

BARRINGTON PLANNING BOARD

TOWN OF BARRINGTON
RHODE ISLAND

TO: Barrington Town Council
FROM: Larry Trim, Chair, Planning Board
Philip Hervey, Director, Planning, Building & Resiliency
DATE: July 19, 2019
SUBJECT: Planning Board Recommendation – Comprehensive Plan Amendments
Establishing Developer Guidance for Bay Spring Parcels

PURPOSE: Transmitting the Planning Board’s recommendation regarding the proposed Comprehensive Community Plan amendments establishing developer guidance for Bay Spring parcels (Lots 109 and 154 on Assessor’s Plat 2).

On Tuesday, July 16, the Planning Board held a public hearing on the Board’s proposed Comprehensive Plan amendments establishing “Developer Guidance” for Lots 109 and 154 on Assessor’s Plat 2, to be used to evaluate future rezoning requests and/or comprehensive permit applications for the two undeveloped parcels in the Bay Spring Avenue corridor

The Town Council on June 4, 2019 opened the public hearing and took public comment on the amendments. The Planning Board was scheduled to hold a joint hearing at that time with the Council but was unable to meet due to a lack of quorum. The Planning Board continued the hearing to the July 2nd meeting date (rescheduled to July 16th).

At the Planning Board hearing several people spoke in favor of the amendments; no one spoke in opposition. The Board discussed revisions proposed by the Town Planner intended to address comments made at the Council hearing by Dr. Frank Cummings of Manor Drive about the need for language requiring handicap-accessible units. Dr. Cummings said the guidance should go beyond ADA accessibility and provide for the needs of people with Ambulatory Mobility Disabilities, or “unsteady gait,” to include access to and into the housing units. Persons who use crutches, canes, walkers, braces, artificial limbs, or orthopedic shoes are included in this category. Activities that may be difficult for people with unsteady gait include walking, climbing steps or slopes, standing for extended periods of time, reaching, and fine finger manipulation.

The Planning Board voted unanimously (5-0) to recommend the proposed Comprehensive Plan amendments, and directed Town staff to work with the Chair on further revisions to Appendix IIA including:

- Add a paragraph under Section 3 – Purpose about meeting the needs of people with mobility issues, including those with an unsteady gait; and,

- Add a paragraph(s) under Section 5 – Design and Building Requirements to establish a minimum percentage (20 percent) of handicap-accessible housing units and design requirements that meet the needs of people with an unsteady gait to include special requirements, such as railings and minimization of changes in elevation, beyond the minimum ADA standards.

We have developed the following edits, as requested in the Planning Board’s motion, for consideration by the Town Council:

- **Add the following under 3. Purpose:**
 - B. Establish building and site standards that reduce or eliminate accessibility barriers for people with mobility issues, including those with an unsteady gait.
- **Add the following under 5. Design and Building Requirements, A. Minimum Requirements:**
 - ii. At least 20 percent of the units shall be ADA-accessible, to include a first-floor master bedroom and bathroom, in accordance with the guidance in *A Manual to Assist Designers and Builders in Meeting the Accessibility Requirements of the Fair Housing Act* published by HUD.
- **Add the following under 5. Design and Building Requirements, E. Buildings, ii. Porches:**
 - c. The porch decking on ADA-accessible cottage units shall be flush to the ground (no step).
- **Add the following under 5. Design and Building Requirements, E. Buildings:**
 - iii. Access to and into ADA-accessible units, including walkways, porches and the front entrance, shall include additional accommodations for people with an unsteady gait. Measures shall include the provision of railings at front and rear entryways/porches, regardless of slope.

BARRINGTON COMPREHENSIVE COMMUNITY PLAN – PROPOSED AMENDMENTS

Public Hearing: 6:30 p.m. Monday, June 3, 2019, in the Council Chamber at Town Hall, 283 County Rd.

Summary: Proposed amendments (**attached**) would add Appendix IIA: “Developer Guidance for Allin’s Cove and Former O’Bannon Mill Sites, applicable to Lots 109 and 154 on Assessor’s Plat 2. Proposed revisions to other elements in the Comprehensive Plan are proposed, in order to cross-reference the addition of Appendix IIA:

- Housing & Neighborhoods Element – pp 18 and 22
- Land Use - Page 147
- Future Land Use Map (Map LU-6) – Adding “Cottage Community” as a land use category, applied to the two parcels
- Zoning-Future Land Use Analysis Map (Map LU-7) – Identifying the two parcels as eligible for “Cottage Community” zone, subject to consistency with Appendix IIA
- Implementation element – Table 1 (p. 151), Table 9 (p. 179), Table 9A (p. 181)

Page 18 (Housing & Neighborhoods Element)

Proposed Edits:

What makes a lively community that is appealing to retiring boomers? The authors cite the following: community activity centers for seniors, close-by retail services, and small, easy-access parks for midday socializing.

The Town in 2012 took steps toward addressing these concerns through zoning amendments allowing cottage-style "Senior Residential Communities" as a special use in all residential zones and in the Neighborhood Business, Business and Limited Manufacturing zones. To date, no cottage developments have been proposed.

A larger-Other opportunities to meet the growing need for senior housing is are redevelopment of the former Zion Bible Institute campus, and development of two vacant parcels in Bay Spring. —a redevelopment site identified in a 2008 study completed for the Town and in the 2009 Comprehensive Plan as appropriate for higher density housing. Appendix II outlines the Developer Guidance for the future rezoning rezoning the property to a new zone, "Senior Residential Village." The guidance sets goals for issues such as density, historic preservation, affordability, housing type, uses, recreational space, circulation and buffers. The Town Council approved the new zone of the property in March 2016. Given the need for senior housing, the guidance has been revised to allow for the establishment of a "Senior Residential Village."

In 2017-2018, the Town hired Horsley Witten Group to conduct a zoning study of the Bay Spring Avenue corridor, as recommended in the Economic Development element of the 2015 Comprehensive Plan. As a result of the study, which included extensive public outreach, the Town in October 2017 replaced the Neighborhood Business on Bay Spring Avenue with a new zone, Residence-Business Flex, to allow for first-floor multifamily units rather than limiting them to the upper floors of a mixed-use building.

In addition, the study recommended establishing developer guidance for two key parcels in the Bay Spring Corridor — Lot 109 on Assessor's Plat 2, and Lot 154 on Assessor's Plat 2. The guidance (Appendix IIA) establishes guidelines for rezoning the two sites, including provisions for cottage-style housing, public access, and protection of environmentally sensitive land.

Page 22 (Housing & Neighborhoods Element)

Proposed Edits:

- A. Establish new senior residential community zoning at the campus of the former Zion Bible Institute site consistent with the Comprehensive Community Plan – Appendix II.
- B. Establish new zoning at the Allin's Cove and Former O'Bannon Mill Sites, as identified in the 2018 Bay Spring Corridor Zoning Study, consistent with the Appendix IIA of the Comprehensive Community Plan (as amended, 2019).
- BC. Complete a study of the market viability of the existing Zoning Ordinance Article XXX: Senior Residential Communities, and revise to enable cottage-style developments consistent with the Comprehensive Plan.
- ED. Revise Zoning Ordinances to allow for “senior-friendly” attached and detached accessory apartments on single-family lots.

Page 147 (Land Use Element)

Proposed Edits:

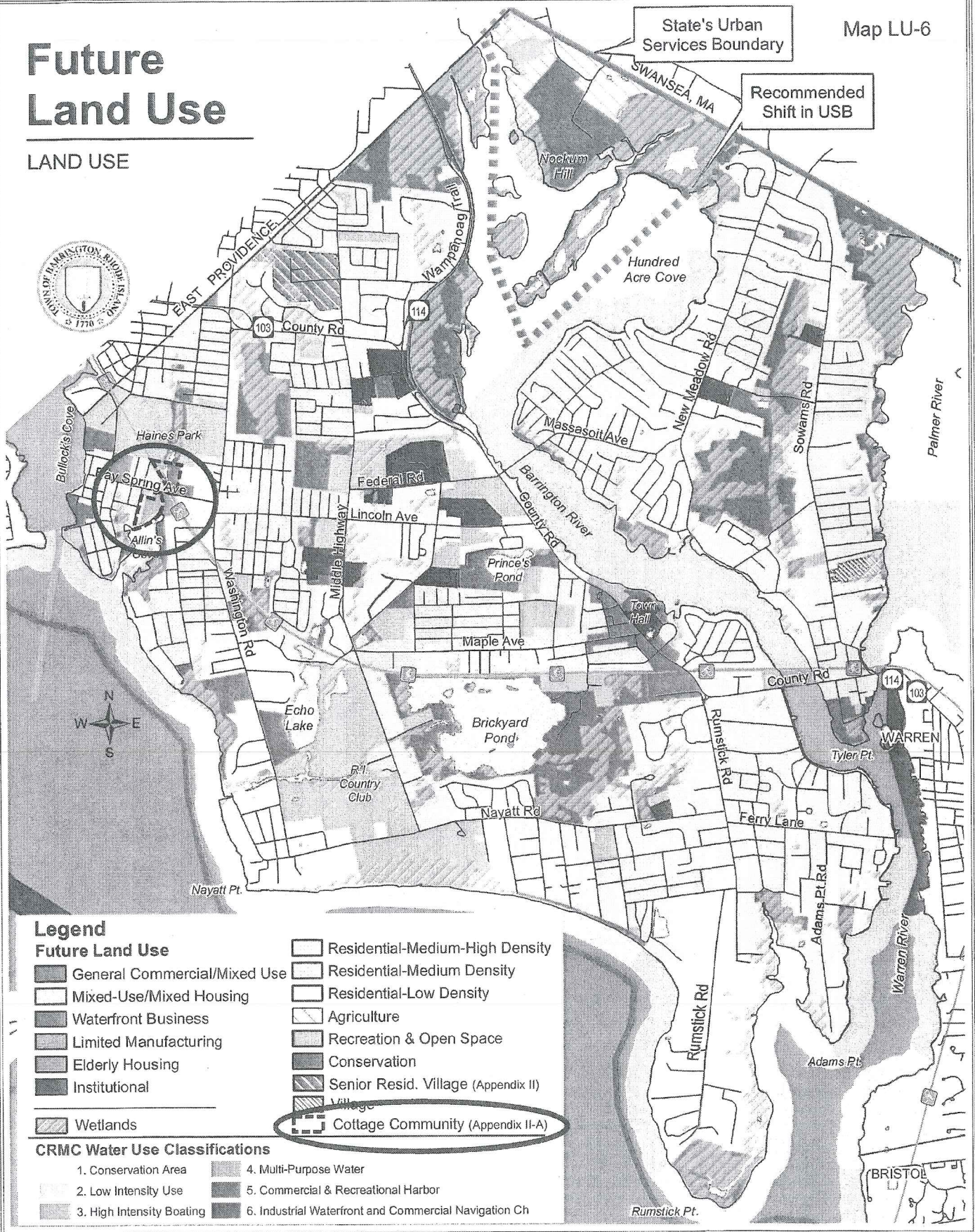
Actions

Housing & Neighborhoods

- A. Establish Senior Residential Village zone for the former Zion Bible Institute campus upon application and findings of consistency with Developer Guidance as outlined in Appendix II. [Goal HN-1, Action A]
- B. Establish new zoning at the Allin's Cove and Former O'Bannon Mill Sites, as identified in the 2018 Bay Spring Corridor Zoning Study, consistent with the Appendix IIA of the Comprehensive Community Plan (as amended, 2019). [Goal HN-2, Action B]
- ~~B~~C. Consider new residential zones to preserve community character in areas where the dimensional regulations such as minimum lot sizes are inconsistent with the existing built environment. [Goal HN-2, Action E]
- ~~E~~D. Revise Zoning Ordinance to establish one-step density increase for comprehensive permit applications. [Goal HN-3, Objective 3.2, Action A]

Future Land Use

LAND USE



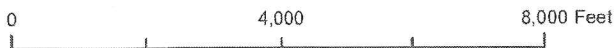
Legend

Future Land Use

- | | | | |
|--|------------------------------|--|-------------------------------------|
| | General Commercial/Mixed Use | | Residential-Medium-High Density |
| | Mixed-Use/Mixed Housing | | Residential-Medium Density |
| | Waterfront Business | | Residential-Low Density |
| | Limited Manufacturing | | Agriculture |
| | Elderly Housing | | Recreation & Open Space |
| | Institutional | | Conservation |
| | Wetlands | | Senior Resid. Village (Appendix II) |
| | | | Cottage Community (Appendix II-A) |

CRMC Water Use Classifications

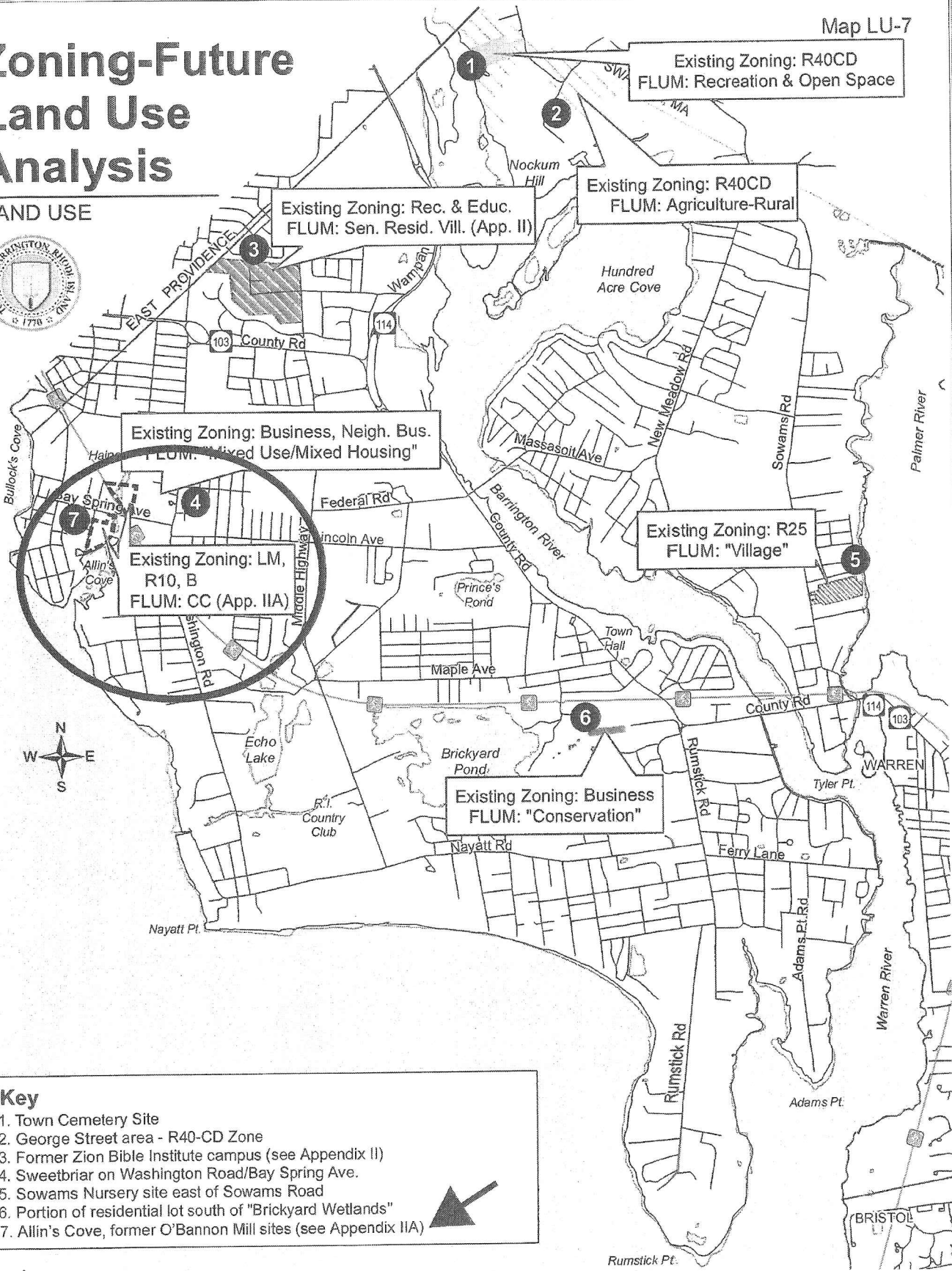
- | | | | |
|--|---------------------------|--|---|
| | 1. Conservation Area | | 4. Multi-Purpose Water |
| | 2. Low Intensity Use | | 5. Commercial & Recreational Harbor |
| | 3. High Intensity Boating | | 6. Industrial Waterfront and Commercial Navigation Ch |



SOURCE: Town GIS, Zoning Map, RIGIS data
 Comprehensive Community Plan - 2015 Update / Town of Barrington
 AMENDED (date)

Zoning-Future Land Use Analysis

LAND USE



Existing Zoning: R40CD
FLUM: Recreation & Open Space

Existing Zoning: Rec. & Educ.
FLUM: Sen. Resid. Vill. (App. II)

Existing Zoning: R40CD
FLUM: Agriculture-Rural

Existing Zoning: Business, Neigh. Bus.
FLUM: "Mixed Use/Mixed Housing"

Existing Zoning: LM,
R10, B
FLUM: CC (App. IIA)

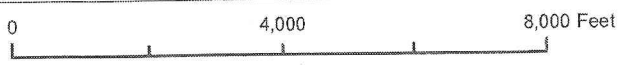
Existing Zoning: R25
FLUM: "Village"

Existing Zoning: Business
FLUM: "Conservation"



Key

1. Town Cemetery Site
2. George Street area - R40-CD Zone
3. Former Zion Bible Institute campus (see Appendix II)
4. Sweetbriar on Washington Road/Bay Spring Ave.
5. Sowams Nursery site east of Sowams Road
6. Portion of residential lot south of "Brickyard Wetlands"
7. Allin's Cove, former O'Bannon Mill sites (see Appendix IIA)



Page 181 (Implementation Element)

Proposed Edits:

Table 9A: Land Use—Zoning-Land Use Map Consistency: Schedule

Site Description (per Map LU-7)	Action	Timeframe
1. Town cemetery site	Rezone from R40-CD to OS-P	Within 12 months
2. George Street area (see also Goal LU-1, Action "I")	Rezone remaining R40-CD district to new "Agriculture-Rural" district (to be created)	Within 12 months
3. Former Zion Bible Institute site (see also Goal LU-1, Action "A")	Rezone from RE to Senior Residential Village	Subject to application by owner; anticipate within 12 months
4. Sweetbriar site	No action. Sweetbriar was approved under comprehensive permit process	No action—existing use
5. "Palmer Pointe" site	Establish new Village zone as part of Palmer Pointe review process	12 months to 2 years
6. "Business"-zoned parcel (see Goal LU-1, Action "L")	Rezone rear portion of lot from Business to Conservation	Within 12 months
7. Allin's Cove, former O'Bannon Mill sites (see also Goal LU-1, Action "B")	Rezone to Cottage Community, subject to consistency with Appendix IIA	Subject to application by owner; anticipate within 5 years

Table 1: Housing & Neighborhoods

Goals & Actions	Significance - Major Themes*						Priority / Cost	Time-frame	Responsibility (Type)
	55+	Public Housing	Disability	Recycling	High Density	Neighborhood			
Goal 1: Expand supply of senior housing to meet growing demand of retiring Baby Boomers and the needs of residents with disabilities.									
A. Establish new Senior Residential Village zoning at the former Zion Bible Institute site consistent with the Comprehensive Community Plan – Appendix II.									See Land Use Implementation table - Goal LU-1, Action A
B. Establish new zoning at the Allin’s Cove and Former O’Bannon Mill Sites, as identified in the 2018 Bay Spring Corridor Zoning Study, consistent with the Appendix IIA of the Comprehensive Community Plan (as amended, 2019).									See Land Use Implementation table - Goal LU-1, Action B
B-C. Complete a study of the market viability of the existing Zoning Ordinance Article XXX: Senior Residential Communities, and revise to enable cottage-style developments consistent with the Comprehensive Plan.							Low Priority / \$	Mid-Term	Planning Board (Program)
C-D. Revise Zoning Ordinances to allow for “senior-friendly” attached and detached accessory apartments on single-family lots.							Medium Priority / \$	Short-Term	Planning Board / Council (Program / Regulation)

*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low

Table 9: Land Use

Goals & Actions	Significance - Major Themes*						Priority / Cost	Time-frame	Responsibility (Type)
	55+	Commercial	Industrial	Recycling	Buildings	Neighborhood			
Goal LU-1: Preserve the predominant residential character, while providing open space and limited commercial, industrial and institutional land uses to serve the needs of the community.									
<i>Housing & Neighborhoods</i>									
A. Establish Senior Residential Village zone for former Zion Bible Institute campus upon application and findings of consistency with Developer Guidance as outlined in Appendix II. [Goal HN-1, Action A]	●	○	○	○	○	○	High Priority / No Cost	Short-Term [See Table 9A]	Council/ Planning Board (Regulation)
B. Establish new zoning at the Allin's Cove and Former O'Bannon Mill Sites, as identified in the 2018 Bay Spring Corridor Zoning Study, consistent with the Appendix IIA of the Comprehensive Community Plan (as	●	○	○	○	○	○	High Priority / No Cost	Short-Term [See Table 9A]	Council/ Planning Board (Regulation)
B-C. Consider new residential zones to preserve community character in areas where the dimensional regulations such as minimum lot sizes are inconsistent with the existing built environment. [Goal HN-2, Action E]						○	Low Priority / No Cost	Long-Term	Council/ Planning Board (Regulation)
C-D. Revise Zoning Ordinance to establish one-step density increase for comprehensive permit applications. [Goal HN-3, Objective 3.2, Action A]						○	Medium Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)
<i>Economic Development</i>									
D. Allow limited non-residential development in Senior Residential Village [Goal ED-3, Action A]	○	○					Medium Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)
E. Amend zoning to allow bed and breakfast inns in suitable locations with appropriate standards to protect neighborhoods from adverse impacts. [Goal ED-3, Action C]			○				Medium Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)
F. Create new zoning district, modifying the Neigh. Business or Business zone, to promote a more cohesive retail environment in the Village Center. [Goal ED-5, Action A]	●				○		Medium Priority / \$	Mid-Term	Planning Board (Program)

*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low

ADD APPENDIX IIA (NEW)

APPENDIX IIA: Developer Guidance for Allin's Cove and Former O'Bannon Mill Sites

The following is provided as guidance for potential developers of the Allin's Cove and Former O'Bannon Mill Sites, for establishment of a new zone or zones that can accommodate the vision described below. These guidelines were developed as part of the Bay Spring Avenue Study that occurred between 2016 and 2018, and included extensive public input. The guidelines provide the Town a means to evaluate development proposals, including comprehensive permit applications, and new zoning submitted for the sites.

1. Applicability

This guidance shall apply to the parcel on Adams Avenue, Assessor's Plat 2, Lot 154 (Allin's Cove site) and the parcel at 85 Bay Spring Avenue, Assessor's Plat 2, Lot 109 (Former O'Bannon Mill site).

2. Findings

- A. The Town of Barrington's Comprehensive Community Plan outlines strategies to achieve the State-mandated 10 percent low- and moderate-income housing goal, and expanding housing options for current and future residents of Barrington. The Comprehensive Plan identifies a need to provide housing for a growing senior population, workforce housing for municipal employees and other workers, and for other individuals and households seeking alternatives to single-family homes on larger lots.
- B. The two specific areas listed above under Section 1 – Applicability present an opportunity to provide alternative housing types in Barrington, such as cottages, while preserving significant open space accessible to the public.

3. Purpose

The purpose is to achieve the following:

- A. Increase diversity of housing types in Barrington, with cottage units that meet the needs of residents at varying life stages, recognizing that single-family homes in traditional subdivisions may not meet the needs of all segments of the population, especially the senior population, single-person households, and young adults.
- B. Meet the housing needs of households with a range of incomes, including 80 percent at market rate and 20 percent affordable to those with low-moderate incomes as defined by the State Low-Moderate Income Housing Law.
- C. Encourage a form of development that is more consistent with the character of existing homes in the neighborhood – generally smaller homes on smaller lots than what is allowed by current residential zoning in the Bay Spring neighborhood (R-10).
- D. Provide compact, sustainable development on developable land, and open space with a long-term conservation easement on land that has significant environmental constraints. The open space will be publicly accessible, with walking and biking paths and other public uses.
- E. Encourage walkable and bikeable neighborhoods by providing or repairing sidewalks, walking

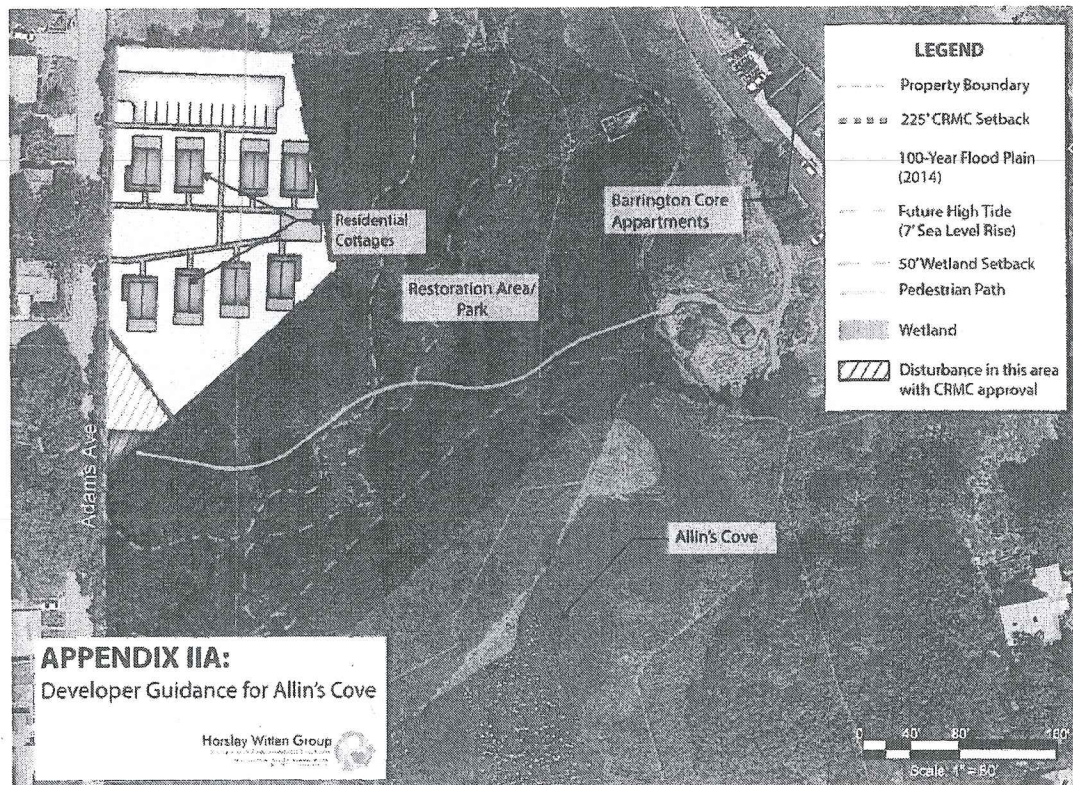
ADD APPENDIX IIA (NEW)

- and biking paths, on-street bicycle infrastructure, traffic calming measures, and connections to adjacent parks and public spaces, where feasible.
- F. Facilitate public interaction by including common areas and residential units with front porches and covered stoops, as appropriate.
- G. Reduce the emphasis of private vehicles by recessing lots and/or garages back from the facade of the structure or providing utility access to garages on rear or side alleyways or driveways, where possible.
- H. Incorporate low impact development principles into the design to reduce energy consumption for construction, operation, and maintenance; to reduce and properly manage impervious surface; and to encourage use of sustainable materials and energy sources.
- I. Encourage site and building design that accounts for not only existing floodplains and coastal features, but also anticipated impacts of future sea level rise.
- J. At the Former O'Bannon Mill site, accommodate a mix of uses along the Bay Spring Avenue frontage to assure the opportunity for businesses or community facilities that serve the local neighborhood and users of the adjacent East Bay Bike Path.

4. Definitions

For the purposes of this Appendix only, cottages that could be developed on the Allin's Cove and O'Bannon sites include single-family attached or detached units within a range of 800 to 1,200 square feet of living space, generally clustered around and fronting on common open space or a courtyard.

Figure IIA-1: Conceptual Site Plan—Allin's Cove Site



ADD APPENDIX IIA (NEW)

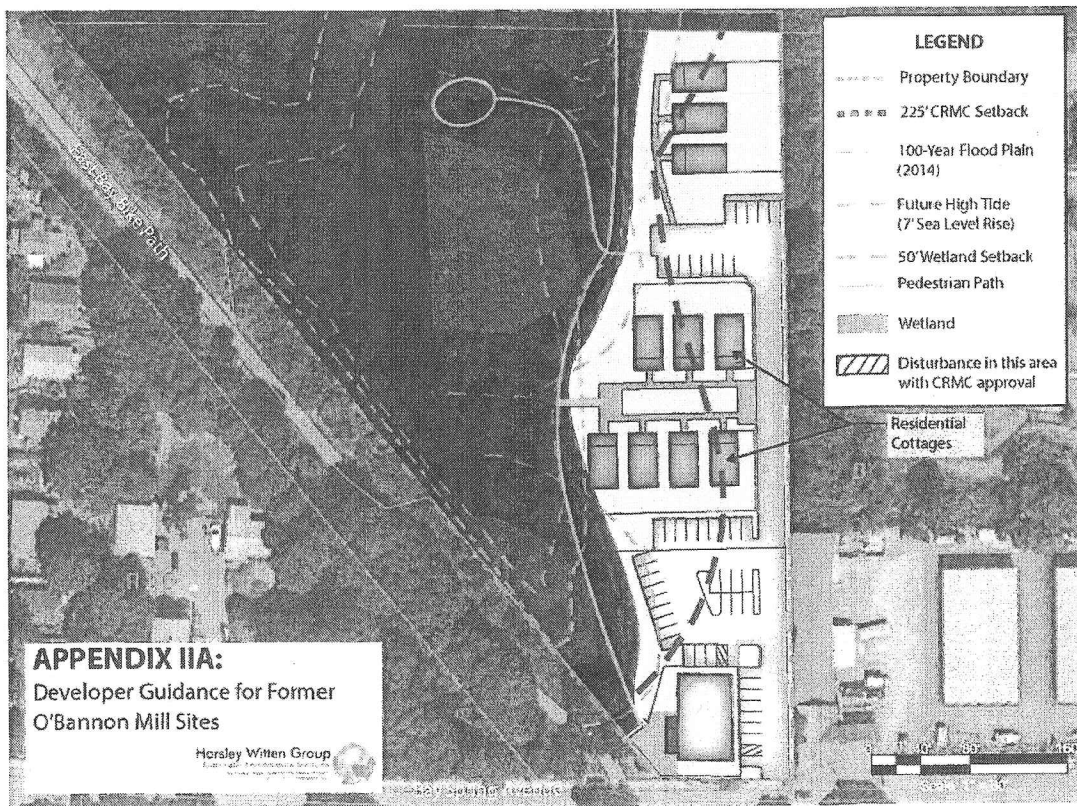
5. Design and building requirements

Design and building requirements are as follows:

A. Minimum Requirements

- i. Proposed development shall provide a minimum of **20** percent affordable units as defined in RIGL 45-53-3. The density bonus provided by the Town for projects pursued under this Developer Guidance constitutes the local subsidy, as required by State law. All affordable units shall remain affordable for at least 99 years through the use of deed restrictions or equivalent legal instrument.
- ii. Residential units shall emphasize cottage style design as defined in Section 4 – Definitions above.
- iii. Affordable housing units shall comply with Section 185-195A of the Zoning Ordinance, Design and Building Requirements, and shall:
 - Be reasonably dispersed throughout the development.
 - Be indistinguishable in appearance of quality of construction from the other units in the development.
 - Be indistinguishable in architectural style to the market rate units within the project.
- iv. Successful remediation and/or capping of any brownfields land per any decision DEM makes regarding this site.

Figure IIA-2: Conceptual Site Plan—Former O’Bannon Mill Site



ADD APPENDIX IIA (NEW)

- v. Preservation of as many native mature trees as allowed by DEM, to include a long-term maintenance plan safeguarding the health of the trees.
- vi. Removal of invasive plants to include a long-term invasive plant management plan enforceable by the Barrington Land Conservation Trust and/or the Town of Barrington.
- vii. Development of walking trails with permanent access to the public. For the Former O'Bannon Mill site, an ADA-accessible walking trail shall be constructed and maintained, providing permanent public access between Bay Spring Avenue at the East Bay Bike Path and Haines State Park.

B. Density

- i. Overall residential density shall not exceed 10 units per acre of developable land.
- ii. Developable land shall exclude:
 - a. Any land deemed unbuildable for purposes of brownfields remediation by the RI Department of Environmental Management (DEM) or for proximity to a coastal or inland water resource by the Coastal Resources Management Council (CRMC), within any limitations for measuring developable land per State law.
 - b. For the Former O'Bannon Mill site, land utilized for a non-residential use or mixed-use building and any associated parking.

C. Streets & Sidewalks

- i. Any development at the Allin's Cove site will be responsible for constructing a sidewalk, at least five feet in width, along the east side of Adams Avenue from Bay Spring Avenue to the southern end of the site. Subject to approval by the Planning Board based on recommendations from the Town's Public Works Director, the developer shall design and construct a safe crosswalk from the existing sidewalk on the north side of Bay Spring Avenue to the new sidewalk along Adams Avenue, including any striping, signage, and traffic calming measures. In lieu of the sidewalk on Adams Avenue the Planning Board, at its discretion, may require construction of new and reconstruction of existing sidewalks on Bay Spring Avenue of a length equal to that of the sidewalk that would be required on Adams Avenue.
- ii. Any development at the Former O'Bannon Mill site will be responsible for repairing the existing sidewalk in front of the site, and constructing a separated pedestrian walkway from Bay Spring Avenue to any interior development not fronting the street. Subject to approval by the Planning Board based on recommendations from the Town's Public Works Director, the developer shall design and construct an improved, safer crossing at the intersection of Bay Spring Avenue and the East Bay Bike Path, including any striping, signage, and traffic calming measures.
- iii. The Allin's Cove site will have no more than two curb cuts. The Former O'Bannon Mill site will have no more than one curb cut.

D. Streetscape/Parking

- i. Street trees shall be planted at regular intervals along public streets abutting the properties and within the interior driveway of the Former O'Bannon Mill site, consistent with the Town's Land Development and Subdivision Regulations, to define the street edge, buffer

ADD APPENDIX IIA (NEW)

- pedestrians from vehicles, and provide shade. Trees shall be located in a planting strip between the curb and sidewalk.
- ii. Utilities shall be placed underground, unless prohibited by environmental remediation standards for the site(s).
 - iii. At the Former O'Bannon Mill site, pedestrian-scale (e.g. on bollards) LED lighting shall be provided along the interior public pedestrian walkway extending from Bay Spring Avenue into Haines Park, at a minimum of 1 lux of illumination. This lighting shall be directed down and along the path.
 - iv. Off-street parking spaces shall be provided based on the minimum number of spaces required in the Town's Zoning Ordinance for specific uses.
 - v. Parking shall not overwhelm spaces between buildings. Landscaping shall be used to break up / soften parking lots where provided.
 - vi. Cut-off LED lighting fixtures within parking areas, directed downward so as not to spill into the sky or neighboring properties, shall be required. Such lighting will be at a minimum of 3 lux of illumination, on poles no taller than 18 feet.

E. Buildings

The following building standards shall apply, subject to findings of consistency by the Technical Review Committee:

- i. **Variety in Residential Cottage Design.** The same combination of building elements, features, and treatments shall not be repeated on individual dwelling units for more than twenty (20) percent of the total dwelling units in a cottage housing development. Dwelling units with the same combination of features and treatments shall not be located adjacent to each other. At a minimum, variation in general architectural elevation and size is required. In addition, a minimum of four (4) of the following building elements, features, and treatments shall be provided in a manner that creates visual variety between adjacent structures and within any clusters of cottage units:
 - a. Variation in roof or building colors and materials, such as brick, stone or other masonry as accents (vinyl or cementitious finish materials are prohibited)
 - b. Varying roof shapes or gables between adjacent structures
 - c. Windows with visible trim and mullions
 - d. Roof brackets
 - e. Dormers
 - f. Fascia boards
 - g. Bay windows
 - h. Entry enhancement such as a well detailed door (multi-panel or glass insert), window adjacent to front door, or roof extension
 - i. Trellis
 - j. Modulation
 - k. Chimney (visible on the exterior of the house)
- ii. **Porches**
 - a. Cottage housing units shall have a covered porch over the primary entrance at least sixty (60) square feet in size with a minimum depth of eight feet on any side.
 - b. Cottage housing units shall have the covered porches of the main entry oriented to the common open space or the public street right of way as applicable.

ADD APPENDIX IIA (NEW)

- iii. Non-Residential Building Design—Former O'Bannon Mill site. Any non-residential or mixed-use building fronting Bay Spring Avenue shall comply with *Sec. 200-86 - Performance Standards, A. Building standards* in the Town's Land Development and Subdivision Regulations. If the building is not built to the front lot line, any front yard area will be landscaped and will not be used for parking or otherwise be paved. Hardscape elements for pedestrians are allowed.

F. Site Planning

- i. Green building / sustainable principles shall be incorporated in site design.
- ii. Stormwater shall be managed in accordance with low impact design standards, consistent with the Rhode Island Stormwater Manual.

G. Other

- i. For both sites, the property owner or a homeowner's association shall maintain common areas such as parks, trails, lawns, and private roadways.
- ii. For any land held under a conservation easement, such easement shall identify the party or parties responsible for the long term maintenance and environmental conditions of the site.

6. Dimensional Regulations

A. For Residential Cottages

- i. Cottage units may be developed on separate lots, a single lot, or a combination thereof.
- ii. No detached accessory buildings shall be allowed except as facilities such as storage sheds, garages, utility structures, or similar common facilities.
- iii. Dwelling units shall be separated by a minimum of ten (10) feet from the side edge of one building to another. Where attached architectural features such as eaves, window bays, bulkheads, etc. project into the space between residences, the ten (10) foot separation shall be measured from the outside edge of these features.
- iv. Dwelling units not abutting or oriented towards a right-of-way shall have a front yard oriented towards common open space.
- v. The distance between the front building edge and the right of way or the edge of the common space shall be at least fifteen (15) feet.
- vi. The building height for all structures shall not exceed twenty-five (25) feet.
- vii. Accessory apartment units are not allowed.

B. For Non-Residential and Mixed-Use Buildings on the Former O'Bannon Mill Site

- i. Consider the dimensional standards of the Residence-Business Flex zoning district.

LEGAL NOTICE

TOWN OF BARRINGTON NOTICE OF JOINT PUBLIC HEARING: COMPREHENSIVE COMMUNITY PLAN AMENDMENTS

Notice is hereby given pursuant to R.I. General Laws 45-22.2-8, that a public hearing will be held to receive public input on proposed revisions to the Town's Comprehensive Community Plan related to the establishment of "Developer Guidance" for evaluating rezoning or comprehensive permit applications proposed for Assessor's Plat 2, Lot 109 (Bay Spring Ave – former O'Bannon Mill site) and Assessor's Plat 2, Lot 154 (Adams Ave/Bay Spring Ave – Allin's Cove site). The guidance (Appendix IIA) establishes guidelines for rezoning the two sites, including provisions for cottage-style housing, public access, and protection of environmentally sensitive land.

The Planning Board and Town Council will hold a joint public hearing on **Monday, June 3, 2019 at 6:30 p.m.** in the Council Chamber of Town Hall, 283 County Road. The Planning Board and the Council will convene a joint session for the purpose of discussing and approving proposed Comprehensive Plan amendments.

All interested parties may review and examine a copy of the proposed Comprehensive Plan revisions at the Barrington Town Clerk's Office during Town Hall office hours Monday through Friday and at the Barrington Public Library during regular library hours. The proposed amendments also can be obtained from the Town's website at <http://barrington.ri.gov/departments/planning.php>

At the public hearing, opportunity shall be given to all persons interested to be heard upon the matter of the proposed Comprehensive Plan. The plan may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any such alteration or amendment must be presented for comment in the course of said hearing. The public hearing may be continued during the course of the meeting without further advertising.

The Comprehensive Plan amendments proposed shall become effective for the purpose of conforming municipal land use decisions and for the purpose of being transmitted to the Director of Administration of the State of Rhode Island when they have been approved by the Town Council and Planning Board. These proposed amendments shall not become effective for the purposes of guiding state agency actions until they have been approved by the State of Rhode Island.

Individuals requesting interpreter services for the hearing impaired must notify the Town Clerk's Office at 401-247-1900 x306, 72 hours in advance of the hearing date.

By order of the Barrington Town Council
Meredith DeSisto, Town Clerk

From: Philip Hervey <PHervey@barrington.ri.gov>
Sent: Thursday, May 30, 2019 2:47 PM
To: Merrie DeSisto <MDeSisto@barrington.ri.gov>
Cc: James Cunha <JCunha@barrington.ri.gov>
Subject: FW: Accessibility in Proposed Cottages

Comment re- Monday's public hearing on the Comprehensive Plan amendments.

From: FRANCIS CUMMINGS [<mailto:fcumming@verizon.net>]
Sent: Tuesday, May 28, 2019 2:05 PM
To: Philip Hervey
Subject: Accessibility in Proposed Cottages

Barrington Planning Board Members:

I am writing to encourage Planning Board Members to review critically the needs of disabled and frail elder residents, who are often unsteady on their feet. I only see "ADA..." referred to once in the Minutes of the Meetings and Power Point Presentation available on the Town Website, and there is a photo of a house with 5 entrance steps under the section labelled "Dimensional Non-Conformity" that clearly would not be accessible. Even under Draft Comp Plan Appendix, Definition of "Cottage", the photo shows 3 low steps entering a small home, but this would also be hazardous to some without a banister or hand rails for support. The earlier examples of potential dwellings shown with the public Survey last year had both accessible and clearly non-accessible dwellings for disabled and frail elders. Thank you for giving this issue serious consideration as you develop plans for future housing in Barrington, so it is accessible to all of its residents.

Respectfully,

Frank J. Cummings, MD
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