of Agriculture's Soil Conservation Service identifies soil types which are classified as prime or of statewide importance. In Scituate, 15 different soils covering about 1,370 acres are prime. Approximately 260 acres in 7 soil types are classified to be of statewide importance. Important farmlands represent only about 5 percent of the total land area (including PWSB lands) within the Town of Scituate.

The principal farming areas are located on Gleaner Chapel Road north of the Hanford Pike, in the general vicinity of Central Pike and Westcott Roads, and along Old Plainfield Pike, Matteson Road and Seven Mile Road. Principal activities are orchards, pastures and hay fields. Several of the orchards have farm stands for retail sales.

Agricultural activities are on the wane as fields are converted to homesites or are no longer farmed and allowed to revert to forests. Many farming operations are now part-time activities of those who are gainfully employed in other occupations. It is estimated that less than 50 people are employed full-time in agriculture.

As noted in the preliminary planning studies (See Appendix), farmlands, due to their scattered nature in relationship to older or newer housing, give the rural environment a special quality which is valued by the residents of Scituate. The continued operation of both full and part-time farming should be encouraged.

G-5.10 EPA CERCLIS Sites

Pursuant to the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA) a Comprehensive Environmental Response and Liability Information System list (CERCLIS) has been developed by the US EPA for each state. The CERCLIS list is an inventory of potential hazardous waste sites. This listing means only that there is some reason to believe that there may have been a release, disposal and/or storage of hazardous materials on this site in the past. A location's presence on CERCLIS does not imply a level of risk to public health and the environment. All locations once investigated and not found to be a potential hazard are not removed from the list. This is done to prevent reinvestigation of areas previously investigated.

Following Preliminary Assessments and Site Inspections, those locations deemed to represent an immediate threat to public health and safety are elevated to the National Priority List (NPL) and are commonly referred to as Superfund sites.

There are no superfund sites in Scituate.

The following are those sites in Scituate on the U.S. EPA CERCLIS list:

H&H Rack Inc., Route 6
Hope Town Dump, Hope Furnace Road
North Scituate Dump, Danielson Pike
R&R Jewelry, Inc., Route 6

Scituate Landfill, Washington Highway

Preliminary Assessments have been conducted on all of the sites and Site Inspections have been done at the H&H Rack and the R&R Jewelry sites. There has been detection of volatile organic compounds in groundwaters in the vicinity of H&H Rack and R&R Jewelry. The Scituate Reservoir Watershed Management Plan has recommended that these sites be included in the Superfund program. Failing that, the Management Plan suggests that RIDEM exercise its regulatory authority to mitigate the contamination.

The Reservoir Management Plan also suggests Town of Scituate monitoring of groundwater flows from the landfill on Washington Highway where there is a potential for contamination of the Westconnaug Reservoir.

G-5.11 Groundwater Contamination

In accordance with the Rhode Island Groundwater Protection Act (Rhode Island General Laws, Chapter 46-13.1) the RIDEM Groundwater Division has classified the groundwaters of the State utilizing a four class grading system. The following details this classification system with specific reference to Scituate's groundwaters:

Class GAA

These are groundwater resources that are known or presumed to be suitable for drinking water use without treatment. Groundwater assigned to Class GAA in Scituate consists of the area within a 2,000 ft. radius circle around the water supply wells for Oak Crest Manor and Rockland Oaks.

Class GA

These are groundwater resources that are known or presumed to be of drinking water quality that are not assigned Class GAA. The majority of the groundwater aquifers in Scituate not otherwise identified are classified as Class GA.

Class GAA and GA Non Attainment Areas (GAA-NA and GA-NA)

These are areas in which the groundwater is classified as GAA or GA and the current condition does not meet the standards established for the respective class due to contamination from specific sources. All of the sites identified on the CERCLA list in addition to groundwaters in the vicinity of the Town of Scituate salt storage areas located off the Plainfield Pike and the RIDOT salt storage area on Spring Brook Road and the groundwater in the vicinity of the Macera Pig Farm are identified as either GA-NA or GAA-NA. The long term goal for these areas is restoration to drinking water quality.

G-5.12 Additional Potential Sources of Contamination

Scituate Comprehensive Plan
G – Natural Resources

DEM's Groundwater Section also maintains a "Facility Inventory" of potential groundwater threats that are not on the CERCLIS as well as maps with the location of the 38 underground storage tank facilities registered with DEM.

H - CULTURAL RESOURCES

TABLE OF CONTENTS

	<u>Page</u>
H-1.0 Introduction	H - 1
H-2.0 Cultural Resources Plan - Synopsis	H - 1
H-2.1 Policy Planning Chart	H - 2
H-3.0 Inventory - Background Analysis	H - 3
H-3.1 Significant Historical Resources in Scituate	H - 3
H-3.1.1 Summary History of the Town	H - 3
H-3.1.1.1 Early Settlement and Agriculture	H - 3
H-3.1.1.2 Industrial Development	H - 4
H-3.1.1.3 Churches and School	H - 4
H-3.1.1.4 Early Twentieth Century-The Scituate Reservoir	H - 4
H-3.1.1.5 Post World War II Scituate	H - 7
H-3.1.2 Districts	H - 7
H-3.1.3 Individual Structures and Sites	H - 8
H-3.1.4 Cemeteries	H - 9
H-3.1.5 Archaeological Resources	H - 9
H-3.1.6 Threats to Scituate's Cultural Resources	H - 10
H-3.1.6.1 Inappropriate Change	H - 10
H-3.1.6.2 Threats to Rural Character	H - 10
H-3.1.6.3 Threats to Village Character	H - 11
H-3.1.6.4 Incremental Development	H - 12
H-3.1.6.5 Threats to Archaeological Sites	H - 12
H-3.1.7 Existing Tools for Cultural Resources Protection	H - 12
H-3.1.7.1 Regulation	H - 13
H-3.1.7.2 National Register of Historic Places Nomination	H - 13
H-3.1.7.3 Grants and Funding Sources	H - 13
H-3.1.7.4 Other Mechanisms	H - 14
H-3.1.8 Evaluation of Preservation Activity/Existing Protections	H - 14
H-3.1.8.1 Inventory	H - 14
H-3.1.8.2 Archaeological Resources Documentation	H - 15
H-3.1.8.3 National Register Documentation	H - 15
H-3.1.8.4 Local Historic Districts	H - 15
H-3.1.8.5 Scituate Preservation Society	H - 16
H-3.1.8.6 Rehabilitation and Adaptive Use	H - 16
H-3.1.8.7 Other Town Activities	H - 16
H-4.0 Cultural Resources Plan	H - 17
H-4.1 Goal 1: Protect Cultural Resources	H - 17
H-4.1.1 Policies	H - 17
H-4.1.2 Implementation	H - 17
H-4.2 Goal 2: Educate Residents About Cultural Resources	H - 18
H-4.2.1 Policies	H - 18
H-4.2.2 Implementation	H - 19
H-5.0 Consistency Statement	H - 19
MAPS	
H-1 Historic Districts & Villages	H - 5
H-2 Historic Sites	H - 6
H. CULTURAL	

H-1.0 Introduction - An Approach to Cultural Resource Evaluation

The Rhode Island Comprehensive Planning and Land Use Act requires that Scituate adopt policies for the protection of its historic and cultural resources.

Scituate has broad discretion in how it interprets this mandate. Much of the Town's landscape qualifies as a cultural resource as described in the Environmental Values Report (see Appendix IX of this Report). The Alternative Futures Report (also in Appendix) details recommendations for protecting these “Significant Environments” in Scituate.

This element focuses on areas, structures and sites which are understood, generally, as “historic.” There is an overlap between “historic” in this focused sense and "historic and cultural" in their broadest interpretations. Along with historic village districts, farmhouses and mill sites, elements such as stone walls, large trees and other man-made and natural features are also to be considered cultural resources. Resources belonging to this expanded category of "historic and cultural" are mentioned in this element with references made to other sections of the Plan in which they are more fully discussed.

As the definition of historic and cultural resources has broadened, so too has the understanding and appreciation of physical context for these resources. Whereas once the focus was on individual districts, structures, and sites, increasingly the whole fabric of “place” is recognized as having meaning and value. This mode of interpreting cultural resources suggests that individual districts, structures and artifacts become integral parts of a whole rather than discreet structures or areas which can be separated from the whole. This mode of interpretation has implications for the methods most suitable for protecting cultural and historic assets and affect the recommendations presented in this document.

H-2.0 Cultural Resources Plan - Synopsis

The following chart summarizes the goals, policies and implementation actions recommended for Scituate. A more detailed discussion of the Cultural Resources Plan is given in Section H-4.0.

H-2.1 Policy Planning Chart - Cultural Resources

G O A L S

P O L I C I E S

IMPLEMENTATION

**Protect Scituate's
Historic/Cultural
Resources**

Prioritize the areas/sites to be protected by a legal designation or regulations. district zoning.

Continue promoting Historic Village character through protective overlay zoning.

Amplify the existing National Register Protective program.

Consider other Village Places For National Register Listing.

Apply for Certified Local Government program status from RIHPC for funding to Register all previously identified eligible properties.

Enact or amplify other local regulatory measures to encourage preservation.

Adopt land use zoning controls.

Evaluate need to amend Town site plan review policies and procedures to address archaeological and architectural significance into the review process.

Continue purchasing property development rights as a Town-wide policy.

Encourage restoration and/or rehabilitation of key properties.

Continue to seek non-local funding support.

**Educate Residents
about their Historic/
Cultural Resources**

Inform policy makers and residents of prioritize areas and sites noted for cultural and historic value.

Publish and circulate list of sites and structures proposed for new status because of cultural or historic significance via National Register listing, or Village Overlay Zoning.

Continue and expand existing educational efforts.

Support Preservation Society's Plaque Program, Walking Tour and other initiatives.

Investigate other vehicles for local education about architectural styles and sound rehabilitation practices.

H-3.0 Inventory & Background Analysis

H-3.1 Significant Historical Resources in Scituate - An Overview

Scituate occupies 55 square miles in the north-central portion of the state. The town's topography and location have substantially influenced its development. Much of the land is now covered by the Scituate Reservoir, and this former agricultural town is now essentially a suburban community in a rural setting.

Scituate's historic assets include places associated with events or persons, areas with an historical identity, and individual structures or sites of historical, aesthetic or archaeological value.

These assets constitute a rich variety of cultural resources that are important in understanding the town's history and deserve special consideration in planning the town's future development. Significant historic resources include districts, structures and archaeological resources that represent patterns of community settlement and growth from pre-European settlement through twentieth centuries. Most of these resources are fully documented and described in *Historic and Architectural Resources of Scituate, Rhode Island: A Preliminary Report*, prepared by the RIHPC in May, 1980. This inventory remains the most comprehensive record of Scituate's historic resources prepared to date. This section is not intended to duplicate detailed information present in this document, but rather to give an overview for resource protection.

H-3.1.1 Summary History Of The Town

Beginning as an agriculturally based rural community in the 17th through 18th Century, Scituate was swiftly transformed during the early 19th into a more diversified community of industrial settlements, commercial buildings, housing, and educational and religious institutions. Probably the single greatest historical influence on the Town was that of textile mill villages which encouraged dramatic growth. In the last half of the 19th century, agriculture and industry had declined. And by 1900, Scituate had reverted to a sleepy backwater.

H-3.1.1.1 Early Settlement and Agriculture

Native American hunters and gatherers were present in Scituate for thousands of years before the arrival of European settlers. Their use of the land is an important aspect of the cultural history of the community. Little professional archaeological investigation, however, has been done to reveal more accurate information about these early inhabitants.

Colonists came to what is now Scituate around 1700. New settlers cleared most of the land and established farms. The town continued to experience intense agricultural development into the late 19th century, is exemplified by the Brown Houses (c. 1793) on Rocky Hill Road.

Although Industry dominated Scituate's economy in the 19th century, agriculture continued to support rural areas, most prosperously prior to 1840. Fine and well-preserved farmhouses such as the Federal Style Dexter Arnold House (c. 1813) on Chopmist Hill Road are illustrative of many built in the late 18th century.

H-3.1.1.2 Industrial Development

In the nineteenth century, Scituate experienced widespread industrial development. Following the spread of textile manufacturing across the state, cotton mills and bobbin factories forced cores for several industrial villages. Many of the Town's villages were destroyed for the reservoir project in the 1920's, but three survive. Despite modern intrusions, North Scituate, the Town Center, retains much of its original character and architecture. including the Old Congregational Church and former Smithville Seminary. Clayville, once centered around several mills at the Foster Town Line, is now almost entirely residential. Hope, in the southeastern corner of the Town, and the oldest village, still has an operating mill now in multiple industrial use. Workers housing, a church and other 19th century buildings contribute to a well-preserved mill village.

One other notable industry, quarrying, began in the mid-19th century. The Nipmuc Quarry, a 12-acre site on Nipmuc Hill in southwest Scituate provided large quantities of gneiss for the Providence market.

H-3.1.1.3 Churches and Schools

By the end of the 19th century, Scituate's many small churches provided services for residents of most of the villages and for the town's dispersed population. One notable church, the Old Congregational Church in North Scituate, was completed in 1831.

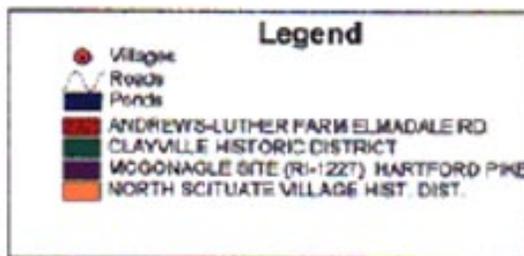
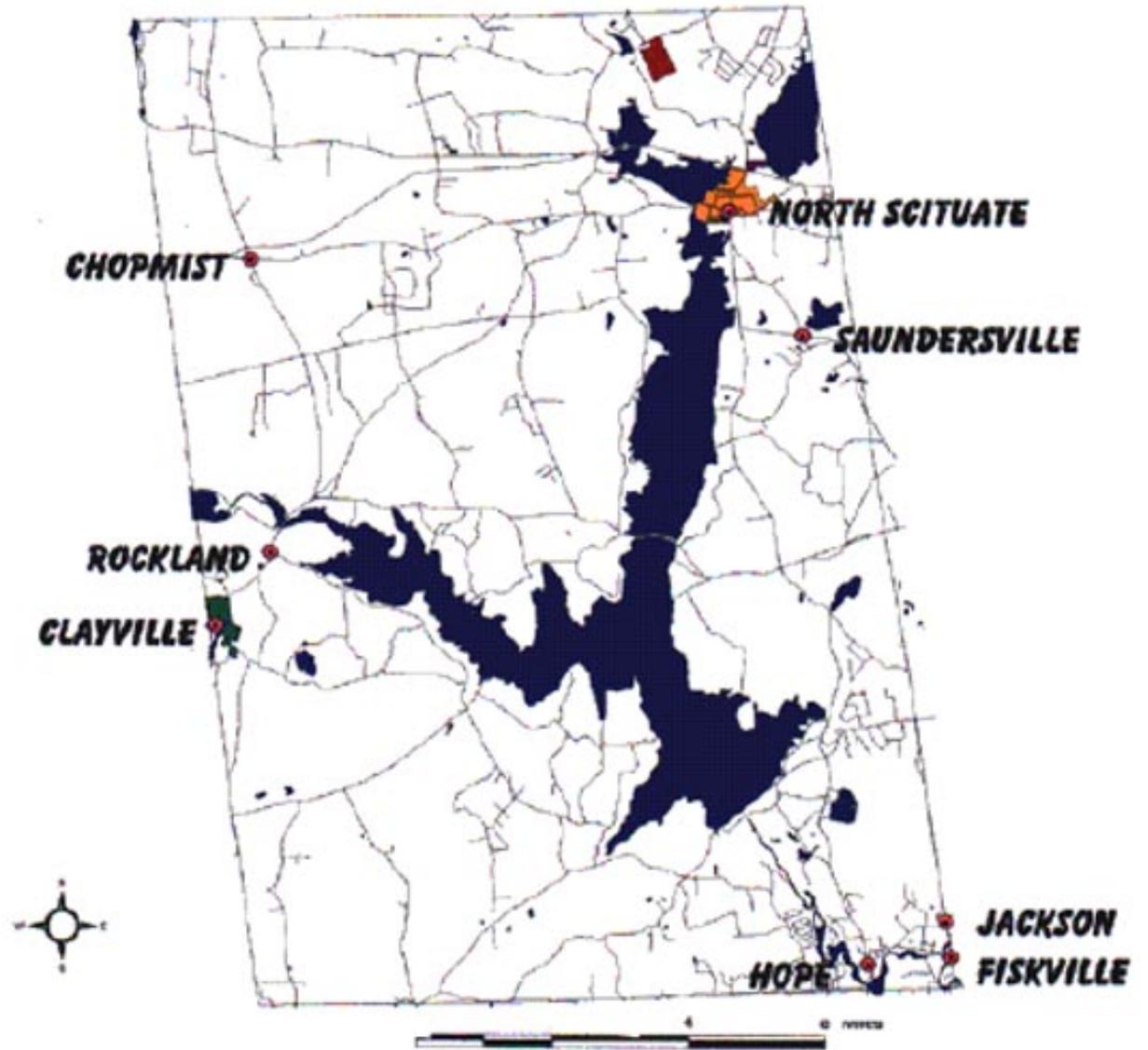
The Beacon Hill Academy on Chopmist Hill, used as a combined district schoolhouse and chapel, and another early schoolhouse the North Scituate Academy (1825), stand today. New school construction and education were stimulated by the passage of the state's Free School Law of 1828. Of the 19 schoolhouses built in response to this law, The Potterville School and Clayville School stand today, reused as community buildings.

Advanced education was limited to several private schools built throughout the Town. The Smithville Seminary opened in 1840 in North Smithfield as a secondary school, and despite subsequent changes, this monumental Greek Revival Style building is architecturally perhaps the most distinguished building in Scituate.

H-3.1.1.4 Early Twentieth Century - The Scituate Reservoir

Two events early in this century changed the Town's development pattern, shaping present-day Scituate. First was the decline of agriculture, the abandonment and subsequent reforestation of farmland. Second was the construction of the Scituate Reservoir, now covering about 42% of the Town's area. Completed in 1926, the Reservoir project created the largest fresh water body in Rhode Island. The creation of the reservoir and purchase of a large watershed were devastating to Scituate's built environment. Four villages and 1,195 structures were lost to the 23.1 square mile area required for the reservoir. Perhaps

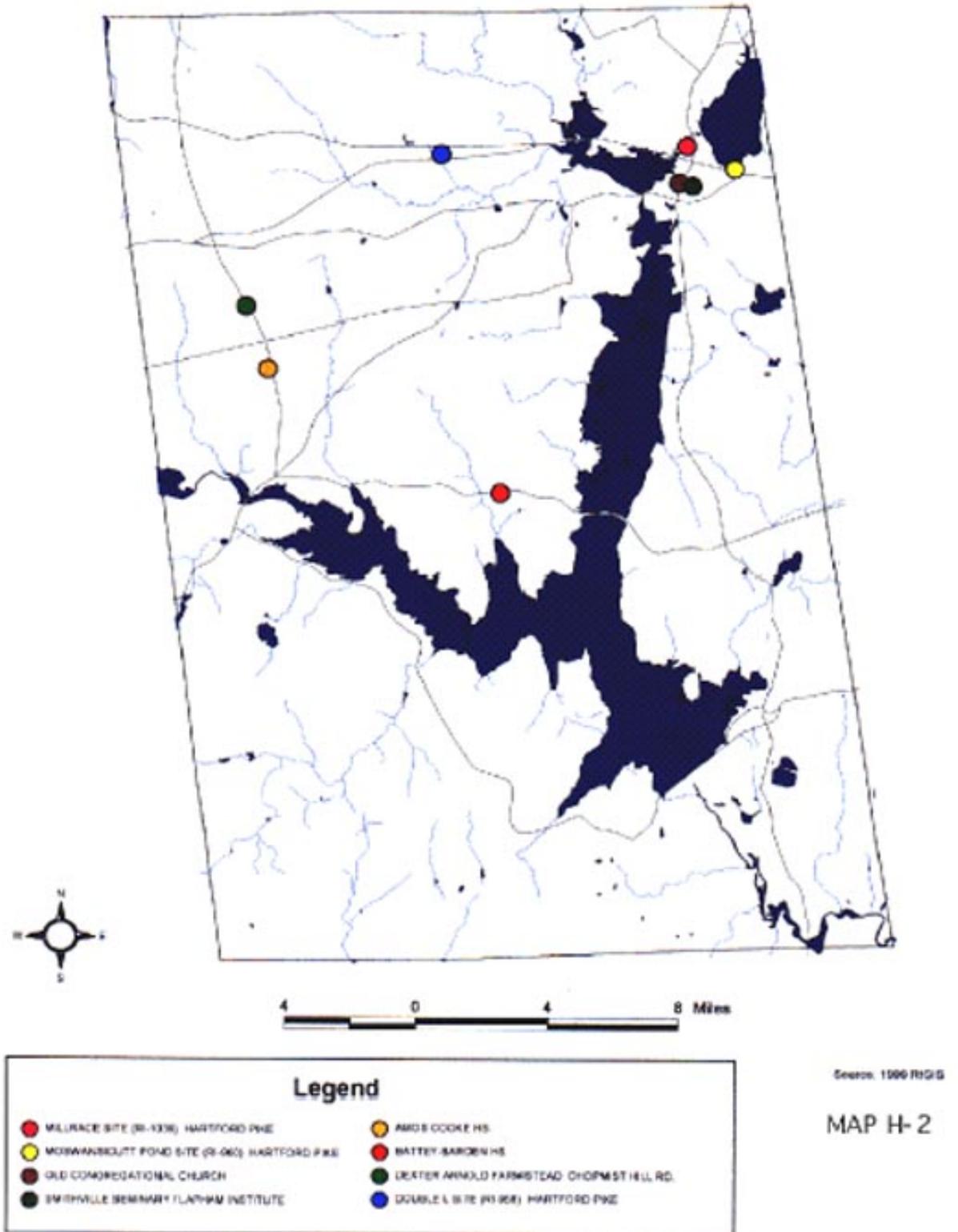
Scituate Historic Districts & Villages



Source: 1995 PG018

MAP H-1

Scituate Historic Sites



because of this loss, North Scituate assumed greater primacy within the Town and civic buildings, schools, churches and stores were built there. The Reservoir also disrupted the road pattern, requiring the construction of 25.4 miles of new roads. Many displaced families moved from Scituate. One such grudgingly relocated family, Joslin, built a large rural estate on Field Hill that is one of the most elaborate residential developments of the early 20th century in this part of the state.

Since its creation, the Scituate Reservoir has been the central feature of the Town - a protected natural reservation of woods and ponds. Within its fenced borders are the ruins of former mills, houses, churches, stores and other buildings, old cemeteries, and forest paths that were former roads. Some of these features can be seen from public rights-of-way and contribute to the historic ambience of Scituate.

Other changes during this era are associated with early 20th Century highway development and increased use of the automobile. The concrete arch Hope Bridge (1929-1930) over the north branch of the Pawtuxet River and a small former ~asoline station and store on Plainfield Pike are associated with this historic period.

H-3.1.1.5 Post World War II Scituate

Changes leading up the War included the consolidation of three new schools, replacing former one room schoolhouses. After WWII, residential development increased. Developments such as the Rice Plat in the northeastern part of the Town and Ring Rock Acres in the southeast are typical housing tracts of this period. Most new houses were built by individuals on large, newly-created lots along existing roads. Some of the best examples are those along Rocky Hill Road and the eastern portion of Quaker Lane. Scituate's first high school was built in 1956 on Trimtown Road. A shopping center was built in North Scituate in 1974, shifting the commercial center of the Village to the east.

Scituate today is essentially a suburban community in a rural setting. It has few industries and little commercial space. Most residents travel to work outside the town.

H-3.1.2 Districts

Without doubt, Scituate's historic villages comprise its most important concentrations of physical cultural resources: North Scituate, Clayville, Hope, and the Hamlet of Potterville. Three of the villages, North Scituate, ~~and~~ Clayville and Hope have been recognized by entry on the National Register of Historic Places.-Other villages to note are Chopmist, Rockland, and Fiskeville.

Straddling the Scituate-Foster border, Clayville Historic District contains several dozen structures, predominantly residences, and the sites of several former mills. These 19th century rubber and cotton mills were later condemned and demolished for the Scituate Reservoir project. Today it is almost entirely residential and a distinct, pristine settlement.

Considered the modern day Town Center, North Scituate Village includes approximately 110 vernacular buildings on 113 acres. The buildings date from the eighteenth century onward and are primarily residential. However there are historically prominent churches and schools as well

as commercial and municipal buildings. The district contains 2 large nineteenth century cemeteries.

Hope Village, on the Pawtuxet River in the southeast corner of Scituate, is a large, compact village consisting of a textile mill, mill housing, residences, and other structures and land uses associated with the mill. It contains the archaeologically important site of the Hope Furnace, an early iron manufacturing site. The village is significant not only for its history, but also because so much of it is physically extant.

The Hamlet of Potterville consists of the remnants of a linear settlement formerly associated with a spool and bobbin works begun in 1847. It is visually and historically distinct from its surroundings, but lacks the interactive land uses associated with a true village.

H-3.1.3 Individual Structures and Sites

Outside of the Villages are located many houses, farmhouses, industrial remains and other structures of historic importance. These are located along several early roads, the majority sited close to the road. Although often tightly grouped, most of these historic structures are interspersed with modern development.

The *Historic and Architectural Resources of Scituate* recommends that 18 structures or building complexes be listed on the National Register. To date, 6 structures are listed. They represent building types that are important in Scituate and which meet Register criteria and include:

Smithfield Seminary, Institute Lane, North Scituate
Congregational Church, West Greenville
Dexter Arnold Homestead, Chopmist Hill Road
Amos Cooke House, Chopmist Hill Road
Andrew Luther Farm
Battey Barden House, Plainfield Pike

** “Breezy Hill”, Hope Furnace Road (1793) began the process of being listed on the Register in 2002.

The following structures are recommended for consideration for listing on the National Register:

S.P. Taylor House, Ridge Hill Farm, Burnt Hill Road (c.1830)
James Aldrich House, Florence Price Grant House, Danielson Pike (c. 1835)
G.P. King House, Field Hill Road (1830)
Ralph House, Howard Avenue (c.1830)
Aldrich-Ide House, Ide Road
M. Potter House, Old Plainfield Pike (c.1711; c.1783; c.1800)
Brown Homestead, Rocky Hill Road (c. 1745)
Aldrich House, Rocky Hill Road,
Scituate Reservoir Dam, Scituate Avenue (1920-1926)
G. Aldrich House, Trimtown Road

Map H- 1 and Map H-2 illustrate structures and districts on the National Register and recommended for the National Register.

Other Scituate structures are noteworthy due to their age, architecture and/or association with important events. Such a structure is the house on Darby Road, the so-called "World War II Listening Post." This is an example of a structure which should receive some form of official recognition. The Historic and Architectural Resources of Scituate lists many other structures which should be noted as historic and preserved as such. Because this document was written in the 1970's it is recommended that the Town or State Historic Preservation Commission undertake a new survey.

Other types of structures worth noting include:

Bridges:

Clayville Arch Bridge (1932)

Hope Bridge #236 (1930)

Wilbur's Bridge (1912)

Mills and Millworks:

Hope Mill buildings, dam, gatehouse, etc. (1806-1847)

Peeptoad Pond Dam, Ponagansett Dam (c. 1883)

Seagrove Memorial Observatory (1914)

(Scituate) Gainer Memorial Dam

Gatehouse and Hydroelectrics Station (1926, 1965);

H-3.1.4 Cemeteries

While the town contains a number of cemeteries, only two, Smithfield Cemetery, and New Rockland Cemetery, are recorded in the Historic and Architectural Resources of Scituate. Scituate has a well-documented Historical Cemetery listing, separate from the cultural resources inventory, as well as many cemeteries marked by on-site signs. Others are known about by anecdote or recollection. Additional recording work is necessary to integrate the cemetery listing with the Cultural Resources Inventory and to record the locations, significance and conditions of lesser known cemeteries in Scituate.

H-3.1.5 Archaeological Resources

Mapped information provided to the Town under the RIGIS program shows 19 areas within Scituate Town boundaries where the Rhode Island Historical Preservation Commission has identified below ground archaeological resources. Four such sites have been listed on the National Register of Historic Places. They include three pre-historic sites along the Hartford Pike on land owned by Providence Water Supply Board:

- Moswanicut Pond Site
- Millrace Site
- Double L Site.

Also on Hartford Pike is the McGonagle site, important for 100 years of farming and activities of the Quakers (Society of Friends). The RIGIS map showing archaeological sites is on file in the Town Hall.

In addition to recorded sites, there are others that deserve further study. Many former industrial sites, representing the vestiges of active manufacturing villages, are recorded in the Historic and Architectural Resources of Scituate. These include the sites of Harrisdale Mill, dam and tenement housing (Inventory #103), Rockland (#114), and Ponaganset (#119), destroyed by the Scituate Reservoir.

One industrial site of potential importance is the Hope Furnace Site (11765), its precise location not determined. It is a rare pre-Revolutionary iron manufacturing company recorded on the Historic American Engineering Record. Its association with regional industry and national events may give this archaeological site potential National Register significance.

H-3.1.6 Threats to Scituate's Cultural Resources

H-3.1.6.1 Inappropriate Change

Appendix IX of this report explores the qualities of several distinct types of physical environments in Scituate that represent diverse and valuable experiences of place to residents and visitors. There is an ongoing need to educate local residents about the role that historic resources play in making up these "significant environments" in Scituate. Many elements that can be controlled by the land or property owner have a direct bearing on property quality, condition and value. Choice of unsuitable architectural materials, out-of-scale additions, new architecture of design that bears little relation to surrounding New England architecture, and poorly executed craftsmanship degrade the environment, often negatively affecting the qualities by which the town is identified and recognized by residents and by outsiders. Education relies on ready sources of information on local periods and styles of architecture, where to find architects and contractors skilled in restoration practice, and where to get financing assistance for appropriate materials and technical help.

In addition to the role of individual property owners and residents in practicing sound principles of design and rehabilitation, there is equally a need to enact effective regulatory controls that mitigate inappropriate change. Scituate has demonstrated the advantages of National Register listing for a portion of its resources and is pursuing extending this protection mechanism. Building a preservation program that integrates education and a local regulatory framework for controlling change is a very important goal.

H-3.1.6.2 Threats to Rural Character

Single family residential development and undeveloped open land and woodland bordered fields predominate in much of Scituate, comprising a rural quality of environment. Many historic houses and farms in this open landscape were traditionally associated with outbuildings, stone walls and fences. On older roads, residences

sometimes appear without outbuildings and are sited close to the road. In both cases they appear compatible with their landscape surroundings.

Development processes can threaten the integration of historic houses and buildings with their settings. An example of such a process is creating additional lots through subdivision. Despite the fact that low density is maintained and site review protects some aspects of character, this practice can have the effect of standardizing the rural environment and breaking the more irregular pattern of house and outbuilding siting, characterizing rural development. If not properly monitored linear strips and grid patterns of housing are superimposed, regardless of the natural features of the landscape, on which they are sited.

The integration of new and historic residences constitutes another threat to rural Scituate's character. Often sited close to historic structures, new housing frequently does not mirror the design quality, materials or sensitive siting of its predecessors, detracting from appreciation of existing architecture, and muddling the perception of historic settlement patterns. As addressed in section H-3.1.6.1, educational efforts to raise awareness of elements constituting locally appropriate domestic architecture and sensitive site design should be forwarded.

H-3.1.6.3 Threats to Village Character

Scituate's three distinct village centers and to a lesser degree its one hamlet, Potterville, exhibit the interactive land uses and coherent groupings that characterize typical 19th century New England villages. The Village of North Scituate perhaps best exemplifies these qualities in its mix of residential, commercial, municipal and religious architecture, relatively uniform setbacks, narrow side yards, fences and walls, and traditional colors and building materials.

In some areas however, the qualities that lend distinction and cohesion have been eroded by new development, or by alterations to existing buildings that do not contribute to the historic visual character of the Village. This trend is potentially harmful in that, if left unchecked, it can gradually erode the qualities that have allowed North Scituate entry on the National Register.

The Village of Hope provides another interpretation of 19th century New England in its nearly intact illustration of a mill village, housing and associated development. The Hope Mill Complex, including a 1840's stone textile mill and subsequent additions, is still in industrial and business operation, and represents a living testimony to the state's industrial architecture and history. While in use today, the mill should be examined for reuse potential, should its operation become marginal or should it fall into disuse.

While they retain the architectural styles and scale of the original settlement, many of the residential neighborhoods in Hope Village are threatened by deterioration. Incentives should be sought for rehabilitating these structures and their associated property in a manner that will not disrupt the cohesive whole of the Village.

H-3.1.6.4. Incremental Development

Like many predominantly rural communities with small village centers, Scituate does not presently face rapid new development incompatible with existing uses, but its historic resources may nevertheless be threatened by development that occurs incrementally over time. Loss of historic character typically occurs in areas that have no growth management plan or where weak land use controls permit haphazard or incompatible construction. Development which introduces uses without regard for neighborhood character, or is otherwise uncoordinated with actual community needs is overall detrimental to the community's character. As a result of such “uncoordinated” growth, many historic buildings can become separated from the environmental context in which they are best appreciated, creating visual intrusions or conflicting uses that devalue historic properties and negatively affect quality of life. More sensitive land use controls and other measures to determine where development can best occur, similar to the site plan review process, are needed. Scituate has clearly recognized the desire for coordinated development in creating a comprehensive plan to guide the future it wishes to see.

H-3.1.6.5 Threats to Archaeological Sites

As noted in Section H-3.1.1.1, there has been little professional investigation to date of Scituate's Native American settlers. Scituate has placed several known archaeological sites on the National Register, but there may be valuable periods of resources not yet recorded. One area in particular that deserves investigation is Hope Village, where there may be many vestiges of former iron and textile mill activity preexisting from 18th through early 19th centuries. Lack of knowledge of other existing sites is a threat that can be counteracted by continued surveying and use of predictive land use models in areas deemed archaeologically sensitive. Six of the 19 sites noted on the RIGIS Map are situated within property owned by the Providence Water Supply Board. and are therefore not at significant risk Other sites, however, may be impacted by either public works and transportation projects - such as improvements to Route 6 - or by subdivision development, of which there is considerable activity throughout Scituate.

Further study is recommended for those sites which have been identified why the State survey and which may potentially be eligible for National Register listing. Coordination of mapped data with state and local agencies, such as DOT and the local planning board, for example, can help pinpoint archaeological resources before they are disturbed.

H-3.1.7 Existing Tools for Cultural Resource Protection

H-3.1.7.1 Regulation

Historic District Zoning: Under Title 45-24.1 of the General Laws of Rhode Island, the Town Council is empowered to designate mapped districts for historic district zoning which empowers the local Historic District Commission to grant or deny permissions for exterior alterations requiring a building permit within the district. Many alterations, such as color or maintenance, would not be affected as they do not trigger building permits.

The Town Council appoints membership to a Historic District Commission by virtue of interest/expertise in historic preservation. Each Commission should have representation from the area affected by historic district zoning, although this is not required by state statute.

Land Use Zoning: Whereas Historic District Zoning is quite limited in its scope, land use zoning covers a broad array of subjects codified in Scituate in zoning ordinance and subdivision regulations, ranging from advisory to mandatory. It is possible to include cultural resource protection in zoning and subdivision regulation. Common examples of doing so include requiring a Special Use Permit prior to significant alteration of mapped cultural resources or including impacts on cultural resources in site or design review procedures.

H-3.1.7.2 National Register of Historic Places Nomination

The National Register, maintained by the Heritage Conservation and Recreation Service of the U.S. Department of the Interior, is a permanent record of structures, sites, areas and objects that have contributed importantly to American history and culture.

Tax benefits are available to owners of income producing National Register listed or eligible properties for rehabilitation work performed in accordance with the standards of the U.S. Department of The Interior. Furthermore, when Federal funds are used for a project which may affect a National Register property (for example, a highway improvement), the National Environmental Protection Act (NEPA) requires environmental assessments and related mitigation measures to minimize damage to such properties. In addition, Register listing confers benefits to eligible properties under specific circumstances. For example, Community Development Block Grants (CDBG) may be used for historic rehabilitation for privately owned individual structures.

H-3.1.7.3 Grants and Funding Sources

Community Development Block Grants (CDBG: These monies may be used for a wide variety of development related activities which involve cultural resource protection. Such activities include, but are not limited to, rehabilitation of privately owned properties if the household beneficiaries are at least 51 percent low and moderate income. It is possible to create :2 residential rehabilitation program combining the protection of historic homes with building code compliance rehabilitation.

CDBG funds may be applied to adaptive reuse projects, again if there are significant benefits to low/moderate income households involved. These grants have been significant in rehabilitation projects that respect the historic features and character of the original architecture and its setting.

These Federal funds may also be used for streetscape and public spaces and park improvements, including the acquisition and placing of period benches, lampposts, paving and other amenities.

Rhode Island Historic Preservation Commission Grants: Through its Certified Local Governments Program, the RIHPC awards 50% matching grants to eligible communities for a variety of historic preservation activities. In the past several years, these grants have been used for surveys to document local cultural resources and to prepare nominations for the National Register, to protect endangered resources, to develop local historic preservation plans and for public education programs, activities and publications.

Rhode Island Committee for the Humanities: As well as the Rhode Island Historic Preservation Commission, this agency provides grants for educational activities (slide shows, video, talks, books, etc.) relating to increasing awareness of cultural resources among local people.

H-3.1.7.4. Other Mechanisms

Partial Fee Acquisition(or Easement): By purchasing an easement to a cultural resource, an owner obtains less than the full bundle of rights normally associated with property ownership. In so doing, a partial fee acquisition or easement, effectively restricts an owner's right to develop or alter culturally significant resources by limiting the rights of ownership.

Purchase of Development Rights: Related to the purchase of preservation easements, this preservation tool allows a party to purchase the right to develop a property in a limited way. This method is of value in that the site or structure is protected without the costs of full purchase.

Ownership by a Benign Government Body: In situations where municipalities cannot afford to purchase cultural resources outright, the ownership of such resources by public agencies or groups may provide an effective preservation tool. In the hands of such a "benign" body which has no development agenda and which can afford routine maintenance costs, the resource may be more adequately protected than it would be if owned by another type of group. Support of this strategy, however, can only be obtained through education of the owning agency, since its primary function is not Preservation.

H-3.1.8 Evaluation of Preservation Activity and Existing Protections

H-3.1.8.1 Inventory

Prepared in 1980, *Historic and Architectural Resources of Scituate, Rhode Island: A Preliminary Report*, still provides a well-documented source for the community's historic assets which is adequate as a baseline for decision making on the majority of local historic resources. The inventory cannot be considered up-to-date however. Needed is information on changes to structures that have occurred over the last 20 years - alterations, deletions, and discoveries of new resources, uncovered by subsequent research.

H-3.1.8.2. Archaeological Resources Documentation

Previous discussion of archaeological inventory work has noted that some information on historic and prehistoric resources is mapped and on file on the RIGIS and with the RIHPC. There is a need to further document remains of Native American settlement, historic mill remains, and possibly other historic and prehistoric sites in Scituate. Further study and inventory work is suggested.

Locations and data on known archaeological sites should be integrated into local land use planning and surveying procedures. Another important goal is to assess levels of significance for archaeological resources, in particular, which of the mapped sites may be eligible for the National Register.

H-3.1.8.3. National Register Documentation

To date, three areas in Scituate have been entered as districts on the National Register, one has been determined eligible, and six individual structures enjoy National Register Protection.

In order to meet the broad goal of protecting Scituate's historic/cultural resources stated in Section H-2.0, the comprehensive level of documentation on local, state and federal levels afforded by National Register status is vital to local educational efforts and perspective. Clearly, more districts, properties, and archaeological sites in Scituate belong on the Register, and the 1980 list of potentially eligible resources deserves evaluation in light of present conditions. A revised priority list should be reviewed by the Scituate Preservation Society in conjunction with other local officials and the Rhode Island Historical Preservation Commission on an annual basis.

H-3.1.8.4 Local Historic Districts

While it should be pursued as a basic preservation tool, National Register listing alone may not be entirely effective in guiding change, especially where privately funded actions are concerned. Historic districts created and enforced through local enabling legislation have been very effective throughout Rhode Island as a means of controlling development in historic areas in many communities. While it has done an exceptional job of protecting its historic resources, Scituate has not, to date, however, pursued local historic districting. As part of the Town's effort to protect cultural and historic places, continual review of places and sites should be a priority. Inclusion under historic Village Overlay Zoning District should be considered for areas receiving historical/cultural designation.

H-3.1.8.5 Scituate Preservation Society

In the absence of a town-appointed historic district commission, much of the historic preservation activity in Scituate has been accomplished through the energy and dedication of the Scituate Preservation Society a private local preservation group staffed

by volunteers. The Society has been responsible for obtaining funding from the State of Rhode Island and the Champlin Foundation for the restoration of the town's Old Grange Hall. Its educational efforts include an annual walking tour of historic areas and a recently enacted Historic Marker Program.

Despite the interest and dedication of its members, and its impressive accomplishments, the Preservation Society has much more work to do than it has manpower or resources. Many preservation activities will require funding and expertise from outside sources. If, for example, the town established historic district zoning, it might qualify for status as a Certified Local Government, and would be eligible to apply for funds from RIHPC for National Register listing of districts, individual properties, and archaeological resources cited in the inventory.

H-3.1.8.6 Rehabilitation and Adaptive Use

Scituate has an established track record of rehabilitation as demonstrated by the Preservation Society's restoration of the Old Grange Hall, and by the restoration of the Old Congregational Church in North Scituate.

This experience should be built upon to examine the reuse potential of key structures in the community that might become underutilized in the future. One such building is the Hope Mill. In addition, compatible rehabilitation of historic areas might be encouraged both through education, and through low-interest loans, town-offered technical assistance, and other incentives such as “tax break” programs. As part of this initiative consideration should be given to structures 60 years or older if demolition permits are applied for.

H-3.1.8.7 Other Town Activities

For some while, Scituate has been engaged in protecting its cultural resources - often in ways others should emulate. An outstanding example of these efforts is the annual Visitors to the Arts Festival. An early result of the Festival was the restoration of the Old Congregational Church in North Scituate. The Festival has generated funds for organizations such as the Scituate Preservation Society.

Through their ownership of certain historic properties in Scituate, both the State Police and the DPW have effectively protected these resources from incompatible change and development. Such ownership by benign government body, previously described in Section H-3.1.7.4, is a worthwhile preservation measure.

H-4.0 Cultural Resources Plan

While Scituate has been active in preservation and support for its cultural resources, its efforts have not been guided by any set of official goals, policies or actions. The following plan

organizes an array of disparate actions into such a coherent way of thinking for the protection of Scituate's cultural resources.

There are two goals: 1) to protect Scituate's historic and cultural resources and; 2) to educate residents about local cultural resources.

H-4.1 Goal 1: Protect Cultural Resources

H-4. 1.1 Policies

- Prioritize the areas and sites to be protected by a legal designation or regulations.
- Amplify the existing National Register protective program.
- Enact or amplify other local regulatory measures to encourage preservation.

H-4. 1.2 Implementation

• Continued promotion and review of Historic Village Overlay District.

Local enabling legislation permits the appointment by Town Council of a historic district commission to oversee, review and rule on changes to areas to be considered for historic district zoning, which is accomplished by the Scituate Village Overlay District Zoning. Continual review of sites should be conducted for inclusion under this zoning for the protection of important areas.

•Apply for Certified Local Government status from RIHPC for funding to complete National Register Applications.

Funding should be applied for through RIHPC to place all previously identified, and still viable, eligible properties and sites on the National Register. The Town should aggressively follow the course of this process.

•Adopt land use zoning controls to protect cultural resources.

The tools commonly used for protecting cultural resources are not always effective for small scale elements which are dispersed throughout the Town. Stone walls are examples. These and trees are at risk when development occurs.

Possible zoning amendments include stonewall and tree ordinances and an anti-demolition ordinance should be considered. Such ordinances can cover an array of special resources, both natural and cultural.

An anti-demolition ordinance can be designed to fit a variety of circumstances including prohibition of demolition. Alternatively, such an ordinance can require that any proposed demolition be delayed for a few months in which time the Town or Preservation Society could purchase the structure or facilitate a purchase.

•Integrate archaeological and architectural significance of sites into town site plan review policies and procedures.

It is recommended that the town consider amendments to site plan review requirements and subdivision regulations to allow investigation of archaeological and architectural resources. Surveys should be undertaken for projects proposed within sensitive areas, with revision or modification required of projects that pose a threat to significant resources.

•Purchase development rights to historic and cultural resources.

Effectively the same as a preservation easement, described in Section H-3.1.7.4, this method allows limited development of a property. Since there are property tax and income tax implications to the granting of easements, they should only be undertaken under advice of counsel. Their utility lies in the avoidance of the cost of full fee acquisition.

•Encourage the rehabilitation and/or re-use of key properties jeopardized by under utilization or under maintenance.

This action is particularly appropriate in instances where non-local funds may be utilized to subsidize a project which might not otherwise be undertaken.

One good example is the use of the Federal Community Development Block Grant funds for the rehabilitation of private properties. Competition for these funds is keen but enhanced by National Register status and the presence of a population of 51 percent low and moderate income in the historic area. Therefore, areas such as Hope Village, which is listed on the National Register, can benefit. Common examples of such rehabilitation are historic mill buildings.

•Continue to seek non-local funding support.

The "Visitors to the Arts Festival," provides a form of non-local funding for cultural resource protection activities. The Preservation Society has assessed funds from the State of Rhode Island and the Champlin Foundation of Rhode Island for the restoration of the Old Grange Hall and other activities. These efforts are models which should be continued and expanded.

H-4.2 Goal #2: Educate Residents About Cultural Resources

H-4.2.1 Policies

- Prioritize areas and sites for attention and describe the options for increasing existing protection mechanisms.
- Inform policy makers and residents of prioritized areas and sites noted for cultural and historic value.
- Continue and expand existing educational efforts.

H-4.2.2 Implementation

•Publish and circulate the list of areas, sites and structures proposed for a new status because of cultural or historic significance via designation and/or regulations..

These might include local historic Village Overlay District zoning, National Register listing and Town ordinance provisions requiring site plan review for prohibition of demolition. This list should include information on the mechanism, requirements and implications of each designation and should be directed to persons either adopting the legislation, such as Town Council Members, or implementing it, such as the Planning Board or Building Inspector, and those being regulated, such as property owners and developers.

All of these groups should be involved in any proposed change in legal status:

- (1) When the legislation or boundary lines are drawn.
- (2) Immediately after legislation or other change (such as National Register Listing, for example) occurs so that the implications of the change are well understood.

•Support the Preservation Society's existing educational efforts.

These include an annual walking tour of historic areas and the recently enacted Historic Marker Program. Under the Marker Program, structures which are examples of period architecture or of other physical merit will be marked with signs. The purpose is both to identify the structure and to illustrate examples of period design, construction and building type.

•Investigate other means of local preservation education.

Consider applying for funds through the RIHPC, Rhode Island Commission on the Humanities, and private foundations for programs and publications showcasing local architectural styles. and resources for rehabilitation and restoration.

H-5.0 Consistency Statement

The Cultural Resources Element is consistent with Document #19, *State Goals and Policies*, (April 1990), and specifically with the Rhode Island Historical Preservation Commission's *Planning the Preservation Component for the Comprehensive Plan - A Preliminary Checklist*.

Inventory of Resources: The existing resources are summarized with references to the completed inventories.

Preservation Activities: Completed activities such as National Register nomination and ongoing educational efforts are described.

Gaps in the Protection of Resources: The chief changes in Scituate affecting the resources are noted in the Significant Environments report.

Goals, Policies and Actions: A list of goals, policies and actions, are described for local implementation.

I - SERVICES AND FACILITIES

TABLE OF CONTENTS

	<u>Page</u>
I-1.0 Introduction	I - 1
I-2.0 Policy Planning Chart	I - 2
I-3.0 Services and Facilities Plan	I - 3
I-3.1 School Facilities	I - 3
I-3.2 Town Administration	I - 3
I-3.3 Community Houses	I - 3
I-3.4 Animal Shelter	I - 3
I-3.5 Scituate Rescue and Ambulance Corps	I - 6
I-3.6 Libraries	I - 6
I-3.7 Fire Departments	I - 6
I-3.8 Solid Waste Disposal	I - 6
I-3.9 Sewer and Water Services	I - 6
I-3.10 Government Structure/Regionalization	I - 7
I-3.11 Emergency Management	I - 7
I-3.12 Senior Services	I - 7
I-4.0 Consistency Statement	I - 7
I-5.0 Inventory and Background	I - 7
I-5.1 School Facilities	I - 7
I-5.1.1 School Enrollments	I - 10
I-5.1.2 School Enrollment Projections	I - 10
I-5.2 Town Administration	I - 10
I-5.2.1 Town Hall	I - 10
I-5.2.2 Police Department	I - 11
I-5.2.3 Public Works Complex	I - 11
I-5.3 Community Houses	I - 11
I-5.4 Animal Shelter	I - 12
I-5.5 Scituate Rescue and Ambulance Corps	I - 12
I-5.6 Libraries	I - 12
I-5.6.1 Hope Library	I - 12
I-5.6.2 North Scituate Public Library	I - 13
I-5.7 Fire Departments	I - 14
I-5.8 Solid Waste Disposal	I - 15
I-5.9 Water Supply	I - 15
I-5.10 Wastewater Disposal	I - 16
I-5.10.1 West Warwick Sewers	I - 16
I-5.11 Emergency Management	I - 17
I-5.12 Senior Services	I - 18

MAPS

I-1 Services and Facilities Plan	Page I - 4
I-2 Community Water Supply	I - 5

I. SERVICES AND FACILITIES

I-1.0 Introduction

Scituate's Government provides a number of essential services which, in most cases, are more efficiently provided collectively rather than individually.

Although Federal and State standards dictate minimum acceptable service levels, each community must determine the quality desired. Local Town officials and the electorate are charged with deciding on the nature of the staff and facilities necessary to serve the common good. Essentially, Scituate runs a no-frills government which is supported in part by the many volunteers who give of their time and experience.

Currently, the Town has four schools which are operating under capacity. Elementary school enrollments, however, have been increasing during recent years.

Major Town functions are conducted from three public buildings - Town Hall, Public Works Complex and Police Headquarters.

Both the Hope and North Scituate Libraries are privately owned and operated by Boards of Trustees. Most of their financial support is derived from Town and State sources.

With fire houses located in each corner of the community, Scituate is well served by four volunteer fire departments. Virtually all of the funds for equipment purchases and operational costs are appropriated by the Town.

Emergency management in Scituate is handled from the Primary Command and Control Center located in a building behind the Town Hall. The Town has an adopted Emergency Management Plan.

The volunteer Scituate Rescue and Ambulance Corps is self supporting and receives no financial support from the Town.

Portions of Hope Village are served by the Kent County Water Authority and a common septic system. Scituate is participating to a minor extent in the expansion of the treatment capacity at the West Warwick Wastewater Treatment Plant. This will facilitate sewer service to Hope Village at some later date.

Various programs are available for senior citizens. The North Scituate Community House serves as a Senior Center. In recognition of their growing number in Scituate, several senior citizens were members of the Successful Communities Advisory Committee which guided the preparation of the Comprehensive Plan in 1990.

The Services and Facilities Element evaluates current conditions and makes long-range recommendations.

I-2.0 Policy Planning Chart - Services and Facilities

GOALS	POLICIES	IMPLEMENTATION
Provide the Necessary Facilities for a Strong Educational Program	Continue to modernize and upgrade Town schools and facilities to meet State educational standards.	Town Meeting funding and available State funding support.
	Continue to carefully monitor elementary school enrollment growth.	School Department, through the School Space Needs Committee.
	Expand existing facilities or develop additional facilities as necessary to meet future school space needs.	Town Meeting funding and available State funding support.
Continue Efficient Provision of Public Services	Continue utilization/upgrade of existing Town facilities, volunteer fire, rescue and ambulance services and privately owned libraries.	Maintenance programs and review by the Municipal Space Needs Committee. Modernize and expand municipal facilities and libraries as deemed necessary.
	Investigate options for reducing municipal costs through regional cooperation.	Town Council evaluation of fire protection management in Scituate. Town Council and the Rhode Island League of Cities and Towns.
	Extend sewers to problem areas in the Town.	Work cooperatively with other towns and cities as deemed necessary.
Pursue the installation of sewer and the extension of water service to provide for the health and safety of residents.	Expand water system to service Needs in contaminated areas. Water service shall not be used to induce growth.	
Continue to Implement Emergency Operations	Update Emergency Management and Hazard Mitigation Plans as necessary.	Action by Town Council and appropriate municipal officials and boards.

I-3.0 Services and Facilities Plan

Map I-1, Services and Facilities Plan, shows the location of existing and proposed facilities. The major components of the Plan are described in the Sections which follow. An analysis of existing facilities is contained in Section I-5.0.

I-3.1 School Facilities

During the next five years it is estimated that elementary school enrollments will drop to approximately 709 students. The preferred capacity of the three elementary schools is 1,026 and the capacity limitations, based on teacher contracts, is 1,125.

Junior-Senior High School enrollments are projected to be around 746 during the next ten years. The capacity range is as follows: preferred - 773; contract - 975.

The enrollments require close monitoring; the projections could be underestimated by as much as 200 students, most of whom probably would be in the elementary grades.

The School Facilities Plan covers the following:

- Continue to modernize and upgrade the school plants, especially the Jr. Sr. High School
- Expand existing facilities or develop additional facilities as necessary to meet future school needs.

I-3.2 Town Administration

The Town Hall should be continued in its present location. Expanding Town Administration offices into space now used as the School Administration Office would help alleviate overcrowding.

Police Headquarters should remain in its present location. There should be additional space for Police Department operations along with the special features necessary for these operations.

The Public Works Complex should be continued at its present location with expansion as necessary on the site.

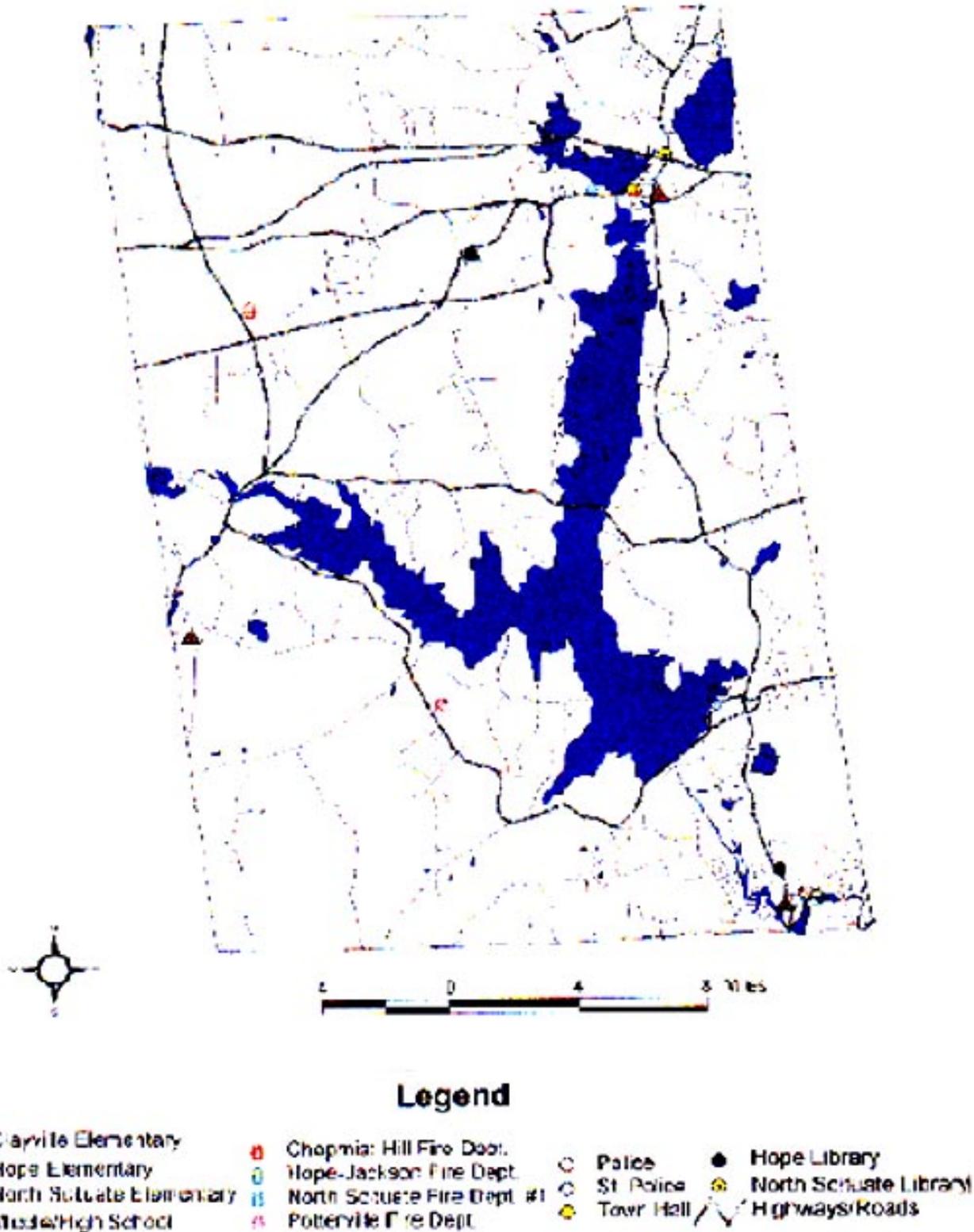
I-3.3 Community Houses

The community houses in North Scituate, Potterville and Clayville should be retained in Town ownership. As is the current policy, the Town should be flexible in allowing them to be used for various public and semi-public functions. Provision for their continued maintenance is essential.

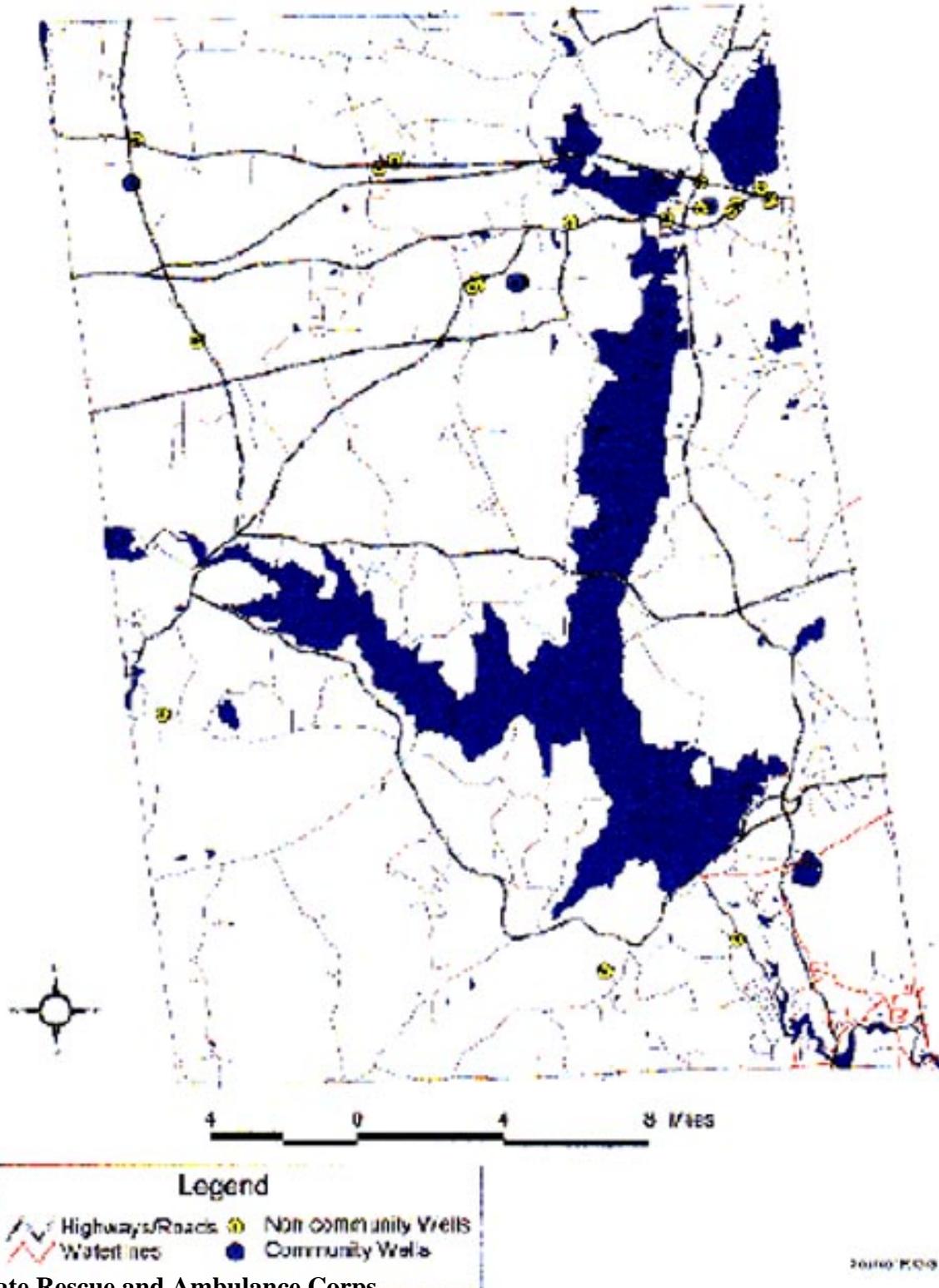
I-3.4 Animal Shelter

Over the next twenty years additional space may be needed. Any expansion should be through an addition to the building.

Services and Facilities Plan - Scituate 2002



Community Water Supply - Scituate 2002



I-3.5 Scituate Rescue and Ambulance Corps

Although not under Town control, the voluntary nature of this valuable organization should be continued.

I-3.6 Libraries

Both libraries are expected to need additional space during the twenty year planning period. Although each has future expansion needs detailed in this plan, the Town has begun consideration of combining the two facilities, and construction one central facility to serve the needs of the town.

I-3.7 Fire Departments

Scituate has two relatively new fire houses at Chopmist and Potterville plus a middle aged fire station in North Scituate and a very old facility in Hope.

Construction of the new fire houses was financed through a Federal grant program. Should Federal grants for such facilities become available again, consideration should be given to upgrading the remaining fire departments.

Scituate has reached a point where there needs to be an evaluation of the best method of coordinating the efforts and municipal expenditures required to maintain its volunteer fire departments. Through joint efforts with the Town Council the Fire Emergency Board has been created to assist in coordination between the town government, state officials and the fire department.

I-3.8 Solid Waste Disposal

Continuation of waste pickup and disposal by private contractors is recommended.

Under the proposed Government Structure/Regionalization Committee proposed in Section I-3.10, options should be investigated for solid waste recycling.

I-3.9 Sewer and Water Services

When sewer services are brought to Town borders by West Warwick Regional Sewer System, it should extend to Hope with an emphasis on protecting public health and eliminating problem systems and areas.

A proposal for wastewater management districts and the disposal of seepage from septic system pumping is contained in the Natural Resources Element. By developing agreements with PWSB and Kent County Water Authority, this would allow limited expansion of water services in the Hope area. The goal here would be to eliminate problems where wells have become contaminated rather than to induce growth in undeveloped areas.

The Town does not operate any municipal wastewater treatment facility and none is planned. Map I-2 depicts the Community Water Supply System.

I-3.10 Government Structure/Regionalization

Scituate should evaluate the effectiveness and costs required to deliver municipal services. Various forms of regionalization, for example, are being encouraged by State agencies.

Scituate should continue to investigate options to provide cost-effective municipal and educational services.

Priority attention should be given to an evaluation of options to manage fire protection and fire protection expenditures in Scituate.

I-3.11 Emergency Management

Scituate currently operates under an Emergency Management Plan, originally dated November 1991. The Town, through its Town Council and the Emergency Management Director, will continually monitor its compliance with the state's Emergency Management Plan and update the Scituate Emergency Management Plan as necessary. The Town, under state mandate has enacted a Hazard Mitigation Plan that should be continually reviewed and updated as necessary.

I-3.12 Senior Services

Scituate has a diverse range of services available to the elderly. As the town's population continues to age, additional options expanding the services, such as meals-on-wheels and a regional Elder Care Coalition, should be investigated, and where appropriate, implemented.

I-4.0 Consistency Statement

The Services and Facilities Element supports the goals of the Comprehensive Planning and Land Use Act and is consistent with relevant State Guide Plan Elements including: State Guide Plan Element 110, *Goals and Policies* and State Guide Plan Element 131, *Land Use 2010*.

I-5.0 Inventory and Background

I-5.1 School Facilities

A thorough analysis of school facilities is contained in the 1990 report of the Scituate Schools Space Needs Study Committee. The school system operated by the Scituate School Department includes one pre-K through 5 Elementary school, two K-5 Elementary schools, grades 6-8 at the Middle School level and 9-12 at the High School level.

Pursuant to contracts with the teachers, the elementary schools can have up to 25 students per class. The Town's preferred standard for elementary schools is 22/class for grades K-3 and 24/class for grades 4-6.

The Junior-Senior High School has a contractual capacity of 975 students. The preferred standard for this school, based on a formula used by the School Department, is 773 students. The following is a summary of existing school facilities:

Clayville School - Field Hill Road

Built: 1932 with additions in 1972 and 2000

Scituate Comprehensive Plan
I – Services & Facilities

Site: 15.2 acres
Grades: Pre-K - 5
Enrollment (2002): 180
Capacity: 250 contractually/226 preferred
Expandability: Yes

Hope School - Route 116

Built: 1920's + additions in 1972 and 1990
Site: 4.4 acres
Grades: K-5
Enrollment (2002): 286
Capacity: 400 contractually/366 preferred
Expandability: Not possible under Rhode Island Department of Education guidelines due to small site.

North Scituate School - Institute Lane

Built: 1965 + 1990 addition
Site: 3.4 acres
Grades: K-5
Enrollment (2002): 357
Capacity: 475 contractually/434 preferred
Expandability: Not possible under Rhode Island Department of Education guidelines due to small site.

Scituate Middle / Senior High School - Rockland Road

Built: 1956, 1986 addition, 1995 addition provided for separation of middle and senior high schools
Site: 34.5 acres
Grades: 6-8 and 9-12
Enrollment (2002): 443 (Middle School), 511 (High School)
Capacity: 975 contractually/773 preferred
Expandability: Site large enough to accommodate expansion or separate elementary school.
Special Note: Some special use classes are not suitable for other types of instruction.

Administrative Offices - Town Hall Building

Evaluation: Facilities rented from the Town are very crowded and lack adequate storage space

TABLE I-5.11

**SCHOOL ENROLLMENTS
SCITUATE PUBLIC SCHOOLS**

Year	Grade			Total
	K-6	7-8	9-12	
1980-81	847	274	530	1651
1981-82	796	282	519	1597
1982-83	766	278	486	1530
1983-84	737	254	483	1474
1984-85	714	236	454	1404
1985-86	716	218	477	1411
1986-87	752	219	454	1425
1987-88	821	189	452	1462
1988-89	824	191	447	1462
1989-90	869	197	406	1472
1990-91*	882	208	388	1478
2001-02**	951	274	513	1751

Source: Scituate School Department
*October 1990 enrollments
**March 2002 enrollments

**TABLE I-5.1.2
SCHOOL ENROLLMENT PROJECTIONS
SCITUATE PUBLIC SCHOOLS**

Year	Grade			Total
	K5	6-8	9-12	
2001-02	778	447	513	1751
2002-03	779	448	464	1704
2003-04	766	451	463	1693
2004-05	749	434	517	1713
2005-06	719	452	506	1690
2006-07	709	444	518	1684
2007-08	---	416	533	-----
2008-09	---	398	512	-----
2009-10	---	391	515	-----
2010-11	---	401	499	-----
2011-12	---	384	476	-----

Source: New England School Development Council - 2002

I-5.1.1 School Enrollments

Table I-5.1.1 shows past trends in school enrollments, with a comparison to enrollments for the 2001-02 school year. Total enrollments reached a low of 1404 during the 1984-85 school year, but increased through 1990.

During the 1990's there was continual growth in enrollment figures, but as table I-5.1.2 denotes enrollments may decrease over the next 10 years.

Based on the School Department's preferred standards, the elementary and secondary schools are operating close to, if not in excess of desired capacity.

I-5.1.2 School Enrollment Projections

In March 2002 the New England School Development Council (NESDC) submitted a demographic Report of Enrollment Projections for the Town of Scituate, Rhode Island. The NESDC projections are shown on Table I-5.1.2.

NESDC shows a gradual decrease in total enrollment through the year 2007, with the expected number of enrollments to continue decreasing through 2012. By the year 2007, K-5 enrollments are projected to be at 709, which is within the limit of the 926 student capacity of the three elementary schools.

Although the Middle School and Senior High School are considered separate entities, each with its own enrollment figures, administration and curriculum, share the same facility. In 2002 there were 960 students at the Middle/High School, which has a capacity of 975 and with enrollments projected to drop this should be sufficient.

I-5.2 Town Administration

The following is a description of buildings utilized for the administration of the Town of Scituate.

I-5.2.1 Town Hall

The Town Hall is a well-maintained structure of colonial design located on the Danielson Pike in North Scituate. There is an paved parking area located in the rear of the building; curbside parking is also available on Danielson Pike. The Town administration functions well in the facility but current space restrictions severely limit additions to the municipal staff.

A small building located immediately to the rear of the Town Hall provides space for the Building Inspector and a small meeting room for boards and committees.

As previously noted, the School Department leases offices in the Town Hall which are inadequate for its needs. The removal of the School Department to larger quarters would free up space for other municipal functions.

I-5.2.2 Police Department

The Police Department is located in a former school and Community House on Main Street (Route 115) in Hope Village. Staff includes eighteen (18) sworn officers and six (6) full-time employees.

Functional deficiencies within the building include a lack of professional and public meeting space, no confined space for the intake of suspects and sufficient lock-up facilities. Other deficiencies, which could lead to public safety issues, include a lack of adequate handicap accessibility and the building has only one main entrance that is used by employees, officers, prisoner intake, and the public.

Although located in a corner of the Town, police protection has not been significantly hampered by the off-center location, but because of the Town's growth over the last decade, consideration of a more central location should be studied. In collaboration with adjoining communities, Scituate participates in a mutual-aid system.

There is a long range need for additional space and improved facilities related to the special requirements of police operations.

Parking for employees and police vehicles is available on the site.

I-5.2.3 Public Works Complex

The Public Works Complex is located on a 5 acre site on Trimtown Road near the geographic center of the Town. Facilities include offices, garages, a covered and enclosed salt shed and the 1829 Town House.

Facilities are adequate for current needs. All town-owned vehicles, including those operated by the volunteer fire departments, are repaired at the garages. The former Town House is used for storage.

Any required expansion could be accommodated on the site. Additionally there are about 16 acres of privately owned vacant land between the Public Works Complex and lands of the Providence Water Supply Board.

I-5.3 Community Houses

The Town of Scituate has retained several former community structures along with a church which now function as community houses.

In North Scituate, the Town owns the Congregational Church and the North Scituate Community House located on Route 116 at Silk Lane. The North Scituate Community House is actively used by a number of community organizations. The Congregational Church is less frequently used and is leased out for special functions.

In Clayville, a former school house on Field Hill Road is leased out as a U.S. Post Office.

The Old Potterville Community House is also a former school house located near the center of Potterville on the Old Plainfield Pike. The building is not currently used and requires interior and exterior maintenance.

I-5.4 Animal Shelter

The Scituate Animal Shelter is located on Town-owned property, on the east side of George Washington Highway, in Clayville. Current facilities include 10 dog runs, space for 15 cat cages and a small, temporary

office trailer. The trailer is used as office space, to house the computer terminals, and for limited storage. The shelter is manned by a full-time Animal Control Officer and part-time assistant. Additionally, there are volunteers who help with pet adoptions. The shelter is open five (5) days a week for four (4) hours a day. The full-time Animal Control officer works eight (8) hour shifts.

The facility serves Foster under lease arrangements. There is a need at the facility for a permanent office that is temperature controlled for use of the computer systems, and additional storage areas are needed. Expansion of the facility to accommodate a “cat room,” which would allow for the separation of the cat population from the dog population, and a quarantine room for sick animals should be considered. There is ample site area to accommodate any expansion requirements in the future.

I-5.5 Scituate Rescue and Ambulance Corps

The Scituate Rescue and Ambulance Corps is a privately run non-profit organization which provides services to Scituate residents. Located in a garage on leased land along the Danielson Pike near Route 102, the Corps has over 30 volunteers and operates on an annual budget of over \$30,000. There is one rescue vehicle which is used primarily for transporting accident victims and non-emergency patients to regional hospitals. The closest hospitals are a distance of 14 miles from Scituate.

The Corps works in collaboration with local fire and police organizations and provides an invaluable service to the community.

I- 5.6 Libraries

Although privately owned, both of Scituate's libraries are supported substantially through municipal appropriations. Because of the expansion needs for both facilities, the Town has begun considering funding a new library facility, consolidating both existing facilities. Space limitation at both library locations is the main reason for this consideration.

I-5.6.1 Hope Library

The Hope Library Association owns and operates the Hope Library which is located on Route 116 to the north of Hope Village. In 1990, due to Scituate’s growing population, the library underwent a major renovation, which increased the facility to almost 7,000 square feet. A combination of public and private funds were used to complete the renovation.

Currently, the library is open 40 hours a week, and houses a collection of more than 20,000 volumes, including; books, magazines, videos, audio-books, CDs and DVDs.

Off street parking is available on the site. There is a community room and a small kitchen on the lower level.

Approximately 90 percent of the operating budget is provided through public funding. Fines and fund-raisers cover the balance.

This is an attractive, modern facility with potential expansion space at the lower level of the building. In 2002 plans began to renovate the lower level of the library in response to community needs. Through the

culmination of this renovation project the library will enlarge the children's room, create a young adult space and provide handicap access between and among levels with the addition of an elevator.

I-5.6.2 North Scituate Public Library

The North Scituate Public Library Association formed in 1906, owns and operates a library located at the corner of Route 116 and Silk Street. The association operates as a non-profit with the mission of providing community library services to the Town of Scituate.

The original building was constructed in 1925 and there was a major addition in 1984. The total floor area is about 4,800 square feet. The building is split level with a balcony area in full use as the main entrance space. The lower level is the primary user and collection space. The basement is used for storage as well as a repository for the library's local history collection. In 2002 a building committee began planning for a new building or major addition to the current facility to commence within the next five (5) years.

The library is open 47 hours a week. the library receives approximately 75% of its funding from the Town, 15% from the State, and the remaining 10% from various sources. The library houses approximately 40,000 items and provides more than 180 public programs annually.

The major deficiencies of the current building and location are; The children's area is not large enough to house both the collections and users. The adult collections are currently split between two level and some of the most important parts of the collection are shelved on non-adjustable shelving. The service desk is located a half floor away from the collections and is configured in an inflexible, non-functional arrangements. There are not enough data cable drops and electrical connections to expand the existing technology configuration. There is no program/meeting space in the library. The library's special collections are divided between two floors and those items stored in the basement room are vulnerable to water damage and are not protected by adequate humidity and temperature control. There is minimal staff workspace. There is no staff break room or space for storage of personal belongings. There is only limited storage space in the basement and at the service desk for the many and varied items that a library must store. The building is not fully ADA compliant.

There is a need for much more parking adjacent to the building. Although there is curbside parking along adjacent streets and a minimal number of spaces on-site, most visitors must park across Route 116 in the public lot, which can be hazardous to cross.

I-5.7 Fire Departments

Scituate has been divided into four fire districts covered by four fire departments. The fire houses are located to provide accessible protection to the districts served.

Essentially, all of the fire departments are 100 percent supported by the Town of Scituate. Various fund-raisers are run by the individual departments to provide funds to purchase special equipment. Dispatching is handled by the Scituate Police Department. Mutual aid programs are in effect with surrounding towns.

Each fire department has a number of trained EMT's of various classifications. Most of the firefighting vehicles are owned by the Town; several of the fire departments, however, own some of the older vehicles. The facilities at each station are as follows:

Potterville Fire Department - Tunk Hill Road

Built	1979 (Town Owned)
Site	Leased from PWSB
Building	4 bays/office/community room
Vehicles	Pumper/750 gal/28 yrs. old Pumper/1,000 gal/8 yrs. old Pumper/250 gal/17 yrs. old Brush Truck/23 yrs. old Rescue/1yr. old
Roster	20 active volunteers

North Scituate Fire Department - Danielson Pike

Built	1956 (Department Owned)
Site	Leased from PWSB
Building	3 bays/office/meeting room
Vehicles	Pumper/750 gal~26 yrs. old Pumper/500 gal/6 yrs. old Tank Truck/2,000 gal/2 yrs. old Rescue/3 yrs. old Brush Truck/250 gal/35 yrs. old
Roster	32 active volunteers

Hope - Jackson Fire Department - Main Street

Built	1916 (Department Owned)
Site	Department Owned
Building	4 bays
Vehicles	Pumper/1,000 gal./13 yrs. old Pumper/1,000 gal/10 yrs. old Rescue/6 yrs. old Van/17 yrs. old Pick-Up-Brush/14 yrs. old Dodge Power Wagon/13 yrs. old
Roster	35 active volunteers

Chopmist Fire Department - Chopmist Hill Road

Built	1979 (Town Owned)
Site	Town Owned
Building	4 bays
Vehicles	Pumper/1,000 gal/3 yrs. old

	Tanker/2,000 gal/11 yrs. old
	Pumper/800 gal/36 yrs. old
	Pumper/800 gal/29 yrs. old
	Brush Truck
Roster	35 active volunteer

For a Town of 10,000 residents, Scituate is exceptionally well served by fire departments with well-maintained vehicles and equipment.

Hope-Jackson is the most deficient of the fire stations. The 75 year old building does not meet code standards, the cellar leaks and the septic system needs to be replaced. Hope-Jackson is the only station without a community/meeting room.

I-5.8 Solid Waste

The Town contracts with private operators who remove solid waste to sites outside of Scituate. In view of concerns about Scituate Reservoir pollution, this appears to be the logical route to follow in Scituate.

I-5.9 Water Supply

The only public water service in Scituate is provided to a portion of the Hope area by the Kent County Water Authority. Present consumption is in the range of 90,000 gallons per day (gpd). The Authority has no plans to expand its service area but does expect to construct and upgradient storage tank in the area.

Technically, the Kent County Water Authority provides service to Hope outside of its jurisdictional bounds, which is Kent County. Scituate, being located in Providence County, should be entirely serviced by the Providence Water Supply Board. Any expansion of the Kent County Water Authority system would require the concurrence of the Providence Water Supply Board.

Also, six (6) homes in the Peck Hill area are serviced through the Town of Johnston Water Department, which buys their water from Providence. These water lines were installed with EPA funding granted in response to well contamination. No significant extension of existing lines was possible at of 2002. The remainder of water lines in Scituate are under the domain of the Providence Water Supply Board.

The balance of the Town is served by on-site wells where lot sizes are large and water quality generally is good. The more concentrated areas of North Scituate and Hope Village have experienced well pollution problems from cesspools and septic systems. Bottled water, for example, is used as drinking water in the Town Hall.

There are isolated areas in North Scituate where well contamination has occurred from industrial waste disposal. The Town Council has established a Water Study Committee to address the contamination issues. One contamination area has been resolved by the Johnston water lines to the six homes on Peck Hill Road.

In addition, there are two groundwater dependent community public water systems - Oak Crest Manor and the Scituate Housing for the Elderly. The location of the public community wells in Scituate is shown on the RIGIS maps described in Section G-5.4.

I- 5.10 Wastewater Disposal

The only sewer system in Scituate is operated in Hope by the Hope Sanitary District. This system is a large, community, on-site sewage disposal system. The system serves homes on Mill Street and has a random collection beyond Mill Street; a total of 35 homes are in the District. The system was reconstructed in 1992.

Scituate is utilizing Community Development Block Grant Funds to provide the necessary financing for the District. The anticipated life of the new septic system would be between 15 and 20 years.

As noted under the discussion of water supply, the major problem areas in terms of wastewater disposal are in North Scituate Village and Hope Village. The problem in Hope would be more severe were it not for the availability of public water supply on many relatively small lots.

The major problem with respect to both the installation and operation of septic systems in Scituate is the high water tables which generally prevail throughout the Town (See Natural Resources Element). Because of the sensitive nature of the Scituate Reservoir watershed, RIDEM's Individual Sewage Disposal Systems Rules and Regulation classifies the watershed as a Critical Resource Area. Standards for the watershed include: (1) no system may be located in areas where the groundwater is within 2 feet of the original ground surface and (2) all systems must maintain at least 4 feet from the bottom of the system to the groundwater table.

Areas not within the watershed are subject to the normal RIDEM ISDS requirements.

I-5.10.1 West Warwick Sewers

Pursuant to a regional agreement between West Warwick and adjoining communities, the West Warwick Wastewater Treatment Plant's capacity is being increased from 5 million gallons per day (mgd) to 7.89 mgd. Scituate, as one of the participants in the agreement has a reservation for future flows into the plant of 78,000 gpd.

The long range plan calls for extending sewers to the Hope Village area where service would be available to both homes and businesses. Using a typical flow of 200 gpd from an average home, along with a flow of approximately 10,000-20,000 gpd for businesses, sewer service could be extended to roughly 200 homes in Hope. The expected service area would be coordinated between residential needs and commercial sites, such as the Hope Mill and the former Falvey Linen location. The Hope Village area sewer system extension shall be designed to accommodate existing development only, with no reserve capacity to stimulate future growth.

Engineers for the West Warwick system advise that due to funding constraints, the sewerage of Hope Village could take several years.

I-5.11 Emergency Management

In November 1991 the Town of Scituate adopted an Emergency Operations Plan (EOP) as a planned response to extraordinary conditions associated with natural disasters, technological incidents and nuclear emergency operations.

Responsibility for emergency management in Scituate rests with the President of the Town Council. The Scituate Emergency Management Director (EMD) is a member of the Department of Public Works staff. In accordance with the EOP, under applicable conditions, emergency control operations under the direction of the Town Council President and the EMD will be managed from the Primary Command and Control Center located at the Department of Public Works. An Emergency Management Committee operates under the supervision of the EMD.

A copy of the EOP is on file in the Town Clerk's vault in Town Hall. Applicable sections of the EOP have been distributed to each of the town's four Fire Departments, the Police Department, the Public Works Department and the Superintendent of Schools. There is a two-way flow of information. As new equipment is added or deleted, the Deputy EMD is advised and revisions are made in appropriate sections of the EOP using the town's computer system. In all respects the EOP is constantly updated.

Scituate has, as part of its EOP, a Hazardous Materials (Haz-Mat) Plan, which applies to the chlorine used by the Providence Water Supply Board (PWSB) and all transportation facilities where hazardous spills might occur. The Haz-Mat Plan was developed in cooperation with the Providence Water Supply Board and the RI Emergency Management Agency. The Town of Scituate, its Police Department and its four Fire Departments along with the Coventry Fire Department have worked out a formal response agreement with the PWSB.

As previously noted, the Primary Command and Control Center is located at the Department of Public Works. Communication facilities available for contact with the Fire Departments, Police Department and other locations include radio, telephone and Civil Defense State Radio System (CD STARS). Auxiliary power generating facilities are available and tested weekly.

Scituate has an agreement with the Red Cross to provide public shelter at the following locations: Chopmist Fire Department and Potterville Fire Department; both have auxiliary power and kitchen facilities. All auxiliary generating facilities are tested weekly, including radio and phone systems (Merlin).

Town officials, including the President of the Town Council, the EMD and Deputy EMD, Town Clerk, Police Chief and representatives of the four Fire Departments and the Town Engineering Board have participated in and will continue to attend the state training programs of the RI Emergency Management Agency.

The provisions of the Scituate Zoning Ordinance and the Rhode Island State Building Code contain regulations to prevent unsafe construction within flood hazard zones.

All emergencies, including appropriate contact with officials, schools and businesses threatened by a natural or man-made disaster, are coordinated by the EMD from the Primary Command and Control Center in cooperation with the RI Emergency Management Agency through radio, telephone or CD STARS.

I-5.12 Senior Services

In addition to the 24 units of elderly housing at Rockland Oaks operated by the Scituate Housing Authority (see Section E-5.12 of the Housing Element), other public and semi-public services are available to the elderly. In 2002 the Town purchased the Chopmist Hill Inn for use as a senior center, and to service other municipal service needs.

The Town of Scituate owns and operates a Senior Citizens Van four days a week. Trips to doctors, hospitals, stores and the like are provided at no charge.

The North Scituate Community House, a town-owned building, serves as the Senior Center. Scituate Senior Citizens, with about 75 active members and the Town's only senior organization, utilizes the building for meetings held twice a month. One meeting is devoted to business and another is for recreational activities.

Town funds are used to pay for needy families who use the Dora Howard Senior Day Care Center in Smithfield. Transportation to the center is via the Senior Citizens Van.

Meals-on-wheels are not provided in Scituate but are available to Scituate seniors in several adjoining towns. The town is considering the possibility of a program within the community.

As noted in the Housing Element, property owners of 65 years or older enjoy a subsidy in the form of a tax freeze on property taxes.

Northwest Community Nursing and Health Services are available to Scituate's seniors for a fee or at no cost for needy individuals. Examples of the assistance provided include: monthly health clinics in conjunction with the business meetings of Scituate Senior Citizens; home care services; and in-office consultation at Northwest's Health Center in Burillville.

Northwest Community Nursing and Health Services is working with six towns, including Scituate, in establishing an Elder Care Coalition for the purposes of providing a network to facilitate the matching local, regional and state services with the needs of the elderly.

Scituate appropriates necessary funding on an annual basis for an Emergency Fund managed by the town's Welfare Director. These funds are available to all needy citizens, including the elderly.

J - OPEN SPACE AND RECREATION

TABLE OF CONTENTS

Page

J-1.0 Introduction	J - 1
J-2.0 Policy Planning Chart	J - 2
J-3.0 Open Space and Recreation Plan	J - 3
J-3.1 Playgrounds and Minor Parlu	J - 3
J-3.2 Playfields and Major Parks	J - 3
J-3.3 Greenways/Trails System	J - 5
J-3.4 Conservation	J - 5
J-3.4.1 Scituate Land Trust	J - 5
J-3.4.2 Conservation Commission	J - 6
J-3.4.3 PWSB Coordinating Committee	J - 6
J-3.4.4 Resource Areas to be Conserved	J - 6
J-3.5 Zoning Techniques	J - 7
J-3.6 Capital Improvements, Maintenance and Upgrading	J - 8
J-4.0 Consistency Statement	J - 8
J-5.0 Inventory and Background	J - 8
J-5.1 Existing Facilities	J - 8
J-5.2 Recreation Standards	J - 11
J-5.3 Recreation/Open Space Facility Types	J - 11
J-5.4 Recreation Area Deficiencies / Needs	J - 12
J-5.5 Recreation Programs - Current Facilities Deficiencies/Needs	J - 13
J-5.6 Open Space/Conservancy Needs	J - 14
MAPS	
J - 1 Recreation, Conservation and Open Space Plan	J - 4

J. OPEN SPACE AND RECREATION

J-1.0 Introduction

This element draws upon and complements the evaluation and proposals contained in the *Recreation, Conservation and Open Space Plan* prepared in 1990 by the Scituate Planning Board and Scituate Conservation Commission, with the assistance of the Rhode Island Division of Planning.

In contrast to many communities, Scituate has a surplus of available facilities in some categories and minor current and future deficits in others. A diverse recreation program under the administration of the Recreation Department provides opportunities for organized recreational activities for both children and adults.

Percentage wise, Scituate has more area devoted to conservation than any other community in Rhode Island. This can be attributed to the major holdings of the Providence Water Supply Board (in excess of 14,000 acres) which are used to produce and store water for approximately 700,000 residents in the State of Rhode Island. Although only 49 percent of the Scituate Reservoir watershed is actually in Scituate, over 88 percent of the PWSB's property holdings are in the Town. Under the policies of the PWSB, virtually no recreational use of watershed lands is allowed.

Conservation lands under Town control are limited in nature, but through Town-wide and private initiatives will continue to increase. An example of such an initiative is the Lawton Farm on Seven Mile Road. Of the 50 available acres, 35 acres the property will be reserved for conservation purposes. The Scituate Land Trust which has the authority to acquire, hold and manage real property and interests therein, such as development rights, for a variety of conservation purposes.

Scituate has a number of unique and sensitive areas which should be protected. Techniques ranging from acquisition to regulatory control on development should be employed to conserve the Town's environment.

J-2.0 Policy Planning Chart - Open Space and Recreation

GOALS	POLICIES	IMPLEMENTATION
Provide Range of Active and Passive Recreational Facilities	Implement 1990 Recreation, Conservation and Open Space Plan.	Town Meeting funding.
	Provide additions to facilities to meet needs.	Provide additional playground space where needed.
		Utilize portion of Lawton Farm site for additional playfields in Hope.
		Coordination between Town, School Committee, Recreation Committee and neighborhood groups.
Conserve Natural Resources for the Benefit of Scituate and Rhode Island Citizens	Develop system of greenways and trails.	Conservation Commission Coordination.
	Utilize variety of conservation techniques and related programs to multiple benefits of watershed and stream protection, scenic area conservation, and the preservation of unique natural and historic areas.	Carry out proposals of Land Use Plan and Natural Resources Element.
		Conservation Commission Coordination with major property owners interested in conservation.
	Continue acquisition of land important for conservation while coordinating for municipal needs.	Coordinate local conservation actions with land acquisition programs of PWBS.
	Land zoned as Watershed (W) should remain zoned as such.	Amend Zoning Ordinance for clarification.

J-3.0 Open Space and Recreation Plan

Map J-1, Recreation, Conservation and Open Space Plan on the following page was prepared in 1990 in support of the *Recreation, Conservation and Open Space Plan*, the plan was drafted by the Scituate Planning Board and the Scituate Conservation Commission with the assistance of the R.I. Division of Planning. It shows recreation and conservation areas and sensitive areas not suitable for development.

The Open Space and Recreation Plan is based upon an evaluation of needs contained in Section J-5.0 and the recommendations of the 1990 *Recreation, Conservation and Open Space Plan*.

J-3.1 Playgrounds and Minor Parks

Additional playground and minor park facilities are required in the North Scituate area. The following options should be considered:

- Surplus land at Middle/Senior High School site
- Surplus land at New High School Field
- Land adjacent to Little League Field at Hopkins Park

Currently, there is a deficiency in playground facilities for younger children in the Clayville area. The best option would be to enlarge the playground at the Clayville School.

The Hope area has a surplus of playgrounds and minor parks.

Under the Town's Subdivision Regulations, the Planning Board is required to either allocate 7 percent of the gross tract for public purposes or collect a fee computed based on the fair market value of an equivalent land dedication. For a larger subdivision this provision could be used to provide a neighborhood playground. Any fees collected would be used for recreation or conservation purposes.

J-3.2 Playfields and Major Parks

Town-wide, Scituate has in excess of 20 acres in use as playfields and major parks. Since these facilities serve an older age group and are frequently reached by automobile, they are less tied to a neighborhood location.

In 1990 North Scituate was perceived to have a surplus of playfields and major parks but in 2002 the number of fields is adequate and could be added to.

It is recommended that the playfield deficiency in the Hope area be eliminated through the development of 15 acres at the Lawton Farm site on Seven Mile Road. The 35 acre portion of the Lawton Farm which is reserved for conservation could be utilized for open space by the introduction of walking trails around the fields.

J-3.3 Greenways/Trails System

Although there are trails over private lands known to some natives of Scituate, there is no formal system for public use. It is recommended that such a system be planned and developed.

The utilization of private lands for public trails is facilitated by Chapter 6, Section 32-6 of the Rhode Island Public Laws which identifies the liability limitations for the public use of private lands. As stated in Section 32-6-1, "The purpose of this chapter is to encourage owners of land to make land and water areas available to the public by limiting their liability to persons entering thereon for such purposes."

A logical initial goal would be to link a trail from Scituate with RIDEM's proposed North-South Trail which would connect a number of State recreational areas in western Rhode Island extending from Buck Hill in Burrillville to Watchaug Pond in Charlestown.

Properties of the PWSB in both Scituate and Foster, along with the Westconnaug and Barden Reservoirs effectively limit passage between the two towns in the area from Route 6 on the north, to Old Plainfield Pike on the South. The only break for public access between the two towns is at Clayville. The restrictions north of Route 6 and south of Plainfield Pike relate to the natural terrain and cooperation of property owners.

Another possible trail system would be along the Pawtuxet River as part of the Riverwalk system being developed by the Pawtuxet River Authority.

The logical group to pursue trails/greenway planning in Scituate would be the Conservation Commission. It is suggested that the Commission form a special Greenway Trails Advisory Committee which would work with adjoining towns, RIDEM, PWSB and property owners.

Since walking is the most popular recreational activity in the United States, most would agree that a woodland or meadow hike on a trail would be preferable to one along the shoulder of a heavily traveled road.

J-3.4 Conservation

Map J-I shows the location of sensitive areas in Scituate which because of wet soil conditions, wetlands, rock outcrops, flooding, steep slopes or unique habitats should not be developed. The sensitive areas form the core of lands that should be conserved in Scituate.

Specific programs relating to conservation are described below.

J-3.4.1 Scituate Land Trust

The Trust has the authority to acquire, hold and manage real property and interests such as development rights for conservation purposes. The Trust allows greater flexibility in dealing with private property owners who may wish to dedicate lands for conservation purposes.

J-3.4.2 Conservation Commission

The Conservation Commission has been working with property owners who may wish to take advantage of the tax benefits of conservation restrictions in which the landowners retain title and use of the property while extinguishing development rights. This is an inexpensive alternative to Town purchase of open space and would likely become more popular among persons trying to retain their property but needing some tax relief to do so. Significant property tax reductions and federal income tax deductions are available to participating property owners.

The Conservation Commission has moved to appoint a special Land Acquisition Advisory Committee with legal and financial expertise to work with major private property owners, and municipal officer on the tax and intangible personal benefits of preserving land rather than selling it off for development.

J-3.4.3 PWSB Coordinating Committee

Because the PWSB and the Town would benefit if the two entities coordinated their acquisition and conservation programs, the two agencies have cultivated an informal relationship to facilitate such coordination. As noted in Section E-3.1 of the Economic Development Element, Scituate should seek a broader proactive role in working with the PWSB. Appointment of a PWSB coordinating committee or the assignment of this role to an existing Town board is recommended.

J-3.4.4 Resource Areas Important to Conservation

- The Conservation Commission, along with the Scituate Land Trust, has adopted the following goals and objectives to guide the conservation of the town's resources.
- Research and prepare plans for the development and protection of valuable community resources.
- Assess water resources in the community and develop strategies for the protection of each resource.
- Acquire parcels of land in the name of the town and in conjunction with the Recreation Commission to support a variety of town recreational opportunities.
- Promote efforts to shape the residential, business, and industrial development patterns of the town so that the greatest benefit is derived from the natural resources of the land.
- Acquire and manage land in the name of the town.
- Make recommendations to other town bodies and to coordinate the activities of unofficial bodies organized for similar purposes, in order to better promote conservation.

In 1994 the following properties were earmarked for conservation by the commission;

Lawton Property - Approximately 35 acres of hayfields containing agricultural soils of Statewide importance are to be preserved. Conservation of this parcel should be related to

adjoining lands across Seven Mile Road including the DeMuccio farm development rights acquired by the State) and the 269 acre J. L. Curran State Park. (*Conserved*)

DuPont Property - Nipmuc Hill - This large 500 acre parcel is located in the southwest corner of Town. With diverse vegetation, wildlife and several streams, the land would be a desirable conservation area. The Conservation Commission, with the assistance of the Land Trust (a national organization) is investigating approaches which could be used to conserve the property.

Unique Natural Areas - The Natural Resources Element identifies the following areas not located within lands of the PWSB for conservation: Huntinghouse Brook Area, Indian Rock, and the Ostrich Fern Site.

Pawtuxet River - The North Branch of the Pawtuxet River corridor from the end of PWSB holdings to the town line should be preserved in its natural state. As noted under the discussion of Greenways/Trails in Section J-3.3 above, a desirable goal would be a continuation of the Riverwalk system in Coventry. Portions of the corridor are in place through properties owned by Hope Associates and the Audubon Society of Rhode Island.

Westconnaug Meadows - During the development of ball fields on this site, the Clayville residents were promised that additional playfields would not be developed. A conservation easement should be granted to the Land Trust. The easement should not preclude the development of a small playground for younger children or limit expansion of the Animal Shelter.

Sensitive Areas - A variety of techniques should be used to protect the sensitive areas identified on Map J-1. Some techniques are covered in more detail in other elements of the Comprehensive Plan. The following approaches are recommended: flexible zoning (See Land Use Plan); sensitive area setbacks (See Land Use Plan and Natural Resources Element); land or easement donations; and donations of land or fees as part of subdivision review. Due to budgeting constraints the emphasis should be on alternatives to fee simple acquisition.

J-3.5 Zoning Techniques

The Rhode Island Zoning Enabling Act, through its statement of General Purposes, allows communities to use a broader range of techniques to advance conservation, open space and recreation purposes. Several of those applicable to Scituate are stated below:

- Provide for the protection of the natural, historic, cultural and scenic character of the city, or town or areas therein.
- Provide for the preservation of agricultural and forest land.
- Provide for the preservation of open space for wildlife protection, flood water storage, air and water pollution abatement, and to shape and balance urban and rural development.
- Provide for the preservation and enhancement of the recreational resources of the city or town.

The above-stated purposes would permit municipalities such as Scituate to develop special regulations in the form of overlay districts with special review requirements relating to the resources which are being protected.

As part of its efforts to protect and conserve the natural resources of the Town the Conservation Commission contracted renowned Conservationist Randall Arendt to assess Scituate's regulatory documents. The Conservation Commission has on file Mr. Arendt's findings and suggestions for implementing Conservation Zoning and Subdivision techniques.

J-3.6 Capital Improvements, Maintenance and Upgrading

The SCORP plan adopted by the town (prepared by the Office of Municipal Affairs in 1990 with the cooperation of the Scituate Planning Board and the Scituate Conservation Commission) includes a Six-Year Program (see Appendix 7X) for capital improvements and the upgrading and maintenance of facilities. This program is updated annually by the Recreation Committee and the Conservation Commission as part of the town's annual budgeting process. Major revisions of the SCORP plan are carried out in accordance with the procedures of that program.

J-4.0 Consistency Statement

The Open Space and Recreation Element is consistent with the goals of the Comprehensive Planning and Land Use Regulation Act and State Guide Plan Element 152, Ocean State Outdoors

J-5.0 Inventory and Background

J-5.1 Existing Facilities

The *Recreation, Conservation and Open Space Plan* prepared for by the State of Rhode Island Division of Planning, in 1990 provides a detailed survey of open space and recreation areas in Scituate. Information has been utilized and updated in preparing this element of the Comprehensive Plan.

Table J-5.1 provides an inventory of existing open space and recreation areas in Scituate. Map J-1, Recreation, Conservation and Open Space Plan shows the location of all State, Town and PWSB facilities and most of the private and semi-public facilities. Private and semi-public facilities not shown are Tasca's Field on the north side of Route 6 at the Johnston town line and several properties of Hope Associates located near the Pawtuxet River off Ryefield Road and North Doctors Lane. By 2003 the Brightman Property Association had acquired approximately 101 acres throughout Scituate. Although all of that property is not listed herein it is vital to the open space preservation efforts within the Town. Scituate has also begun the practice of purchasing development rights to properties deemed important to the preservation cause.

TABLE J-5.1

**INVENTORY OF EXISTING OPEN SPACE AND RECREATION
 AREAS AND FACILITIES, SCITUATE, 1991**

Jurisdiction	Acreage	Facility Type*	Service Area**	Ball Fields ***	Tennis	Volley/ Basket V/BB ****	Play- Ground Equip.
<i>State of Rhode Island</i>							
Esek Hopkins Park	69.4	PF/SP	T	1-LL			
Hopkins Grove	24.7	P	R				Picnic Ice Skating Picnic
Ponagansett Grove	1.0	SP	S				
Total Acres	95.1						
<i>Town of Scituate</i>							
N.S. Elementary School	2.0	PG	N				Yes
Middle/High School	20.0	PF	T	1-FB 1-BB 1-SB			
Bandstand Lot	2.0	SP	T				
Berkander Field	3.9	PF	T	1-LL	4	1-V 1-BA	Walking Track Jogging Trail
New High School Field	15.0	PF	T	1-SB 1-SO 1-BB			
Rush Brook	25.0	PF	T	1-LL 1-BB	2		Amphi- theater
Clayville Elementary School	3.0	PG	N				Yes
Darby Road Lot	28.5	CS	T				
Blueberry Lane Lot	0.5	CS	T				
Old Clayville Dump	37.3	CS	T				
Westconnaug Meadows	60.0	PF/CS	T	1-LL 1-SO			
Hope Elementary School	2.0	PG	N	1-BA			Yes
Hope Memorial Park	11.0	PF	T	1-LL	2	2-BA	Yes

Scituate Comprehensive Plan
J- Open Space and Recreation

				1-TB	
				1-SO	
Howland Lot	2.8	CS	T		
Lawton (Conservation)	35.0	CS	T		
Lawton (Recreation)	<u>15.0</u>	PF	T		6-SO
Total Acreage	263.0 (proposed)				

Private and Semi-Public

Tasca's Field	25.0	PF	T	4-SO	
				1-SB	
Hope Associates	7.2	SP	T	2-BA	Swimming
Doctors' Field	3.2	PF	T	1-SO	
				1-LL	
Alice B. Harris (Audubon)	20.0	CS	T		
Cranberry Bog (Audubon)	20.0	CS	T		
Perry Trott (Audubon)	<u>12.0</u>	CS	T		
Total Acreage	87.4				

Providence Water Supply Board

Watershed Properties	14,436.4	CS	S		
----------------------	----------	----	---	--	--

Total - All Facilities 14794.5

* Facility Type: PG=Playground; PF=Playfield; SP=Special; and C=Conservation

** Service Area: N=Neighborhood; T=Town; R=Region; and S=State

*** Facilities: LL=Little League; BB=Baseball; SB=Softball; FB=Football; SO=Soccer; and TB=TBall.

**** Facilities: V=Volleyball; and BA=Basketball

Hope Associates is a private trust which owns facilities along the Pawtuxet River serving its members and residents of the Town. Doctors' Field is used for Little League, adult softball and soccer practice. On the Hope Associates land, there is a barn, recreational facilities and swimming area along the Pawtuxet River used by the membership. The Town's Recreation Department conducts Red Cross swimming lessons there during the summer. Hope Associates was given 12 acres of land along the river for passive recreation (swimming, boating, canoeing and temporary camping) and conservation; the Scituate Land Trust has accepted a conservation easement to ensure the continuation of conservation usage.

Two additional private facilities not listed in Table J-5.1 are located along the Pawtuxet River. They are Sunshine Camp, a day camp facility which includes swimming in its program and Grant's Cabins, where summer cabins are rented and there are swimming and boating activities. Malfunctioning septic systems at Grant's Cabins have been a source of Pawtuxet River pollution.

The Town of Scituate has over 260 acres of open space and recreational facilities. The major recreational areas are located in North Scituate, Hope and Clayville.

State facilities include Ponagansett Grove near the intersection of Routes 102 and 14, Hopkin's Grove adjacent to Paine Pond at Battey Meeting House Road, and Esek Hopkins Park directly across the street from Hopkins Grove. The State has allowed the Town to use Esek Hopkins Park for a Little League field.

There are three Audubon Society of Rhode Island properties in Scituate. It is the intent of the Society to retain these properties as open space.

The watershed properties, including both land and reservoirs, owned by the Providence Water Supply Board is in excess of 14,000 acres. With the exception of several small areas, public access is prohibited on the watershed properties.

J-5.2 Recreation Standards

Area standards developed by the Statewide Planning Program call for 3.75 acres/1,000 population for playgrounds and minor parks and 6.25 acres/1,000 population for playfields and major parks. These are consistent with the National Recreation and Park Association's standards calling for a range of 6.25 to 10.5 acres of developed open space per 1,000 population.

The Scituate Open Space and Recreation Element has been prepared using the State standard of 10.0 acres/1,000 population.

J-5.3 Recreation/Open Space Facility Types

Playgrounds/Minor Parks

Minor Parks are generally small in area and have a specialized purpose. The Bandstand Lot and Ponagansett Grove are good examples.

Playgrounds are active recreational areas for children between the ages of 5-15, but may include tot lots for the 1-5 age group and sections set aside for the passive activities of all age groups. In Scituate, the facilities which meet the description of playgrounds are located at the three elementary schools.

Playfields/Major Parks

Playfields typically range in size from 12-20 acres and are equipped with facilities for active sports such as tennis, baseball, Little League, softball, soccer and basketball. Several High School fields along with Berkander Field, Rush Brook, Westconnaug Meadows and Hope Memorial Park are the major Town-owned playfields. Privately-owned Tasca's Field and Hope Associates' Doctors' Field also allow for playfield activities.

Major Parks serve more passive activity needs such as boating, skating, walking and picnicking. State-owned Hopkins Grove is the largest major park in Scituate.

Linear Parks

Typically, these relate to forms of recreation such as hiking, canoeing and horseback riding. A bike path, for example, would be considered a linear park. There are no standards for linear parks.

Special Use

These encompass recreational facilities which may be privately owned such as golf courses, hockey rinks and swimming pools. Scituate lacks any such facilities, which generally require a population service of over 20,000 people.

Conservancy

These areas primarily protect a natural or cultural resource. Recreational use may or may not be allowed. The only standard is that the site should be large enough to protect the resource.

J-5.4 Recreation Area Deficiencies/Needs

The 1990 *Recreation, Conservation and Open Space Plan* determined that on the basis of an estimated population of approximately 11,750 in the year 2000, Scituate would have an overall deficit of 5 acres. The deficit was derived by subtracting an estimated deficit of 18 acres in playgrounds and minor parks from a surplus of 13 acres in playfields and major parks.

On a neighborhood basis the surpluses and deficiencies were as follows:

Planning District	Playground Minor Parks	Playfield Major Parks
N. Scituate	-15	+52
Clayville	- 7	-15
Hope	+ 4	-24
<hr/>		
TOTAL	- 18	+ 13

Although the year 2000 population estimate developed in Section D-1.2 is over 1,000 less than the estimate used in the 1990 plan, the analysis is still valid and establishes the scale of needs.

In terms of playfields and major parks, the deficiency in Clayville has been eliminated by the completion of the ballfields at Westconnaug Meadows. The playfield and major park deficiency in Hope is somewhat misleading, as Hope Memorial Park with facilities suitable for both older and younger children is considered to serve both playground and playfield functions. The acquisition of the Lawton Tract, with 15 acres available for recreational use, provides space for the elimination of any deficiencies in the Hope Planning District.

The only significant deficiency appears to be in playground and minor park areas in North Scituate. Within the North Scituate Planning District there are both undeveloped Town and State-owned lands which could be utilized to make up the deficiency.

In spread-out communities such as Scituate, Planning District evaluations are of limited validity because many recreational facilities are only used when parents taxi children to the site. The more densely developed sections of North Scituate and Hope are the only neighborhoods in Scituate where playgrounds and minor parks function in the traditional sense.

Although serving older children and adults, playfields and major parks are most frequently accessed by automobile. The concern here is with the total area available rather than the deficiency in an individual neighborhood.

J-5.5 Recreation Programs - Current Facilities Deficiencies/Needs

Under the supervision and coordination of the Town's Recreation Department and Recreation Director, a number of active recreational programs are available for Scituate residents. Major activities are as follows:

- Scituate - Foster Little League
- Girls Softball - Scituate Girls Softball Association
- Soccer - Scituate Soccer Association
- Amateur Baseball Groups
- Town Summer Programs
 - Men's Adult Basketball
 - Boys and Girls Basketball
 - Children's Tennis Lessons
 - Men's and Women's Tennis Leagues
 - Day Programs - Swimming Lessons, Trips, Day Camp

Additional programs include a Teen Center at the High School run by the Recreation Department and the Substance Abuse Committee.

The Recreation Department also arranges for Old Home Day on the 4th of July.

Scituate Senior Citizens is an active organization which receives some financial support from the Town.

Major deficiencies are as follows:

Adult softball activities are limited by daylight. Lighted facilities would extend the hours of operation at Brush Brook Park and alleviate overcrowded fields. There are no lighted ball fields in Scituate.

Soccer fields can be provided by continued utilization of Tasca's Field and the location of several fields at the Lawton Farm site.

Maintenance of facilities subject to intense use is a continuing problem.

J-5.6 Open Space/Conservancy Needs

Although there are no standards for conservation areas, there are substantial sections of Scituate which should be retained in their natural condition. The Natural Resource Element of this plan addresses these needs which can be summarized as follows:

Protection of the Scituate Reservoir watershed through the implementation of the Scituate Reservoir Watershed Management Plan.

Protection of several unique and natural areas as well as the habitats of rare and endangered species as identified by the Rhode Island National Heritage Program.

Protection of sensitive areas including, but not limited to, river and stream valleys, wetlands and agricultural lands.

K- CIRCULATION

TABLE OF CONTENTS

	<u>Page</u>
K-1.0 Introduction	K - 1
K-2.0 Policy Planning Chart	K - 2
K-3.0 Circulation Plan	K - 4
K-3.1 Highway Plan	K - 4
K-3.1.1 Highway Functional Classification	K - 4
K-3.1.2 Proposed Roadway Improvements	K - 4
K-3.1.2.1 Route 6 Upgrade	K - 4
K-3.1.2.2 Route 102 Improvements	K - 5
K-3.1.2.3 Other Roadway Improvements	K - 5
K-3.1.2.4 Intersection Improvements	K - 5
K-3.1.2.5 Pavement/Bridge Management Program	K - 6
K-3.1.3 Transportation Improvement Program	K - 6
K-3.1.4 Subdivision Standards	K - 6
K-3.1.5 Sidewalks	K - 6
K-3.1.6 Scenic Roads	K - 6
K-3.1.7 Trails and Bikeways	K - 7
K-3.2 Transit Plan	K - 7
K-4.0 Consistency Statement	K - 6
K-5.0 Inventory and Background	K - 8
K-5.1 Functional Classification	K - 8
K-5.2 Transportation Improvement Program	K - 8
K-5.3 Roadway Characteristics	K - 8
K-5.4 Traffic Volumes	K - 10
K-5.5 Traffic Generators	K - 10
K-5.6 Problem Areas	K - 11
K-5.7 Transit Services	K - 11
MAPS	
Circulation Plan	Page K – 3

K. CIRCULATION

K-1.0 Introduction

Scituate's circulation system has evolved over several centuries to serve a rural community along with several nodes of industry. Most of the industry has gone and the rural/agricultural community is gradually giving way to a more suburbanized environment. The construction of the Scituate Reservoir limited roadway interconnections in the center of the community; Route 14 is the only road crossing this major body of water.

Scituate's relationship to the Providence Metropolitan Area dictates that the major traffic flows will be in an east-west direction. U.S. Route 6 and the Hartford (Route 101), Danielson (Route 6) and Plainfield Pikes (Route 14) are the major east-west roadways. Chopmist Hill Road (Route 102) and East Road (Route 116) are the major north-south routes with East Road being the more heavily traveled roadway.

Although there are some problem intersections, the Town's circulation system works well and congestion is not a significant problem.

Route 6 between the Johnston town line and the Hartford Pike cutoff is the most heavily traveled highway in Scituate. Options to upgrade Route 6 have been the subject of RIDOT studies for over twenty years. Regional, community and reservoir impacts have been and still are major issues. RIDOT, with consultant assistance, is in the process of updating and supplementing prior design studies and environmental impact studies.

Lacking a downtown in the traditional sense, Scituate does not have any major parking problems. A combination of curbside and off street parking facilities satisfy the demands in North Scituate Village and Hope Village.

There is no formal system of trails, bridle paths or bicycle routes in Scituate.

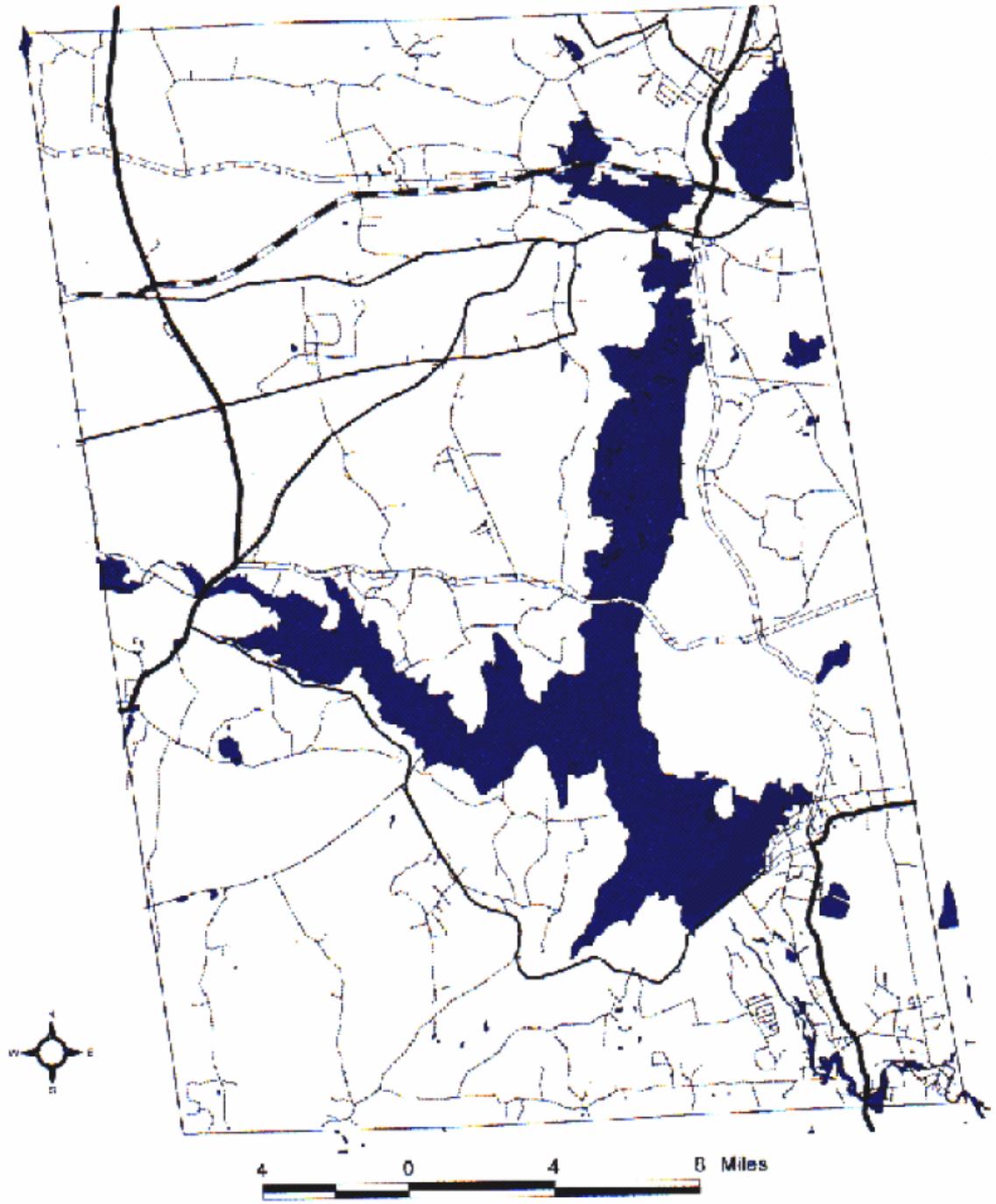
The Rhode Island Public Transit Authority operates one bus route between Scituate and downtown Providence.

The Comprehensive Plan addresses local concerns to provide a safe and convenient circulation system which is physically and aesthetically compatible with a rural environmental life style.

K-2.0 Policy Planning Chart - Circulation

GOALS	POLICIES	IMPLEMENTATION
Continue Improvement of the Street System	<p>Street improvements should balance requirements for safe roads and sidewalks with equally important needs to protect water quality and the rural qualities of the community.</p>	<p>Careful review of both local & State improvement proposals.</p> <p>Follow Scenic Roadway/ Highway guide plan as drafted by RIDOT.</p> <p>Amend Subdivision Regulation to allow pavement widths and traffic calming measures that are compatible with the Town’s Rural atmosphere.</p> <p>Improve existing intersections where hazardous conditions exist.</p> <p>Work with RIDOT to assure that the upgrading and improvement of State roads and highways will have benefits to Scituate beyond those purely related to the smooth flow of traffic at high speeds.</p> <p>Continue ongoing pavement management program.</p>
Continue Transit Service	<p>Transit service to be maintained and enhanced to serve commuters and transit-dependant residents.</p>	<p>Work with RIDOT on study of a new Park and Ride lot along Route 6.</p>

Circulation Plan - Scituate 2002



Legend	
	Local Roads
	Minor Arterial Roads
	Collector Roads
	Major Arterial Roads
	Route 6

K-3.0 Circulation Plan

The Circulation Plan Element supports other elements of the Scituate Comprehensive Plan. Major proposals are shown on Map K-1, Circulation Plan, on the following page.

An analysis of the existing circulation system is contained in Section K-5.0.

K-3.1 Highway Plan

K-3.1.1 Highway Functional Classification

The traffic circulation proposals on Map K- 1 are consistent with those of the Rhode Island Functional Classification System (See Section K-5. 1). No changes are proposed.

The Principal/Major Arterials are as follows:

- Route 6
- Route 102 - Chopmist Hill Road/Plainfield Pike
- Route 116 - North of Danielson Pike
- Route 116 - South of Route 12
- Route 12 - East of Route 116

Minor Arterials are as follows:

- Danielson Pike - Route 6 to Reservoir
- Route 101 - Hartford Pike
- Route 116 - Danielson Pike to Route 12
- Route 14 - Johnston Town Line to Rockland Road
- Route 12 - Route 116 to Tunk Hill Road

The balance of the streets which are given a classification are Collector Roads.

K-3.1.2 Proposed Roadway Improvements

Existing and projected traffic volumes indicate that, with the exception of Route 6, all Principal Arterials, Minor Arterials and Collector Roads, will be able to handle traffic adequately with two moving lanes and a sufficiently wide shoulder.

K-3.1.2.1 Route 6 Upgrade

Design and environmental studies underway by RIDOT may lead to the widening and minor realignment of Route 6. Based on prior objections voiced by the Town of Johnston, Route 6 is expected to enter Scituate from the east as at present.

Five of the eleven problem/dangerous intersections identified in Section K-5.6 occur along Route 6. The Town should encourage RIDOT to develop solutions under its design program.

"Commercial Route 6" between the Johnston town line and the Danielson Pike traffic light has been identified as one of Scituate's Significant Environments (See Appendix).

As the primary gateway to Scituate and the locus of the Town's only shopping center, the Comprehensive Plan recommends that the Route 6 upgrade for "Commercial Route 6" incorporate opportunities for both aesthetic and functional improvements. An illustration of a preferred future for "Commercial Route 6" is contained in Appendix Report 2.

RIDOT's schedule calls for Route 6 reconstruction to begin in five to seven years.

K-3.1.2.2 Route 102 Improvements

RIDOT's basic design will call for two 12 foot lanes and shoulders and/or sidewalks depending upon location.

The major conflicts to be resolved are balancing traffic safety against preservation of rural area qualities, particularly in Clayville, another of Scituate's critical "Significant Environments". In such an area every tree, stone wall and other feature of the landscape is important.

Scituate should not accept improvements which would seriously alter the characteristics of Clayville. As noted in Section G-5.7, RIDEM, in its scenic landscape inventory of Rhode Island, has assigned its highest rating (distinctive) to Clayville.

K-3.1.2.3 Other Roadway Improvements

The principals expressed above apply to other roads which may be improved by widening under Town or State programs. Strict adherence to design standards should be tempered, where applicable, by a need to protect environmental qualities.

K-3.1.2.4 Intersection Improvements

Through the State's Resurfacing, Restoration and Rehabilitation (RRR) and design program, it will be possible to make selective improvements of most of the non-Route 6 intersections identified as having problems in Section K-5.6.

K-3.1.2.5 Pavement Management and Bridge Repair Program

The current program of the Town should be continued. For resurfacing, materials which will give maximum long-term service for the funds expended, should be used.

RIDOT has developed a program providing for a systematic evaluation of roadway conditions and a procedure for establishing priorities for improvement. Although

the lack of funding has delayed implementation, Scituate should work towards bringing its program into conformance with the State process.

K-3.1.3 Transportation Improvement Program (TIP)

As in the past, Scituate will continue to work with RIDOT in preparing the biennial six-year TIP. Emphasis will be given to those streets identified as arterials or collectors.

K-3.1.4 Subdivision Standards

As illustrated in Report 2, Alternative Futures (See Appendix), the width of a local roadway can have a significant influence on the character of a neighborhood. Scituate has identified "Rural Scituate" as a Significant Environment to be preserved by a variety of measures including flexible zoning and a relaxation of paving standards for local streets. The Town's Subdivision Regulations should be reviewed to consider narrower roads, sidewalk widths and other traffic calming measures.

K-3.1.5 Sidewalks

Scituate's sidewalks are for the most part limited to sections of Hope and North Scituate. In some areas, as along the north side of Main Street in Hope, there is not a clear definition between sidewalk and street. The Town needs a long-range sidewalk plan which would address problem areas and program new sidewalks with particular relationship to the Town's recreation areas, transit stops, and schools.

K-3.1.6 Scenic Roads

In Section G-5.7 it is noted that RIDEM has assigned scenic ratings to several areas in Scituate, including Seven Mile Road. The State's rating only scratches the surface; Scituate is endowed with a multitude of scenic roadways which are equated with the special ambience of the Town.

Scituate Comprehensive Plan
K-Circulation

The transformation of the soft rural edges of roadways through the removal of trees, stone

walls and natural vegetation can alter the community character.

The Town should work with RIDOT in the development of its Scenic Roadways maintenance guide for Scituate and strive to adhere to its recommendations. To assist in this venture, a Scenic Road Board (or an existing town board) would provide an advisory review before any designated street is modified in a way which would alter its scenic characteristics.

K-3.1.7 Trails and Bikeways

Planning for trails in Scituate has been coordinated with overall circulation planning and is included as part of the Open Space and Recreation element. Please refer to Section J-3.3, Greenways/Trails System.

The Town of Scituate recognizes that bikeways would be a desirable adjunct to its circulation system and is ready to cooperate with state agencies proposing bikeways in the community. The town's desire for maintaining a rural atmosphere without excessively wide pavements must be a consideration in bikeway planning.

K-3.2 Transit Plan

RIPTA Route #10 serves Scituate with one trip inbound to Providence in the morning and two outbound trips in the evening. RIPTA bus service to Providence should be continued and enhanced if possible. A route map appears below. RIDOT should be requested to investigate a Park-n-Ride location in the North Scituate area - possibly in conjunction with the Route 6 upgrade.



The Senior Citizens Van, providing an invaluable service, should be continued. As an increasing percentage of the population grows older, demand for the van will increase.

K-4.0 Consistency Statement

The Circulation Element supports the goals of the Comprehensive Planning and Land Use Act and is consistent with relevant State Guide Plan elements. There are no traffic circulation proposals which adversely affect any arterial or collector roads passing into adjoining municipalities.

K-5.0 Inventory and Background

K-5.1 Functional Classification

In cooperation with the Rhode Island Department of Transportation (RIDOT), the Rhode Island Division of Planning has assigned functional classifications to the major roadways of the State for both urban and rural areas.

Two sections of Scituate are classified as part of the Providence urban area. One is the northeast corner encompassing all of North Scituate Village and an adjoining area north of Route 6 and generally east of Elmdale Road. The other encompasses Hope Village and the southeastern corner

of Town defined by a line extending along Burnt Hill Road and thence along Route 12 and across the Gainer Dam to the Cranston City line. See Map K - 1.

The classifications are tabulated in *Technical Paper Number 130, Highway Functional Classification System for the State of Rhode Island*, October 1988.

K-5.2 Transportation Improvement Program

Biennially, the Rhode Island Division of Planning in cooperation with RIDOT and the municipalities, prepares a Transportation Improvement Program (TIP) scheduling improvements along the major road system. The current TIP for the period lists the following project:

<u>Pavement Management Program</u>	
Gainer Dam / Route 102	2004
<u>Enhancement Program</u>	
Hope Village Streetscape	2006
Village Streetscape Improvements	2004

Other projects on RIDOT's nine-year list but not on the TIP include the following: Wilbur Bridge #87; Scituate Road - Phoenix Avenue to Route 116; Jackson Flat Road from Route 116 to West Warwick town line and Sawmill Road from Route 44 to Elmdale Road.

K-5.3 Roadway Characteristics

Discussions with the Director of Public Works and field measurements of all major roads reveals that the typical roadway to which a functional classification has been assigned by the State has two eleven or twelve foot lanes and usually has shoulders of one or two feet on either side.

Scituate Comprehensive Plan
K-Circulation

Several roadways have very wide shoulders. They include the following: Scituate Road (Route 12) from Route 116 to Cranston Line, eight foot shoulders; Plainfield Pike (Route 14~ from

Route 116 to Johnston line, seven foot shoulders; Danielson Pike in sections between Route 116 and Route 6, eight foot shoulders; Danielson Pike in sections west of the Reservoir to Route 6, nine and ten foot shoulders; and Hartford Pike, eight foot shoulders. For most of its length in Scituate, Route 6 varies from two eleven to twelve foot lanes with two feet shoulders east of Route 116. From the Hartford Pike west, Route 6 is a three lane road with two lanes westbound and one lane eastbound; there are two high speed twelve foot lanes and on the north side, a ten foot lane to accommodate slower moving vehicles on the long climb up Chopmist Hill. There is a one foot shoulder on the north side and a ten foot shoulder on the south side.

The only four lane roads in Scituate are located along Route 6 at either side of town. One section extends from the Johnson town line to the Danielson Pike merge. The western section runs from the point where the Danielson Pike rejoins Route 6 to the Foster town line.

Road conditions generally are good throughout the Town for both Town and State-maintained road Traffic signals are located as follows:

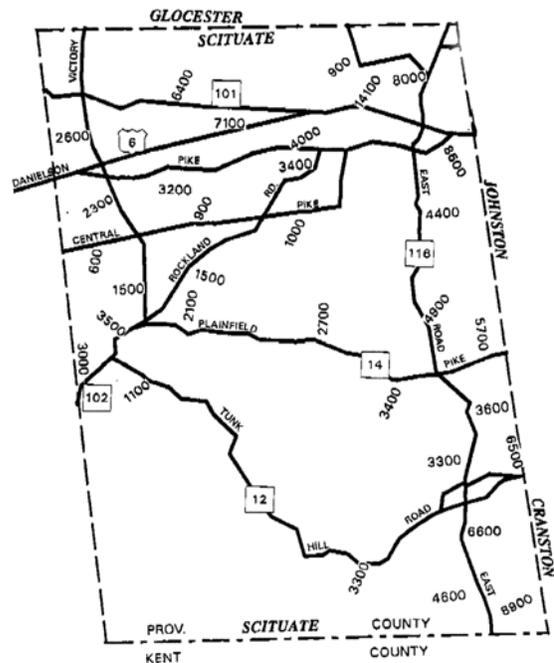
Route 6 at Scituate Village Shopping Center
Route 6 at Danielson Pike turnoff
Route 6 at Route 116
Route 6 at Hartford Pike turnoff
Route 6 at Route 12
Route 6 at Danielson Pike merge
Route 12 at Hartford Pike
Route 12 at Danielson Pike
Route 116 at Danielson Pike

K-5.4 Traffic Volumes

Traffic volume data for 1988, as recorded by RIDOT is shown on the adjoining map. The numbers represent 24 hour average daily traffic (AADT). As a rule of thumb, peak hour traffic during a morning or evening commuter period represents about ten percent of AADT.

Traffic on the roadway system is generally light. The major exceptions are Route 6 to the east of the Hartford Pike, Route 101 and Route 116 to the north of the Danielson Pike.

Existing and anticipated levels of traffic service on roadways other than Route 6 are well within acceptable limits. The Route 116/Danielson Pike intersection will experience minor congestion during peak hours.



K-5.5 Traffic Generators

There are no significant traffic generators in Scituate other than the Scituate Village Shopping Center on Route 6 near the Johnston line.

While Route 6 is a major regional link between Rhode Island and Connecticut it also serves as a major connection for those in Scituate, Foster and adjoining towns who commute to jobs in and around Providence or accessible from Route 295. Routes 12 and 14, as east-west arterials, also serve this function to a lesser extent.

Given existing and proposed land use development in Scituate and adjoining towns such as Glocester, Foster and Coventry, it is anticipated that all of the major generators of traffic will be located to the east. A recent community survey, conducted as part of the Foster Comprehensive Plan, revealed that about 60 percent of the employed residents in Foster would use Routes 6, 101 and 14 to reach employment centers.

K-5.6 Problem Areas

Field observations and discussions with the Chief of Police and the Public Works Director revealed the following problem intersections:

- Route 6 at light to the Scituate Village Shopping Center with two to three accidents per week.
- Route 6 at Route 116. Dip in road to west of Route 116 limits vertical sight distance for east-bound traffic.
- Route 6 at Elmdale Road.
- Route 6 at Hartford Pike. The light at this point controls a "V" merge of high speed traffic coming down a long hill.
- Route 6 at Chopmist Hill Road (Route 102)
- Hartford Pike at Chopmist Hill Road
- Intersection of Plainfield Pike, Chopmist Hill Road and Rockland Road. This is poorly defined intersection of several major roadways.
- Route 116 and Route 14 intersection controlled by a red flashing signal. Topography limits sight distance at northeast corner.
- Route 12 and Seven Mile Road intersection controlled by a yellow flashing signal.
- Intersection of Tunk Hill Road (Route 12) with Burnt Hill Road and Howard Avenue
- The right angle turn where Central Pike meets Battey Meeting House Road

K-5.7 Transit Service

The Rhode Island Public Transit Authority runs one route connecting the Chopmist Hill and North Scituate sections with downtown Providence. Running time from Scituate ranges between 25 and 35 minutes.

The parking lot at the Chopmist Fire Station is used for Park-n-Ride users of the bus service.

The Town of Scituate, though the use of State funds, operates the Senior Citizens Van which provides on-call services to transport the elderly to stores, doctors and hospitals.

L- IMPLEMENTATION

TABLE OF CONTENTS

	<u>Page</u>
L-1.0 Introduction	L - 1
L-2.0 Implementation Program	L - 2
L-2.1 Scituate Comprehensive Plan Implementation Chart	L - 3
L-2.1.1 Land Use Plan	L - 3
L-2.1.2 Housing	L - 4
L-2.1.3 Economic Development	L - 5
L-2.1.4 Natural Resources	L - 6
L-2.1.5 Cultural Resources	L - 7
L-2.1.6 Services and Facilities	L - 8
L-2.1.7 Open Space and Recreation	L - 9
L-2.1.8 Circulation	L - 10
L-3.0 Consistency Statement	L - 11
L-4.0 Capital Improvement Program	L - 11

L. IMPLEMENTATION

L-1.0 Introduction

Pursuant to the requirements of the Comprehensive Planning and Land Use Regulation Act, each Comprehensive Plan must include a schedule for its implementation over a period of five (5) or more years.

The Policy Planning Charts included as part of Scituate Comprehensive Plan Elements D through K provide a summary of the major implementation measures required to carry out the identified goals and policies. In this section the individual planning charts are reviewed in a complete Implementation chart that places a priority marker on each goal and policy.

The several major actions to implement the Comprehensive Plan may be grouped into the following categories:

1. Bring the Zoning Ordinance and Map into conformance with the Land Use Plan.
2. Amend existing and adopt new development-related regulations and ordinances.
- 3 . Establish programs and committees required as a prerequisite to further action.

Three levels of priority have been assigned for the Implementation Program as follows: highest (5 years); high (5-7 years); and medium (7-10 years). The assigned priority recognizes both the need for immediate action and continuation of important on-going programs in the Town. Scituate does not have a Town Planner, therefore, in Scituate, members of various boards and committees will play a major role in the implementation of the Scituate Comprehensive Plan.

L-2.0 Implementation Program

The Comprehensive Planning and Land Use Regulation Act mandates bringing the Zoning Ordinance and Map into conformance with the Land Use Plan Element within 18 months following approval of the Comprehensive Plan by the State. The major actions required to achieve such conformance are summarized in Section D-4.0, Inconsistencies of Existing Zoning.

At the time zoning revisions are being made, it is recommended that the Zoning Ordinance be given a comprehensive review so that all sections maybe consistent with contemporary zoning practices and revised State zoning enabling legislation. The Planning Board should take the lead in updating the Zoning Ordinance and Comprehensive Plan as needed, and when applicable determine budgetary needs, reported to the Town Council for action, in order to facilitate implementation.

With the regulatory act in mind, the Implementation Plan identifies each goal and policy by priority. Where applicable the lead agency/board is denoted within the tables provided for each Comprehensive Plan Element.

SCITUATE COMPREHENSIVE PLAN - IMPLEMENTATION CHART

Prioritized Goals by Element

L-2.1.1 D - LAND USE PLAN

GOALS	PRIORITY	POLICIES	IMPLEMENTATION	Page
PROTECT TRADITIONAL DEVELOPMENT PATTERN	<i>HIGHEST (On-going)</i>	Retain distinctive character of the Villages.	Review and revise Village Overlay District Zoning as deemed necessary.	D-4
		Protect Rural Scituate through flexible land use controls.	Review flexible zoning regulations and modify as necessary.	
		Encourage infill and new commercial development along existing commercial corridors utilizing site plan review procedures as a regulatory device.	Continue proactive use of site plan review to preserve the present business district and future business development.	
PROTECT THE QUALITY OF THE SCITUATE RESERVOIR, BY MANAGING LAND USE WITHIN THE WATERSHED	<i>HIGHEST (On-going)</i>	Maintain the overall residential density level.	Continue present residential zoning.	D-4
		Continue enforcement of setbacks and design standard for sensitive areas such as watershed tributaries and hydric soils.	Review and revise special overlay districts and restrictions in Zoning Ordinance and Subdivision & Land Development Regulations as necessary.	
		Prohibit land uses with high potential to contaminate water quality and carefully regulate other uses.	Maintain land use controls in Scituate Zoning Ordinance through revision of use table.	
		Study adoption of a mandatory septic system maintenance or wastewater management program under a Wastewater Management District.	Enact ordinances to establish and fund programs with assistance for the State.	
PROTECT FORESTS, FARMLANDS AND OPEN SPACE	<i>HIGHEST</i>	Inform property owners relative to the Farm, Forest and Open Space Act.	Conservation Commission coordination with major property owners.	D-4
		Preserve and protect forest, farmlands and the rural character of Scituate.	Adopt flexible zoning and provide buffer areas adjacent to sensitive areas.	
			Adopt zoning incentives to protect forest, farmland and open space.	

L-2.1
SCITUATE COMPREHENSIVE PLAN - IMPLEMENTATION CHART
Prioritized Goals by Element

L-2.1.2 E - HOUSING

GOALS	PRIORITY	POLICIES	IMPLEMENTATION	Page
RETAIN HOUSING AS THE DOMINANT LAND USE	<i>MEDIUM</i>	Throughout undeveloped areas of the Town allow incentives of density increases and flexible siting to developments which include affordable housing developments.	Create a density bonus and/or flexibility on dimensional and subdivision requirements as incentives for such and protect rural character.	E-2
		Enable developers to provide affordable family housing through conservation subdivision and zoning techniques.	Enact conservation subdivision zoning.	
		Within the watershed, retain current density level, but investigate allowing modest density incentives.	Allow owner-occupied two family affordable units by Special Use Permit subject to strict environmental review.	
		Allow accessory apartments.	Continue to allow accessory family dwelling units by Special Use Permit, subject to meeting ISDS requirements.	
INCREASE THE SUPPLY OF HABITABLE, AFFORDABLE UNITS	<i>HIGH</i>	Encourage new affordable units in accordance with the land use policies above. Encourage such units along RIPTA Bus Route #10.	Review Zoning Ordinance and Subdivision Regulations to permit 10% density increase in subdivisions of 10 or more units, for the inclusion of affordable units.	E-2
		Identify structures for potential conversion to multi-family for inclusion of affordable housing.	Allow such structures to be converted into multi-family housing on the condition of inclusion of affordable units, including mill and commercial industrial structures.	
		Allow accessory apartments.	Continue to allow accessory family dwelling units by Special Use Permit, subject to meeting ISDS requirements.	
			Facilitate the use of RIHMFC funds for conversions.	
		Support expansion of existing home improvement program.	Be proactive in support of Western Rhode Island Home Repair Program.	
		Explore a regional community land trust to create/protect affordable units.	Pursue feasibility of regional land trust with Foster and Glocester.	
		Require long-term affordability as a prerequisite for new affordable units.	Require newly created affordable units to be permanently affordable by deed restrictions.	
		Allow senior citizens to retain current housing.	Continue property tax freeze on property owners 65 or older.	
Continue to encourage and support programs to assist the developmentally disabled and others, such as the homeless, with housing and other aspects of community life.	Desirably, ongoing state programs will continue to address these needs.			

L-2.1

SCITUATE COMPREHENSIVE PLAN - IMPLEMENTATION CHART

Prioritized Goals by Element

L-2.1.3 F - ECONOMIC DEVELOPMENT

GOALS	PRIORITY	POLICIES	IMPLEMENTATION	Page
RECOGNIZE WATER PRODUCTION BY PWSB AS THE MAJOR INDUSTRY IN SCITUATE	<i>HIGHEST (On-going)</i>	Implement Scituate Reservoir Watershed Management Plan	Adopt recommendation of Land Use Plan and Natural Resources Element.	F-2
		Continue to work towards justifiable and fair compensation for water production activities from PWSB.	Seek broader role for Town in water resources policy.	
ENCOURAGE IMPROVEMENTS IN APPEARANCE AND FUNCTION OF "COMMERCIALROUTE 6"	<i>HIGH</i>	Identify areas along highway corridors for possible rezoning as a means of stimulating economic alternatives with minimal impact to rural character of the surrounding area.	Zoning Ordinance and Zoning Map revision.	F-2
		As part of Route 6 upgrade reduce number and/or redesign access points to highway	RIDOT in cooperation with Town.	
		Insist that Route 6 upgrade incorporate opportunities for more than token aesthetics and landscaping.	RIDOT in cooperation with Town.	
		Work toward incremental improvement of area.	Revise site plan review under Zoning Ordinance as deemed necessary.	
ENCOURAGE COMPATIBLE ECONOMIC ACTIVITIES IN THE OTHER SECTION OF THE COMMUNITY	<i>HIGH</i>	Create development standards for home occupation and craft-type businesses in residential zones.	Amend Zoning Ordinance.	F-2
		Encourage natural resources based economic activities such as farming and forestry.	Amend Zoning Ordinance to create town-wide Farm, Forest & Open Space Act.	
		Actively promote new business development consistent with the Town character and within environmental limitations	Appoint appropriate Town agency to encourage economic development.	

L-2.1

SCITUATE COMPREHENSIVE PLAN - IMPLEMENTATION CHART

Prioritized Goals by Element

L-2.1.4 G-NATURAL RESOURCES

GOALS	PRIORITY	POLICIES	IMPLEMENTATION	Page
<p>PROTECT SCITUATE RESERVOIR WATERSHED</p>	<p><i>HIGHEST (On-going)</i></p>	<p>Utilize Scituate Reservoir Watershed Management Plan</p>	<p>Adopt range of Best Management Practices(BMP's) to prevent non-point source pollution.</p>	<p>G-2</p>
		<p>Prohibit significant direct discharges from residential/commercial areas into reservoirs or their tributaries.</p>		
<p>PROTECT THE GROUND-WATER RESOURCES USED FOR ON-SITE WATER SUPPLY</p>	<p><i>HIGHEST</i></p>	<p>Use variety of techniques ranging from flexible zoning to special septic system regulations in sensitive areas.</p>	<p>Adopt range of Best Management Practices under Zoning Ordinance, Subdivision Regulations and other special regulations.</p>	<p>G-2</p>
<p>PROTECT NATURAL RESOURCES USING A RANGE OF TECHNIQUES</p>	<p><i>HIGHEST (On-going)</i></p>	<p>Continue strong enforcement of development controls such as Soil Erosion and Sediment Control Ordinances.</p>	<p>Funding for staff and consultant assistance.</p>	
		<p>Amend development regulations to provide protection for special areas such as unique habitats and the Pawtuxet River</p>	<p>Revision of Zoning Ordinance and Subdivision Regulations.</p>	
		<p>Implement Recreation, Conservation and Open Space Plan.</p>	<p>Amend regulations as recommended above.</p>	
		<p>Conservation and Land trust action to acquire land or easements are necessary to protect resources.</p>	<p>Amend regulations as recommended above.</p>	
		<p>Develop and maintain community urban forestry program.</p>	<p>Adopt community tree ordinance with development standards geared toward protection of vegetation.</p>	

L-2.1
SCITUATE COMPREHENSIVE PLAN - IMPLEMENTATION CHART
Prioritized Goals by Element

L-2.1.5 H-CULTURAL RESOURCES

GOALS	PRIORITY	POLICIES	IMPLEMENTATION	Page
PROTECT SCITUATE'S HISTORIC/CULTURAL RESOURCES	<i>HIGH</i>	Prioritize the areas/sites to be protected by a legal designation or regulations.	Continue promoting Historic Village character through protective overlay district zoning.	H-2
		Amplify the existing National Register Protective program.	Consider other Village places for National Register Listing.	
			Apply for Certified Local Government program status from RIHPC for funding to register all previously identified eligible properties.	
		Enact or amplify other local regulatory measures to encourage preservation.	Adopt land use zoning controls.	
			Evaluate need to amend town site plan review policies and procedures to address archeological and architectural significance into the review process.	
			Continue purchasing property development rights as a town-wide program.	
			Encourage rehabilitation of key properties.	
Continue to seek non-local funding support.				
EDUCATE RESIDENTS ABOUT THEIR HISTORIC/CULTURAL RESOURCES	<i>MEDIUM</i>	Inform policy makers and residents of prioritized areas and sites noted for cultural and historical value.	Publish and circulate list of areas sites and structures proposed for new status because of cultural or historical significance via National Register listing, Village Overlay Zoning.	H-2
		Continue and expand existing educational efforts.	Support Preservation Society's Marker Program and Annual Walking Tour.	
			Investigate other vehicles for local education about architectural styles and sound rehabilitation practices.	

L-2.1
SCITUATE COMPREHENSIVE PLAN - IMPLEMENTATION CHART
Prioritized Goals by Element

L-2.1.6 I-SERVICES & FACILITIES

GOALS	PRIORITY	POLICIES	IMPLEMENTATION	Page
PROVIDE THE NECESSARY FACILITIES FOR A STRONG EDUCATIONAL PROGRAM	<i>HIGHEST (On-going)</i>	Continue to modernize and upgrade Town schools and facilities to meet State educational standards.	Town Meeting funding and available State funding support.	I-2
		Continue to carefully monitor elementary school enrollment growth.	School Department through the School Space Needs Committee.	
		Expand existing facilities of develop additional facilities as necessary to meet future school space needs.	Town Meeting funding and available State funding support.	
CONTINUE EFFICIENT PROVISION OF PUBLIC SERVICES	<i>HIGH (On-going)</i>	Continue utilization/upgrade of existing Town facilities, volunteer fire, rescue and ambulance services and privately owned libraries.	Maintenance programs and review by Municipal Space Needs Committee.	
			Moderize and expand municipal facilities and libraries as deemed necessary.	
			Town Council evaluation of fire protection management in Scituate.	
		Investigate options for reducing municipal costs through regional cooperation.	Town Council and The Rhode Island League of Cities and Towns.	
COORDINATE THE INSTALLATION OF SEWER AND THE EXTENSION OF WATER SERVICE TO PROVIDE FOR THE HEALTH AND SAFETY OF HOPE AREA RESIDENTS	<i>HIGHEST</i>	Extend sewers into problem areas in the Town.	Work cooperatively with other towns and cities as deemed necessary .	I-2
		Extend water system to service needs in contaminated areas. Water service shall not be used to induce growth.		
CONTINUE TO IMPLEMENT EMERGENCY OPERATIONS	<i>HIGH</i>	Update Emergency Management and Hazard Mitigation Plans as necessary.	Action by Town Council and appropriate municipal officials and commissions.	I-2

L-2.1
SCITUATE COMPREHENSIVE PLAN - IMPLEMENTATION CHART
Prioritized Goals by Element

L-2.1.7 J-OPEN SPACE & RECREATION

GOALS	PRIORITY	POLICIES	IMPLEMENTATION	Page
PROVIDE RANGE OF ACTIVE AND PASSIVE RECREATIONAL FACILITIES	<i>HIGH</i> <i>(On-going)</i>	Implement 1990 Recreation, Conservation and Open Space Plan.	Town Meeting funding.	J-2
		Provide additions to facilities to meet needs.	Provide additional playground space where needed.	
			Utilize portion of Lawton Farm site for additional playfields in Hope.	
			Coordination between Town, School Department and neighborhood groups.	
		Develop system of greenways and trails.	Conservation Commission coordination.	
CONSERVE NATURAL RESOURCES FOR THE BENEFIT OF SCITUATE AND RHODE ISLAND CITIZENS	<i>HIGHEST</i> <i>(On-going)</i>	Utilize variety of conservation techniques and related programs to multiply benefits of watershed and stream protection, scenic area conservation, and the preservation of unique natures and historic areas.	Carry out proposals of Land Use Plan and Natural Resources Element.	J-2
			Conservation Commission coordination with major property owners interested in conservation.	
		Continue acquisition of land important for conservation while coordinating for municipal needs.	Coordinate local conservation actions with land acquisition programs of PWSB.	
		Land zoned as Watershed (W) should remain zoned as such	Amend Zoning Ordinance for clarification.	

L-2.1
SCITUATE COMPREHENSIVE PLAN - IMPLEMENTATION CHART
Prioritized Goals by Element

L-2.1.8 K-CIRCULATION

GOALS	PRIORITY	POLICIES	IMPLEMENTATION	Page
CONTINUE IMPROVE- MENT OF STREET SYSTEM	<i>HIGH</i>	Street improvements should balance requirements for safe roads and sidewalks with the equally important need to protect water quality and the rural qualities of the community	Careful review of both local and State improvement proposals.	K-2
			Follow Scenic Roadway/Highway plan as drafted by RIDOT.	
			Amend Subdivision Regulations to allow pavement widths and traffic calming measures that are compatible with the Town's rural atmosphere.	
			Improve existing intersections where hazardous conditions exist.	
			Work with RIDOT to assure that the upgrading and improvement of State roads and highways will have benefits to Scituate beyond those purely related to the smooth flow of traffic at high speeds.	
			Continue on-going pavement management program.	
CONTINUE TRANSIT SERVICE	<i>MEDIUM</i>	Transit service to be maintained and enhanced to serve commuters and transit-dependant residents.	Work with RIDOT on study of a new Park-n-Ride lot along Route 6.	K - 2

L-3.0 Consistency Statement

The Implementation Element establishes a schedule for actions by the Town and other identified agencies at the State and Federal level. In accordance with the requirements of the Comprehensive Planning and Land Use Regulation Act, the Scituate Zoning Ordinance and Map will be brought into conformance with the Land Use Plan Element within 18 months of the Plan's approval by the State.

L-4.0 Capital Improvement Program

Appendix 6X provides a summary of a capital improvement option for Scituate, as recommended to the Town by the Rhode Island Division of Planning in its preparation of the 1990 *Recreation, Conservation and Open Space Plan*. The Town may wish to pursue this and/or other approaches to facilitate implementation of the Comprehensive Plan.