

1.0 INTRODUCTION

1.1 What is the Tiverton Comprehensive Community Plan?

The Tiverton Comprehensive Community Plan is a long-range guide to the physical development and preservation of the Town of Tiverton, Rhode Island. It is intended as a framework for accomplishing community aspirations and intentions. It states goals and objectives and recommends courses of action in the areas of natural and cultural resources, land use, housing, services and facilities, open space and recreation, circulation and economic development. Taken in its entirety, the ~~original~~ Comprehensive Community Plan presents a vision for the future of the ~~town~~community, an advisory policy guide, and an agenda for future actions by the ~~town~~Town and its citizens. When reviewing development proposals, considering amendments to the ~~town~~Town's ~~Z~~zoning ~~O~~Ordinance and ~~S~~ubdivision ~~R~~egulations, and making policy decisions that affect land use and development, ~~town~~Town officials rely on the ~~Comprehensive P~~plan to guide their actions.

The original Tiverton Comprehensive Community Plan was prepared in the 1990's and received approval from the Statewide Planning Program of the RI Department of Administration on July 14, 1997. State law governing local comprehensive plans now mandates that each community undergo a review and update of its plan every ten years.

This ~~2017-2018 P~~plan represents a major update of the 2009 Tiverton Comprehensive Plan. Each chapter was examined in detail and updated according to new Census and other data. All objectives and policies were reviewed, and if necessary modified or removed to reflect changes in circumstances since the last update. Many objectives and policies were added in response to new issues. It is the ~~town~~Town's intent to have the plan be a flexible document which evolves over time, but remains as the policy document which expresses the ~~town~~Town's most fundamental goal – to preserve Tiverton's character (See Section 4.1), scenic beauty and high quality of life.



Tiverton is defined by its small town character

1.2 The 2017~~8~~ Plan Update Process

This Comprehensive Plan was prepared under the 1988 state enabling statute related to land use planning (RIGL Title 45, Chapter 22). This law stipulates the plan's format and content, and requires community participation in the planning process.



Citizens and volunteer board members work to plan Tiverton's future.

The 2017-2018 update was initiated by the Town Council in late 2013 with the appointment of a 13-member Comprehensive Plan Advisory Committee (CPAC) representing the general public, ~~town~~Town boards and commissions and ~~town~~Town officials and chaired by Planning Board Chair Steven Hughes. A grant was secured to fund the services of The Cecil Group, a Boston-based professional planning firm. Two well-attended open forums were conducted on June 11 and 14, 2014 where the general public expressed their views regarding the content and policy substance of the updated Plan.

Subsequently, CPAC established smaller working groups to update and improve specific elements based on public input. About 12 CPAC plenary sessions and many more working group meetings were conducted between 2014 and 2015. Updated draft Elements were then forwarded to the Planning Board for review and improvement.

The Draft pPlan was submitted to Statewide Planning in 2016 for informal review and comments. The State provided written comments to the Town in November of 2016 with required and recommended edits to the 2016 Draft Tiverton Comprehensive Plan in order to meet State standards for local comprehensive plans and consistency with State Guide Plans. In May of 2017, the Town hired AB Planning + Mapping to assist the Town in addressing the State comments.

Following a public hearing on July 27, 2017, the Planning Board recommended adoption of the 2017 Draft Comprehensive Plan to the Town Council. A public hearing was held on the Plan before the Town Council on January 10, January 20, February 10, February 13, and April 9 of

2018 and the Town Council adopted the 2017-2018 Comprehensive Plan on [REDACTED]. Following local adoption, the Tiverton 2017-2018 Comprehensive Plan was submitted to the State for formal review and approval.



The Tiverton Planning Board



The Comprehensive Community Plan aims to conserve natural features while accommodating future growth.

2.0 PLANNING BACKGROUND

2.1 Development History

Tiverton's identity is derived from the interplay of its history, unique natural features and growth from a farming and waterfront community to include a series of residential and commercial villages.

The Pocasset Indians settled the prime areas of Tiverton for farming and shell-fishing along the Sakonnet River at Nanaquaket, Puncateest and Seapowet. Puncateest, Nanaquaket and Main Roads follow old Indian trails, and many later roads were named after farmsteads, natural features and commercial villages. A few roadways form historic crossroads such as Bliss Four Corners and Tiverton Four Corners, another small town quality that gives Tiverton an identity of its own. Along the shoreline, each inlet and peninsula has a place in history.

Stone Bridge derived its name from the old stone bridge that crossed the narrows, the remains of which now form a breakwater that protects the Sakonnet River Basin. Before the bridge, this served as a ferry crossing, with a post office, blacksmith shop, a store, stables, and a tavern. Historic elements remaining in this area are the Portsmouth commercial fishing docks which serve the local fleet of shell-fishermen and commercial fisherman; marinas on Riverside Drive between the Sakonnet Bridge and Grinnell's Beach; and many historic homes. The Stone Bridge Inn, located on Main Road across from the bridge, once a hotel and theater, was demolished in 2000 and replaced with a small commercial plaza. The Newport and Old Colony Railroad Bridge, inoperative for many years, was dismantled as part of the Sakonnet River Bridge relocation project (see Circulation Chapter 8.0).

Tiverton developed as a series of small hamlets along the waterfront and in inland areas based on farming and fishing. ~~Many captain's houses from whaling days are found here and a~~ A great architectural legacy of ~~colonial~~ Colonial and ~~federal~~ Federal era homes and estates are found along Puncateest, Nanaquaket, Highland and Main Roads including many surviving whaling captain's houses. Many roadways in ~~the town~~ Tiverton are lined by stone fences from historic farms. The hamlets centered around churches adjoined by cemeteries, schoolhouses and commercial establishments such as taverns, general stores and mills. These villages included a sawmill and grist mill, later replaced by a cotton and a woolen ~~factory~~ mill and a general store at Eagleville; a stone church on Stone Church Road; shipbuilding, fish factories, and store at Bridgeport; a saw and gristmill, later replaced by a thread mill and ice house at Sin and Flesh Brook by The Gut; a stagecoach tavern, cider mill, post office and a general store at Bliss Four Corners; a windmill and tavern at Tiverton Four Corners, later followed by a church, a store, blacksmith shop, wheelwright shop, post office, grist mill and library; and an ice house-saw mill and grist mill at Nonquit Pond. Later development grew up around major thoroughfares and the crossroads areas began to lose their distinctive character.

The spine of Tiverton has always been Main Road, which runs along a natural ridgeline that follows the coast from Fall River to Little Compton. These two ends of Tiverton share some of the characteristics of the adjacent towns. To the north, Tiverton is more urbanized, with a history associated with the Bourne and Eagleville Mills where housing was originally constructed for mill

workers. Stafford Pond was part of a water system to power these and other mills in Fall River. Indeed, Fall River still retains water rights to the pond stemming from the mill era. Moving southward toward Little Compton, Tiverton becomes less developed and more rural in character.



Tiverton has a great architectural heritage

After World War II, north Tiverton began to suburbanize. Homes were constructed with Veterans Housing Administration financed mortgages ~~and~~, summer bungalows developed around Stafford Pond and at High Hill in south Tiverton. The 1970's ~~era~~ saw the conversion of farms into residential subdivisions and the construction of major public works, such as the Tiverton High School, Tiverton Middle School and the Tiverton Police Station.

The early 1990's ~~were~~ was a period of moderate residential growth with little change in the rural character and scenic beauty of Tiverton. Through a coalition of private fund-raising and a consortium of public and private agencies (RI Department of Environmental Management, Newport Water Authority, Audubon Society through the Federal Wildlife Protection Act, Nature Conservancy, Tiverton Land Trust and Tiverton Open Space Committee), Matta Farm was acquired as permanent open space, and is now known as Pardon Gray Preserve.

In the late 1990's, the ~~town~~ Town also took advantage of a ~~state~~ State law allowing a portion of the real estate transfer tax to be set aside in a fund used to purchase open space, if the voters of the given town or city approve. By the time the new century began, the ~~town's~~ Tiverton's scenic and rural qualities, much of it related to its success in open space preservation, in combination with low land prices as compared to other Rhode Island communities, made it very attractive for residential development. ~~Tiverton began to experience strong development pressure, which has continued through the time of the 2015 comprehensive plan update.~~

The waterfront continues to be important to the community. The fishing docks near the Nanaquaket Bridge and along Riverside Drive and Main Road are still home base to commercial fishermen and shell fishermen. The Stone Bridge Committee, made up of representatives from various groups and commissions, focuses on physical improvements to the area, including administration of a Rhode Island ~~State~~ Department of Transportation grant in 2004 to design improvements to the aesthetics and functioning of Main Road and the waterfront from Riverside Drive south to Stone Bridge including the Stone Bridge abutment.



Tiverton's active waterfront

2.2 Regional and Local Context

The Town of Tiverton is part of the East Bay area of Rhode Island ~~and~~. ~~The town~~ borders the farming community of Westport, Massachusetts to the east and bucolic Little Compton, Rhode Island to its south. To the north lies the historic mill City of Fall River, Massachusetts. Its western boundary is formed by the Sakonnet River and Mount Hope Bay. Across the Sakonnet River is Aquidneck Island, which exerts major economic influence on the region through its defense and tourism industries.

Route 24, with three interchanges in the northern portion of Tiverton, connects with Route 195 to the north and the Mount Hope Bridge to the west and Newport to the south. Tiverton is approximately 25 miles from the City of Providence, 15 miles from Newport, 25 miles from New Bedford to the east, and 55 miles from Boston to the north. Route 195 is a major highway that serves Cape Cod and southeastern Massachusetts.

Figure 2-1 shows the local and regional context of the ~~T~~town. This location, on the expanding edge of a major population center, has contributed to Tiverton's evolution from a community of farming and fishing, to a suburban residential area with regional recreational resources. Development within ~~the town~~ Tiverton has been shaped by this regional location, with areas of denser development spreading from Fall River to the north. South Tiverton has been essentially

rural in character, although residential subdivisions have begun to suburbanize this part of ~~town~~Tiverton.

The scenic rural character and beaches of southern Tiverton and Little Compton are a destination for day-trippers during the summer months. The attraction of south Tiverton and Little Compton as a recreation location is likely to continue. As a residential location, Tiverton offers many advantages. The natural beauty of its shoreline, its rural and historic character, the availability of land, the relative affordability of housing as compared to the Boston regional market, and the proximity to employment centers within the region contribute to this attractiveness. By the late 1990's and early 2000's Tiverton was experiencing strong residential growth in the form of new subdivisions and major housing projects (see Land Use Chapter). The recession beginning in ~~2009~~2007 brought a halt to this development aided by the ~~state's~~State's tolling of all building permits. Tolling automatically extended the expiration date for ~~state~~State and local permits, allowing developers to retain valid approvals without commencing construction.

Southeastern Massachusetts and Rhode Island benefited from great economic growth in the 1980's. Defense industries in Portsmouth, Middletown and Newport, and the military installations in Newport and Middletown, have contributed to past economic surges. The future regional economic picture, which would contribute to additional growth in Tiverton, is strong; the town is ~~now~~ part of a regional marketplace located on a major trading corridor. ~~New York, Providence, Boston and Cape Cod are built out, and developers, particularly retail developers, are looking for places to expand. In comparison with major cities in the region, land costs are less in Tiverton, has inexpensive and available land, and a~~ This factor along with available land and convenient access to nearby metropolitan areas and major markets by way of Route 24, ~~to make it a regional attraction~~make Tiverton a desirable location for businesses. These development pressures, along with the needs and desires of ~~town~~ residents, will determine the extent and type of future commercial and industrial development. The overly burdened residential tax base is in need of help and the ~~town~~Town will continue to look for answers in the form of responsible commercial and industrial growth. In response, the town must have clear guidelines in the Comprehensive Community Plan, and in its accompanying zoning ordinance and subdivision regulations, to manage this growth so that the historic small town character of ~~the town~~Tiverton is not lost.

2.3 Population Trends and Characteristics

According to the 2010 Census, Tiverton's population is 15,780; this is an increase of 3.4 percent from the 2000 population of 15,260. As seen in Table 2-1, which shows the Census counts from 1960 to 2010, a period in which the population nearly doubled, Tiverton experienced its greatest population growth in the decade 1950-1960, when population increased by almost 70 percent. This was a trend typical of communities in the post-World War II years. In the decades after 1960, growth slowed, but continued at decreasing rates throughout the following decades.

TABLE 2-1: Population Trends, 1950-2010

Tiverton												
1950	1960	Change	1970	Change	1980	Change	1990	Change	2000	Change	2010	Change
5,659	9,461	+67%	12,559	+33%	13,526	+7.7%	14,321	+5.9%	15,260	+6.6%	15,780	+3.4%
Newport County												
1950	1960	Change	1970	Change	1980	Change	1990	Change	2000	Change	2010	Change
60,807	81,405	+34%	94,228	+16%	81,383	-13.6%	87,194	+7.1%	85,433	-2.0%	82,888	-3.0%

Source: U.S. Census

Tiverton's growth since 1970 has been moderate compared to the dramatic changes experienced by its surrounding communities. Newport and Middletown have been impacted by large fluctuations in military personnel. Newport has consistently lost population since 1960, most significantly between 1960 and 1980 (nearly 18,000 persons, or 40 percent% of its population). Middletown also experienced a significant loss between 1970 and 1980, which was offset somewhat by growth between 1980 and 1990, but like Newport, lost population in the most recent decades (back to 1980 levels). The loss of population in these two communities explains why there is-was a net loss in the county of 2 percent% in 2000 and 3 percent in 2010 despite growth in the other towns. Like Tiverton, Middletown and Portsmouth, and to a lesser degree Little Compton, are experiencing residential subdivision activity; this means that countywide, while urban units are being lost, suburban units are being added.

Population Projections

Population projections prepared by the Rhode Island Statewide Planning Program in 2013 up to the year 2040 predict that Tiverton's growth will continue slowly, only about 8 percent over a 30-year period. By 2020 the population is expected to grow to 16,043; and by 2035 it is expected to reach 16,906.

Age Characteristics

According to the 2010 Census, the median age for Tiverton residents is 46.2 years. In 1990 it was calculated at 37.2 years, in 1980, 33.6 years, indicating a gradual aging trend. Between 2000 and 2010 Tiverton lost population in the age group between 15 and 34 years, the dominant age group is between 25 and 54 years, which makes up 44.6 percent of the total population. The number of school age children is also decreasing, as a percentage as well as in total numbers. In 2000, the two cohorts making up the age group between 5 and 14 years represented 13.1 percent of the population; in 2010 they were 11.1 percent.

About 19.4 percent of the total population is age 65 or older; in 2000, it was 16.5 percent. While this does not seem significant as an increase in overall percentage of population, the actual total number of persons in this age bracket increased by 22.7 percent between 1990 and 2000 as compared to the overall population increase of 6.6 percent.

These figures show that if Tiverton did not experience the out-migration of young adults, it would expect a higher rate of overall population growth. Also worth noting is that over time the older residents become greater components of the population, which reflects the fact that not only are families smaller, but people are living longer. Because the growth in the oldest residents will likely continue to outpace that of the youngest, in the future there will be more focus on the housing and service needs of an older population.

Household Characteristics

Declining household size is the second major national trend clearly reflected in Tiverton. The Town's average number of persons per household declined from 2.69 in 1990 to 2.51 in 2000, and declined again to 2.35 in 2010. In 2010, the Census counted 6,684 households, up from 6,077 in 2000. Note: the number of households varies from the number of household units counted in the Census (see Housing Chapter) because of a number of vacant and seasonal or recreational units.

Income

The 2008-2012 American Community Survey (U.S. Census) shows that Tiverton's median household income is \$68,706; while this compares favorably with the ~~state~~ State's median income of \$54,900, it is the lowest median income of all the communities in Newport County with the exception of the City of Newport (\$57,690). Little Compton, Portsmouth, Middletown and Jamestown all have somewhat higher median incomes, with Little Compton's being the highest at \$91,319. A discussion of median income and how it relates to the cost of housing is contained in the Housing Chapter.

The 2010 Census also shows an individual poverty rate of 6.3 percent (increased from the 4.5 percent level of 2000). This again compares favorably with the overall ~~state~~ State poverty rate of 12.2 percent and Newport's, which is high at 10.2 percent, as well as Middletown's, which is 7.5 percent (Little Compton's is very low at 2.9 percent%).

TABLE 2-2: Median Household Income

Town	1980 Median Income	1990 Median Income	2000 Median Income	2008-2012 Median Income
Tiverton	\$19,678	\$36,170	\$49,977	\$68,706
Little Compton	\$21,130	\$41,187	\$55,368	\$91,319
Portsmouth	\$21,539	\$42,474	\$58,835	\$73,308
Rhode Island	\$19,440	\$32,181	\$42,090	\$54,900

Source: U.S. Census/ACS

Educational Attainment

About 86.1 percent of residents aged 25 years or older ~~were~~ are high school ~~graduated~~ graduates, as measured by the 2010 Census (up from 79.5 percent as measured by the 2000 Census), with 29.9 percent obtaining a bachelor’s degree or higher (up from 24 percent as measured by the 2000 Census). This is roughly equivalent to the educational attainment measured for the ~~state~~ State as a whole. (Statewide: 83.7 ~~percent~~ % had ~~graduated~~ high school diplomas and 30.3 ~~percent~~ % obtained a bachelor’s degree or higher.) However, the other Newport County communities all have significantly higher rates of educational attainment, including Newport (90.3 percent with a high school degree and 48.2 percent with a college degree, respectively).

Employment

According to the 2010 Census, Tiverton's labor force was comprised of 8,283 persons. The majority of Tiverton residents find their employment opportunities within the State of Rhode Island. In 2010, 68.4 ~~%~~ percent of Tiverton residents were employed within the State of Rhode Island, compared with 54.8 ~~%~~ percent in 2000. While the people of Tiverton seem generally content to work outside of town, there is interest in encouraging small businesses and commercial and industrial development to improve the tax base and create employment opportunities.

TABLE 2-3: Employment Characteristics – 2010 Census

Town of Tiverton	Percent
Agriculture	0.2%
Information Industry	2.0%
Transportation, Warehouse & Utilities	3.2%
Public Administration	4.1%
“Other” Industries	5.0%
Construction	6.0%
Arts & Entertainment	7.1%
Finance, Real Estate & Insurance	8.6%
Manufacturing	12.7%
Professional, Scientific & Waste	12.8%
Wholesale & Retail	14.5%
Education, Health & Social Services	23.8%

3.0 PLANNING CONCEPT

3.1 The Nature of Tiverton: Issues and Opportunities

~~Tiverton is in a time of change, more today than ever before in its history. Tiverton's residents are also changing from a population with deep roots in the community, whose livelihoods were based on fishing and farming, to a growing newly arrived population whose jobs take them outside the town. Residential and commercial development pressures the remaining undeveloped land and historic buildings.~~

Tiverton faces a number of development issues, many of which were identified in the ~~comprehensive~~ Comprehensive community Plan workshops. Some of these concern the day-to-day operation of the ~~town~~ Town. Others have to do with the basic structure of land use and future physical development. The Comprehensive Community Plan focuses on those issues, as well as opportunities that relate to the present and future character, and the improvement of the community and its resources.

The special character of Tiverton is derived from the interrelationship among the basic functions and unique qualities of the community, consisting of a unique natural environment, and waterfront ~~town~~ location, a-established residential ~~community-neighborhoods and historic villages~~, and a location available land for commercial and industrial opportunities. This special character forms the conceptual basis for the Comprehensive Community Plan. These are the aspects of the town that will continue into the future and should be reinforced through this planning effort.

A Unique Environment

The location of the town, its historical development, and the quality of its natural features are unique factors of Tiverton ~~today and will affect the character of Tiverton that should be preserved tomorrow.~~ The conservation-protection of those the town's natural and historic features is crucial to retaining the character of the community. ~~if Tiverton is to maintain its integrity and avoid becoming a faceless suburb.~~

The following are the major issues and opportunities that constitute this unique environment:

- **Ground and Surface Water:** Since the lifeblood of the community, the drinking water supply, comes from resources within the town, the protection of those resources is of crucial importance. Stafford Pond, Tiverton's only public water resource, faces continuing contamination threat from failed septic systems, road runoff and recreational use. Both the quality of the current supply and the potential future water requirements should be protected. Both Stafford Pond and Nonquit Pond, serving the City of Newport, are now being monitored by the Environmental Protection Agency's (EPA) Total Maximum Daily Load (TMDL) program for nitrogen and phosphorus. The protection of Tiverton's groundwater, especially in areas served by drinking water wells, is also vitally important. The administrative structure of existing water districts, and the ownership and use of watershed land are also issues. The need to continue a public education program on environmental protection has been identified as crucial in dealing with these issues, as are

specific steps such as a program for the inspection and maintenance of septic systems within the watersheds.

- Wetlands: Wetlands play an important role in the community for flood control, water storage, groundwater replenishment and wildlife habitat. They are among the predominant natural features of the town, and monitoring the enforcement of existing wetlands protection regulations and impacts related to sea level rise is an important concern.



Stafford Pond

- Solid Waste Management: ~~Although the town landfill solves the immediate problem of solid waste disposal, the town must consider future alternatives.~~ A committee appointed by the Town Council has assisted in extending the life of the landfill by decreasing the volume of waste through implementation of a ~~“pay as you throw”~~ Pay As You Throw program and increased recycling through a “no bin, no barrel” program. Although the lifespan of the landfill ~~has been~~ was extended, ~~the closure process has begun which will require a significant amount of funding and identification of an alternative permanent solution~~ additional funding for closure will be required. Other abandoned waste disposal sites in ~~Town~~ Tiverton, such as the Firestone Dump on Brayton Road, have been identified as possible Super Fund cleanup sites.
- Visual Quality: The visual quality of Tiverton is the heart of its character and charm. Each area of Tiverton possesses its own unique flavor, which should be echoed in both new development and redevelopment. The eclectic architecture of Tiverton should be celebrated and complemented through new development exhibiting unique, high quality design.
- Open Space/Farmland: Protected open space ~~and farmland adds~~ contributes to the ~~scenic and rural~~ character of the ~~town~~ community. Additional parks and other open areas are

needed in developed portions of ~~Town-town~~ such as ~~north-North~~ Tiverton. Farmland is a special open space resource with both aesthetic and economic value to the town.



Farms and fields contribute to Tiverton's unique environment

- **Historic and Scenic Character:** Tiverton's historic buildings and waterfront areas contribute to the town's character and encourage tourism and the businesses that serve visitors. Old buildings are particularly vulnerable to loss, yet the ~~T~~town has neither a regulatory nor an advisory mechanism for their preservation. In the absence of ~~historie~~ ~~Historic district-District zoning~~ ~~Zoning~~, a Historical Preservation Advisory Board has been formed.

Many areas of Tiverton have a particular scenic quality derived from the rural landscape, such as mature trees, stone walls and rural roadways. The protection of these elements is a concern. These irreplaceable resources should be identified and protected. Views from heights of land to the waterfront are particularly attractive and should be protected and incorporated in future development.



Main Road along Nannaquaket Pond/Sakonnet River views

- **Recreational Resources:** While the town has several parks and recreation areas, many of these have the potential to be further developed and utilized. Small play areas should be located within areas of denser development. There should be walking paths to link these resources to the residential community. There are some extensive trails systems, including those in Fort Barton, Weetamoo Woods and Pardon Gray Preserve, and there have been some efforts to develop safe bikeways in town. Those efforts are ongoing. Tiverton has two public beaches used by residents and non-residents extensively during the summer season.





A Waterfront Town

As a waterfront community, Tiverton has special problems and opportunities. The waterfront serves sometimes conflicting economic, recreational, environmental, commercial and historic functions. There are threats to the waterfront's character, including environmental degradation from a lack of enforcement of existing regulations and natural hazards and climate change.

Tiverton's waterfront consists of: the scenic coastal bluffs and beaches along the Sakonnet River; the coastal marshes and ponds, such as Fogland, Seapowet, Nanaquaket, Nonquit, the harbor basin at Stone Bridge and Bridgeport. It also includes the residentially developed shoreline of Mount Hope Bay in the northern part of town and the industrial fuel depot located ~~in~~ at the State line.

The scenic, natural coastline is a crucial element of Tiverton's character. The combination of beaches, shellfish beds and fishing areas, salt marshes and ponds serve to maintain the natural balance and function as a natural, recreational and economic resource for the town. The water quality of the Sakonnet River and Mount Hope Bay is a regional concern.

The Tiverton Basin, located between the Stone Bridge abutment and the Sakonnet River Bridge is a very special resource. The area functions as a beach, mooring and dock sites, fishing grounds and a visual resource to the community. The ~~basin's~~ Basin's marinas have historically served as the main access to the water. To enable these uses to coexist, the ~~town~~ Town has prepared a Harbor

Management Plan. The Plan identifies the urgent need to protect the ~~basin~~ Basin by reinforcing the Stone Bridge abutment in a visually attractive manner.

The Rhode Island Department of Transportation has been working with the Town to develop construction plans to rehabilitate the Stone Bridge abutment. The renovation project has encountered obstacles that have further delayed the 2016 anticipated funding to the Town. The Town will continue working with RIDOT to secure funding and move forward with the project.

The waterfront and its adjoining area at Stone Bridge could be ~~revitalized and enhanced by promoting a mix of uses including small scale commercial~~ better utilized by both small commercial and mixed use. The future public sewer improvements for the Riverside Drive Area, Stone Bridge to Schooner Drive, will help promote mechanisms to encourage small business opportunities. The ~~town~~ Town has purchased the old gas station property, adjacent to Grinnell's Beach and the Grinnell's Beach Improvement Committee has developed a redevelopment plan for the area. The plans include expansion of the beach and construction of a seaside pavilion. The Town has received a substantial amount of grant funding from RIDEM, the Rhode Island Foundation and CRMC, as well as private donations, to implement the \$500,000 project. As of 2018, the project is under construction. Construction is anticipated summer of 2017.



Fogland Beach is a popular site for swimming, fishing and boating

A Residential Community

Tiverton is, and will remain, a desirable place to live. Yet, the quality of the residential environment, and the availability of a range of housing for present and future generations, needs to be addressed. Major issues concern the preservation of existing housing, the types of housing provided, housing costs, the quality of ~~town~~ municipal services and the rate at which land is being developed into residential subdivisions.

The maintenance of existing housing units is a key concern in ~~north~~-North Tiverton and ~~the older areas in the town~~other areas of town with older housing stock. Also of concern is the maintenance and preservation of the historic and architecturally significant residential buildings located throughout the town.

Tiverton ~~has developed as a suburban residential location, and can be characterized as largely a suburban community with the principal form of housing is the single-family detached residence~~homes being the majority type of housing units. While this housing is ~~adequate for~~popular among growing families, it can be burdensome for the elderly, small families, single person households and others. Although some progress has been made with recent multi-family development projects, There is concern for increasing the variety of the need remains for a greater diversity in housing types to serve residents in all stages of life, ~~although some progress has been made through the construction of projects that include housing types that serve a diverse population~~

For some residents, tThere ~~remains is~~ a substantial gap between the cost of housing in Tiverton and the ability ~~of most residents~~ to pay. ~~The town~~Tiverton must confront the need to preserve existing low cost units, and provide for future housing affordability as well as a healthy range of types for residents seeking to move up in the housing market. The Town should consider utilizing developer fees to rehabilitate existing housing stock for occupancy by low and moderate income residents.

The ~~t~~Town must provide services to support the residential community. The availability of public safety services and the quality of the school system has a direct bearing on the desirability of the town as a residential location.



Sandywoods Farm

A Location of Business Opportunities

Tiverton serves as a location for neighborhood, community-oriented and family-owned businesses, and for a few small industries. The Bourne Mill is a testament to a previous industrial heritage that was linked to the historic mills in Fall River. Even today, commercial services and industry

for the most part are provided by surrounding towns. Commercial development is ~~located concentrated within a few-number of~~ locations in Tiverton including:, along Main Road in north North Tiverton, ~~along~~ the waterfront in Stone Bridge, Stafford Road, Bliss Corners, and Four Corners.~~and at several crossroads areas.~~ Regional shopping centers are located in nearby communities. The majority of ~~the town's workers~~ Tiverton residents are employed regionally. Most of the Town's tax revenue ~~in town~~ is generated by residential uses ~~with the burden disproportionately cast on an aging population~~. An expansion of the commercial and industrial tax base would lessen the burden on the residential taxpayers.

Tiverton is well-located for commercial and industrial development and significant areas are zoned for general commercial or industrial uses. These areas have direct access to the regional transportation network. The lack of other infrastructure, particularly sewers, and natural features constraints are the major factors inhibiting these forms of development.

The Tiverton Business Park (TBP), formerly known as the Tiverton Industrial Park, at the intersection of Route 24 and Fish Road offers the opportunity to generate jobs and diversify the tax base. A substantial area in north Tiverton is also zoned for industry, but is underutilized. In 2012 new guidelines for design and build-out were written and passed by the Town Council for the Business Park. The Town developed a Major Subdivision Plan for the 172-acre TBP, and in 2013 advertised a ~~requested~~ Request for ~~P~~proposals (RFP) for opportunity for development. The goal of the RFP is to disposition the Town-owned TBP land in a way that will produce the highest quality development and best financial rate for the Town. As of June 2017, ~~Approximately~~ approximately 20 acres (2 lots) are currently under construction for the development of the Longplex Sports and Family Complex. The remaining lots are being marketed by the Town

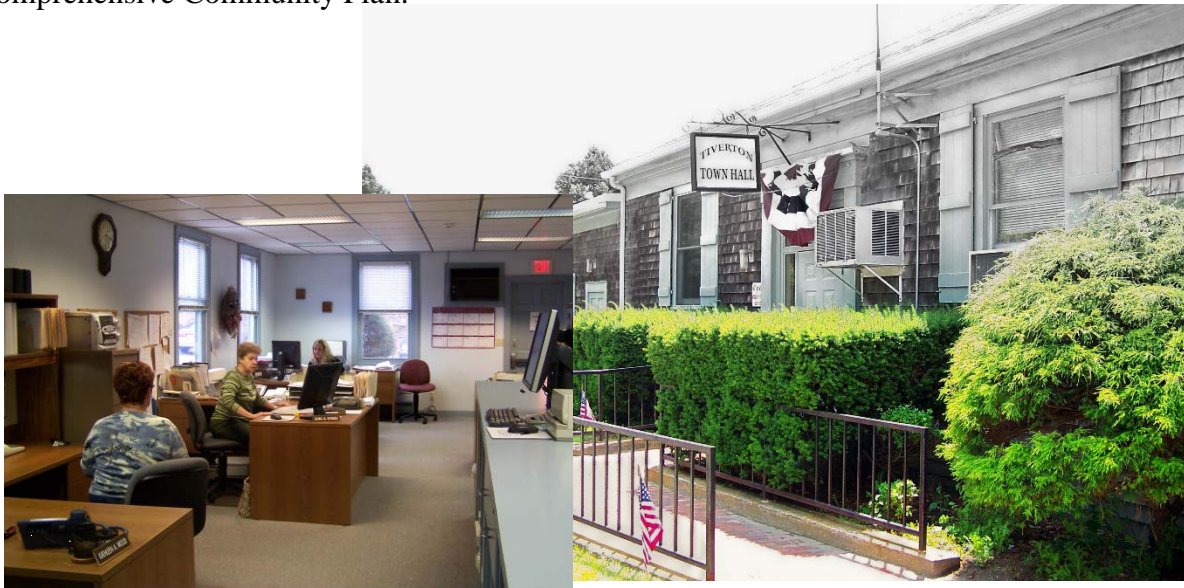
The historic function of agriculture as a major economic endeavor has eroded in the past few generations. However, although farmland is being sold for housing developments, some residents still earn an income from agricultural activities and a growing number of new agricultural businesses have been incorporated in Tiverton in recent years. The protection and encouragement of this component of the local economy is important.



Main Road in north Tiverton is the location of many retail businesses

3.2 A Vision for Tiverton

In order to achieve the desired vision for Tiverton, the Comprehensive Community Plan must serve as a guide to future growth and change ~~within the town~~. The citizens of Tiverton are justifiably proud of their town, and protective of the physical and social qualities, which characterize it as unique. There is thoughtful discussion on how the community should develop. Development pressures throughout the town are expected to continue. The ~~town~~ Town should leverage these pressures in a manner consistent with the common good, guided by the perspective of this Comprehensive Community Plan.



The staff at Tiverton Town Hall works hard for the citizens

It is the intent of the Tiverton Comprehensive Community Plan to present a vision for the future of the town, which combines opportunities for growth and change with the need for preservation of the essential characteristics of the community. This is an integrated vision for the town, and does not substitute for the more specific Future Land Use Plan found in Chapter 5. The following is a description of major components of this Plan:

- **Watershed Protection:** The protection of the sources of the town's water supply is a major concern. Protection areas should be carefully guarded around Stafford Pond and Nonquit Pond.
- **Environmentally Sensitive Areas:** Environmentally sensitive areas are to some extent protected by ~~state~~ State and ~~f~~ Federal ~~regulations~~ regulatory systems. The ~~town~~ Town should continue to monitor compliance as part of the subdivision development review process.
- **Residential Growth:** Future residential growth, while providing for affordable housing opportunities throughout town, should consist of density compatible with the existing conditions, available infrastructure and varying housing styles in north Tiverton; and less dense and rural residential style developments in south Tiverton.

- Rural Residential/Agriculture: The rural character of south Tiverton should be preserved with low density residential, developed according to the principals of conservation design. Agricultural activities, which contribute to the economic base of this area, should be protected. The Farm, Forest and Open Space taxation program is an important tool to encourage the preservation of open space.
- Contextual Development: Compatible development which closely matches the existing historic and architectural fabric should be encouraged in all areas of town, particularly the areas of Stone Bridge, Nanaquaket, Puncateest/Fogland and Tiverton Four Corners. Techniques should be developed to encourage the preservation of existing buildings and to discourage demolition.
- Commercial Revitalization: Targeted areas zoned for commercial uses should be revitalized utilizing a comprehensive array of development tools including grant programs, educational programs and clear and predictable municipal permitting and licensing procedures. Development standards and guidelines for the public and private realm within commercial corridors should be expanded and implemented to ensure high quality development and redevelopment in conformance with the vision of this Comprehensive Community Plan.
- Employment: Economic development should focus on new opportunities for the work force to remain local. This effort would have a direct result in growth to the commercial tax base which is much needed, having a positive impact stabilizing the residential tax base.
- Industrial: Land zoned for industrial uses should be developed in a high quality manner with adequate infrastructure and support services. Industrial areas should be studied to determine the appropriate intensity of uses. Design guidelines should be implemented for areas of commercial and industrial development.
- Tourism: ~~The Town~~Tiverton has a long history as a destination for seasonal tourism. Local residents and visitors are able to take advantage of the natural open spaces and beaches. Continued economic development capitalizing and marketing these strengths should be encouraged.
- Scenic Shoreline: The natural features, beaches, cliffs and scenic vistas of the shorefront should be protected from over-development. Design standards to protect scenic values should be developed and included as a criterion for approval of developments. The harbor basin scenic corridor should be maintained.
- Harbor Management: The ~~harbor~~Harbor management~~Management plan~~Plan for the Tiverton Basin encourages the incorporation of water-dependent and related uses along waterfront land; supportive land-side regulations and available parking should be pursued at the same time as the necessary physical improvements to protect the ~~basin~~Basin.
- Sea Level Rise and Coastal Resiliency: The Town should take action to prepare for ongoing and predicted sea level rise and to ensure coastal resiliency. Innovative techniques should be considered for possible future implementation to protect the health and safety of coastal residents and the coastal ecological systems. Storm safety and recovery planning spearheaded by the Tiverton Emergency Management Agency and the RI Emergency Management Agency should be supported to ensure that Tiverton is storm ready.

- **Open Space Network:** A comprehensive open space plan should be maintained.
- **Visual Buffers:** The natural landscape along Route 24 should be preserved as a visual buffer from future development. A protective buffer should be established between residential and commercial uses.
- **Gateways:** Special design consideration should be given for transitional areas into the community. Five such "gateway" areas are identified - two in north Tiverton and three at the Route 24 exits. Secondary gateway areas exist at Bulgarmarsh Road from Westport and on the Main Road from Little Compton.



New residential development in Tiverton must include affordable homes

The following chapters elaborate on these concepts in the context of the goals, objectives and policies of the Tiverton Comprehensive Community Plan.

4.0 NATURAL AND CULTURAL RESOURCES

4.1 The Special Character of Tiverton

More than anything else, the abundance of natural resources and the town's cultural roots in its past characterize what is special about Tiverton. Farms, broad open spaces, forests and miles of scenic roadways in the south, and the rich ethnic and architectural heritage in the north give the town its fascinating diversity. Along the west side lies the beauty of an unspoiled coastline, ~~and~~ ~~reed-established~~ neighborhoods with mature trees, while lightly developed neighborhoods, farmland, and crossroads hamlets are scattered along the eastern portion of the town. The central spine of the town is the north-south low glacial ridge, along which a large contiguous area of undeveloped forest survives in south Tiverton. These are all precious qualities of small town New England that are rapidly disappearing, and qualities that townspeople fear will be lost in Tiverton's future. A central challenge of this plan is to protect these natural and cultural resources while at the same time providing for economic growth and housing needs. This chapter of the Comprehensive Community Plan describes the town's natural and cultural resource assets, and those planning measures needed to preserve them.

4.2 Natural Resources

Tiverton's natural setting is not only beautiful, but it also creates its own brake on development. Extensive wetlands are protected by state and federal wetlands regulations, while many other areas are not suitable for development because of poor soil conditions for residential septic systems. With the ~~town's~~ Town's Building Official, Planning Board and Conservation Commission monitoring construction activities and state regulatory efforts, development cannot occur in many areas of the town, without massive public expenditures to install public water and sewage disposal systems.

The following sections describe the key natural features of the town and the constraints they impose on future development. The information for this analysis has been compiled from many sources including the Rhode Island Geographic Information System, the U.S. Geological Survey, field observations and the Comprehensive Plan Advisory Committee.

Topography

The surface relief consists of a gently rolling topography that rises from the waterfront to low bluffs along the Sakonnet River. Low lying wetland areas along the coast and inland occupy large areas of the town. Higher elevations are some 200 to 300 feet above sea level. The highest elevation is Pocasset Hill in north Tiverton at about 320 feet. This elevation forms part of the ridgeline that extends north along Main Road to Fall River roughly parallel to the Sakonnet River.

The bluffs overlooking the Sakonnet River rise steeply from the waterfront in north Tiverton. Further south they are separated from the shoreline by a coastal plain that is up to one mile in width. These bluffs offer many scenic views of Aquidneck Island. They also represent another obstacle to development because of ledge formations near the surface.

Along the coastal plain are several important natural features, including ponds, wetlands, marshes and beaches. A 100-year floodplain forms part of the coastal plain and extends from a narrow strip along the northern shoreline to a broader area in the south. Seapowet Marsh and the Emily Reucker Wildlife Preserve form part of this floodplain.



The Sakonnet River

Soils

Soil conditions are poor in many areas of the town—a major factor in any plan for development. An analysis of soils completed using the United States Natural Resources Conservation Service soil survey of Rhode Island showed that large areas of the town are unsuitable for many types of development, and particularly for septic systems. The RIGIS (Rhode Island Geographic Information System) analysis of soils, Figure 4-1, also indicates large areas with development constraints due to poor soil conditions.

Fresh Water Resources

Surface water includes many small ponds and two relatively large ponds that are totally within Tiverton's geographic area. Stafford Pond is a primary source of the drinking water supply for Tiverton. Although the Stafford Pond Watershed Overlay District regulates development, the ~~pond~~ Pond is not fully protected because of ongoing recreational uses sanctioned by the State. The protection of Stafford Pond and its watershed is a unique planning challenge because of growing development along its shores, the complexities of its ownership, long standing recreation use and the lack of a single overall management authority. A comprehensive study initiated in 1996 by the RI Department of Environmental Management (RIDEM) identified two major sources of pollution :- animal waste runoff from a dairy farm, and storm water runoff from Stafford Road. Since then, “best management practices” (BMPs) have been established to control both sources of pollution.

Moreover, a Total Maximum Daily Load (TMDL) plan has been implemented that sets a loading cap of 390 kg/year of phosphorus entering the ~~p~~Pond.

Other steps to protect Stafford Pond include the adoption of a ~~town~~-Town ordinance requiring mandatory testing of individual septic disposal systems around the ~~pond~~Pond, the publication and dissemination of a pamphlet entitled “Your Guide to Protecting Stafford Pond” and the proposed creation of a Stafford Pond Watershed Committee, the de-listing of the Pond by the Federal Aviation Administration (FAA) as a sea-plane landing area. In August, 2014, the Town Council followed up on the FAA’s action by adopting an amendment to Ordinances of the Town of Tiverton, Chapter 15 (Drinking Water Supply Reservoirs) that prohibits sea-plane take-offs and landings on the Pond. This action is consistent with R.I. General Laws 46-14-1 that prohibits any activity that will “pollute or corrupt or impair the purity or quality of a public drinking water supply or which renders the water supply injurious to public health or poses a potential significant risk to public health.” Nevertheless, the quality of water is still threatened by the widespread use of gasoline motors, jet skis, swimming and other recreational uses not compatible with a drinking water supply. Stafford Pond is among the least protected reservoirs in the state.

The other major public water reservoir is Nonquit Pond, part of the City of Newport's water system. As a public water supply, it is Tiverton's responsibility to take measures, in cooperation with the Newport Water District, to protect ~~this p~~Nonquit Pond and its watershed. Since 1997, significant steps have been taken to protect approximately 1,320 acres of Nonquit Pond watershed through the purchase of development rights and the purchase and protection of fields, forests and wetlands, including Weetamoo Woods and the Pardon Gray Preserve. Problematic, however, is the threat of contaminated leachate from the Tiverton Landfill. This landfill abuts Cedar Swamp and several private homes that rely on wells for drinking water. Results from test wells around the perimeter of the landfill indicate the presence of lead, cadmium, arsenic and other contaminants, but in trace amounts well within regulatory limits. In 2001, revisions to the ~~T~~town’s ~~Z~~zoning ~~O~~Ordinance included adding the watershed of Nonquit Pond to the Watershed Protection Overlay District.

In 2014, the Planning Board and the Conservation Commission established a joint committee to consider possible amendments to Tiverton Zoning Ordinance Article VIII: Watershed Protection Overlay District. The committee was being assisted by the University of Rhode Island Cooperative Extension Program and was considering ways to streamline the environmental review procedures, review and improve checklists, identify the exact location of direct tributaries, address commercial/industrial development and better clarify vague and discretionary language. The committee’s work is ongoing as RIDEM has begun steps to develop a water quality restoration plan (called Total Maximum Daily Loads or TMDL) for Nonquit Pond. It is anticipated that the committee will utilize information from the TMDL to identify appropriate strategies to improve water quality in the watershed.

Easily overlooked because it is unseen, is the groundwater of Tiverton. This precious natural resource is just as important as surface water because it supplies major portions of the town with fresh water from private residential wells. Protecting groundwater sources and maintaining drinking water is a major public concern. The State of Rhode Island uses a system to classify groundwater. Class GA is used to identify drinking quality groundwater sources. The ~~town~~-Town should assure that this classification is maintained. The principal threat to drinking quality

groundwater is over-development, with too many houses and other buildings drawing on a limited and finite water source. Given the hydrology and soil conditions of south Tiverton, and especially the Nonquit Pond watershed, the preferred type of housing development is rural compounds. Also threatening this resource are aging underground oil tanks and failing septic systems. Both problems must be addressed if Tiverton's citizens are to be assured of pure drinking water in the future. In 1997 the ~~town~~ Town adopted an ordinance prohibiting new underground storage tanks (USTs), and requiring that all owners and operators of USTs register the tanks with the Tiverton Town Clerk. The registration form includes such information as tank size, construction type and material, and contents.

The RI Department of Environmental Management (RIDEM) has delineated wellhead protection areas for all public wells in the state, which define those areas through which water flows in the subsurface to the well. Consistent with RIDEM's wellhead protection program, the Conservation Commission undertook a pollution source inventory for each wellhead protection area to determine potential risks to each well. This effort was followed by a public education program regarding the risks associated with USTs, disposal of household chemicals and septic system maintenance.

The watershed areas of both Stafford and Nonquit ponds, as well as the wellhead protection areas, are depicted in Figure 4-2.



Nonquit Pond

Surface Mining

Surface mining operations of sand and gravel adversely impact ground and surface water by eliminating soil filtering capacity and rendering groundwater vulnerable to contamination. Removing deposits decreases the depth to groundwater, often leading to exposure of the water table. The use of heavy machinery in these operations makes the water table susceptible to diesel fuel, motor oil, hydraulic fluids and solvents. The ~~zoning~~ Zoning ordinance ~~Ordinance~~ amendments of 2001 limit the expansion of existing surface mines and new operations are now a prohibited use. In 2010, the Town adopted statutory language (Ordinances of the Town of Tiverton, Chapter 38, Article III, Earth Removal) that addresses hours of operation, setback and fencing requirements, dust control and drainage, among other items. Article III also established a licensing procedure for operations already in existence and penalties for violations.

In March, 2014, the Planning Board finalized proposed amendments to Article III and forwarded them to the Town Council for consideration in a public hearing. These amendments, subsequently adopted by the Town Council, will help to clarify ambiguities, assure public safety, protect groundwater and curb dust, noise and vibration caused by blasting.

Wetlands

Wetlands form a significant component of the land area of the town and are a major natural feature. Coastal wetlands comprise over 528 acres. These include large areas at Seapowet and Fogland Marshes. Inland wetlands comprise nearly 4,500 acres throughout the town. Major areas include Great Swamp and Cedar Swamp in south Tiverton, and Basket Swamp and Pocasset Cedar Swamp in the northern section of town. Wetland areas, ~~by categories,~~ are depicted in Figure 4-3 by category.

The impact on coastal wetlands by sea level rise is particularly concerning. Tiverton could lose more than half of its existing 528 acres of coastal wetlands within the community. The R.I. Coastal Resources Management Council and partners have developed a Sea Level Affecting Marshes Model (SLAMM) that predicts wetland loss caused by sea level rise. For Tiverton, the model predicts a loss of 35, 166 and 274 acres of coastal wetland under 1, 3 and 5 feet of sea level rise, respectively. This will have an impact on adjacent upland areas that evolve into wetlands. Coastal adaptation and resiliency efforts undertaken by the town and its partners should include preservation of upland areas adjacent to coastal wetlands that are likely areas of coastal wetland migration.



Seapowet Marsh is an extensive and scenic coastal wetland and wildlife habitat.

Rhode Island Natural Heritage Program

The Rhode Island Natural Heritage Program is a section of the Department of Environmental Management, Division of Planning and Development. The basic goal of the program is to identify, protect and manage rare species occurrences and ecologically significant natural communities. The Natural Heritage Program has identified special rare species habitats. These areas, shown in Figure 4-4, are described below:

- **Fogland Marsh** is a Nature Conservancy preserve, with adjacent tracts owned by the Rhode Island Department of Environmental Management. It is located on the Tiverton/Little Compton line, surrounding Almy Brook. This wetland is considered one of the best quality salt marshes in the state, never having been ditched or drained for mosquito control, and thus serves as a fertile nursery for fin and shellfish, and critical habitat for shorebirds and wading birds.
- **Seapowet Marsh** is primarily owned by the Rhode Island Department of Environmental Management with the Emily Reucker Wildlife Refuge, owned by the Audubon Society of Rhode Island, lying just to the north. This exemplary wetland provides breeding habitat for two state listed rare bird species, and is an important feeding area for wading birds, including egrets and ibis which breed nearby.
- **Sin and Flesh Brook** is an area that provides important forest habitat for several bird species rare in Newport County. The maintenance of this large, un-fragmented forest is critical to its value as habitat for these species. A long-term plan for conservation of this area would include protection from development as well as the exclusion of roads, utility rights-of-way, and other interruptions of the forest canopy.

- **Weetamoo Woods and the Pardon Gray Preserve** are large areas south of Lafayette Road containing a globally rare coastal oak-holly forest community, and habitat for five ~~state~~State-listed rare species. As threats by encroaching development have grown, the ~~town's~~Town's Open Space Commission and the private Tiverton Land Trust have responded by protecting, through ~~state~~State open space funding and private funds, several hundred acres. Additional acquisitions with appropriate management would further protect this site.
- **Stafford Pond** supports a population of the plant, Plymouth Marsh Pink, along its northwest shore. It is one of only four such locations statewide. The plant population is considered regionally significant, since in New England it is found only in southeastern Massachusetts and Rhode Island.

In 2001, a study by The Nature Conservancy Rhode Island field office confirmed and expanded on the findings of the Natural Heritage Program. Entitled "A Conservation Plan for Wetlands and Associated Natural Resource Areas in Little Compton and Tiverton, R.I.," the study confirmed at least five ~~state~~State-listed rare species in the natural communities that make up the coastal forest of south Tiverton. They are: (1) Acadian Flycatcher, (2) Eastern Ribbon Snake, (3) Henry's Elfin Butterfly, (4) Worm-eating Warbler, and (5) Squawroot.

4.3 Cultural Resources

Cultural resources can be thought of as the human imprints on Tiverton that make it an interesting place to live, the archaeological treasures of its ancient past, the architectural treasures of its colonial past, its farmhouses, stone fences and villages, including the textile mill village of North Tiverton. These give the town depth and texture, and must be held onto if Tiverton is to retain its uniqueness. Three important cultural resource areas are considered in this ~~plan~~Plan;—: rural character, scenic resources and historic resources.

Rural Character

Rural character may be difficult to define, but it is unequivocally clear that the people of Tiverton want to keep it. Rural character is a combination of many "small town" things about Tiverton that makes it charming – its open land, extensive forest cover, scenic views, country lanes, stone-walls, historic buildings, farms, wildlife and many other qualities that are associated with "country life" – all the things that disappear in sprawling, unplanned suburban development. But they do not have to disappear if Tiverton is willing to plan and manage its future development. Many tools are available, from administrative actions like zoning and subdivision site plan processes, to volunteer efforts such as land trusts. If these tools are carefully thought-out and implemented, they provide ample opportunity for housing development and economic growth while retaining the town's rural character. In fact, this is not only possible, but studies have shown that such management practices actually enhance rather than inhibit local economies because they ensure a community will continue to be a desirable place to live and work.

Scenic Resources

Tiverton is renowned for its scenic qualities. In 1990, the State of Rhode Island released a landscape inventory of scenic areas throughout the state. Four areas of the town were identified as distinctive or noteworthy. These are Fogland Marsh, Seapowet Marsh, Sin and Flesh Brook and Weetamoo Woods. These areas correspond to the areas identified by the RI Natural Heritage Program as ecologically significant habitat areas, as shown in Figure 4-4. Many roadways in the Town also exhibit scenic qualities worthy of protection. The “Inventory of Rhode Island Roadways with Scenic Character” completed in 1996 for the RI Scenic Roadways Board identified Main Road south of Route 24, Seapowet Avenue, Neck Road, Fogland Road and Pond Bridge Road as all possessing scenic character worthy of designation as state scenic roadways.

Prime Agricultural Land

Farming is a major part of Tiverton’s history, and farmland remains an important resource in the town. According to RIGIS there are approximately 4,866 acres of prime agricultural land in Tiverton. Those areas are illustrated in Figure 4-5. Agricultural land is generally well-drained, deep loam soils that are also ideal for building sites. Therefore, there is inevitable pressure to develop on soils that form the best cropland in town. The economic contribution of agricultural lands to the town is discussed in ~~chapter~~Chapter 10.

The State of Rhode Island, through its Agricultural Land Preservation Commission, provides for the purchase of development rights as a means for preserving farmlands. The program is administered by the RIDEM Division of Planning and Development through its Agricultural Land Preservation Program, which provides funding to assist in the purchase of the rights to develop the land residentially, an amount calculated as the difference between the fair market value of land and its value if restricted to agricultural use. The seller continues to hold title to the land, but a covenant is assigned to the property, which restricts the seller and their heirs from any further subdivision or any development other than for agricultural purposes. Additionally, the ~~state’s~~State’s “Farm, Forest and Open Space Program” allows farmers and other landowners to receive a lower tax assessment on such land, with the resulting tax savings serving as an incentive to keep the land in agricultural use or undeveloped.

The U.S. Department of Agriculture’s Natural Resources Conservation Service provides additional incentives for landowners who protect and enhance land and water resources. The Wetland Reserve Program, for example, purchases development rights on wetlands, while the Farmland Protection Program, the Conservation Reserve Program and the Forest Legacy Program provide other financial incentives for landowners. More should be done to acquaint landowners with such land preservation programs.

Historic Resources

An inventory of historic and architectural resources prepared by the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) in 1983 identified significant buildings, historic districts and areas, and historic sites in Tiverton. This inventory serves as a basis for prioritizing historic preservation efforts. Figure 4-6 indicates the locations of the resources identified in this

survey that are on or eligible for listing on the National Register of Historic Places. These resources are listed in Table 4-1. As of ~~2016~~2018, there are three historic districts formally listed on the National Register: the Tiverton Four Corners Historic District, the Cook-Bateman Farm Historic District, and the Osborne-Bennett Historic District on Main Road, each containing numerous historic structures. There are also three properties individually listed: Fort Barton, the Bourne Mill, and the First Baptist Church.



The Osborn House is part of Tiverton's history along Main Road.

Table 4-1: Historical and Architectural Resources		
Site	Date	Location
National Register Listings		
A. Osborn-Bennet Historic District		
		Main Road
Bennet/Hambly House	c. 1822	1137 Main Road
Osborn House	c. 1845	1148 Main Road
Thomas Osborn House	c. 1790	1168 Main Road
Judge Joseph Osborn House	c. 1845	1188 Main Road
B. Tiverton Four Corners Historic District		
		Main Road/East Road
Soule-Seabury House	1770, 1809	3852 Main Road
Arnold Smith House	c. 1750, 1820	3895 Main Road
Chace-Cory House	c. 1730	3908 Main Road
Good Templars Hall/Union Public Library	1867	3832 Main Road
Benjamin F. Seabury House	1840	3842 Main Road
Wilcox-Davol House	1800	3879 Main Road
Andrew P. White Store	1800	3883 Main Road
Pardon Cory House	c. 1850	3920 Main Road
King Cottage	c. 1800	3924 Main Road
Stone Grist Mill	c. 1850	3948 Main Road
Amicable Congregational Church Parsonage	1832	3804 Main Road
Amicable Congressional Church	c. 1812	3736 Main Road
William Bateman/Preserved Tripp's Wheelwright Shop	c. 1850	3949 Main Road
C. Cook-Bateman Farm Historic District		
	c. 1730	Puncateest Neck Road
D. Fort Barton		
	1776	Highland Road
E. The Bourne Mill		
	1881-2	1 Mill Street
F. First Baptist Church		
	1841	7 Old Stone Church Road
Potential National Register Listings		
Puncateest Neck Historic District		Fogland Road/Puncateest Neck Road / Neck Road
Capt. Isaac Church House	c. 1880	1660 Main Road
Col. David Durfee House/Manchester's House	1826	2698 Main Road
William Durfee House	c. 1690, 1768	2794 Main Road
Old Durfee Farm	c. 1800	405 Nanaquaket Road
Homelands	c. 1760	575 Nanaquaket Road
Nathaniel Briggs-Manchester House	pre 1777	68 Indian Point Road
The Stone House	1919	43 Penny Pond Road
Thomas Gray-Durfee House	pre 1833	432 Seapowet Road
Samuel Wilcox House/The Brick Front	pre 1818	200 Neck Road
Cory-Hicks-Borden-Gardner-Stevens House	pre 1750, 1856	4100 Main Road
Edward Cook House	pre 1815	4340 Main Road
Cook Farm	c. 1815	4375 Main Road
White Homestead	c. 1790	4398 Main Road
Abraham Manchester House	c. 1780	733 East Road
Barker House	c. 1700	1975 Crandall Road
Job Gray House	1700's	2930 Main Road
Almy Farm	1700's	1013 Seapowet Road
William Whitridge House	c. 1770	285 Stone Church Road

Source: RI Historical Preservation & Heritage Commission; Tiverton Historical Preservation Advisory Board

A preliminary archaeological survey by RIHPHC determined that Tiverton is also potentially one of the richest archaeological regions in New England. Its shallow coastal waters and protected upland areas have been home to Native American cultures for thousands of years. The survey resulted in a proposed "Seapowet Archaeological National Register District."

Priorities for the Future

Protection and enhancement of Tiverton's natural and cultural resources over the next two decades will involve an ambitious but achievable public policy agenda. Several priorities are highlighted below.

- Protecting water quality in Stafford and Nonquit Ponds through Planning Board promotion of Low Impact Development (LID) techniques to reduce impervious surface cover and curb polluted runoff, as well as acquiring watershed land as open space or acquiring conservation easements in the watersheds.
- The safeguarding of freshwater and saltwater wetlands by strict and vigilant enforcement of existing state and municipal regulations.
- The protection of significant and highly visible stonewalls which enhance the rural scenic beauty and historic charm of Tiverton.
- Historic district zoning for Tiverton Four Corners to protect the historic fabric of a neighborhood that attracts visitors and customers to the many art galleries, antique shops and other independent businesses because of its historic ambiance.

4.4 Natural and Cultural Resources Goal ~~and Objectives~~, Policies, and Actions

Goal: Preserve and protect the natural features and unique cultural qualities that contribute to the special character, identity, heritage and environmental quality of Tiverton.

~~Objectives~~ Policies

- Protect the rural character of the community, including working farms, woodlands, the rural landscape and scenic coastline.
- Protect those natural features that sustain the basic functions of the town, including high air quality, surface and groundwater, wetlands and coastal features.
- Preserve biological diversity and integrity through protection and management of ~~state~~ State and ~~federally~~ Federally-listed rare species habitat areas and ecologically significant natural communities, and through public education.
- Protect the environment from potential sources of contamination.
- Preserve and enhance the visual quality of the community and its natural beauty.
- Preserve the historic and architectural features and the special areas of the community that contribute to its unique character.



The Old Stone Church

4.5 — ~~Natural and Cultural Resource Policies~~ Actions

Rural Character

Action 1: Continue an active program of land acquisition to protect open space and rural character using the selection criteria described in Chapter 9.

Despite areas of urban and suburban development, Tiverton has a strong identity as a rural community. Newcomers and old-timers alike cherish its small town atmosphere and rural setting. Yet there is a delicate balance between the preservation of these qualities and the pressure for growth and change. An active program to identify those areas that should be preserved, and incorporates available conservation techniques, continues to be needed despite the progress made by the Tiverton Open Space Commission and the Tiverton Land Trust in protecting individual parcels of land.

Action 2: Identify and develop an awareness and appreciation of elements of the rural character, such as farms, barns, open fields, stonewalls, mature trees, tree rows, and treed neighborhoods.

Protection of the town's rural character goes beyond aesthetic qualities. It is inextricably linked to other objectives such as protecting water quality, preventing environmental degradation and preserving agriculture. The rural character of Tiverton is defined by the following elements: agricultural activities; wetlands, coastal ridges and other natural features; woodlots; large open fields; stonewalls, barns, silos and other structures; clustered buildings separated by large areas of open space; and similar features. Each of these landscape features requires a degree of recognition and protection as key values of Tiverton.

Action 3: The Planning Board should work with developers to promote rural residential developments as the preferred type of development pattern, particularly in the town's less developed areas currently zoned R-60 and R-80. Further, the Planning Board should adopt regulations enabling the services of professional design consultants to review Master Plans at the expense of the developer and assure consistency with the state's Low Impact Development goals. (See Policies 5, 6 & 7).

Conventional development regulations, originating in urban settings, are poorly equipped to protect these values. Large lot zoning, as in the R-60 and R-80 districts, while effective in producing large lots, does not necessarily protect rural character as defined above. A combination of techniques to regulate uses, densities and site design are essential (See Figure 4-7)

Rural residential development, a concept that uses Low Impact Development (LID), provides for the evaluation and protection of the character defining features of a site as part of the development process. As an alternative to conventional subdivisions, rural residential developments incorporate conservation design techniques that protect important features through use of flexible zoning, different engineering and design standards, and in some cases, reduced site density. Amendments to the ~~zoning ordinance~~ Zoning Ordinance in 2001, followed by those to the subdivision regulations

in 2003, authorize alternative development plans in the form of rural residential developments in place of conventional subdivisions. Rural residential developments are mandated within the Watershed Protection Overlay Districts.

Action 4: Promote local stewardship of the town’s tree resources utilizing the Plan for Urban and Community Forestry (State Guide Plan Element 156, May 1999) and continue to require protection of significant trees and to specify replacement trees for new developments and subdivisions.

Protection of the town’s tree resources has aesthetic and scenic value. By enhancing property values and lessening the impacts of residential development, it has a sustainable economic benefit as well. In 2001, the Tree Commission, the Conservation Commission and the Open Space Commission endorsed a Notable Tree Program to identify and record rare and unusual trees and trees of significant age, size, and visual appeal. In 2002, the Tree Commission established a Tiverton Neighborhood Tree Program to provide a permanent source of resources for street tree planting throughout the town.

Action 5: Minimize the impacts of development to natural features and pre-development hydrology by incorporating into Tiverton’s Major Land Development and Subdivision Regulations key provisions of the RI Low Impact Development Site Planning and Design Guidance Manual.

Tiverton is committed to advancing the State’s Low Impact Development (LID) goals. As construction occurs, it is essential to protect as much undisturbed open space as possible. This helps maintain pre-development hydrology that allows precipitation to recharge ground water reserves. Equally important is to maximize the protection of natural drainage areas, streams, surface waters, wetlands and jurisdictional wetland buffers. In addition, land disturbance, such as clearing, grading and blasting of ridges and other natural features, should be minimized to maintain the town’s distinctive topography and avoid erosion. Finally, soil compaction as a result of construction activities or prior development should be minimized.

In 2011, RI Department of Environmental Management and the Coastal Resources Management Council drafted the Rhode Island Low Impact Development Site Planning and Design Guidance Manual. This manual provides developers and municipal planners with guidelines designed to implement the goals of LID.

Action 6: Amend Tiverton’s Major Land Development and Subdivision Regulations with language from the RI Low Impact Development Site Planning and Design Guidance Manual to assure that land alterations minimize high impacts such as excessive impervious cover, destruction of natural features and the use of inappropriate, high-maintenance vegetation.

An important goal of LID is to decrease stormwater volume, increase ground-water recharge and minimize pollutant loadings from a site. This can be achieved by minimizing impervious cover,

leaving natural features undisturbed, and utilizing low-maintenance, native vegetation that encourages water retention and minimizes the need for lawn and garden chemicals.

Action 7: Manage the impacts of construction development at the source to minimize pollution to surface and groundwater.

Another principle of LID is to manage the impacts of construction activities at the source. Examples of this technique would be to:

- (a) Filter precipitation near to the point it reaches the ground using vegetated conveyance and treatment systems,
- (b) Breaking up or disconnecting the flow of runoff over impervious surfaces,
- (c) Providing source controls to minimize pollutants in storm water, and
- ~~(d.)~~ **R**e-vegetating previously cleared areas to help restore groundwater recharge and pollutant removal.

Visual Quality

Action 8: Establish written design standards to assist developers in adopting architectural designs for new commercial and mixed-use development compatible with the town's historic and rural character.

A great number of things make Tiverton a wonderful place to see, including beautiful landscapes, old buildings and some attractive newer developments. There should be aesthetic standards for commercial areas to encourage the creation of safe, attractive and efficient centers, rather than unsightly strips. The town has general standards for signage and the siting of development within commercial zones. These standards should be reviewed on a district-by-district basis. Additional design guidelines for commercial, mixed-use, and major residential developments governing signs, lighting, utility wires, landscaping, buffering, parking and the architectural style and design of development were included in amendments to the subdivision regulations in 2003. In 2005 the town initiated a design standards project to set more detailed building and site design criteria for new development in all commercial districts in town.

Action 9: Adopt specific design standards for Tiverton Four Corners based on the Secretary of the Interior's 'Standards for the Treatment of Historic Properties' and the RIHPHC's 'Easy Guide to Rehab Standards'.

Because of the special historic qualities of the area, the local commercial district around Tiverton Four Corners merits special consideration. The 2001 zoning revisions established a Village Commercial District for the Four Corners area. The name 'Village Commercial' does not recognize or appreciate the significance of the federal and state designation of the entire neighborhood as the 'National Register Tiverton Four Corners Historic District'. Additionally, written design guidelines for this area should be prepared with emphasis on architectural compatibility with the existing historic fabric and with pedestrian amenities, lighting, utility wires and signage.

Action 10: Continue to identify natural and scenic vistas and apply standards for their protection as part of the Planning Board’s development review process.



New development in Four Corners should complement its historic character

Surface Water and Groundwater Supply

Action 11: Establish procedures to identify parcels of land that may contain significant sources of surface or groundwater pollutants and that might violate local, state and/or federal regulations.

Underground storage tanks (USTs) containing petroleum products and other hazardous materials pose a threat to surface and groundwater supplies. Most of these tanks are constructed of steel, with no corrosion protection. Currently, the ~~town~~Town prohibits new USTs and requires homeowners to register all existing USTs on their property. Federal law (Resource Conservation and Recovery Act, as amended) regulates commercial USTs.

Tiverton should determine the location of abandoned USTs that may be sources of pollution, and establish a program for their clean-up, removal and sealing. In addition, the ~~town~~Town should identify potential sources of pollution from gas stations and private pumps by maintaining current maps monitoring their locations. The RIDEM lists approximately 90 registered and regulated USTs at 30 locations in Tiverton. Figure 4-8 identifies locations of USTs that have experienced leaks and other hazardous sites as identified by RIDEM. Tough federal regulations (40 CFR 280-282) impose new construction, monitoring and reporting requirements on regulated USTs, and

mandate specific remedial action if spills/releases occur. The ~~town~~Town currently issues an annual operating license to commercial UST operators, but should require documentation that operators are meeting all federal and state requirements as a condition for receiving an annual license.

The shipment of hazardous materials through Tiverton and the common disposal of household hazardous wastes are other potential sources of pollution that can injure soil and water resources. ~~Also problematical is the large number of decaying motor vehicles on both residential and business property. As these vehicles rust and decay, harmful substances are released into surface and groundwater.~~

In addition to USTs, soil contamination derived from coal gasification waste by-products (cyanide, petroleum hydrocarbons and semi-volatile organic compounds) in the Bay Street area continues to pose human health hazards and requires on-going monitoring and the development and funding of clean-up strategies. Also problematical is the presence in Town of motor vehicle junkyards where decaying vehicles are a potential source of oil and battery acid contamination. This hazard extends to all decaying motor vehicles.

The Town contains at least several former dumps that pre-exist state and federal regulation and that may contain pollutants derived from the industrial waste materials historically dumped by mills and factories in the region many decades ago. Efforts should be made to identify their location and develop and fund remediation measures.

Action 12: ~~Tiverton should~~ Rreview and update ~~Earth~~earth ~~Removal~~removal regulations, designed to protect groundwater, assure public safety and curb dust, noise and vibration caused by blasting.

Earth removal operations that involve quarrying of sand and gravel and the blasting of granite and other hard rock formations pose serious risks to groundwater quality and quantity. The Ordinances of the Town of Tiverton's Chapter 38, Article III 'Earth Removal', adopted in 2010, build upon and improve zoning language, adopted in 2001. However, additional measures may be needed.

Stafford Pond

Action 13a: Establish a Stafford Pond Watershed Association that includes representatives of the water districts, town boards and commissions, residents and business people which have an interest in the watershed.

Action 13b: Work together with RIDEM, RIDOH, RIDOT and the Stone Bridge Water District to develop and implement a plan for recreational usage that protects and ensures Stafford Pond's long term viability as a drinking water source.

Action 13c: The Tiverton Open Space Commission (TOSC) should investigate the legal and financial feasibility of acquiring developed parcels in the Stafford Pond

watershed. The TOSC, working proactively with the Tiverton Land Trust and the R.I. Chapter of The Nature Conservancy, should develop policies that place a higher priority on the acquisition of land in the Stafford Pond watershed in order to protect the Pond's water quality.

The protection of the Stafford Pond watershed is particularly urgent since the Pond is the town's principal supply of public drinking water, as distributed by the town's two water districts (see Chapter 7). The establishment of a citizen watchdog group for that watershed area could be particularly effective in monitoring activities which would impact water quality and educate citizens about the need for watershed protection. This group could also guide the development of a management plan for the Stafford Pond watershed. In addition, while the pond benefits from the restrictions contained in the Watershed Protection Overlay District and the use of best management practices at an abutting dairy farm and the Stafford Road storm water drain, the continued use of gasoline motors on the ~~pond~~ Pond is detrimental.

Some progress is being made to buy and preserve undeveloped parcels in Stafford Pond's watershed. However, developed parcels that abut the shoreline also contribute to water pollution. Unlike all other drinking water reservoirs in the state, Stafford Pond's east shore has numerous year-round and seasonal residences that pose the threat of polluted storm water run-off, pollution from failed septic systems and pollution from human recreational uses. This threat could be gradually reduced over time by a concerted program of buying shoreline parcels, removing buildings, paved areas and septic systems and returning the land to a natural state.



Stafford Pond, the town's principal public drinking water source

Nonquit Pond

Action 14: Continue to monitor potential leachate contamination from the Tiverton landfill.

The City of Newport, which owns the water rights to Nonquit Pond, has worked in conjunction with the RIDEM and the ~~town~~-Town to protect the watershed through the acquisition of land. These efforts were reinforced when the Watershed Protection Overlay District was extended to the Nonquit Pond watershed as part of town-wide zoning amendments adopted in 2001.

However, the Tiverton landfill is located within the Nonquit Pond watershed, and Borden Brook, which feeds Nonquit Pond, also drains from the landfill. There is clearly potential for contamination by leachate from the landfill. In 2001, the Town Council established a Landfill Committee to monitor possible leachate contamination of Cedar Swamp, Nonquit Pond and private drinking water wells in the area. New monitoring wells have been built and both groundwater and surface water testing has been intensified. Control measures to curb both leachate and surface water runoff through contouring and a new retention pond are being implemented. Closure of the landfill began in 2018. See Action 11 for a brief discussion of contaminants from other Town landfills/dumps that pre-date state and federal regulation.

It should be noted that measures designed to protect Nonquit Pond's water quality also benefit the water quality of drinking water wells which serve the needs of south Tiverton residents.

Action 15: Utilize the services of URI Cooperative Extension to update and improve regulatory requirements in the Zoning Ordinance Article VIII Watershed Protection Overlay Districts.

Tiverton is blessed with an abundance of source water capable of human consumption. But prudent steps must be taken now to assure potable water quality in both ponds ten and twenty years from now when drinking water will be an even more precious commodity than it is at present.

Wetlands

Action 16: Preserve wetlands to protect groundwater recharge areas, control flooding and preserve wildlife habitats by ensuring compliance with the Rhode Island Freshwater Wetlands Act. Consider additional regulatory measures to protect freshwater wetlands and jurisdictional wetland buffers, consistent with state enabling legislation.

The vast inland and coastal wetlands of the town serve essential functions for water quality such as providing groundwater recharging areas and wildlife habitat. They also assist in flood control as storage areas, and act as giant sponges that slow the velocity of storm water runoff.

The RI Department of Environmental Management has responsibility for the identification of wetlands, the determination of their significance and the regulation of activities that would lead to their decline. An ongoing program to monitor potential infractions of wetlands should be conducted at the local level. Zoning regulations adopted in 2001 require a minimum building area that excludes wetlands and other means to protect these vital natural resources.

Coastal Features

Action 17: Update the Harbor Management Plan as necessary to ensure protection of environmentally sensitive areas, as required by the CRMC.

There are three components to the Tiverton coastline—the harbor area around the Tiverton Basin, the scenic coastline to the north and south, and the coastal environmental features at Fogland and Seapowet Marshes. Each of these areas requires a different treatment.

The harbor area is Tiverton's working waterfront and is important to the town's economy. It is regulated in accordance with an approved and periodically revised Harbor Management Plan. This plan covers the operation of the Harbormaster's Department, which controls mooring assignment and fee collection, as well as oversight of the Harbor Patrol, which is responsible for boating safety and rescue missions. The Harbor Management Plan, which balances marine uses with protection of the ecosystem, must be approved, when amended, by the RI Coastal Resources Management Council (CRMC).

Action 18: Consider standards for the protection of coastal scenic views as part of the Planning Board's subdivision review process.

Tiverton's scenic coastline contains unique features and vantage points that add to the town's waterfront character. Views from the coastline and from the water to the coastline are important assets that merit preservation. Key vantage points should be identified. Siting of structures along the coastline should consider the impact on coastal views, and the siting of facilities within environmentally sensitive areas of the coast should consider their impact on the area's natural and scenic qualities.



Tiverton is known for its coastal scenery

Action 19: Create a study committee to investigate municipal policy options to protect upland areas adjacent to coastal wetlands.

Tiverton could lose up to half of its existing coastal wetlands as a result of sea level rise. The Town should plan for coastal adaptation and resiliency measures for the preservation of upland areas adjacent to coastal wetlands that are likely areas of coastal wetland migration to ensure the continuation of these important ecosystems within the Town.

Environmental Quality

Action 20: Enact and enforce the proposed amendments to the Soil Erosion and Sediment Control Ordinance as recommended in the Phase II Stormwater Management Plan. Adopt procedures in the Major Land Development and Subdivision Regulations to assure compliance with the Rhode Island Soil Erosion and Sediment Control Handbook and the RI Stormwater Design & Installation Standards Manual, which went into effect January 1, 2011.

The State of Rhode Island has promulgated standards for the abatement and control of soil erosion and runoff of sediments from construction sites. These standards, found in the RI Soil Erosion and Sediment Control Handbook and the RI Stormwater Design and Installation Standards Manual, are an important resource for review procedures, and serve as a starting point for technical guidelines for applicable construction operations, and for sand and gravel site operations and re-stabilization. Tiverton currently has a stringent soil erosion and sediment control ordinance written in accordance with state guidelines. The Phase II Storm Water Management Plan, adopted by the Town Council in 2003, calls for amendments to the Soil Erosion and Sediment Control Ordinance.

Historical and Archeological Resources

Action 21: The Historical Preservation Advisory Board should consider policies and programs to encourage the preservation of historic buildings consistent with

the Secretary of the Interior's Standards for the Treatment of Historic Properties as interpreted by RIHPHC's Easy Guide to Rehab Standards.

The Tiverton Historical Preservation Advisory Board was established by the Town Council in 2010. It is a voluntary program to advise and assist property owners on historic preservation matters, and to create community awareness of the benefits of preservation. This board should also coordinate efforts regarding the proposed Seapowet Archaeological National Register District with the Rhode Island Historical Preservation and Heritage Commission.

With nearly 100 structures either on or potential candidates for the National Register of Historic Places, and another 100 that have been documented by the Historical Preservation Advisory Board, the wealth of historic buildings and structures in Tiverton is notable. These resources strongly influence the character of broad areas of the town, such as Stone Bridge, Bridgeport, Nanaquaket and Punkateest. Yet the town has suffered the demolition of many significant structures in recent years. Demolition, alteration and new construction all have the ability to radically alter the qualities of the community that attract residents and visitors alike. The town's historical resources are not as well documented as they should be. The state survey is not current and many properties eligible for the State and National Register listing have not been listed. Better documentation is needed. This service could be a charge of a local Historical Preservation Advisory Board.

Action 21A: Investigate the feasibility and benefits of historic district zoning in appropriate neighborhoods

Rhode Island law (Chapter 24.1) provides for historical area protection. Although an historic ~~zoning ordinance~~ Zoning Ordinance was rejected in the early 1990s, the ~~town~~ Town should reflect upon the reasons for defeat and continue to search for ways to encourage the preservation of its historic treasures in the absence of implementing historic district zoning. These steps may include ongoing education regarding the value of historical structures.

~~The Tiverton Historical Preservation Advisory Board was established by Town Council in 2010. It is a voluntary program to advise and assist property owners on historic preservation matters, and to create community awareness of the benefits of preservation. This board should also coordinate efforts regarding the proposed Seapowet Archaeological National Register District with the RI Historical Preservation and Heritage Commission.~~

Action 22: Solicit assistance from the Rhode Island Historical Preservation and Heritage Commission to acquire funds to study the origins of the Eight Rod Way archeological remains and develop a protection strategy that correlates with the open space preservation effort described in Chapter 9.

In the original plat of the great lots that comprised the chartered Town Plan for the Pocasset Purchase in 1680, an Eight Rod Highway was laid out as the eastern boundary. Down through history, however, the town grew in different directions, with other roadways becoming more frequented thoroughfares. That portion of the original Eight Rod Highway between Bulgarmarsh Road and East Road ceased to be used and became overgrown by forest. However, there are considerable archeological remains, including stone-walls, cellar holes and dug wells. These

remains could represent an extremely valuable link to the original settlement history of the town, and as such should be studied and preserved.

Action 23: The Historical Preservation Advisory Board should undertake an initiative to locate and secure copies of colonial era ~~land evidence records~~ Land Evidence Records that are presently located outside of Tiverton.

The research that is needed to reconstruct the ~~Town's town's~~ colonial history, particularly with regard to settlements along Eight Rod Way, is severely hampered because of the absence of Town ~~land evidence records~~ Land Evidence Records prior to the mid-18th century. This reflects the era when Tiverton was part of Plymouth, then the Massachusetts Bay Colony, where Tiverton ~~land evidence records~~ Land Evidence Records from that time were filed. Unfortunately, those records were never transferred, nor systematically copied and filed in the Tiverton Town Clerk archives. This void hampers not only historical research, but also legal research associated with deeds, titles and surveys.



Eight Rod Way, a link to Tiverton's early history

5.0 LAND USE PLAN

5.1 Current Land Use

Tiverton occupies 35.5 square miles on the eastern shore of the Sakonnet River. The pattern of land use and development within this area includes four distinct sectors - north Tiverton, Stone Bridge, east Tiverton and south Tiverton.

North Tiverton, the area extending north and west of Route 24, is an area of older residential and commercial development. It includes neighborhood retail and service businesses along Main Road and residential development, primarily single-family units, on the side streets. Along Main Road, small-scale strip commercial uses prevail. The west side of Fish Road, the other north-south corridor in this area of town, is primarily residential while the east side consists of industrial land. This industrial area has seen steady development in the past several years. The vicinity of the Route 24 - Fish Road intersection is an evolving nexus of major non-residential uses. Along the Fall River border is the Bourne Mill, an historic and architecturally distinctive 19th century mill building, which has been redeveloped for residential housing, including affordable units.

Other significant land uses in north Tiverton include Pocasset Elementary School, the eight-acre Pocasset Park, and the age-restricted condominium community ~~called,~~ Villages at Mount Hope Bay. One area of specific concern in north Tiverton is the area of Bay Street, where soil contamination was discovered in 2002. Approximately 100 homes were identified as having toxic material within their property boundaries. While remediation is substantially complete for those properties on an as-built basis, there remain significant risks for future development and excavation in the subject area.

South of Route 24 on Main Road is Stone Bridge, one of the historic areas of Tiverton. This area has a maritime ~~aura~~atmosphere, with active waterfront uses backed by older residences and several institutional uses. The residential upland is dominated by 19th century homes that give the area its historic character. Waterfront uses include the public Grinnell's Beach, several commercial establishments, the Tiverton Yacht Club, a boat launch, and several marine-related businesses along the Sakonnet River. Recently the ~~T~~town completed the purchase of the old Seaside Gas station adjacent to Grinnell's Beach, and has begun a visioning process with the community to determine the best plan for integrating it into the existing beach and park. Also adjacent to the beach is the Stone Bridge abutment, the remains of the old Stone Bridge that connected Tiverton to Portsmouth. The ~~T~~town has undertaken a project to repair and improve the pedestrian access as well as upgrade the park and car entrance. Homes along Riverside Drive also capture the maritime flavor; several are built on pilings along the shoreline. Other land uses include Fort Barton Elementary School, the Town Hall, and Fort Barton with its Revolutionary War redoubt.

East Tiverton, the area east of Route 24 and north of Bulgarmarsh Road, is predominantly residential. A commercial area at the intersection of Bulgarmarsh Road, Stafford Road and Crandall Road is known locally as Bliss Four Corners, although additional commercial uses extend north along Stafford Road. The Tiverton High School, Tiverton Middle School and Ranger Elementary School are within this area of town, as is the new Bulgarmarsh recreation area, and ~~Sandyw~~-Woods, an affordable residential arts and agriculture community. The new Tiverton

Public Library ~~that~~ opened in 2015, is also located in the Bliss Four Corners, as is Stafford Pond, a principal source of the town's water supply. Stafford Pond is generally surrounded by residential use with some protected areas along its southwestern shores. West of Stafford Pond, in the area of Route 24 and Fish Road, are municipal uses including the ~~public works~~Public Works garage and ~~police~~Police facility, as well as the ~~Town's~~ 228-acre ~~business park~~Business Park, whose ~~sole occupant is currently~~occupants, as of 2018, are a natural gas-generated electric power plant ~~and a fitness and sports complex~~. Recently, the ~~town~~Town has seen significant interest in the ~~business park~~Business Park and it is expected that several new ventures could be initiated in the near future. Off Stafford Road in the northeast corner of town is an age-restricted manufactured home community called Countryview Estates.



Tiverton Public Library

Another recent area of development in northeast Tiverton involves the casino gaming facility to be developed at the intersection of William S. Canning Boulevard and Stafford Road which will be licensed as a pari-mutuel facility and offer ~~state~~State-operated video lottery games and ~~state~~State-operated casino gaming, such as table games.

On November 8, 2016, the voters in the Town of Tiverton and the State of Rhode Island approved and authorized via affirmative referenda vote, a casino gaming facility to be located in the Town of Tiverton, in accordance with an overall plan of a gambling facility as defined by R.I. Gen. Laws §41-9-1 as set forth in the November 9, 2015 proposal to the Tiverton Town Council.

The overall plan includes restaurant, entertainment and retail venues within the casino, a hotel, shared structured parking and shared surface parking.

South Tiverton, the area south of Bulgarmarsh Road, remains mostly rural and agricultural in character, though suburban-style residential subdivisions are increasingly fragmenting the area. Large estates lie along the shoreline, with small residential developments on Crandall Road, King Road, Brayton Road, Lake Road and East Road, and some large parcels in agricultural use. The

historic Tiverton Four Corners has developed into a charming commercial area, and a small commercial cluster exists at the intersection of East and Lake Roads.

Much land has been set aside for open space and to protect environmentally sensitive areas, notably Reucker's Wildlife Preserve, Seapowet Marsh, Fogland Marsh, Pardon Gray Preserve, Eight Rod Management Area and Weetamoo Woods. Additionally, Nonquit Pond and its watershed cover a significant area. This is part of the City of Newport's public water system, and a zoning overlay to prevent intensive development and protect the watershed is now in place as it is for Stafford Pond.

Specific land uses in south Tiverton include Union Public Library, just north of Tiverton Four Corners, and a significant recreation area ~~called,~~ the Town Farm, ~~is~~ located on Main Road. The ~~town~~ Tiverton landfill is located to the east of this recreation area. The area around Four Corners is a National Register Historic District and much of the commercial portion of it is zoned Village Commercial, a district created to protect its historic character. The Seapowet and Fogland areas, including Fogland Beach, are significant environmental, scenic and recreational resources.



Seapowet Cove

Tivertonians have indicated that future development be in harmony with Tiverton's "small town, rural character" and this phrase appears repeatedly in this document. Both the data gleaned from the Community Comprehensive Plan Public Open Houses as well as historical public hearing testimony from specific large proposals, indicate a majority of participants share similar viewpoints regarding future development. Defining this concept is a key component in understanding the community's perspective.

Tiverton is not homogenous from a development standpoint. There are areas that are rural, others that are more suburban-like, business districts, and industrial areas. The southern portion of Tiverton is distinctively rural with significant open space and farmland. Importantly though, other areas of town still manage to retain certain rural features, with scattered farmsteads, stonewalls, and older, historic buildings.

Much of the specific character can be traced to Tiverton's history over the past three centuries. The Main Road and Stone Bridge business areas still include properties and buildings that embody the history and development patterns of three hundred plus years. The dense and compact development patterns of north Tiverton as well as the tidy neighborhoods abutting Main Road harken to a time when neighboring Fall River was an industrial force in the area. Small, family-owned farmsteads continue to operate next to industrial uses. The layouts of many of our main roadways are virtually the same as those traveled by residents of 17th century Tiverton. A lot of areas in Tiverton have open view vistas to the Sakonnet River, to open fields or wooded upland. These examples contribute to the nature of Tiverton. The historical context is visible; it's retained and embodied in our land use and development.



Bank at Bliss Four Corners

Tiverton residents struggle with the necessity of establishing diverse land uses that include more commercial and industrial uses, which today constitute less than seven-percent of the land area, and would increase the tax base, with the desire to maintain the rural community character that is unique to Tiverton. Land areas must be carefully chosen where there is direct access to highways and transportation for commercial and industrial use. Such commercial and industrial development should be evaluated in accordance with the character of the Towntown, the needs of the community, and potential impact locally, as well as, Towntown-wide.

Many Tivertonians feel that the absence of such “sprawling” development is what makes Tiverton unique among its neighbors and helps to define the “small town, rural character” of Tiverton. Particularly with regard to commercial development, a majority of Tiverton residents are open to commercial growth in a scale and nature that is compatible with and helps to maintain Tiverton's unique identity. Tiverton has a visual quality and character that is unique as opposed to ubiquitous. Residents indicate that they are welcoming of development that can be woven into the character of the community and opposed to development that would simply erase it.

Table 5-1 and Figure 5-1 show generalized land use based on land cover data obtained from the Rhode Island Geographic Information System (RIGIS) for the year 2011. The breakdown of land use by acreage is as follows:

Table 5-1: Current Land Use in Acres, 2011

Land Use	Acreage	Percentage
Low Density Residential (> 2 acre lots)	285	1.15%
Medium Low Density Residential (1 to 2 acre lots)	496	2.00%
Medium Density Residential (1 to 1/4 acre lots)	1,747	7.03%
Medium High Density Residential (1/4 to 1/8 acre lots)	1,519	6.12%
High Density Residential (< 1/8 acre lots)	166	0.67%
Commercial (including Commercial Mixed-Mixed-Use)	268	1.08%
Institutional (including cemeteries)	95	0.38%
Transportation and Utilities	266	1.07%
Airports	2	0.01%
Developed Recreation (including beaches)	138	0.56%
Agricultural	1,887	7.60%
Vacant / Transitional	129	0.52%
Water	1,059	4.26%
Wetland	518	2.09%
Mines, Quarries, Gravel Pits	159	0.64%
Waste Disposal (Landfills and Junkyards)	137	0.55%
Deciduous Forest (>80% hardwood)	13,953	56.18%
Mixed Forest	1,491	6.00%
Softwood Forest (>80% softwood)	273	1.10%
Brush land	250	1.01%
Total	24,838	100%

Source: RIGIS Land Use and Land Cover, 2011

5.2 Land Use Regulation

The establishment of land use districts through zoning is the most widely applied method of regulating land use. The Town’s original ~~Z~~oning ~~ord~~inance ~~Ordinance~~ was adopted in 1964, with a revision in 1970. A complete rewrite was done in 1994 to comply with the Rhode Island Zoning Enabling Act. To ensure consistency with the goals and objectives of the Tiverton Comprehensive Plan that was certified by the ~~state~~ ~~State~~ in 1997, major revisions to the ~~Z~~oning ~~O~~rdinance were approved in 2001. These included provisions for Rural Residential Developments, the addition of a watershed protection overlay district for Nonquit and Stafford Ponds, the creation of a Village Commercial District for Tiverton Four Corners, a new Open Space/Conservation ~~D~~istrict, and a new Waterfront District. In 2014, a significant rezoning of the General Commercial District was enacted, which resulted in the creation of three new commercial zoning districts.

Land use is now controlled with four residential districts, seven commercial districts, one industrial district and an open space district as well as the aforementioned Watershed Overlay District. Table 5-2 below reflects the acreage within each existing zoning district, while Table 5-3 summarizes the existing zoning districts, their intent and basic area standards. Figure 5-2, the Tiverton Zoning Map, illustrates the distribution of these use districts throughout the town.

TABLE 5-2: Land Use by Zoning District, 2014

ZONING DISTRICT	ACREAGE	PERCENT BY LAND AREA
VC	13	0.07%
GC	26	0.13%
HC	174	0.89%
I	1409	7.19%
W	160	0.82%
TMS	10	0.05%
NB	44	0.22%
PFD	78	0.40%
R-30	998	5.10%
R-40	1489	7.60%
R-60	2576	13.15%
R-80	10,055	51.33%
OS	1,635	8.35%
Ponds	921	4.70%
TOTAL	19,588	100.00%

Source: Tiverton Planning Department

Table 5-3: Zoning Districts

DISTRICT	Description (minimum lot areas and allowable uses)
Residential	
R-30	30,000 sq. ft. lots; single- and two-family residential, multi-family, nursing and retirement homes with special use permit
R-40	40,000 sq. ft. lots; single-single- family residential, nursing and retirement homes with special use permit
R-60	60,000 sq. ft. lots; single- and two-family residential, multi-family, nursing and retirement homes with special use permit
R-80	80,000 sq. ft. lots; single-single- family residential, nursing and retirement homes with special use permit
Commercial and Industrial	
VC	12,000 sq. ft. lots; small scale retail and commercial uses, design standards for preserving historic character (e.g. Tiverton Four Corners).
GC	12,000 sq. ft. lots; general commercial, community retail and service uses
TMS	10,000 sq. ft. lots, small scale retail and commercial on the first floor with office space or residential above
NB	15,000 sq. ft. lots, community oriented retail, commercial and services; multi-family, apartment houses and mixed--use residential.
PFD	12,000 sq. ft. lots, commercial, retail and services uses. Multi-family, apartment houses and mixed-mixed- use residential
HC	20,000 sq. ft. lots; businesses requiring larger areas and highway access
W	10,000 sq. ft. lots; non-residential and mixed-use along Sakonnet River principally for marine dependent commercial uses
I	40,000 sq. ft. lots; industrial uses, including technology and office parks
OS	Coastal land and open space

In addition, the Watershed Protection Overlay District regulates development around Stafford and Nonquit Ponds in order to protect the quality of public drinking water. The overlay areas limit density of residential development, provide for a buffer from the shorelines, and restrict the use of chemicals, fuels, pesticides and other sources of contamination. The ~~overlay-Overlay district-District~~ regulations also require an environmental review statement for proposed developments, which allows the Planning Board to require additional constraints or restrictions on the development.

In 1987, an ordinance was adopted to provide for cluster developments. It allowed modification of certain zoning requirements in order to preserve open space or create recreation areas within a subdivision. As part of the 2001 ~~Zzoning O~~rdinance revisions, the ~~Ce~~luster ~~ordinance-Ordinance~~ was replaced by regulations that provide for subdivision designs called Rural Residential Developments. This type of development incorporates conservation by design techniques to permit smaller house lots and open space preservation. It also allows privately maintained roads for special subdivisions where oversized lots are created (rural compounds). Road frontage requirements can also be relaxed under certain circumstances with common driveways used in order to decrease the number of curb cuts. Rural Residential Developments are meant to preserve rural character, protect the environment, and lower the long-term public tax burden by decreasing the cost of infrastructure maintenance.

Provisions for elderly housing have also been added to the ~~zoning-ordinance~~Zoning Ordinance. The Manufactured Home Elderly Community (MHEC) regulations provide for self-contained communities of moderately priced housing for residents age 55 and older. Other new uses provide for retirement and continuing care facilities, and the ~~Age-Age-~~Restricted ~~Mixed-Mixed-~~Use Community (ARMUC) regulations were established to allow the creation of the Villages on Mount Hope Bay.

Finally, a Large Scale Office Park Development (LSOPD) ~~O~~rdinance was written to allow the development of a technology/office park within the Industrial District for a site that has a minimum area of 125 acres and is serviced by public water and sewer.

The Tiverton Subdivision Regulations provide the procedures and standards for the division of land, as well as the specifications for street and infrastructure improvements. The subdivision regulations were completely rewritten in 1995 to conform to the Rhode Island Land Development and Subdivision Review Enabling Act. Major amendments in 2003 and 2014 adopted by the Planning Board provided complementary language for commercial and residential development, added site and building design standards for review of commercial and industrial developments, as well as enhanced aesthetic and environmental standards relating to residential subdivisions.

5.3 Development Trends

According to the 2010 U.S. Census, in the decade between 2000 and 2010 the population of Tiverton grew by 3.4%, in comparison to the ~~state-State~~ of Rhode Island as a whole, which grew by 0.4%. This represents a slowing from the previous decade where Tiverton grew by 6.6%. ~~Most of the development has been in the form of small-scale subdivisions, or single unit developments.~~

~~The notable exceptions are~~ Along with single-family development projects, large scale multi-family residential developments including the Villages at Mount Hope Bay, Countryview Estates, Bourne Mill, and Sandywoods ~~were built during that time period, all larger scale residential projects.~~ Commercial development has included small establishments along Main Road in north Tiverton, at Bliss Four Corners, Stafford Road, and Fish Road.

However, Tiverton is increasingly being influenced by a regional real estate and commercial development market centered in the greater Boston area. Its location in southeastern New England, convenient highway access, and land available for development have resulted in additional development pressures. This will only be increased with the potential construction of commuter rail service from Fall River to Boston to Fall River.

Current data from Rhode Island Statewide Planning forecasts limited population growth of approximately 1,150 new persons through the year 2040, yet there are local factors that may add to development pressure. They include: (1) the possible expansion of public sewer service to much of northwestern Tiverton, from the Stone Bridge area north to the state line, (2) interest in the development of the area abutting Route 24 ~~in north Tiverton~~ and (3) the development of the ~~business park~~ Tiverton Business Park, which has significant employment potential, and could also result in a demand for both residential and commercial development.

5.4 Build Out Analysis

A comprehensive build-out analysis completed in early 2006 estimated future residential development potential in Tiverton. The estimated potential number of dwelling units that could be built as-of-right in different areas of the town was calculated based on existing zoning and using digital data from the Rhode Island Geographic Information System (RIGIS).

The acreage of developable land within each zoning district was calculated by eliminating land already developed, land protected from development and land with physical constraints (wetlands and steep slopes). Factoring development activities and conservation easements applied since the 2006 analysis generated updated statistics for this document. Data was also cross-referenced against historical building permits issued. Limitations of the available digital data and the need to make certain assumptions necessitate that the overall and site-specific results should not be used for anything other than general planning purposes.

The current build-out analysis projected that an additional 3,186 single-family dwelling units could be developed as-of-right in Tiverton based on the land available for development and the zoning in place as of 2014. Under this scenario, the total single-family units at build-out would equal 10,653. The acreage within each zoning district is summarized in Table 5-4. An important note is that these numbers represent single-family units only. Zoning changes enacted in 2014 greatly expanded options for mixed-used, two-family and multi-family units. Approximately 3,706 acres of land are now in zoning districts that allow multiple dwelling units by right or special use permit. There is very limited historical data to project the number of dwelling units that may be constructed as other than ~~single-single~~ family, but it is expected that Tiverton will see marked growth in categories other than ~~single-single~~ family, which would increase the total number of dwelling units significantly.

Figure 5-3 *Conservation Opportunity Areas* identifies high-value areas for safeguarding Species of Greatest Conservation Need (SGCN) and the full complement of Rhode Island's wildlife. These include the largest blocks of intact habitat in the state, referred to as Core Natural Areas; corridors that connect those Core Natural Areas; and sites, which are uniquely rare, resilient, or productive natural systems. These include natural heritage areas, ecological land units, wetlands and hydric soils, unfragmented forest blocks, green corridors, and ponds and streams. The information on this map was developed as a companion to the RI State Wildlife Action Plan, 2015.

TABLE 5-4: Potential ~~Single-Single~~-Family Residential Units by Zoning District, 2015

Zoning District	Total Acres	Vacant Lot Acres	Buildable Acres*	New SF Units-All Acreage
Village Commercial	13	.	0	0
General Commercial	26	0	0	0
Highway Commercial	174	0	0	0
Industrial	1,409	0	0	0
Waterfront	160	0	0	0
Traditional Main Street*	10	0	0	0
Neighborhood Business*	44	0	0	0
Pedestrian Friendly District*	78	0	0	0
Residential-30*	998	69	180	261
Residential-40	1,489	77	425	462
Residential-60*	2,576	292	950	601
Residential-80	10,055	975	3,650	1,862
Open Space	1,635	0	0	0
Waterbodies	921	0	0	0
Total	19,588	1,413	5,205	3,186

*Zoning Districts that allow mixed, and/or multi-family units.

Source: Tiverton Planning Department/RIGIS

5.5 Future Land Use

A significant component of a local Comprehensive Plan is the identification of future land uses based on the interrelationship of historic development patterns, natural characteristics of the land, the transportation network, the availability of public services and facilities, and the desire to protect the natural and scenic qualities of the community. Recommended future land uses, as illustrated on the Future Land Use Map (Figure 5-4), are based on the goals and policies of this Comprehensive Plan and represent ~~the Town of Tiverton's~~ land use blueprint for the future. The Future Land Use Map serves as a policy statement directing municipal decision-makers as to what types and intensities of land uses are desired in each area of town over a 20-year planning horizon.

The following section describes the future land use designations as illustrated on Figure 5.4 *Future Land Use Map*.

Publicly-Owned Open Space and/or Lands Zoned Open Space

Publicly-owned lands for open space and conservation and all lands currently zoned open space (some owned by environmental organizations) are depicted in dark green on the Future Land Use Map. The intent of this category of future land use is for the land to be preserved in a natural undeveloped condition, provide recreational opportunities, or preserve habitat areas or agricultural use.

Privately-Owned Open Space Zoned Residential and/or Privately-Owned Agricultural Land Zoned Residential

Lands in the *Privately-Owned Open Space Zoned Residential and/or Privately-Owned Agricultural Land Zoned Residential* land use category are either owned for conservation purposes by an environmental organization or are owned by a private citizen but protected by means of the purchase of development rights by the government or an environmental entity such as a land trust or The Nature Conservancy.

High Density Residential

Located east and west of Main Road in North Tiverton, the *High Density Residential* future land use designation, includes partially or fully developed neighborhoods of both ~~single-single~~-family and multi-family residences at an approximate density of one dwelling unit per 30,000 square feet, or greater. The current zoning in this future land use designation is a minimum lot size of 30,000 square feet.

Medium Density Residential

The *Medium Density Residential* future land use designation is generally located north of Bulgarmarsh Road and includes the Highlands and lands east and west off Stafford Road north of Bliss Four Corners. Lands in this future land use designation include partially and fully developed neighborhoods ranging in density from one dwelling unit per 40,000 square feet to 60,000 square feet, and areas for which this residential density is considered appropriate.

Rural Residential / Agriculture

The majority of southern Tiverton land falls into the *Rural Residential / Agriculture* designation. Future development in this designation should preserve to the extent possible the scenic rural landscapes with stone walls and coastal views that characterize this area of Tiverton. Current zoning for lands located in the *Rural Residential / Agriculture* future land use designation is a minimum lot size of 80,000 square feet. In the *Rural Residential / Agriculture* future land use designation, agricultural land and active agricultural operations, low density residential uses and open space is considered appropriate.

Commercial Uses

There are six general areas designated as *Commercial Uses* on the Future Land Use Map, shown in red, including Bliss Four Corners, Tiverton Four Corners, along Main Road in North Tiverton, ~~Stone Bridge~~~~Downtown Highlands~~, Fish Road off Route 24, and Stafford Road along the ~~State~~ ~~state~~ border. Current zoning districts within the Commercial Uses future land use designation include General Commercial (GC), Traditional Main Street (TMS), Pedestrian Friendly District (PFD), Neighborhood Business (NB), Village Commercial (VC), and Highway Commercial (HC).

Specific uses vary depending on the zoning district. Village Commercial is the area of town known as Tiverton Four Corners which is characterized by small scale retail, restaurant and office uses in a compact and historic setting. General Commercial contains areas of the town which form the basic pattern of retail and service businesses serving the community, and the areas planned for expansion of such businesses. The GC District includes the major commercial area along Main Road in the northwest corner of Tiverton, and the smaller commercial area along Stafford Road, extending north from its intersection with Bulgarmarsh Road. Highway Commercial contains areas of the town where businesses which serve regional needs rely on highway access and larger land areas for parking and development. The HC District includes the commercial area bordering the City of Fall River and lying between Route 24 and Stafford Road, and the commercial area at the interchange of Route 24 and Fish Road and extending west along the south side of Souza Road.

Waterfront-Related Uses

The Waterfront-Related future land use designation includes certain non-residential and mixed-use areas along the Sakonnet River for which primarily water-dependent commercial uses are appropriate and rely on waterfront access for business.

Industrial Uses

This district contains the area of the town currently used for industrial and related uses, and which is considered suitable for future industrial development. This designation includes lands located east of Fish Road and on both sides of Route 24, and a smaller land area west of Fish Road and lying between the R-30 District and Souza Road.

Business Park

The Tiverton Business Park is shown on the Future Land Use Map with diagonal lines over the *Industrial* designation. This future land use designation is intended to highlight opportunities for new commercial development (high tech industries, office, research and development and light manufacturing) in order to generate jobs and diversify the local tax base. The area is largely undeveloped, serviced by public water and sewer, and has convenient highway access.

Casino Overlay

As described elsewhere in this chapter, the Casino Gaming and Entertainment Overlay District designates the location of the proposed casino gaming facility subject to review under the Tiverton Land Use Regulations.

Reservoir and Ponds

The Reservoir and Ponds future land use category represents lands that are permanently inundated by water and therefore are not suitable for development. Future use is to serve as habitat and/or water supply.

Inconsistencies between the Future Land Use Map and Current Zoning Map

A small number of ~~zoning map~~Zoning Map amendments will be necessary to achieve consistency between the Future Land Use Map and the Zoning Map. See Figure 5-5 for potential ~~zoning map~~Zoning Map amendments. Parcels highlighted are currently zoned residential, however, are owned by the public for open space or conservation purposes. These properties are designated as *Publicly-owned open space and/or Lands Zoned Residential* on the Future Land Use Map. The Town will amend zoning of these properties from residential to open space within two-years of local adoption of this Comprehensive Plan.

Natural Hazards and Climate Change

The Town of Tiverton 2017 Multi-Hazard Mitigation Plan ~~and~~ is incorporated in this Comprehensive Plan as Appendix A. Priority natural hazards and climate change trends that are likely to impact Tiverton include:

- Coastal Flooding
- Hurricanes and Nor'easters
- Winter Storms
- Sea Level Rise

Increased awareness of the threats, effects and vulnerabilities from natural hazards will assist the Town in identifying and implementing effective mitigations actions and preparedness efforts. The four highest ranking risks identified during the hazard mitigation planning process include flood prone drainage systems, potential dam failures, damage to care facilities, and critical municipal hazard response facilities.

Increased storminess, sea level rise, and erosion will impact private and public property, facilities, and infrastructure with increased risk of flooding and other damages, as well as the loss of waterfront property and tax revenue. Recent NOAA scenarios, which CRMC adopted in 2016 for planning purposes (CRMP Section 145), project 2 meters (6.6 feet) of sea level rise by 2100. As a result of sea level rise, both hurricanes and severe winter storms will be more damaging to property and coastal flooding effects will be felt further inland.

Included as Appendix B~~;~~ are Statewide Planning Program fact sheets for Tiverton that survey residential properties, populations, and transportation infrastructure that may be affected by sea level rise and storm surge. Some key highlights of the studies specific to Tiverton are included below:

- The Socioeconomic of Sea Level Rise Study estimates that there are 41 ~~single-single-~~ family and 20 mobile housing units vulnerable to inundation under 5 feet of sea level rise scenario in Tiverton.
- Portions of Route 24 are susceptible to inundation due to sea level rise. 308 feet of Route 24 South and 279 feet of Route 24 North could be inundated as a result of just 1 foot of sea level rise. Route 24 S and Route 24 N have been given a ~~state-State~~ ranking of ~~10th~~ tenth and ~~12th~~ twelfth, respectively, as the most vulnerable road assets in the State.

There are four bridges of concern located in Tiverton, two of which are small facilities that may not be eligible for federal aid. Tiverton's bridge infrastructure is the seventh most vulnerable in the ~~state-Rhode Island~~ to sea level rise. Sea level rise will also have an impact on saltwater marshes. The Rhode Island Coastal Resources Management Council (CRMC) and its partners have developed Sea Level Affecting Marshes Model (SLAMM) Maps for the coastal wetlands of all 21 Rhode Island coastal communities. The purpose of these SLAMM maps is to show how coastal wetlands will likely transition and migrate onto adjacent upland areas under projected sea level rise scenarios of 1, 3 and 5 feet. Under the five-foot sea level rise scenario, Tiverton could lose up to half of its 528 acres of coastal wetlands. SLAMM maps for Tiverton are located at http://www.crmc.ri.gov/maps/maps_slamm/slamm_tiverton.pdf.

5.5 Land Use Goal ~~and Objectives, Policies and Actions~~

Goal

Promote land use patterns that are consistent with natural resource constraints, are environmentally and economically sound, minimize incompatibility among uses, reduce vulnerability to natural hazards and climate change impacts, and preserve Tiverton's rural, historic and small town character.

~~Objectives~~ Policies

- Utilize the land use plan to guide future growth and development, and serve as the basis for future regulatory actions.
- Evaluate the effectiveness of current zoning district designations, particularly the appropriateness of the areas currently zoned for industrial and highway commercial uses.
- Promote marine-related land uses within the non-residential zoning districts along the Tiverton waterfront.
- Support the diversification of the town tax base and increase in net tax revenue through non-residential development, including the development of the ~~town-business park~~ Business Park, in a manner that is compatible with and protects the predominantly rural, historic, maritime and small town character of Tiverton.
- Implement and promulgate land use ordinances and regulations to allow for the development of a casino gaming facility, inclusive of restaurant, entertainment and retail venues within the casino, a hotel, shared structured and surface parking.
- Inventory and evaluate town-owned property to determine the use that promotes the long-term interests of the ~~town~~ Town.
- Ensure that ~~town-municipal~~ staffing is adequate to meet the complex planning and regulatory challenges required as development pressures increase.
- Ensure that utilities are extended and provided only in a manner that is compatible with desired rate and density of future development and done with consideration of aesthetic impacts.
- Utilizing the visual and analytical tools and capabilities which will be available through the Town's Geographic Information System (GIS), undertake a town-wide parcel inventory and use study to determine where zoning is not reflective of existing conditions, especially in areas that are near build-out. Modify zoning to ensure it is consistent with as-built conditions, particularly in areas where existing or planned water and sewer infrastructure can support higher densities of development.
- Consider a Transfer of Development Rights (TDR) program to direct more intense development into areas where the infrastructure can accommodate it (receiving areas) and away from areas where over-development would have negative effects on the rural quality, scenic beauty, and natural environment (sending areas). The zoning in receiving areas (primarily areas of the north part of ~~Town~~ town where access to public sewer and water are

feasible including infill development) should be at a level that will allow for increases in density through such a TDR program.

- Evaluate future development in areas exposed to natural hazards including the effects of sea level rise. Review and modify zoning as necessary to minimize risks to lives, property, and infrastructure from natural hazards.

5.6—Land Use Policies

General Policies Actions

Action 1: Ensure that the land use goal and specific visions for desirable future development, as stated in this Comprehensive Community Plan, are achievable with the zoning and subdivision regulations, and that these regulations remain relevant through periodic monitoring and review.

The core of this Comprehensive Community Plan is to shape future land use so that it preserves the rural and small town character of the community. Land use, more than anything else, determines the kind of town Tiverton will be in the future. The starting point for land use planning is the ~~zoning ordinance~~Zoning Ordinance and the ~~zoning map~~Zoning Map (Figure 5-2), which establishes permitted uses and dimensional standards for each of the zones. The ~~zoning map~~Zoning Map resulted from a multi-year process that began with the completion and ~~state~~State approval of the original ~~comprehensive plan~~Comprehensive Plan, and culminated with the adoption of major ordinance revisions in 2001 and several significant updates through 2014. Those revisions were based on the general land use plan and the respective land use policies in the ~~comprehensive plan~~Comprehensive Plan. The fundamentals of the existing ordinance are, therefore, adequate as a regulatory document for future land use in Tiverton. This plan proposes further refinements to the ~~zoning ordinance~~Zoning Ordinance, includes uncompleted policies from the previous Comprehensive Community Plan, and addresses emerging land use issues that need to be considered for future regulatory changes.

In addition to zoning, the development of land is managed by the application of the Tiverton Land Development and Subdivision Regulations, through the subdivision and site plan review process. Design review is also authorized by the Development Plan Review regulations contained in the ~~zoning ordinance~~Zoning Ordinance. These land use regulations control not only use and density, but site and building design; therefore it is important that the town periodically review the effectiveness and suitability of both its ~~zoning ordinance~~Zoning Ordinance and subdivision regulations. There are also environmental limitations that supplement ~~town-local~~ regulations. Areas of town not suitable for development because of natural constraints and environmental sensitivity are governed by federal and state regulations, which provide for input, or even preemptory action on the part of the town. These regulatory controls, given careful monitoring, and ~~town~~Town ~~zoning~~Zoning restrictions preventing development on “unsuitable land,” will protect these areas without additional regulations.

Industrial Land Uses

Action 2a: Evaluate the development potential of the vacant industrial property in Tiverton, and ~~consider rezoning to~~ allow uses that are compatible with the environment, the surrounding area and the small town character of Tiverton. ~~A study area has been identified on the future land use map to facilitate the completion of this action item. Specific consideration should be given to action items 2b and 2c identified in more detail below.~~

Action 2b: Evaluate and consider rezoning the Industrial Zone into lower impact/higher impact zones to minimize conflict between residential and industrial uses.

Approximately 1,400 acres (7%) of the land area of the town is zoned for industrial use. This area, located in north Tiverton, is largely undeveloped but has seen recent growth in both general business and industrial use. There are several older neighborhoods within the district along its border on the east side of Fish Road. A large portion of Fish Road on the western side is densely developed residential district R-30. Recently there have been several conflicts between residential and commercial/industrial users in this area particularly with regard to noise and traffic. A balance is required to allow business growth and residential property rights to peacefully co-exist. The ~~Industrial Zone is earmarked as a specific study area on the Future Land Use Map to both~~ Town should review the types of industrial uses allowed and also consider whether creating more than one single industrial zone could minimize conflict and stabilize residential property values in this area. One concept would be to create zones based on higher/lower impact with the areas surrounding and/or abutting significant residential tracts limited to lower impact industrial activities.

Action 2c: Evaluate industrial land within the Stafford Pond watershed and consider rezoning to ensure uses are compatible with and minimize risks to the drinking water supply.

Much of the industrial land is wetland and a portion of this land lies within the Stafford Pond watershed, Tiverton's sole public drinking water supply. Future uses of property in the watershed as well as significant wetland areas should be carefully considered to avoid environmental degradation and to maximize public benefit. A review and possible re-zoning of industrial uses in the watershed and significant wetland areas should be undertaken.

Action 2d: Review and modify as necessary regulations with regard to quarrying activities to ensure compliance with state and local governing statutes and to minimize environmental impacts.

Tiverton is home to several active and inactive quarries. Quarrying activities are regulated by a combination of federal, state and local regulations. A review of current local ordinances should be

undertaken to ensure the ordinances provide a high level of environmental protection for ground and surface water supplies and to minimize potential damage to surrounding properties.

Marine & Waterfront ~~Related-Dependent~~ Uses

Action 3: ~~Follow-up on waterfront related studies and design concepts with a Complete~~ **a comprehensive waterfront plan that evaluates long-term options for redevelopment, improves improved aesthetics and increases increased public access within the Waterfront District.**

The Tiverton harbor and waterfront is an important, but limited resource that has economic, residential, cultural and recreational value for the community. The zoning revisions of 2001 included the establishment of a Waterfront District to govern large portions of the Sakonnet River and Mount Hope Bay waterfront areas. This district generally restricts the commercial areas of the waterfront to marine ~~related-dependent~~ uses such as boat launches, marinas, fisheries and other maritime activities, but includes residential property as well. ~~A study area has been identified in the future land use map running from the state border in the north to the Nanaquaket Bridge in the south. Considerations should include~~ **The waterfront district plan should: explore** the possibility of multiple waterfront zones to ensure a compatible mix of commercial and residential uses; ~~as well as, planning consider and plan~~ **for sea level rise to, ensure continued maintain** public access ~~to the waterfront; and opportunity for marine related uses retain existing and create new opportunities for marine-dependent businesses.~~

Action 4: Complete the repair of the Stone Bridge abutment and improvements to Grinnell's Beach.

The Stone Bridge abutment is slated for significant repair by the Rhode Island Department of Transportation in ~~2017~~2018. The ~~town-Town has~~ recently acquired the former Seaside ~~Gas station-Station~~ adjacent to Grinnell's Beach. A project is underway to determine how best to incorporate this newly acquired property into the beach area. The goals include improved aesthetics, public access, marine access from the Sakonnet River, and wastewater management. Completion of this project will help to ensure that Tiverton's historical connections to the waterfront remain strong and accessible to the public.

Action 5: Review and consider modifying zoning regulations in all shoreline areas to minimize effects of natural hazards, especially flooding and hurricane damage as well as future sea level rise.

Like many coastal communities in Rhode Island, our shoreline areas are vulnerable to catastrophic flooding and future sea level rise. This risk crosses both residential and commercial property. It's also not restricted to the immediate shoreline, as the saltwater ponds, marshes, and estuarine areas are equally as vulnerable. Zoning regulations in potentially affected zones should be reviewed to ensure continued public access and opportunity for marine-related activities.

All of the Marine & Waterfront Action Items should be undertaken with consideration to projected sea level rise and hurricane inundation to ensure long term viability. Flood Hazard Areas (Figure 5-6), Sea Level Rise (Figure 5-7), and Hurricane Surge Inundation (Figure 5-8) Maps, included in this Comprehensive Plan, identify areas of concern. STORMTOOLS, is a State sanctioned online mapping tool that assesses exposure of future development and the risk associated with sea level rise and storm surge. The Town should utilize STORMTOOLS when conducting an analysis to modify Zoning regulations.

Diversification of Town Tax Base

Action 6: Support industrial and commercial uses that result in net tax revenue and desirable employment opportunities, and are compatible with the available infrastructure, the desired character and design objectives of the commercial districts, and are consistent with the small town nature of Tiverton.

There continues to be a need for development that generates net tax revenue in a scale that is consistent with the town's size and character. Considerable efforts by the town to achieve an appropriate balance between commercial development and quality of life has been made; creating new land use regulations for the ~~town's business park~~ Tiverton Business Park as well as the existing Main Road and Bliss Four Corners business areas. There are a number of options to diversify the tax base in a manner compatible with the town's character, such as developing the ~~business park~~ Business Park, supporting and expanding the traditional industries of agriculture and fishing, expansion of marine-related activities, and considering options for expansion of the commercial/industrial zones.

~~**Action 7: Appoint a study committee to evaluate future land use options in the Souza Road area.**~~

~~Souza Road, which connects Main Road with Fish Road, has been at the center of three rezoning/development proposals over the last ten years. In each case, town officials voted to reject that which was proposed, backed by significant opposition from the community at large.~~

~~Interest in this area stems from its location abutting Route 24, and close proximity to the two main highway access points from Route 24, one at Fish Road and the other on Main Road. While its location is what has attracted interest from outside developers, its location is also a driving factor in opposition from the community, as it sits approximately in the center of Tiverton and those same roads are used daily by residents commuting to and from home, to access shopping and services in the primary business district on Main Road and to transport children from the mostly densely populated areas of Tiverton to school. Exactly because of its location, many residents have expressed concerns that future development in this area has significant potential to impact the day-to-day quality of life in Tiverton and alter the central character of town, as specifically detailed earlier in this chapter.~~

~~A common theme was the desire that development and zoning decisions for this area should come from the community itself, absent the pressure of a pending application for zoning changes by an individual developer. As such, the council should appoint an advisory committee, under the auspices of the planning board to determine the best use for this area. The committee should have a broad and diverse representation of residents and support from the planning department. Members should include some who do not currently serve on a town board or commission, neighbors to the area as well as those who live further away, and residents who own businesses in Tiverton. The committee should be provided with information gathered from the Community Comprehensive Plan Open Houses as well as the public hearing testimony from the most recent proposal. The committee should be tasked with two specific goals. The first would be to~~

~~recommend what, if any, zoning district changes should be made to the area. The second would be to define a vision and set of parameters that, if used to develop specific zoning language, would have widespread community support.~~

Action 87: Evaluate the Village Commercial District to ensure that the unique identity of Tiverton Four Corners is preserved while protecting the ground and surface water supply in the Nonquit Pond Watershed.

The Tiverton Four Corners area contributes significantly to the identity of the town. Both the Village Commercial District and the Watershed Protection Overlay District regulations currently regulate the area. These commercial regulations should be evaluated to ensure that they provide sufficiently clear standards for building design and reasonable procedures for design review while balancing ground and surface water concerns in the Nonquit Pond Watershed. An inventory of business locations should be undertaken to determine if the area as zoned is appropriate.

Town-Owned Parcels

Action 98: Inventory and evaluate town-owned property to determine its best use and value.

Town-owned land represents an important resource that can help Tiverton achieve its housing, open space and economic development objectives. While the ~~town~~-Town maintains an inventory of all town-owned parcels, there is no comprehensive evaluation of these parcels for the purposes of long-range planning. Such an inventory needs to be regularly evaluated and updated.

Utility and Infrastructure

Action 109: Allow the expansion of sewer and water utilities into areas of town that are not presently serviced ~~only~~ in a manner that is fully supportable and consistent with the desired land uses and densities as identified in this Comprehensive Community Plan.

A major factor in future land use is the availability of public sewer and water. While the need for sewers in north Tiverton is well documented (see Services and Facilities Chapter 7.0), a more extensive public sewer system would open up areas to development that are presently limited by poor soils that prevent the use of individual septic disposal systems. This is especially true in south Tiverton where the lower density of development gives the area its famed rural character. In addition, installing public water service into areas that do not have public sewers can alter ground water levels and negatively impact the operation of private septic systems. Extension of either public water or public sewer should not be considered until the effect of one on the other is fully evaluated. Land use decisions must be consistent with future plans for ~~town~~-municipal services discussed in the Services and Facilities Chapter 7.0. It also is evident that the ~~town~~-Town administration must be able to exercise control over future construction of utility infrastructure if it is to effectively manage future land use.

Action 1110: Review and consider amending the Watershed Protection Overlay District zoning regulations to provide enhanced protection to ground and surface waters.

Tiverton is responsible for two public drinking water reservoirs; Stafford Pond, which supplies town water via Stone Bridge Fire District and the North Tiverton Fire District, as well as Nonquit Pond, which is part of the City of Newport water supply. A subcommittee of members from the Planning Board and Conservation Commission is currently reviewing the Town's Watershed Protection Overlay District zoning regulations to ensure best practices are being utilized to protect ground and surface water.

Action 12a11a: Ensure that development and zoning regulations are consistent with remediation plans and objectives as outlined in RI-DEM approved TMDL plans.

Action 12b11b: Update Tiverton GIS maps to include TMDL locations.

Consistent with federal clean water regulations, the RIDEM utilizes a Total Maximum Daily Load Plan (TMDL) to manage waters that do not meet one or more water quality criteria. At this time, TMDLs exist for Stafford Pond, Sucker Brook, the Robert Gray area and one is under development for Nonquit Pond. Enhanced protection for surface water supplies is crucial to maintain viability of public water sources. TMDL locations should be included on Tiverton's GIS Maps.

Action 13a12a: Review and consider amending the Zoning Ordinances with regard to development within Public Wellhead Protection Areas.

Action 13b12b: Update Tiverton GIS Maps to include all RIDEM designated Wellhead Protection Areas.

There are currently ten (10) community and non-community water systems in Tiverton with at least one additional under development, each supplied with groundwater via public well. These water systems supply restaurants, small businesses, pre-schools, and several mobile home parks. The critical surface area surrounding the well, the Wellhead Protection Area (WHPA), deserves special consideration to maintain adequate supply of safe drinking water. Additionally, WHPAs should be incorporated into Tiverton's GIS mapping.

Action 1413: Revise applicable local land use regulations to avoid and reduce the impacts of stormwater runoff and to effectively comply with the RI Stormwater Manual's Minimum Standard 1: LID (Low Impact Development) Site Planning and Design Strategies. Consider incorporation of Low Impact Development requirements as endorsed in the Rhode Island DEM's Low Impact Development Site Planning and Design Guidance Manual.

While the ~~planning board~~ Planning Board currently encourages developers to ~~implement incorporate~~ Low Impact Development design options in proposed projects, ~~consideration should be given to formal incorporation~~ the Town should review and strengthen local regulations relating

~~to stormwater management by referencing the Rhode Island Stormwater Manual and incorporating specific strategies to: of some requirements as a means to achieve protection of ground and surface waters as well as meeting stormwater management regulations.~~

- ~~a) Maintain groundwater recharge to predevelopment levels;~~
- ~~b) Maintain post-development peak discharge rates to not exceed pre-development rates; and~~
- ~~c) Use LID techniques as the primary method of stormwater control to the maximum extent practicable.~~

Action 1514: Review current allowable density regulations in all residential zones and/or zones that allow a residential component and modify as necessary to ensure development is supportable by available water, wastewater and fire suppression capacity.

As detailed in the Services and Facilities chapter, Tiverton has a mixed environment for water and wastewater service. Portions of north Tiverton are served by a mixture of public water and sewer, public water and private wastewater management, and/or private water and wastewater systems. The southern portion and largest land area is served in its entirety by mostly private wells and on-site wastewater treatment systems. Available quantity and capacity for all of these systems requires careful balancing ~~to ensure so~~ that long-term drinking water availability is ensured for existing households and environmentally sound wastewater management is achievable. This applies to development in areas served by public infrastructure as well as those requiring groundwater and adequate land capacity to safely manage Onsite Wastewater Treatment systems.

The recent trend ~~to interest~~ in multi-family, townhouse, and mixed-used style development could put additional pressure on ~~all of these municipal utility~~ systems. Allowable density ~~in for~~ this development type ~~should shall~~ be reviewed, as well as, ~~the more traditional~~ single-family home ~~models~~ subdivisions.

Design Standards

Action 1615: Develop regulations with regard to the siting of utility and accessory structures, so that the design and operation of such utilities are consistent with the aesthetic value and character of the surrounding neighborhood.

The siting of such structures as satellite dish antennas, communication towers, wind towers, solar panels, water towers, pumping stations and fixtures, water storage tanks and utility wires should be undertaken with care and concern for their aesthetic impact on the community as a whole. Landscaped screening should be utilized and siting should avoid heights of land where their appearance would be most intrusive on the visual quality of the town. Underground utility wires servicing new major subdivisions and commercial and industrial developments should be encouraged.

Action 1716: Consider incorporation of design ~~guidelines standards~~ into the ~~zoning ordinance~~ Zoning Ordinance as a means to ensure development is consistent with the character and sense of place goals in the ordinance.

Zoning changes adopted in 2014 created three new commercial districts in north Tiverton and one additional district in the Bliss Four Corners area. These new districts and attendant regulations are derived from a hybrid form-based code, where the objective is to create distinctive and attractive commercial districts by focusing in part on character and design. Bliss Four Corners is an emerging commercial center and has seen recent growth as evidenced by the Sandywoods development, Tiverton Public Library, and the ~~new-Bulgarmarsh~~ recreation area. Main Road in north Tiverton, from Souza Road to the ~~sState lLine,~~ is a mix of residential homes and strip-style commercial development. A significant number of commercial buildings in north Tiverton are currently unoccupied. Many of the commercial buildings were purpose-built and architecturally devoid. Others were built to a short-lived architectural “trend” and are now dated. Using a design and character focus, the new districts will allow for buildings whose exteriors are compatible with the classic architectural styles of coastal New England through the years, and will lend themselves to adaptive reuse in the future. While design guidelines have been adopted, the ~~town-Town~~ should consider continued refinement of the guidelines, and ~~determine how best to ensure design objectives are met~~development of enforceable standards, without becoming overly burdensome to ~~the property owners~~developer.

Action 1817: Monitor development trends in mixed commercial zones and consider modifying allowable density calculations to ensure there is adequate infrastructure and services to support projected growth and meet desired commercial to residential ratios.

A significant change in the zoning of these districts is the inclusion of various types of housing, creating walkable, livable, and workable neighborhoods. All allow mixed-use residential, where residential units may exist on upper floors, multi-family units and small apartment buildings. The potential for residential units is in part tied to infrastructure, particularly public sewer and water, as the land is not well suited to large septic systems due to soil type and ledge constraints. A periodic review of the potential residential buildout should be undertaken to ensure there is adequate infrastructure and services to support the planned growth. Equally important, these zones represent prime commercial land; it is important to maintain a balance that recognizes our desire for business growth.

Administration, Enforcement and Coordination of Land Use Regulations

~~Action 19: Establish a planning department with a full-time planner and staff that support the work of the Planning Board and works in conjunction with all town departments.~~

~~Land use regulations are principally administered by the Administrative Officer to the Planning Board, and the Building Official and Director of Public Works. While the town has retained professional engineering and planning services on a consulting basis, the increasingly complex demands of reviewing major developments, many of which have the potential to profoundly shape the future character of the town, require that the town increase the level of its professional support. The town must be prepared to both plan proactively for the future and deal with the administrative, technical and planning requirements of regulating ongoing development.~~

Action 2018: Review zoning enforcement policies and staffing to ensure a high level of compliance with ~~established zoning ordinance~~ the Zoning Ordinances.

Equally important to the planning process is the enforcement of ~~zoning~~ Zoning regulations. Like many communities, Tiverton has had its share of struggles in managing adherence to the zoning code. In some cases, Tiverton has entered into expensive litigation to remediate the violation. Additionally, zoning disputes over illegal uses pit neighbor against neighbor and can become very acrimonious as time wears on, to the benefit of no one. Consistent application and enforcement of ~~zoning~~ zoning regulations is the most effective way to minimize these conflicts.

Action 2119: Consider a process to document pre-existing non-conforming uses especially in cases where significant zoning changes alter the legal status of a property.

As with any town developed prior to adoption of zoning in the 1960's, the issue of pre-existing uses adds an additional level of complexity, particularly as many are not well documented and it becomes difficult to determine legal status without a paper trail. Although one of the goals of new zoning regulations is to minimize the number of non-conforming uses, in some cases it is unavoidable. Special care should be taken to maintain property rights. Significant zoning changes should include a well-publicized effort to assist property owners in documenting legal conforming status.

Action 2220: Review, and modify as necessary, the impact fee ordinance to ensure Tiverton's ability to provide quality services and facilities to town residents.

The siting of new public facilities and the expansion or renovation of existing ones is a major initiative of the ~~town~~ Town as it strives to improve basic services for present and future residents. The need for new and upgraded facilities is described in detail elsewhere in this Comprehensive Plan. As Tiverton grows, there is increased pressure on the ~~town's~~ Town's ability to pay for such improvements, and the ~~town~~ Town must consider and enact new ways to provide funding. In 2007, the ~~town~~ Town adopted an impact fee ordinance, which is currently restricted to major subdivisions. With a new focus on development from housing types besides ~~single~~ single-family residential, there is potential for shortfalls between the ordinance fees and required services and infrastructure. A review of the impact fee based on new housing models should be undertaken.

Action 2321: Review and modify as necessary policies regarding developments with homeowner associations with responsibilities for road, utility and stormwater maintenance.

Current subdivision regulations allow for developments designed where homeowners associations are responsible for maintenance and upkeep of roads, utility structures and stormwater management structures. As time passes, the responsibility and financial requirement for ongoing maintenance and upkeep are often in dispute. The ~~town~~ Town should review and consider modifying policies to ensure that long-term maintenance is ensured.

Action 2422: Evaluate and consider adopting growth management policies ~~that assist the town in managing orderly growth.~~

Like many communities, the cyclical nature of real estate provides challenges in managing growth. These challenges include adequate, timely resources for project review. Equally important is the difficulty in managing the impact on service requirements for the community. Effective management of growth is critical to ensure Tiverton can provide a consistent level of police, fire, educational and other key services to its residents.

Action 2523: Achieve consistency between the Future Land Use Map and Zoning Map

The Town will take appropriate steps to ensure that the Zoning Ordinance and Zoning Map are consistent with the Future Land Use Plan as illustrated in Figure 5-4. A small number of potential revisions are identified in Figure 5-5 and involve mainly the rezoning of publicly-owned conservation land from residential to open space.

6.0 HOUSING

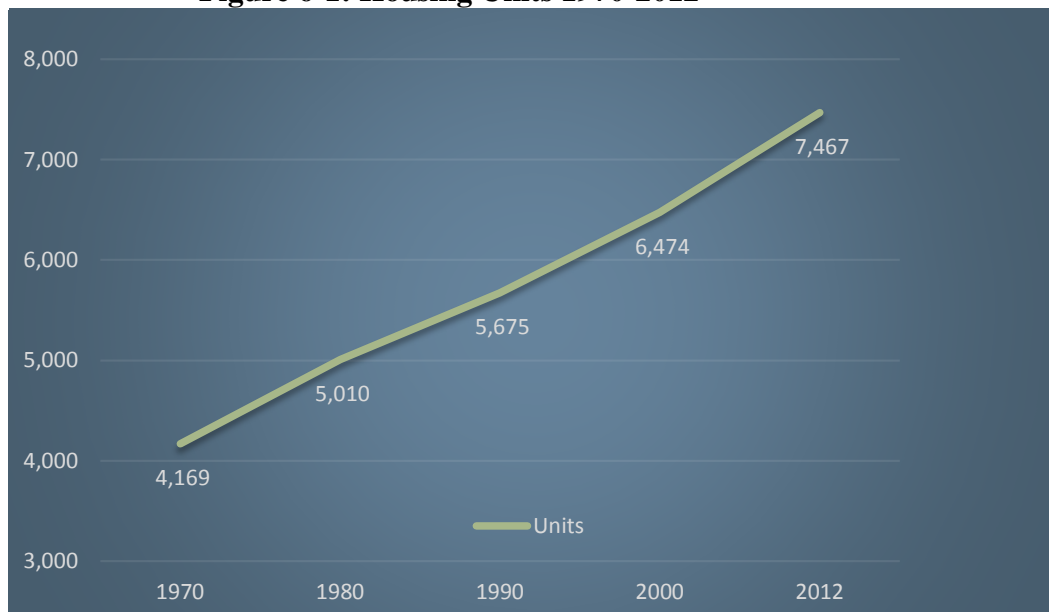
The ~~housing section~~Housing Chapter identifies and analyzes existing and forecasted housing needs and objectives in Tiverton, a community of primarily single-family houses. Like most towns in Rhode Island, Tiverton is facing a challenge in providing affordable housing for all its residents, and is committed to meeting this challenge while maintaining the principal planning goal of preserving its small town ambiance and rural character. A component of this Housing Chapter is a plan to meet the goal of 10 % affordable housing units as mandated in the Rhode Island ~~Low and Moderate Income Housing~~Low-and-Moderate Income Housing Act, R.I.G.L. 45-53, as amended. These units are defined as those that are affordable to households earning less than or equal to 80% of the area median income for rental units and up to 120% of the area median income for homeownership units. This affordability is provided through a federal, state or municipality subsidy, which guarantees it for a period of at least thirty years, but preferably ninety-nine years.

6.1 Housing Supply and Demand

Tiverton has developed from its origins in the early 1700's as a series of small hamlets with a farm and fishing based economy, to an attractive residential location close to the region's employment centers. Tiverton's predominantly single-family dwelling housing stock gives the town its residential character, and is regarded by residents as a very important aspect of the town.

Recent data indicates that there are 7,467 housing units in Tiverton. Figure 6-1 below shows the increase in housing from 1970 to 2012. The 1970's showed a 20% increase in housing stock; subsequent decades have averaged 14%.

Figure 6-1: Housing Units 1970-2012



Source: US Census 2002 & American Community Survey (ACS) 2008-2012

Table 6-1 shows the number of housing units by type. According to the American Community Survey (ACS), approximately 76% of the housing units in Tiverton are single-family (both detached and attached). This is consistent with the percentage from the 2000 Census. Multi-family units make up about 16% of the units, a third of which are in large complexes (ten or more units). The number of units in this category has more than doubled since 1990, primarily due to the construction of ~~the~~ Sakonnet Bay Manor, a 170-unit continuing care retirement community (independent, assisted living and skilled nursing) and the redevelopment of the historic Bourne Mill Complex which includes 165 apartment units.



Most homes in Tiverton are single-family detached houses

Tiverton has several existing mobile home parks including the Dadson Mobile Estates with 102 units, Four Seasons Mobile Home Association (38 units), Heritage Home Park Cooperative (37 units) and Patchet Brook (8 units).

TABLE 6-1: Housing Units by Type

Type of Structure	2000 Total	2000 Percent	2012 Total	2012 Percent
Single-family, detached	5,024	77.6%	5,682	76.1%
Single-family, attached	129	2.0%	275	3.7%
Two to four units	678	10.5%	755	10.1%
Five to nine units	63	1.0%	83	1.1%
Ten or more units	320	4.7%	345	4.6%
Mobile homes*	270	4.2%	327	4.4%
Total housing units	6,474	100%	7,467	100%

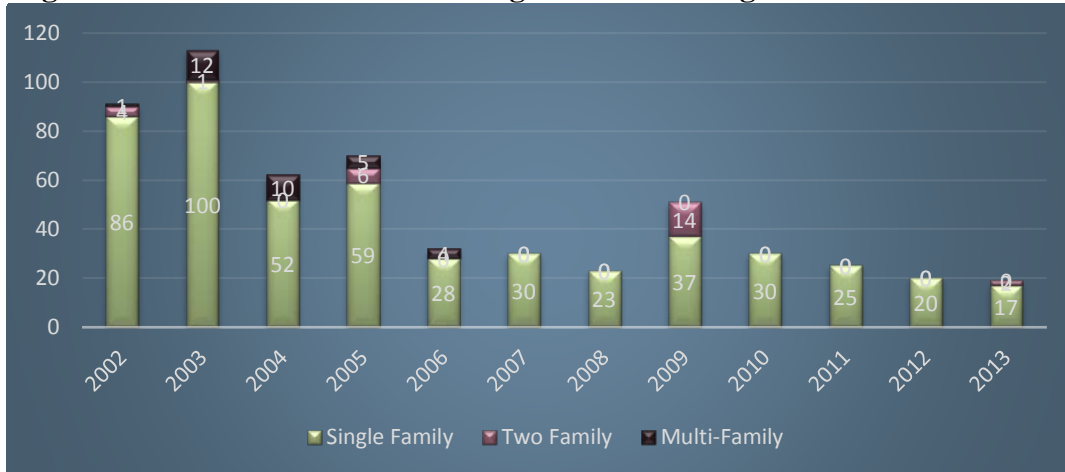
* Includes other units such as boat, RV or van

Source: 2008-2012 American Community Survey

The ACS [data information](#) indicates that for the period between 2000 and 2012, there were 993 housing units (of all types) constructed. This data measuring the increase in total number of housing units and number of new units is complimented somewhat by data from the Tiverton Building and Zoning Department shown in Figure 6-2, ~~who~~ [which](#) issues building permits for

construction of all authorized new housing units within Tiverton. Of the 566 permits issued from 2002 thru 2013, 70% were issued prior to the economic downturn of 2008. While the ~~census~~ Census data indicates overall growth of 15% in new housing units since 2000, the majority of that growth was realized in the first half of the reporting period.

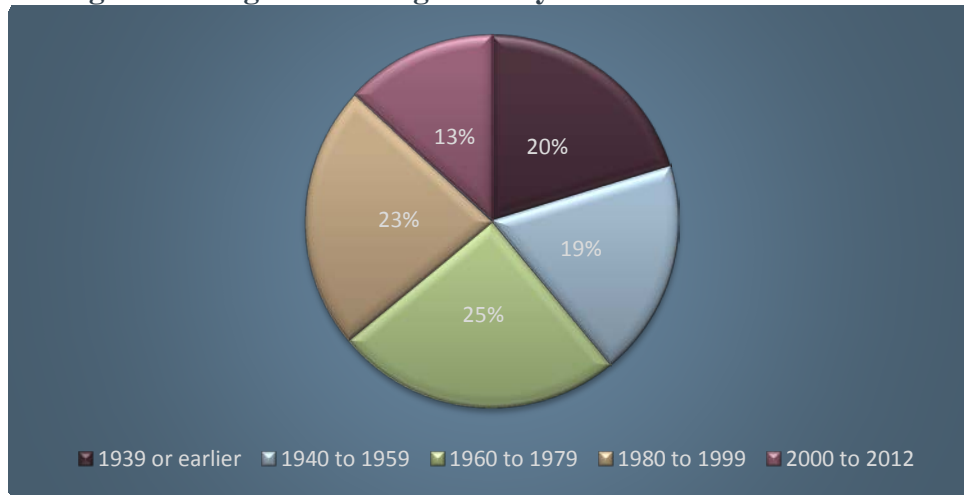
Figure 6-2: Authorized New Housing Units – Building Permits Issued 2002-2013



Source: Tiverton Building & Zoning Department

Figure 6-3 shows the age of Tiverton's housing. While nearly a quarter of the housing stock was built during and immediately after World War II, approximately 60% has been built since 1960. Importantly, approximately 20% of the housing in Tiverton was constructed before 1939, prior to subdivision developments, and it is this portion of the housing stock that contributes most to Tiverton's visual character. ~~The age of these houses means that the costs involved in their preservation and upkeep are high. Many residents take pride in their historic homes, although they may not always have the means for the upkeep.~~

Figure 6-3: Age of Housing Units by Year Built



Source: American Community Survey 2008-2012

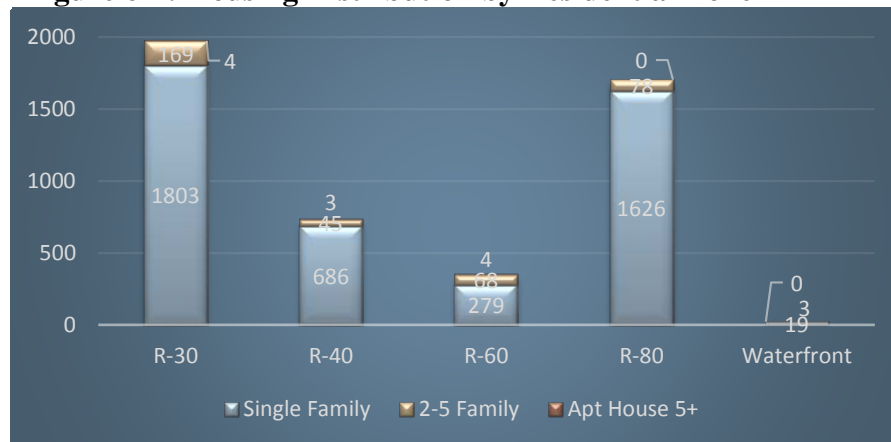
The vast majority of Tiverton's housing stock is located in the northern portion of town, north of Route 177 (Bulgarmarsh Road). This portion, although it represents only about a third of Tiverton's land area, includes all of the densest residential zones; R-30, R-40, R-60 and Waterfront. The southern portion of Tiverton is significantly rural with larger R-80 residential lots, agricultural and conservation land. Figure 6-6 Housing Density Map displays the diverse housing densities of Tiverton.



Multi-family houses like Villages at Mount Hope Bay are now being built

Public water is widely available in the northern portion of town as well as limited public sewer. Additional sewer in the area is likely in the future. The southern R-80 zone is served entirely by private wells and private on-site wastewater treatment. This development pattern is consistent with the RI State Land Use Plan 2025 as well as the community's wishes. Tivertonians have consistently voiced their desire that Tiverton's rural character and agricultural heritage be maintained and protected.

Figure 6-4: Housing Distribution by Residential Zone



Source: Tiverton Planning Department

6.3 Natural Hazard Risks to Housing

Flooding, hurricane inundation and sea level rise are the most likely natural hazard risks for housing stock in Tiverton. The Town’s Hazard Mitigation Plan (Appendix A) estimates a total of 275 developed residential parcels within FEMA special flood hazard areas. An additional 90 developed residential parcels are located outside of special flood hazard areas but within hurricane inundation zones according to RIGIS data

While most are-of these properties are single-family detached homes, multi-family and mobile homes are included as well. All of these units are located along the western shore of Tiverton along the Sakonnet River from northern Tiverton to the Little Compton line. Of note are the houses at Fogland Point, which are connected to the rest of Tiverton by a narrow strip of barrier beach. A significant storm could not only affect extensive damage on these houses; should the barrier beach be lost or breached, Fogland Point could become an island.

While this housing stock includes some of Tiverton’s most expensive waterfront real estate, there are also a number of modest older neighborhoods at risk. Examples include approximately 42 mobile homes in the Lawrence Court area at the south end of Nanaquaket Pond and the “cottage” community at Fogland Village of 67 homes.

A lesser number of these 365 properties are also at risk from long-term sea level rise, mostly in the lowest lying areas directly on the shoreline or abutting marsh and coastal ponds. STORMTOOLS, an online interactive mapper, provides residents and municipalities of Rhode Island the opportunity to assess vulnerability to sea level rise and storm surge at a property specific level. The mapping tool was developed by URI Ocean Engineering on behalf of CRMC Beach SAMP and is publicly accessible online at www.beachsamp.org/resources/stormtools/.

6.4 Housing Occupancy, Ownership and Costs

Based on the 2010 Census response, Tiverton has an occupancy rate of 90% of its total housing stock, which represents a 4% decrease since 2000, largely attributable to the decline in the real

estate market. A small portion is offset by the increase in seasonal housing, with a combination of second home buyers enjoying Tiverton’s waterfront locale as well as the “snowbirds”, a number of whom are attracted to the ~~age-restricted~~~~age-restricted~~ communities of Countryview Estates and The Villages at Mount Hope Bay, shown in Table 6-2.

TABLE 6-2: Unit Occupancy

	2000 Units	Percent	2010 Units	Percent
Year Round Occupancy	6,077	94%	6,684	90%
Vacant Units	397	6%	762	10%
—Seasonal Occupancy	191	3%	308	4%

Source: US Census 2010

Tiverton has maintained a fairly steady owner occupancy rate of approximately 80%, even when considering the increased availability of rental units, the two largest of which are the 165-unit Bourne Mill complex and Sandywoods development, with 50 rental units as shown in Table 6-3.

TABLE 6-3: Unit Ownership

	2000 Units	Percent	2012 Units	Percent
Owner Occupied	4,854	79.9%	5,268	79.7%
Renter Occupied	1,223	20.1%	1,344	20.3%
Total Occupied	6,077	100%	6,612	100%

Source: American Community Survey 2008 -2012

The current median home sale price in Tiverton is \$245,000, which represents an increasing trend from 2010 ~~and to 2015~~~~2016~~. The median monthly rental for a 2-bedroom unit in Tiverton ~~for the past two~~~~in recent~~ years has been over \$1,400, \$200 more than the range of \$920 to \$1,238 between 2005 and 2014.

TABLE 6-4: Home Sale Prices

	2000	2005	2010	2015	2016
Median Sales Price	\$160,000	\$309,450	\$229,500	\$213,000	\$245,000

Source: Home Sales Statistics, Riliving.com

To be considered affordable, monthly housing costs should not exceed 30 percent of household income. Based upon the samples from the 2012 ACS shown in Table 6-4, monthly costs as a percentage of income are provided. These monthly costs are presented for homeowners with and without a mortgage as well as renters.

Based on a sample from the 2012 ACS, the median household income for Tiverton is estimated at \$68,706 and the median family income estimated at \$81,841. The median selling price of an existing single-family home in Tiverton has increased from \$215,000 in 2009 to \$226,000 in 2013. The price-to-income ratio is 2.8.

TABLE 6-5: Monthly Housing Costs as Percentage of Household Income

	Owner-Occupied w/o Mortgage		Owner-Occupied with Mortgage		Renter Occupied Units	
	Units	Percent	Units	Percent	Units	Percent
Less than 19.9%	986	62.5%	815	22.3%	329	27.2%
20% to 24.9%	131	8.3%	662	18.1%	197	16.3%
25% to 29.9%	99	6.3%	520	14.2%	126	10.4%
30% to 34.9%	92	5.8%	416	11.4%	115	9.5%
35% or more	269	17.1%	1,247	34.1%	442	36.6%
Not Computed	16	X	15	X	135	X
Total Units*	1,577	100%	3,675	100%	1,209	100%

Source: American Community Survey 2008-2012

* Excluding units Not Computed

A significant number of Tiverton homeowners without a mortgage (77%) spend less than 30% of their income for housing costs, with the majority of those spending less than 20% of income. Of note, however, is that approximately 17% of homeowners without a mortgage are still spending more than 35% of income on housing costs. For homeowners with a mortgage, a little more than half (55%) come in under the 30% of income threshold. On average, 61% of Tiverton homeowners are meeting the “30% of income” standard for housing costs.

The numbers are similar for renters, where a little more than half (54%) spend less than 30% of their income on rent, 46% spend more than 30%. Because the number of units for which a cost range was not computed is relatively high (135 units), it is difficult to state what the true proportion is. The sample data indicates that on average some 40% of Tiverton residents, regardless of housing type, are spending in excess of 30% of monthly income on housing, and that the majority of this group is in the highest spending bracket at 35% or more.

Another measure of housing affordability is data from the 2013 American Housing Survey which estimates the number of households within Tiverton that are housing cost-burdened.

**NUMBER OF COST-BURDENED HOUSEHOLDS
(PAYING MORE THAN 30% OF THEIR INCOME ON HOUSING):
2,299 OR 34.4% OF TOTAL HOUSEHOLDS**

**NUMBER OF SEVERELY COST-BURDENED HOUSEHOLDS
(PAYING MORE THAN 50% OF THEIR INCOME ON HOUSING):
959 OR 14.4% OF TOTAL HOUSEHOLDS**

**NUMBER OF LOW AND MODERATE INCOME (LMI) COST-BURDENED
HOUSEHOLDS:
1,385 OR 65.8% OF TOTAL LMI HOUSEHOLDS**

**NUMBER OF LMI SEVERELY COST-BURDENED HOUSEHOLDS:
765 OR 36.3% OF TOTAL LMI HOUSEHOLDS**

**NUMBER OF LMI COST-BURDENED HOUSEHOLDS THAT ARE RENTING:
429 OR 31.0% OF TOTAL LMI COST-BURDENED HOUSEHOLDS**

**NUMBER OF LMI COST-BURDENED HOUSEHOLDS THAT OWN THEIR HOME:
950 OR 68.6% OF TOTAL LMI COST-BURDENED HOUSEHOLDS**

6.5 Foreclosures, Abandonment and Blight

Like many communities, Tiverton has experienced its share of foreclosures. From a high of 26 units in 2009, foreclosures have moderated to the mid-teens since then. Foreclosed and abandoned property creates a serious problem as even one such property can negatively affect property values in a neighborhood. In response, the Tiverton Town Council passed a Foreclosed and Vacant Properties Ordinance in November 2013. This ordinance requires that vacant and foreclosed properties be registered with the ~~town~~ Town and maintained at a minimum standard of upkeep and repair. Figure 6-5 illustrates the number of foreclosures between 2009 and 2013.

Figure 6-5: Foreclosures 2009-2013



Source: RI Housing Works Fact Book

6.6 ~~Low and Moderate Income Housing~~ Low-and-Moderate Income Housing

In general, affordable housing means residential housing that has a sales price or rental amount that is within the means of a household that is moderate income or less. In the case of dwelling units for sale, housing that is affordable means housing in which principal, interest, taxes, (which may be adjusted by state and local programs for property tax relief), and insurance constitute no more than thirty percent (30%) of the gross household income for a household with less than one hundred and twenty percent (120%) of area median income, adjusted for family size. In the case of dwelling units for rent, housing that is affordable means housing for which the rent, heat, and utilities other than telephone constitute no more than thirty percent (30%) of the gross annual household income for a household with eighty percent (80%) or less of area median income, adjusted for family size. Tiverton falls within the Providence – Fall River HMFA for determining income limits for eligibility for low-and-moderate income housing. For a family of four, the

moderate income limit is \$94,350, while the low income limit is \$58,250 (FY16 Rhode Island Income Limits for Low-and Moderate Income Households).

Under the RI Low and Moderate Income Housing Act (RIGL 45-53), towns in Rhode Island, including Tiverton, are required to meet a 10% threshold of low or moderate-income units among the total year-round housing units. If this threshold is not met, the community is subject to an expedited review process that housing developers may utilize to gain approval of developments involving affordable units, typically 20% of the total number of units in the development. This procedure, defined as a comprehensive permit, is an alternate land use regulation that replaces local zoning and can supersede use, density and dimensional standards otherwise in place. The denial of such an application is subject to review by an appellate body, the State Housing Appeals Board, who can reverse the community’s decision. However, the law also allows a community to develop an ~~affordable~~ Affordable housing ~~Housing plan~~ Plan (as part of the Housing component of its ~~comprehensive~~ Comprehensive plan ~~Plan~~) to meet the 10% goal. The finding that a comprehensive permit application for a housing development is not in conformance with the community’s affordable housing plan or the Comprehensive Plan in general can be grounds for denial.

In 2016, Rhode Island Housing counted 358 housing units in Tiverton that qualify as ~~low-and moderate income housing~~ Low-and-Moderate Income Housing units (i.e. received a government subsidy and are deed restricted). This equates to 5.1% of Tiverton’s total year-round housing stock.

TABLE 6-6: Tiverton LMIH Units by Type, 2016

Type	Total
Family	192
Elderly	120
Special Needs	46
Total	358
Percent	5.1%

Source: Rhode Island Housing, ~~Low and Moderate Income Housing~~ Low-and-Moderate Income Housing Chart

6.7 Summary of Community Housing Needs and Programs

There is a continuing need for housing for single persons and the elderly segments of the population where there is expected to be future growth. In 2000, non-family households constituted 27.5% of all households; in 2013, they constituted 31.7%. The majority of non-family households are individuals living alone. Of those living alone, the largest group (14%) are over the age of 65, although this is an improvement from 2000 when that group comprised about half of those living alone. Developments such as ~~the~~ Sakonnet Bay Manor, a 170-unit individual, continued care and assisted living facility, offer additional living options for seniors. Addressing

the isolation and marginalization of the single elderly is a major mission of most senior housing programs.

Another area of housing need is accommodating the special needs of people with physical and mental disabilities. The Town of Tiverton has been receptive to the siting of group homes and will continue to support the needs of those in the community with disabilities.

State housing programs will continue to be important to creating housing diversity and affordability. Administered by Rhode Island Housing, the programs include mortgage loans for affordable apartments; tax credits to finance the construction and rehabilitation of affordable rental housing; grants and low interest loans to serve as gap financing or seed money for construction and rehabilitation, and acquisition as well as rental assistance; and a rental housing production program, also for the construction and rehabilitation of affordable apartments. Such units qualify under the Rhode Island ~~Low and Moderate Income Housing~~Low and Moderate Income Housing Act.

Individual programs include various homebuyer and home repair loans, and the Home Equity Conversion Mortgage Program (reverse mortgages for homeowners age 62 or older). Tiverton also participates in the home repair program run by Church Community Housing Corporation. This program offers assistance to eligible families for fundamental housing repairs. The 2012 ACS indicates that there are only 10 units in Tiverton, which lack complete plumbing facilities (down from 17 in 2000). There are 110 that lack complete kitchen facilities (up from 51 in 2000).

One of the most important resources Tiverton has access to are the services of the Church Community Housing Corporation (CCHC). CCHC has been instrumental in providing affordable housing in the Town of Tiverton for over thirty years. CCHC itself owns a significant number of rental units in Tiverton and has provided many homeownership opportunities for our residents through its land trust program, which has become the statewide model in securing home ownership for moderate-income residents. CCHC has extensive knowledge of funding programs for non-profit organizations that provide funding for low and moderate-income resident housing.

CCHC can also work with local developers, through a model program it has developed to illustrate to developers how it is possible to provide affordable homeownership units without losing money. The program ties funding sources and a gift from the developer to project, enabling the developer to secure a federal tax deduction.

6.8 Homelessness

Homelessness is not a significant problem in Tiverton at this point. According to the Tiverton Police Department records for 2012-2013, there were four police reports where an individual homeless person was transported to an area shelter. In each case, the subject had either walked to Tiverton from neighboring Fall River, Massachusetts or had traveled with others and was left without return transportation. The East Bay Community Action Program has a facility located in Tiverton, and provides a number of health and human services programs to residents of the East Bay. These include the East Bay Coalition for the Homeless, which manages both a housing

program and emergency rental program. A number of Tiverton community organization and churches support the East Bay Community Action Program with fundraising events and ongoing programs throughout the year.

6.9 Affordable Housing Strategy

This section of the affordable housing plan identifies specific strategies to provide the needed ~~low and moderate income housing~~ Low-and-Moderate Income Housing units in Tiverton for its residents. Meeting the goal of 10% affordable units, as defined, requires certain steps on the part of the town. However, it also requires the active involvement of the development community, as well as partners such as Church Community Housing Corporation, a private non-profit organization dedicated to providing housing options for low and moderate income families and individuals.

In the 2004 Community Comprehensive Plan, Tiverton described its strategy to reach the State-mandated goal of 10% affordable housing stock by 2025 including a numerical build-out in five year segments. The build-out (71 units/year) was based on historical building data and growth projections. However, the economic recession and significant negative impact on real estate development as a result of the financial downturn resulted in a large decrease in the number of new housing units in Tiverton.

A review of the building permits issued by year in Figure 6-2 shows that this assumption in regards to projected number of building permits per year is no longer valid. The last year that was close to 71 permits was 2005 when 70 permits were issued. The average for the years 2006 – 2013 was 29 permits per year.

Nonetheless, Tiverton made significant progress in expanding its affordable housing stock since the 2004 Plan. In 2004, 3.8% of Tiverton's stock met the criteria for Low-and-Moderate Income Housing. In less than ten years that figure increased 48% to over 5% in 2013 with the addition of 124 units. This increase is largely attributed to the Bourne Mill and Sandywoods Farm developments.

The Town was also successful in adopting inclusionary zoning and has been able to set aside several lots for future affordable housing development utilizing this strategy. The recent adoption of ~~new~~ zoning that expands land available for multi-family units by right will also increase opportunity for future development of affordable housing.

~~This~~ The followed following data and analysis indicates that the Town needs to double its 358 low-and-moderate income housing units in order to meet the State's 10% threshold in 20 years.

Number of year-round housing units: 7,070*

10% threshold: 707

Deficit between 10% threshold and existing LMI units: 349 units

20-year population projection: 16,906 (RI SPP)
 Average household size: 2.36 (2015 ACS)
 20-year housing unit projection: 7,164**
 Forecasted 10% threshold: 716

Deficit between the forecasted 10% threshold and existing LMI units: 358 units

*Percent of seasonal housing units from 2010 Census (4.1%) applied to 2015 ACS total housing unit figure

**Calculated by dividing the 20-year population projection by the average household size

Table 6-7 projects the number of units generated for the Town’s identified affordable housing strategies:

TABLE 6-7: New LMI Housing Units Generated by Strategy/Project 2017-2037

Strategy/Project	Units
1. Inclusionary Zoning – Single-family (20%)	10
2. Inclusionary Zoning – Multi Family (30 20%)	40
3. Agricultural/Rural Compound (not listed in previous plan)	50
4. Tiverton Housing Authority Elderly Housing Hancock Street (existing strategy)	50
5. Fee-In-Lieu Rehab & Subsidy (new strategy)	70
6. Fee-In-Lieu Offsite Construction (new strategy)	10
7. Apple Creek Conversion Project (existing strategy)	28
8. Tiverton Affordable Housing Commission Subsidy Conversion (expanded strategy)	100
Total	358

The section below further describes the affordable housing strategies included in ~~the~~ Table 6-7:

- Article XXI of the Zoning Code addresses ~~Low and Moderate Income Housing~~Low-and-Moderate Income Housing and provides for a density bonus for major development projects which are required to include 20% affordable units within major single-family subdivision developments. Inclusionary Zoning was an existing strategy and several affordable house lots have been created using this strategy. Due to the recession and impact on the housing market, the strategy did not produce the anticipated number of units. Other factors impacting the success of this strategy include the high costs of development in the lower density residential areas where most subdivision development projects occur. Although lots have been set aside for low-and-moderate income housing, the Town needs both a partner to develop the lots and ~~interested moderate income~~ interested in purchasing moderately-price deed restricted housing. Some moderate income buyers may prefer to purchase a home without a deed restriction or live in a neighborhood rather than the rural and more remote locations of Tiverton.
- Article XXI of the Zoning Code addresses ~~Low and Moderate Income Housing~~Low-and-Moderate Income Housing and provides for a density bonus for major development projects which are required to include 30% affordable units within major

3. multi-family land development projects. This strategy was existing, has been implemented, however, it has not generated additional low-and-moderate income units. Although Agricultural/Rural Compound is a newly listed strategy, it is exemplified by the ~~successfully implemented~~ Sandywoods Farm development. The project, implemented through a Comprehensive Permit, includes 50 affordable rental units within a rural community dedicated to promoting and supporting the arts, sustainable living, agriculture, affordable housing and land stewardship. The Town has listed agriculture/rural compound as a strategy to encourage a similar style development project.
4. The Tiverton Housing Authority and the Cumberland Affordable Housing Corporation now provide a total of 96 low-income elderly units in two separate structures on Hancock Street (along the state border in the northeast corner of the town). There is a great demand for additional low and very low-income elderly units. The Housing Authority has eight undeveloped acres as part of its property that is available for the construction of another low-income elderly complex, pending availability of funding. It is estimated that an additional 50 affordable elderly units could be provided through a ~~federal-U.S.~~ Housing and Urban Development (HUD) construction grant. This is an existing strategy.
5. A new strategy was identified to amend ~~zoning-Zoning~~ to allow for the collection of a fee in lieu of constructing low-and-moderate income housing units within new major land development projects or subdivisions. The fees collected could be used towards providing current low and moderate income residents subsidies for necessary repairs and upgrades to their properties in exchange for deed restriction.
6. In an effort to address some of shortcomings of the ~~inclusionary-Inclusionary Z~~ zoning ~~Ordinance~~, a new strategy was identified to amend the ~~zoning-Zoning ordinance~~ Ordinance to permit the collection of a fee in lieu of constructing low-and-moderate income units within new major land development projects or subdivision. The fees collected could be used for the construction of low-and-moderate income housing at an offsite location that may be more suitable for affordable housing (i.e. closer to transportation, services and utilities, lower construction costs, less environmental constraints).
7. Church Community Housing Corporation received grant money specifically earmarked for rehabilitation of the Apple Creek Apartment Complex, a 28-unit, mixed-income family rental development. A number of these units will be specifically reserved for those under the 50% of median income limit and formerly homeless. The project was listed in the former Tiverton Affordable Housing Plan and is ongoing.
8. Creation of a Tiverton Affordable Housing Commission was listed as a strategy in the previous plan, ~~however-but~~ was not implemented. The Town believes this action would be instrumental in carrying forward affordable housing efforts. The Commission could assist in applying for grants to implement other strategies. The Commission could also oversee a program to provide low-and-moderate income residents with subsidies to rehabilitate or upgrade properties in exchange for deed restriction of the housing unit.

6.10 ~~Housing Goal~~ and Objectives, Policies and Actions

Goals

Encourage a diversity of housing types that meet the needs of all segments of the population of Tiverton, while maintaining the character of the community. Enact policies that support the creation and sustainment of quality affordable housing and attainment of the ~~state~~ State-mandated objective of 10% affordable housing stock.

~~Objectives~~ Policies

- Encourage the preservation of the existing housing stock to ensure older neighborhoods remain vibrant and are not abandoned in favor of new development.
- Identify and control the development of future residential areas to allow a mixture of housing types including those targeted to the elderly, those of ~~low~~ low-and ~~moderate~~ moderate-income and the disabled.
- Ensure a mix of affordable housing options and types that meet the needs of families, individuals, seniors and those with special needs.
- Promote affordable housing options that are well integrated into the community and foster geographic, social, and cultural diversity.

~~6.11~~ Housing Policies Actions

Preservation, Conservation and Enhancement ~~Actions~~

Action 1: Require, as part of the local review process, owners and developers of historic properties to first consider and prioritize plans that include the preservation and appropriate restoration of existing historic structures over demolition when drafting and submitting redevelopment plans for local approval. Local regulations should be crafted to encourage owners and developers of historic structures considering redevelopment or renovation to submit plans that are compatible in scale, design, and building materials with the historic property and complementary to surrounding established neighborhoods and landscapes. ~~Require developers of sites containing historic structures to consider plans that conserve these structures and complement them with new structures of compatible scale, design and building materials.~~

An intrinsic part of Tiverton's visual character is the presence of 17th, 18th and 19th century residential structures made of building materials ~~and~~ exhibiting the architectural style and detail distinctive to the region's history. Given current and future developmental pressure, many of these dwellings are at risk of ~~destruction, removal or severe~~ demolition or inappropriate remodeling - an irreplaceable loss to the ~~Town's~~ town's quality of place. The Historical Preservation Advisory Board was created to provide advice and assistance to homeowners and business owners alike on the preservation of ~~these buildings~~ historic structures, as well as, to document their history and

elevate the community's knowledge and appreciation of them by means of education and outreach programs.

Developers ~~of industrial, commercial, mixed-use and major subdivision projects~~ should be encouraged to incorporate historic home preservation into their overall plans. Moreover, ~~these~~ developers should assure that new construction is compatible with the architectural style, scale and building materials of neighboring historic buildings.

Action 2: Explore a broader range of permitted uses for large, older residential structures, including bed and breakfast, and offices, ~~subject to standards and controls~~ which preserve the character of the neighborhood and the architectural integrity of the structure.

Some larger homes built prior to World War I may be at risk of deterioration because their size or location is no longer desirable in the housing market. In these instances, alternative uses, such as offices, condominiums, apartments, or bed and breakfast guesthouses, could be allowed, subject to controls to preserve the architectural integrity of the buildings and maintain the visual quality of Tiverton. Increasing the range of allowable uses in the existing structure generally improves the structure's value and consequently, opportunities for preservation.

Action 3: Investigate sources of grant money and other available funds to assist owners in preserving historic and architecturally significant structures.

Architecturally significant buildings and historic structures are a community asset, but owners generally have to bear the burden of the maintenance of the structure. Without strategies to remove some of this burden from owners, these buildings may fall into disrepair and eventually be lost to the community.

Action 4: Annually review home sales statistics, and modify development tools and ~~zoning~~ Zoning regulations to ensure community and economic viability across all of Tiverton's diverse neighborhoods and housing stock.

Tiverton has numerous older neighborhoods that face pressure from newer, more modern developments. It is important that these neighborhoods remain vibrant and viable, and not become subject to blight and loss of economic value. An annual review of home sales statistics by the Planning Board would give Tiverton the opportunity to adjust development tools and ~~z~~Zoning regulations to ensure all types of housing stock remain vital and desirable for current residents as well as prospective buyers.

Mixture of Housing Types ~~Actions~~

Action 5: Strengthen and clarify ~~z~~Zoning provisions that allow multi-family dwellings to encourage townhouses or condominium-style developments as an alternative to single-family developments in certain districts, while retaining supportable density, as well as scale and character of the surrounding neighborhood.

The predominance of single-family homes in Tiverton contributes to its unique visual character. It is also a clear goal of this Comprehensive Plan, one which is reflected in the ~~town's Zoning Ordinance~~, that lower density single-family development occurs in the large southern portion of town where the small town and historic character is most evident. Alternative housing opportunities for those whose needs are not met by the traditional single-family home can be provided in the more densely developed portion of Tiverton, where permitted by zoning.

Projections indicate that Tiverton's population will continue to age, and household size will remain smaller than in previous periods (not accounting for migration into town as a result of new single-family subdivisions). These smaller, older households will require different housing solutions to those presently offered within the town. In recent years, the ~~Town~~ has addressed this by amending the ~~zoning Zoning ordinance Ordinance~~ to allow two types of age-restricted housing: the ~~manufactured Manufactured home Home elderly Elderly community Community~~ (MHEC), and the ~~age-restricted Age-Restricted mixed Mixed-use Use community Community~~ (ARMUC).

Prior to 2014, two-family dwellings were permitted only in the R-30 and R-60 zoning districts, and multi-family dwellings or apartment houses are only allowed by special use permit in these districts. In 2014, the existing General Commercial District on Main Road (from Souza Road to the state line) and in the Bliss Four Corners area were rezoned into three new business districts utilizing a ~~form Form-based Based zoning~~ code. Each of these new districts allows for multi-family and apartment houses to be permitted by right; the Neighborhood Business District allows two-family houses to be permitted by right as well. This zoning change is expected to encourage the development of more affordable units as well as units for smaller households.

Action 6: Continue to evaluate zoning provisions that allow mixed-use residential with supportable density to ensure that providing a residential component in commercial development where appropriate is encouraged.

In 2001, Tiverton revised its ~~zoning Zoning ordinance Ordinance~~ to allow mixed-use residential, a structure used for both residential and commercial (apartments over stores) by right in the General Commercial District and by special use permit in the Village Commercial (VC) District. The concept of mixed-use residential, provides smaller more affordable housing units within walkable distances of shopping and services. The new zoning districts created in 2014, as outlined above, continue to support this concept with mixed-use allowed by right in all three new districts.

Action 7: Retain and improve through amendments the inclusionary zoning provisions in the Zoning Ordinance to encourage the creation of low-and-moderate income housing units. Continue to require that all single-family developments present a plan that sets aside 20% of the units as affordable and all amend inclusionary zoning set aside for multi-family developments present a plan that sets aside to be a minimum of 20% rather than 30% as affordable. ~~Amendments should be made to the inclusionary zoning ordinance that will assist in the creation of low-and-moderate income housing units. Amend ordinance to a~~ Allow options of fee-in-lieu, off-site construction, and rehabilitation of low-and-moderate income units when providing units on-site is less feasible or desirable.

The Town's current ~~zoning~~ Zoning ordinance ~~Ordinance~~ requires applicants of major land developments and subdivisions to submit an alternative concept plan with 30% of the units for multi-family developments and 20% of units for single-family developments be dedicated for ~~low and moderate income housing~~ Low-and-Moderate Income Housing. In addition, a density bonus of up to 30% over the number of units allowed under zoning may be allowed as an incentive to the developer to increase the number of affordable units by adding some market rate units. Discretion is given to the Planning Board regarding the requirements for set-asides and the allowance of density bonuses.

While property developers have been receptive and willing to set aside lots for affordable housing, some difficulty lies in finding available funding and partnerships to construct these units. Much of the recent, and likely future, subdivision activity centers in the R-60 and R-80 zones as other residential zones have much less land available and are nearly at build-out capacity. These R-60 and R-80 lots are significantly more expensive to develop as they may not have access to public water supplies and require on-site wastewater treatment. They are also often geographically remote from services and public transportation and may require more property maintenance costs for owners.

The recent amendment of RI General Law 45-24-46.1 which allows alternative options to meeting inclusionary zoning requirements could provide a solution. The new amendments now allow off-site construction or rehabilitation. Using these tools, a developer may offer to build affordable housing or rehabilitate existing property in an off-site location that affordable housing partners and funding sources find more attractive for investment. A second component of the amendment allows developers to pay a fee-in-lieu or donate land. Again, this could be used to develop affordable housing to meet specific needs in Tiverton's program, such as elderly affordable housing or housing that's within walking distance of public transportation, etc. These new regulations could address an issue that has been a stumbling block to ~~seeing~~ achieving more affordable units as part of the inclusionary zoning process.

Adoption of new policies that allow for additional options in the inclusionary zoning regulations such as fee-in-lieu and off-site development will help to address many of the challenges that exist under the current structure.

A significant amount of dollars could be generated through the collection of a fee-in-lieu and off-site development. The fee amounts are fixed by state regulations; the current fee for Tiverton is \$44,000 per unit. These funds could be put to use in creating more affordable units in a number of ways. One example would link in with the proposed sewer project that would bring public sewer to most of northwest Tiverton, home to sizeable, established neighborhoods in close proximity to services. Estimates for the mandatory sewer tie-in range in cost from \$18,000 to \$25,000 per property depending on individual property characteristics. Current owners of investment rental property may find it financially attractive to convert to deed-restricted affordable housing in return for subsidy of the tie-in fees. The same may be true for some income qualified, elderly homeowners for whom even the availability of low interest loans may not be feasible on limited fixed budgets.

Additionally, these fees could be put to use in partnership with Church Community Housing or other collaborators to produce in-fill development in established neighborhoods, or the purchase and rehabilitation of existing properties, particularly distressed properties in quality neighborhoods.

Action 9: Encourage the development of multi-family and mixed-use units in designated zones and incentivize the inclusion of low-and-moderate income housing units.

Tiverton has also focused more directly on multi-family development as a way to provide affordable units. A recent example of a successful multi-family development approach to affordable housing is the renovated Bourne Mill Complex, a historic mill building converted to 165 residential apartments which include 67 affordable units. Future multi-family developments include the Apple Creek Apartment Complex and expansion of the Tiverton Housing Authority Hancock Street Complex. The Tiverton Housing Authority and the Cumberland Affordable Housing Corporation now provide a total of 96 low-income elderly units in two separate structures on Hancock Street. The Housing Authority has 8 undeveloped acres as part of its property that is available for the construction of another low-income elderly complex.



Bourne Mill Complex

As noted earlier in this chapter, two family units are permitted by right in the R-30 and R-60 zones, and with multi-family and apartment houses allowed by special use permit in the same. Recent re-zoning of the majority of the existing General Commercial zone into three new districts allows for multi-family and apartment houses to be permitted by right in a sizable area that was previously unavailable for residential development. One of the new districts, the Neighborhood Business District, allows two-family houses to be permitted by right as well. This rezoning should allow for the creation of affordable units in areas that are pedestrian-friendly, and within walking distance of services, schools and public transportation. Consideration of incentives such as density bonuses could provide an opportunity for significant growth in affordable housing stock.

Currently, there are several proposals for multi-family and townhouse-style developments in various stages of permitting. The aforementioned 30% density bonus of the inclusionary zoning

provision is expected to drive a marked increase in affordable apartments and townhouses. These units may be especially attractive for singles and seniors who desire lower property maintenance options.

In a similar vein, the option of mixed-use residential, where business occupies the lower level with residential units above, presents another opportunity to grow affordable housing stock. The new commercial zones now allow mixed-use residential by right, with all the same benefits as the multi-family units mentioned above.

One of the major resources necessary for multi-family development, if not the most important, is the expansion of the sewer lines in the northern portion of the town. The sewer lines extend from Fall River down to the **B**usiness **P**ark adjacent to Route 24. A current initiative to expand public sewer in the densest residential portion as well as the main business zones is currently under consideration. In Tiverton's difficult soil environment, expensive advanced treatment systems are now routinely required. Multi-family and mixed-use residential are especially affected by high costs associated with on-site wastewater treatment. Expansion of the sewer lines would have a positive impact on growth of affordable units in these categories.

Action 10: Continue to support the development of specialized residential compounds, such as art and agricultural colonies, which could provide affordable housing options in the more rural portions of Tiverton.

The development of Sandywoods, an arts and agricultural community which includes fifty-two (52) affordable rental units and developed in partnership with Church Community Housing, is an award-winning example of affordable housing. Developed using conservation zoning techniques with significant open space, Sandywoods includes spaces for living, work, recreation and community gathering. Support for specialized compounds that encourage the arts, agriculture and community-style living in the more rural portions of Tiverton allows for a more effective method to develop affordable housing for those who desire "country living".



Sandywoods Farm

Action 11: ~~Explore establishing~~Establish an Affordable Housing Commission to monitor and actively promote the development of affordable housing units in Tiverton.

In Tiverton, as in many communities, residents need to understand what affordable housing is and who is likely to benefit from efforts to increase its availability. While this plan defines our affordable housing goals, general education of the public and advocacy is needed on a continuing basis. For this reason and the need to account for the efforts of the ~~town~~Town to secure affordable housing for its residents, the creation of an Affordable Housing Commission should be ~~established~~explored.

The Affordable Housing Commission, once up to speed on programs and activities, could be responsible for monitoring the Town's progress against its goals, and make suggestions to improve implementation. The Commission could create plans and processes to implement Action #8 as identified earlier in this ~~chapter~~Chapter. The Commission could work closely with the Planning Board and Church Community Housing and other partners to identify opportunities for additional growth. One example would be to identify existing housing units that currently meet the criteria for affordability but are not counted because no subsidy is provided to ensure affordability over a minimum 30-year period. Subsidies in the form of federal, state or local funding for the rehabilitation of a housing unit with affordability provided through land lease or deed restriction could markedly increase the number of affordable units. The Commission could work to identify additional ~~State~~state and ~~Federal~~federal partnerships that would provide funding for such conversions.

7.0 SERVICES AND FACILITIES

~~This chapter~~The Services and Facilities Chapter addresses all local government and other public services and facilities related to public safety, education, community services and utilities. Some of the services that Tiverton residents enjoy are funded by the annual real estate tax. These include police, fire, schools, libraries and other community services. Others are paid by the recipient, as in public water and sewer service~~and sewers~~. All affect the public health, safety and welfare of Tiverton's citizens. The locations of municipal and community buildings are shown in Figure 7-1.

7.1 Public Safety

~~Police Department~~

Law enforcement and protection of persons and property ~~is~~are provided by the Police Department's 31-member enforcement team, supplemented by 12 civilian employees, including ~~the~~an animal control officer. Although not directly under the jurisdiction of the Police Department, boating safety enforcement is provided by ~~the~~a part-time harbormaster, with assistance from a number of part-time (primarily volunteer) harbor patrol officers, as well as, ~~state~~State fish and game officers.

The Police Department operates a twenty-four hour patrol with three officers per shift. Average response time to an emergency dispatched call is approximately four minutes throughout town. The Police Department is committed to the concept of community policing and community involvement. It plans to continue its ongoing drug and alcohol education program in the schools, and to assist in neighborhood watch programs.

~~Police Department headquarters are located south of Route 24 at Fish Road, in a building that is in need of infrastructure upgrades and lacks adequate storage space for police records. Expansion by approximately 2,500 square feet is needed to provide storage space and a new locker room and bathroom. A previous grant enabled the department to upgrade its computer system, and in 2004, the communications system was centralized and enhanced to accommodate all emergency services; police, fire, ambulance and harbormaster.~~

~~The Police Department is committed to the concept of community policing and community involvement. It plans to continue its ongoing drug and alcohol education program in the schools, and to assist in neighborhood watch programs. Federal, state, and homeland security grants are sought, as is donated equipment.~~

Police Department headquarters are located south of Route 24 at Fish Road. Facility needs identified by the Police Department are additional storage space for records, a new locker room and bathroom.

~~Fire Department~~

The Fire Department operates three fire stations (See Figure 7-1) with a staff of 27 full time fire-fighters, plus the Fire Marshall, Fire Chief and a civilian secretary. The fire stations are aging

and may not be ideally located given the current population demographics. The Chief's Office and Headquarters are located at 85 Main Road in Station 2 built in 1956. Station 1, located at 287 East Road, was built in 1982 and Station 3 was built in 1975. Recommendations from the Fire Department for future investment consideration include the creation of a fire training facility to enhance fire-fighting skills and to lower fire insurance premiums and also acquisition of fire-fighting equipment and vehicles to provide better access and fire protection services for larger and taller buildings. The Fire Department also manages the emergency rescue service, which consists of two rescue vehicles. The Town currently bills for rescue service.

In 2004, the Town was awarded a grant to centralize and enhance the public safety communications/dispatching system to accommodate all emergency services; police, fire, ambulance and harbormaster. This dispatching system, as well as a statewide 911 system which identifies the locations of calls, have increased local efficiency in responding to emergencies. The Town will continue to seek Federal, including Homeland Security, as well as, State grants and donations to assist the community with the delivery of quality law enforcement and fire protection services.

~~As of 2017, the Fire Department is operating its three fire stations (#2, #3 & #4) with a staff of 27 full-time fire fighters, plus the Fire Marshall, Fire Chief an a civilian secretary. The use of volunteer fire fighters to augment the career staff, although a national standard (three volunteers for each career member), is difficult for Tiverton for the following reasons: (1) there is not a large enough base of possible candidates and (2) the amount of training resources required to sustain a constant influx of volunteers is not available at this time. Although Tiverton has a long history and tradition of volunteer firefighters, changing culture and current demographics of the community do not lend itself to the recruitment and maintenance of a supplemental volunteer staff to augment the fulltime career staff.~~

~~Existing fire stations are in need of long term repair and maintenance, as many where built approximately 50 years ago. The location of the current stations was not selected based upon response data, but ownership and availability of the properties. The population in the districts of the community has also changed since these facilities were built. Consideration of the locations for future stations to meet National Fire Protection Association (NFPA) and International Standards Organization (ISO) standards for response times of four (4) minutes or less, should be conducted as part of a formal study. A combined police and fire complex, although attractive for consolidation of associated administrative and training functions across both departments, would not reduce the need for additional stations to meet the national response time standards.~~

~~The creation of a fire training facility is another key infrastructure goal of the Fire Department. This would improve the town's ISO fire rating and lower fire insurance costs for homeowners and businesses. It is recommended that the inclusion of a training tower greater than three stories in height and a Class A burn building would be optimal.~~

~~There is also concerns with regards to fire fighting equipment and preparing for future community growth. A need for a tower ladder has been identified to provide for the proper delivery of current fire protection needs. Presently, such equipment must be requested from neighboring communities and is often times not available when needed, causing a serious human~~

~~health and welfare risk. Implementation of an ongoing Capital Budget for planned and continued apparatus replacement such as fire engines and rescues and acquisition of a tower ladder is necessary in order to ensure public and personnel safety.~~

~~The Fire Department also manages the emergency rescue service, which consists of two rescue vehicles. The dispatching system put into place for the Police and Fire Departments in 2004, as well as a state-wide 911 system which identifies the locations of 911 calls, have increased both departments' efficiency in responding to emergencies. The town currently bills for rescue service.~~

Emergency Management

Since the appointment by the Town Council in 2008 of two volunteer deputy directors of emergency management, significant progress has been made in formalizing Tiverton's emergency management infrastructure, policies and procedures. This includes the development of a formal emergency operations plan, the implementation of a Medical Emergency Distribution System plan and the updating and maintenance of important emergency management plans such as those pertaining to dams and hazard mitigation. Tiverton recently received "Storm Ready Community" designation from the National Oceanographic and Atmospheric Administration.

Future efforts should be focused on updating existing policies and procedures as the need arises and further preparing the town for any potential disaster event.

7.2 Schools

Tiverton's School District covers the incorporated bounds of the town. There are three operating elementary schools: Pocasset, Fort Barton and Ranger; the Tiverton Middle School; and the Tiverton High School. In 2015, the School Department consisted of 178 teachers and 62 non-certified support staff. Although it varies somewhat from year to year, the educational system accounts for about two-thirds of the Tiverton annual budget.

For the 2014-2015 school year, there were 1,917 students enrolled in grades PK-12. In the 2015-2016 school year, the enrollment is expected to be 1,875. 2015-2016 was the first academic year for all-day kindergarten.

Academic Services

Tiverton provides special education services through a regional collaborative program that includes students from Little Compton and Middletown. This allows the ~~town~~ Town to contain costs associated with providing services to students with special needs. Federal funds, which offset a portion of these costs, are allocated on a per capita basis. When ready, students are integrated into the regular classrooms.

Facilities Renovations

In 2013, the School Committee approved a Facilities Study that was conducted by RGB Architects. The study reviewed the condition of all five schools and presented recommendations that prioritize

the order in which renovations should occur. The School Committee has formed a Facilities Subcommittee which will be responsible for analyzing the findings and recommendations. The subcommittee will then make its own recommendations to the School Committee regarding a timeline for conducting the necessary renovations. The School Committee will review the subcommittee’s recommendations and develop a timetable for implementing the recommendations.

Academic Ratings

The RI Department of Education annually evaluates all public schools in the ~~state~~State. Table 7-1 shows the 2014 ratings. In September, 2014, Fort Barton School was recognized by the U.S. Department of Education as a National Blue Ribbon School for 2014.

TABLE 7-1: RI Department of Education Ratings 2014

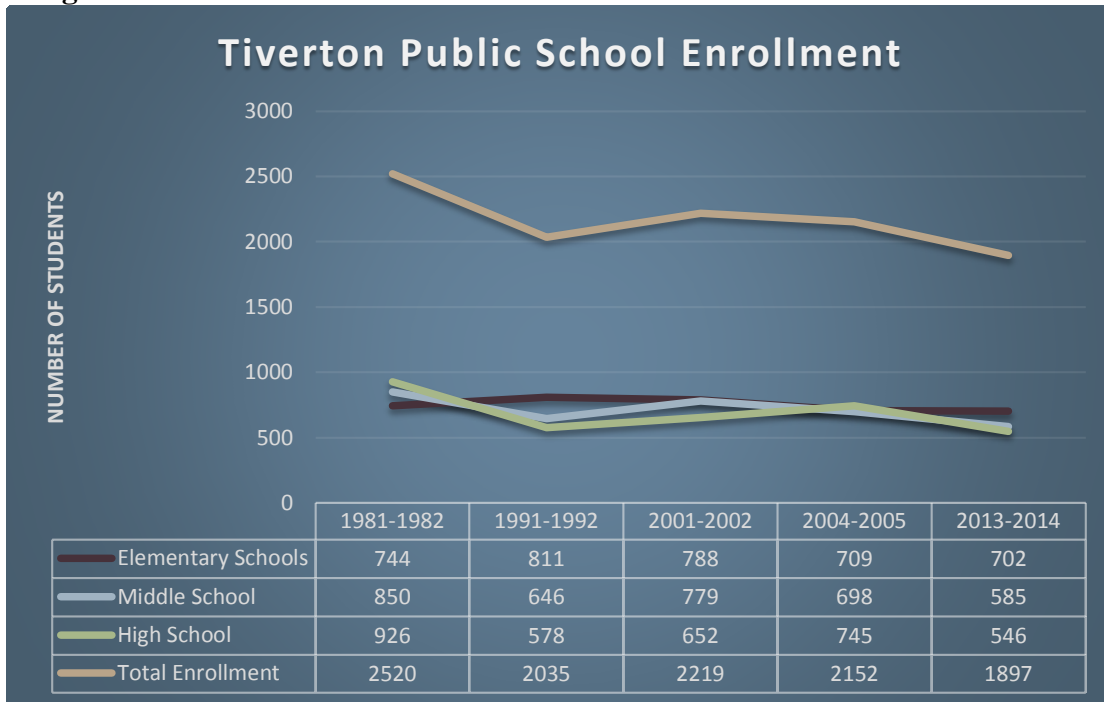
School	Rating
Pocasset	Typical
Fort Barton	Commended
Ranger	Typical
Tiverton Middle School	Typical
Tiverton High School	Leading

Finance and Administration

The School Committee, as vested by law, has the responsibility to determine expenditures for the school system. An annual budget is prepared, and a detailed review is undertaken by the ~~town’s~~ Town’s Budget Committee, before presentation at the Financial Town Referendum, held in May of each year. As required by the ~~S~~state, the School Committee supplies the RI Department of Education with a five-year capital budgeting plan.

In 2007, the Town Council adopted a ‘Development Impact Fee’ charged to purchasers of new houses, with an exemption for one-bedroom homes, age-restricted homes and certain affordable units. The fee offsets the future cost of educating children in that new household. The fee has remained at \$2,980 since 2007. In the fiscal year that began on July 1, 2014 and ended June 30, 2015, the fee raised \$59,600 on the sale of 20 new houses. The revenue goes into a dedicated account to be used exclusively for capital improvements on school buildings.

Figure 7a: Tiverton Public School Enrollment



*Capacity Note: Elementary Schools =861 Students Total or 287 per school based on 2014 letter to Planning Board from Superintendent Rearick; Middle & High Schools = 850 Students each based on 2007 Needs Assessment / Impact Fee Ordinance; Total Estimated System Capacity = 2,561 Students

7.3 Library Services

Tiverton’s library system consists of a new Tiverton Public Library, that opened in June of 2015, and the second -oldest library in Rhode Island, ; the historic Union Public Library at Tiverton Four Corners.



The new library, near Bliss Four Corners, provides opportunities for an enormous expansion of educational and enrichment activities for the people of Tiverton. With its meeting rooms of various sizes, it offers plenty of space for quiet study and group gatherings.



The Trustees are appointed by the Town Council as legal guardians and custodians of the library to ensure its proper care, staffing, and governance. The Library Director is hired by the Trustees to oversee the daily running of the facility, hire staff, and work with the Trustees on budgeting.

There are two non-profit organizations that help with library services. The Tiverton Library Foundation provides supplemental financial assistance. The Friends of Tiverton Libraries raises funds for library programming and promotes library services in the community.

The Union Public Library is an active branch of the town library system, offering its services with small library charm to customers in the southern part of town. The quaint building has been part of the Tiverton Four Corners scene for almost two hundred years. It is owned and maintained by the Union Public Library Association and leased to the Library Board of Trustees.

Sale of the Essex Library building located in the Tiverton Highlands was authorized by voters during the 2016/2017 Financial Town Referenda. It was sold in 2017 to a private party for residential use.

7.4 Town Hall

The Tiverton Town Hall, located at 343 Highland Road, is the center for town administration, including the offices of the Town Administrator, Tax Assessor, Tax Collector, Building Official, Town Treasurer, Town Planner, Administrative Officer of the Planning Board and Town Clerk, as well as for town records storage. It also serves as the courtroom for sessions of the Municipal and Probate Courts.

Although renovations in 1999 have made the Town Hall more useable, it still lacks office space and climate control and fireproof storage for archival records. Many public meetings of the Town Council, Planning Board and Zoning Board of Review are crowded, often approaching the permissible occupancy of Town Hall. Extensive renovations to Town Hall are needed to meet future space, climate control and communications needs.

7.5 Senior Center

The Senior Center was established in 1978 in the former Barker School on Canonicus Street in northern Tiverton. It currently services more than 1000 members of the community aged 55 and over on a regular basis. With one full-time and four part-time employees and eighty volunteers, the kitchen, meal site, delivery of meals and activities are offered weekdays year-round. The building is also used for public meetings or events on an as needed basis.

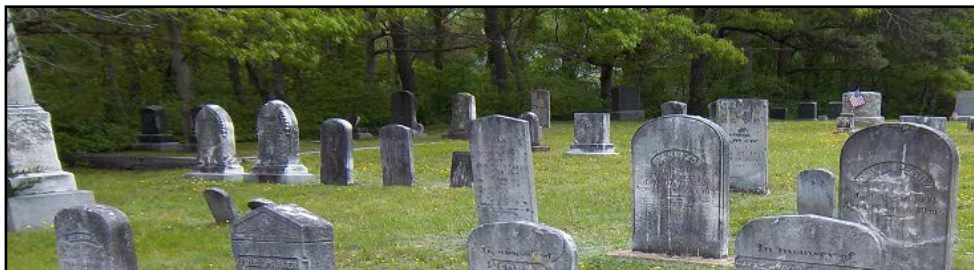
Health and wellness programs, tax and financial education and assistance information, door to door bus service for local shopping trips, seasonal programs and daily activities for socialization are just some of the established benefits offered to the community.

The members are also involved in community outreach, utilizing the AARP tax assistance programs, safe driving instruction classes, fundraising through knitting projects to benefit the Star Kids Scholarship program and the Senior Center Chorus which entertains at local nursing homes and adult day care facilities. The most recent year had over 33,000 client participation activities, programs and services. It is rapidly outgrowing its facility and limiting the opportunity for new class and program offerings.

Three annual grants help support the efforts of the Center in addition to a modest membership fee; however, the bulk of the funding for the building and staff is through local taxes. The services and programs offered by the Center are a valuable resource for a growing portion of the population and should continue to be supported.

7.6 Pocasset Hill Cemetery

Tiverton has one town-owned cemetery, Pocasset Hill Cemetery, which is available to all town residents ~~for~~ who choose to purchase a burial plot. The operation and management of this cemetery is the responsibility of the Tiverton Cemetery Commission, whose members are appointed by the Town Council. The Cemetery Commission is also responsible for securing additional land to meet the longer-term burial needs of the town's population.



7.7 Drinking Water Utilities

Although all of south Tiverton and sparsely populated areas in the north derive their potable water from wells, most homes and businesses in the more densely settled northwest portion of town are connected to public water. Two water systems serve the Town; the Stone Bridge Fire District and the North Tiverton Fire District, both of which were originally established as volunteer firefighting organizations. See Appendix C for the Executive Summary of the Water Supply System Management Plan for the North Tiverton Fire District (October 2014) and Appendix D for the Executive Summary of the Water Supply System Management Plan for the Stone Bridge Fire District (September 2009).

The Stone Bridge Fire District, which draws water from Stafford Pond, serves an L-shaped area extending from Stafford Pond west across Bulgarmarsh Road and north along Main Road to Souza Road. It maintains a storage capacity of 1 million gallons per day in two tanks, one with a capacity of 1 million gallons and the second with 0.5 million gallons. It serves approximately 1,070 households. Because the City of Fall River owns the overflow water rights to Stafford Pond (water coming over the north shore dam and flowing into Sucker Brook which is a tributary of Fall River's South Watuppa Pond), Stone Bridge must pay Fall River a contractual fee for drawing upon any overflow water. The district also has an emergency interconnection with the Town of Portsmouth, which can provide Aquidneck Island with emergency water of up to 175,000 gallons per day.

See Figure F-2 for boundaries of fire districts and Figure F-3 for existing water service areas.

The North Tiverton Fire District also purchases water from the City of Fall River, drawing from North Watuppa Pond, and from the Stone Bridge Fire District for use of Stafford Pond water. This district presently serves nearly 3,000 households, and would potentially serve new developments east of Stafford Pond and south of Bulgarmarsh Road.

Both districts maintain their own distribution system. As required by the Rhode Island Water Resources Board, both districts update their management plans every five years. Stafford Pond, and Nonquit Pond in south Tiverton, which is part of the City of Newport's water supply system and could someday provide drinking water to Tiverton residents, are both protected by means of a Watershed Protection Overlay District (see Chapter 5).

Efforts have begun to address the maintenance and upgrading of septic systems in the Stafford Pond Watershed (see Wastewater Management below). Both the Rhode Island Department of Environmental Management (RIDEM) and the U.S. Environmental Protection Agency have been active in providing funds to mitigate agricultural and stormwater run-off. The Tiverton Conservation Commission has also published a guide for landowners in the Stafford Pond watershed. High levels of phosphorus and nitrogen pose water quality challenges for both Stafford and Nonquit Ponds. For several years, RIDEM has managed a 'Total Maximum Loading Program' (TMDL) - setting limits on the daily discharge of pollutants into water bodies - for Stafford Pond. A TMDL is being developed for Nonquit Pond.

The large increase in the number of homes and other buildings raises the issue of potable water availability. Neither water district has definitive data on how much water could be withdrawn from Stafford Pond or purchased from Fall River to serve new subdivisions and other high volume water

consumers such as hotels, casinos and restaurants. A peer-reviewed study should be undertaken to determine how much and what kind of future development can be planned before a limit is reached on affordable potable water for all residents and businesses.

The fact that only about 4,000 households and other buildings are served by the two districts raises the question of consolidation. A merging of the two into a single Tiverton water district might result in cost savings to consumers, an integrated distribution system and an end to the occasional disputes that arise between the existing districts.



The protection of the water quality of Stafford Pond is a critical issue.

7.8 Wastewater Management

On-site Wastewater Treatment Systems (OWTS)

Currently it is estimated that 94% of the homes and businesses in Tiverton rely on on-site sewage disposal systems, with an estimated 6,400 separate septic systems, half built before 1970, which implies outdated design concepts. Modern OWTSs work very well even in poor soil conditions provided that they are monitored to insure that the ground water does not become contaminated.

According to soil analyses, 80% of Tiverton's land area is problematic for septic systems; the soils are dense, slowly permeable, and have an underlying restrictive layer of "hardpan" and seasonal high water table.

South of Bulgarmarsh Road, almost all households maintain both individual wells and septic systems. Given the low housing density of the area, and land areas sufficient for adequate septic systems, even in areas of questionable drainage, sewerage expansion is not necessary. It is also unlikely that public drinking water service will be extended to this region.

An On-site Wastewater Management Program was adopted in July 2006 by the Town Council to insure that our precious water resources do not become contaminated from failing OWTSs. This Plan, authorized by the Tiverton On-site Wastewater Management Ordinance, calls for the inspection and upgrading of OWTSs, with priority given to systems near water bodies and other ecologically fragile areas.

On July 22, 2015, Governor Raimondo signed into law an amendment to the 2007 Rhode Island Cesspool Act that requires new owners of real estate to disconnect and replace cesspools within 12 months of acquiring the property. This measure goes into effect on January 1, 2016.

Sewer System

The remaining homes and businesses are connected to a wastewater collection system operated by the ~~town~~ Town which discharges to the City of Fall River sewage treatment facility.

Other privately financed projects have also extended the sewer system within the town. The developer of Countryview Estates, the age-restricted manufactured home community in the northeastern portion of town, installed sewers within that development, including a station to pump the sewage to Fall River's Hancock Street sewer line. Other smaller extensions of the ~~public~~ town sewer system include those that tie into the interceptor installed for the Villages on Mount Hope Bay on Main Road, a separate line that services Brookdale Sakonnet Bay Manor assisted living facility on Main Road, and those that tie directly into the Fall River system in the Stafford Road/Hancock Street area as well as the Bourne Mill apartment complex.

In addition, annual funding through the Community Development Block Grant program has provided for limited expansion of the sewers in northern Tiverton in the areas of State Avenue and Shove Street. Such expansion is needed to address the many failed or failing septic systems in that area of town where homes were built on small lots with inadequate leech fields. Installation of

sewers is part of the redevelopment of an area that qualifies for federal funding due to the high concentration of low- and moderate-income households, although the amount of funding provided on an annual basis (\$110,000) is relatively modest.

In 2014, a Tiverton Waste Water District (TWWD) was established to implement a major sewer expansion project at Riverside Drive, Bay Street and the Robert Gray neighborhood. This project is partially funded by \$7.1 million in grants and loans from the U.S. Department of Agriculture's rural sewer and water program. TWWD is proposing construction of a low pressure sewer system. The system has been deemed the most cost effective and efficient way to provide sewer service to this area.

The project will include both public ~~right-right-of-of~~-way work for installation of the sewer lines and curb-to-curb repaving as well as the necessary private property work to complete the connection to the building. Homeowners on Riverside Drive and in the Robert Gray neighborhood approved this project in a special referendum in the Spring of 2015. The TWWD employs one full-time general manager. It is anticipated that construction will begin in 2016.

See Figure 7-4 and Figure 7-5 for an illustration of the existing and proposed sewer locations within Tiverton.



Fall River Wastewater Treatment Plant

7.9 Stormwater Management

The Town's requirements for stormwater management within new subdivisions and land development projects are detailed in the Land Development & Subdivision Regulations. Drainage plans are reviewed by the Department of Public Works (DPW) director and the Planning Board's peer review engineer. Best management practices and low impact development techniques are encouraged for stormwater control. Additional requirements such as prohibiting ~~on-on~~-draining to public roadways and ~~on-on~~-connecting sump pumps to storm sewer are covered in the Code of Ordinance. All projects are required to submit a Soil Erosion and Sediment Control plan (SESC). Strict compliance with the plan will be monitored for the duration of the development by the Town's DPW, Building Official or appointed ~~personal-personnel~~.

North Tiverton's older developments have minimal drainage systems, many of which have been installed in a piecemeal manner. Most of the older systems discharge directly into receiving

waters. Correcting or minimizing problems of basement flooding, septic system failure and the flooding and freezing of run-off onto town streets begins with an engineering analysis of existing conditions and potential area build-out. Based on this analysis, and availability of town funding, the selection of areas for corrective action can be done.

A 'Phase 2 Stormwater Management Plan', mandated by the Federal Clean Water Act, has been implemented and a RIPDES (Rhode Island Pollution Discharge Elimination System) permit has been issued, enabling the ~~town~~ Town to drain permitted stormwater into Narragansett Bay. The Town maintains drainage systems within the public right-of-way, including the use of a street sweeper to keep catch basins clean of debris. There are a few stormwater detention basins that, in general, are maintained by homeowner associations, required through the subdivision approval process. The Town has easement rights to access stormwater facilities on private land to complete maintenance as necessary. Funding for personnel and equipment comes from property taxes; there is no stormwater utility accessed in the ~~Town~~ Tiverton.



Bio-retention drainage system installation

7.10 Public Works and Solid Waste Management

The Public Works Department has a staff of 11. It is charged with maintaining the ~~town~~-owned roads including snow removal, street sweeping, roadside mowing, catch basin cleaning and sign maintenance, as well as the ~~Town~~ Tiverton landfill operation, maintenance of the Town's two public beaches and the repair and maintenance of ~~town~~ owned buildings other than those used by the School Department. Municipal solid waste collection is contracted out.

Solid waste generated by the ~~Town~~ town is disposed at the ~~town~~ owned sanitary landfill in south Tiverton, the only municipal landfill still operating in ~~the state~~ Rhode Island. It is located on 33 acres of a 125-acre parcel owned by the Town. The remainder of the parcel serves as a wooded buffer area adjacent to the Town Farm Recreation Area and Weetamoo Woods. A mandatory recycling 'No Bin, No Barrel' and a town trash bag purchase 'Pay As You Throw' program (generating approximately \$400,000 - \$450,000 per year) has been implemented to extend the life of the landfill and help pay for closure. ~~It is expected that the~~ The landfill closure ~~will begin~~ began in ~~2020-2018~~ and will take approximately three to four years to complete at an estimated cost of just over \$9 million.

Operation of the landfill is governed by state regulations concerning fill methods, permitted types of refuse, impact controls (including leachate control) and projected life span. As required by the State, the Town has retained an engineering consultant to update its landfill management plan, and to provide quarterly monitoring of test wells surrounding the landfill.

7.11 Town Administration

Tiverton has a council/administrator form of government consisting of seven council members and the Town Administrator. The Town Council President is the chief executive, while the Town Administrator manages the day-to-day affairs of the Town. The budget is developed by the Town Administrator, Town Council, and the School Superintendent and School Committee, and reviewed by an elected Budget Committee who makes recommendations before it is voted by the electors at the Financial Town Referendum in May each year. An elected Town Treasurer oversees the fiscal concerns of the town together with an appointed (part-time) Tax Collector. There are two part-time judges who preside over the Municipal and Probate Courts. The Municipal Court justice is appointed by the Town Council and the Probate Court justice is elected.

Many town functions or community areas of interest, including planning, zoning, conservation, historical preservation, open space and trees, recreation, sewage disposal, harbor and coastal waters, cemeteries, the arts, and economic development, are managed by volunteer committees.

The Tiverton Town Charter was first written in 1994 and revised in 1999 and 2004. Charter review by an elected Charter Review Commission is overdue. Any amendments proposed by the commission must be approved by the voters. The Town Council also has the authority to recommend revisions at any time with changes approved by the voters at a special election.

7.12 Public Information

Tiverton residents experience multiple sources of information. The town is “covered” by four newspapers, the Sakonnet Times (weekly), the Newport Daily News, the Providence Journal and the Fall River Herald News. Legal and public information notices are typically published in one or most of these papers. Videotapes of Town Council and other meetings of wide-spread public interest are broadcast on a local cable network at regular intervals each week, although some sparsely populated areas of town are not covered by this local cable programming.

~~Tiverton has a website, which in 2005 developed into a comprehensive official website supported with town funding. Unlike the neighboring Towns of Westport and Little Compton, however, Tiverton does not publish an annual report, a listing of tax levies, nor a citizen’s guide to town services.~~

Tiverton utilizes Geographic Information System (GIS) to provide spatial information and analyses of parcel boundaries, natural resources, utilities and other physical features and data of the ~~Town~~town that can be geographically referenced.

7.13 Services and Facilities Goals ~~and Objectives~~, Policies and Actions

Goal

To provide community services and facilities which respond to the public safety, educational, governmental, infrastructure and informational needs of Tiverton's residents in a timely, efficient, cost effective and environmentally sustainable manner.

~~Objectives~~: Policies

- The provision of services and facilities should be done in a manner that supports land use goals, natural resource protection and the long-term ability of the ~~town~~ Town to fiscally maintain increased services and facilities.
- Define specific community facility and infrastructure needs attainable within the constraints of available resources, and assure adequate capital planning congruent with meeting these needs.
- Evaluate and improve mechanisms for efficient delivery of public safety services, including police, fire, ambulance and emergency management.
- Maintain and improve an effective educational system and library service.
- Evaluate ways to provide quality services to Tiverton's growing population of senior citizens.
- Maintain and develop public burial lands for the use of Tiverton residents.
- Preserve, maintain and improve reliable sources of high quality, affordable drinking water.
- Plan for a comprehensive wastewater management strategy that encompasses limited sewer expansions where needed, along with the establishment of wastewater management districts to regulate on-site sewage disposal systems.
- Improve the management, operation and administration of town services and facilities, including town offices, equipment and town-owned property.
- Provide more effective mechanisms of communication between citizens and town government.
- Continually explore ways to reduce the costs of delivering services and operating facilities without compromising quality.
- Promote water conservation, energy conservation and solid waste reduction among all municipal services and operations.
- Meet or exceed the ~~state's~~ State's mandated 35% recycling rate and 50% diversion rates for solid waste.

7.14—Actions

Action 1: Develop and annually update a five year facilities and capital equipment budget for the various town departments and ancillary services, including public safety, schools, library, water, public sewage and landfill management, which might be realized through taxes, fees, bond issuance and state and federal funding, within the Town’s financial capabilities. The plan should also consider adjustments to the existing Development Impact Fee.

Perhaps at no time in its history has the Town of Tiverton faced such difficult choices in terms of the need to plan for and finance the upgrading of its aging community facilities. For example, the need for an integrated public safety complex has been widely expressed. Consideration should be given to an increase in the Development Impact Fee, adopted in 2007, to cover not just school needs but also fire, police and public works. A frequently updated and publically accessible capital expenditure budget, based on priority needs, will provide a road map for future capital spending.

Action 2. Develop a Municipal Facilities Study

The Town should conduct a detailed existing conditions report and physical needs assessment for all municipal buildings and services. The municipal facilities study should include recommendations for capital improvements to extend the useful life of each facility, annual maintenance needs, and date and costs estimates for any new or replacement facilities.

~~**Action 2: Conduct a study and develop a long-term plan to improve Fire Department facilities and resources**~~

~~The need for improved fire department facilities and upgraded equipment has been identified. It is recommended that a nationally recognized organization be contracted to determine the specific fire protection needs of Tiverton (based on the most current data, as well as, national response time standards) and the necessities of the Fire Department to meet those needs. Once this study is completed, a local committee should be formed to develop a long-term plan for implementation of necessary actions and recommendations identified in the study.~~

Action 3: Consider developing a report on the operational readiness of fire protection and law enforcement services and resources in Tiverton including personnel training, department facilities and equipment.

A need has been identified for assessing the adequacy of Tiverton’s fire protection and law enforcement resources. A report and plan to identify needs, goals, and potential future actions and capital improvements, perhaps utilizing the expertise of relevant state and national organizations, should be considered.

Action 34: Analyze the risk posed by Tiverton’s inaccessible forest areas, in coordination with the RIDEM Division of Forestry, the Tiverton Open Space Commission, and the Tiverton Land Trust and develop an appropriate fire control plan.

There are more than 2,500 acres of undeveloped forested land in Tiverton, large portions of which have limited vehicle access and no service from fire hydrants. In periods of severe drought these areas could pose a risk of wildfire that would be difficult to control.

Action 45: Provide a broad range of library services for all age groups and cultural-ethnic backgrounds that maximizes the potential of the new Tiverton Public Library, while retaining Union Library as an important program facility and a vital component in the architectural setting of Historic Tiverton Four Corners. Develop a plan for the long-term maintenance of the new Tiverton Public Library building and surrounding grounds.

The Board of Trustees, working with the Tiverton Library Foundation and the Town Council, should begin immediately to develop a plan for acquiring financial resources to provide adequate long-term care of the town’s newest capital asset. Taking action now, before major facilities repair is needed, will go a long way toward ensuring that funding will be available when those repairs become necessary.

Action 56: Establish a ‘Friends of the Senior Center’ group to organize development and construction of a new facility.

Enlist community support to develop a plan for a new facility to meet the growing needs of an aging population. The existing building does not allow for current programs to grow or the ability to add new programs. It is time to begin to examine strategies for serving the needs of the ‘baby boomer’ generation as they approach retirement.

Action 67: The Cemetery Commission should address land availability and financial needs to ensure successful operation of the Pocasset Hill Cemetery and other burial lands for the foreseeable future.

As space in the Pocasset Hill Cemetery becomes limited, there is need for additional burial land for town residents. The Cemetery Commission is responsible for addressing both long-term space needs and the adequate financing of the operation and maintenance of town cemetery land.

Action 78: Undertake a comprehensive study of current and future potable water needs in all of Tiverton to determine what constrains exist and how future development and build-out will impact water supplies.

Water management plans for the two water supply districts, Stone Bridge and North Tiverton, are required by the ~~state~~State, and each has prepared a plan. However, a plan addressing water supply for the entire town has yet to be developed. Moreover, the water districts advise the Planning Board on water supply availability for new subdivisions and major developments, but this is done project

by project on a piecemeal basis. It is essential for good development planning to understand future water availability and constraints.

Action 89: Consider merging the Work with Tiverton's State Legislative Delegation to investigate options and advocate for improvements in the delivery of public water services in Tiverton including Town oversight. North Tiverton Fire District and the Stone Bridge Fire District into a single entity. Increase communication and coordination between the water districts and the Town.

North Tiverton Fire District and Stone Bridge Fire District service the northern and eastern parts of Tiverton with treated water for households, businesses and other organizations as well as providing water for fire suppression. Since both districts are chartered by the state, they are not a part of municipal government. The districts have historically operated more or less independently from Town government and there may be a lack of needed accountability. For example, expansion of the treated water system has a significant impact on Town growth, health and safety, and the cost of Town services. Questions have also been raised about water cost, quality and reliability. In particular, the Town needs a more reliable and quantifiable accounting of the impact of water system expansion on existing water consumers and on fire hydrant pressure and volume. Better coordination is needed to promote Tiverton's vision of its future and achieve a greater measure of public accountability from the two districts.

A One option to be explored is a merger of the two water districts (North Tiverton Fire District and Stone Bridge Fire District) ~~could~~ which may result in lower costs to consumers by achieving economies of scale. A single water district might have the resources to implement delivery system upgrades in a more timely and cost efficient manner than at present. Since both districts are chartered by the ~~state~~State, a merger would require ~~state~~State legislative approval following a vote by ratepayers at the districts' annual meetings.

Action 910: Develop a town-wide Drought Management Strategy outlining a joint effort between the Town of Tiverton and the North Tiverton and Stone Bridge Fire Districts.

Such a plan should be developed in accordance with *RI Water 2030 (State Guide Plan Element 721)* and should minimize the effects of drought on public health, safety, economic activity and environmental resources.

Action 1011: Continue the work of the Tiverton Waste Water District to implement a phased expansion of sewers in the north end of the town, especially the Bay Street area, the Riverside Drive area, the Robert Gray area and the area north of Judson Street, so as to address the environmental challenges resulting from failed cesspools and outdated septic systems (See Figure 7-5 Proposed Public Sewer Areas). The Town should encourage dialogue and exercise oversight to ensure that sewer expansion is done in a manner consistent with Town goals, policies and programs including those listed in this Comprehensive Plan.

This policy is consistent with the Rhode Island Cesspool Act of 2007, as amended, and with policies of the R.I. Department of Environmental Management. Now that the Tiverton Waste Water District is in place and homeowners in the Robert Gray and Riverside Drive neighborhoods have approved sewer expansion in these areas, the process will move forward with grants and loans from the USDA Sewer and Water Program.

Action ~~14~~12: **New roadways or existing roadways which are to be completely reconstructed should provide for the safety of all users of all ages and abilities including pedestrians, bicyclists, transit users and motorists. Sidewalks are strongly encouraged along roadways where pedestrian use is sufficient. Bicycle lanes and crosswalks are also encouraged where use patterns establish a clear need.**

~~Although~~ Tiverton's roadways are increasingly used by pedestrians and bicyclists, ~~but many Town roadways~~ lack sidewalks, crosswalks and bike lanes. Such amenities can be established for new roads or reconstructed roads without diminishing a high level of service for motorists or involving large expenditures. Tiverton recognizes the many health benefits of walking and biking and further supports greater public transportation opportunities which will create a need for safe and convenient van and bus stops. Roadways should also consider the mobility needs of children, the elderly and people with physical disabilities. The ~~state~~-State has adopted a complete streets policy and Tiverton embraces this policy.

Action ~~12~~13: **~~Prepare for~~Execute the closing, capping and monitoring of the municipal solid waste landfill by seeking additional funding sources to cover the cost of closure. Study alternative methods of solid waste disposal.**

As noted, the 'Pay As You Throw' and 'No Bins, No Barrels' policies have raised additional funds to augment the landfill closure account. But additional funds may be needed to fill any projected gap. Following closure, the ~~town~~-Town must identify and adopt the most convenient and cost-effective method of solid waste management and disposal.

Action ~~13~~14: **~~Insure that Tiverton's GIS mapping system is maintained and upgraded~~Maintain the Town's GIS (Geographic Information System) so that it accurately reflects existing data and employs the most current software available.**

~~Adoption of an updated~~An up-to-date Geographic Information System (GIS) ~~computerized system~~ provides a valuable planning tool and enables the ~~town~~-Town to manage ~~and~~ present and analyze data on the town's physical characteristics, natural resources and infrastructure.

Action ~~14~~15: **Conduct an energy and waste audit of municipal facilities and operations.**

In an effort to reduce energy costs and operate in a more environmentally sustainable manner, the Town will conduct an energy audit by inventorying power usage and fuel consumption of all town facilities and vehicles. This information will be used to identify targeted energy saving ~~measured~~ measures for implementation. The Town will also conduct a solid waste audit to determine where reductions can be made.

Action 1516: Provide education and incentives for residents to increase recycling efforts and compost food scraps.

The management of solid waste and recycling should be done in an economical and environmentally sound manner. In order to reduce financial and environmental costs, the Town will implement public educational outreach efforts to encourage a reduction in solid waste generation, increase recycling and composting and ensure proper disposal of household hazardous waste.

Action 17: Update the Town's Onsite Wastewater Treatment Systems (OWTS) Regulations to address the latest methods and technologies and to be consistent with State regulations.

The Town's OWTS/private septic system ordinance and regulations have not been thoroughly updated in several decades. During this time, disposal system methods and technology have improved significantly and the State has passed new regulations. Consideration should be made to ensure that the regulatory burden on property owners does not exceed what is necessary to protect public health, water quality and the environment.

Action 18: Publish a guide to municipal services and an annual report for taxpayers.

The Town should consider creating a guide to municipal services that can be used for residents and businesses. An annual report that provides data and achievements related to operations for each department should also be considered as a means to provide more information to the public and as a management tool.

8.0 CIRCULATION

Circulation is our community’s streets, bicycle and pedestrian facilities and available public transit services that are essential for Tiverton to remain a desirable place to live, work, and visit. Planning for and making investments in our transportation system will be necessary to meet the future needs of the community and goals established in this Comprehensive Plan. In considering transportation policies and strategies, it is essential to provide safe and efficient circulation while maintaining ~~the~~ Tiverton’s small town and rural qualities and scenic values.

Census data shows Tiverton’s work force reliance on the automobile, with nearly 86.4 percent% of all commuters driving to work alone and 8.8 percent% carpooling (See Table 8-1). Less than one-percent of residents use public transportation and other non-motorized modes of travel. The mean average commute time to work is estimated at 25.6 minutes. About 2,300 (30 percent%-) work outside Rhode Island, a number influenced by Tiverton’s proximity to Massachusetts.

TABLE 8-1: Means of Transportation to Work (workers 16 years and over)

	Number	Percent
Total:	8,001	100%
Cars, Truck or Van	7,615	95.2%
-Drove alone	6,913	86.4%
-Carpooled	702	8.8%
Public Transportation	70	0.9%
Motorcycle	10	0.1%
Bicycle	10	0.1%
Walked	27	0.3%
Other Means	17	0.2%
Worked at Home	252	3.2%
Mean Travel Time to Work	25.6	

Source: 2010-2014 American Community Survey (ACS) data

8.1 Roadway Systems

The roadway system classifies a road or street according to the function it serves or is intended to serve. A roadway can serve two separate functions: provide for through traffic and travel mobility, the principal function of expressways and arterials; and provide access to adjacent land, the major function of local or residential streets and to some degree collector routes.

The ~~State of Rhode Island~~-Highway Function Classification System defines state and local roads as freeways and expressways, principal arterial, minor arterial, major and minor collector or local. This system of classification is used by the ~~state~~-State and referenced in “State of Rhode Island Highway Functional Classification 2014, Statewide Planning Technical Paper #165”. During the development of this report, three ~~Tiverton~~-state roadways in Tiverton-, Bridgeport Road, Highland

Road and Souza Road, were changed from local maintenance to “proposed for federal aid eligible” See Figure 8-1 for the functional classification of major roadways within Tiverton.

Tiverton has approximately 43 miles of State and ~~Town~~-locally maintained roadways (See Table 8-2). Tiverton’s major artery is Route 24, running north-south from the Massachusetts State-line to the Sakonnet River Bridge. Route 24 provides alternative routing from Interstate 195 and services Routes 81 and 77 as routes to beaches and local destinations including to alternative transportation modes.

Main Road is a major arterial roadway running north-south from the Massachusetts State-line to Little Compton ~~Town~~-town line. ~~Main Road~~The north section of Main Road is the main commercial corridor in town and provides a secondary connection to Fall River. Main Road to the south is scenic road and the travel corridor to Tiverton Four Corners and Little Compton.

TABLE 8-2: Classification of Tiverton Roads

Type	Miles	% of Total
Other Freeway/Expressway	3.89	2.93%
Principal Arterial	1.92	1.44%
Minor Arterial	30.27	22.79%
Major Arterial	6.80	5.11%
Local*	80.00	60.20%
Local (Unacceptable streets)	10.00	7.53%
Total	132.88	100

*Estimated based on GIS data & DPW

Sources: RIDOT, Town GIS data & DPW (for local roads total)

Other State-owned and maintained roads in town include: Stafford Road, Eagleville Road, Evans Avenue, Bulgarmarsh Road, Warren Road, Bay Street, Canonicus Street, Hooper Street, East Road, Stone Church Road and Nanaquaket Road. The State also owns and maintains eleven bridges in town: Nanaquaket, Nanaquaket Pond, Seapowet, Nonquit Pond, Main Road, Eight Rod Way-Fish Road, Eagleville Road, Evans Avenue and Schooner Drive.

The majority of other roadways are owned and maintained by the ~~town~~Town, with a small number of remaining streets privately owned. Tiverton has been historically plagued by the ambiguous legal status of many streets which have never been formally accepted as town streets, yet received varying degrees of town services. In other cases, private streets have been petitioned for takeover by the ~~town~~-Town but have not been built or maintained to ~~town~~-Town standards. A policy has been put in place that created a Street Advisory Committee appointed by the Tiverton Town Council. The Street Advisory Committee is reviewing the status of various roadways to make an effort to resolve these issues.

8.1.1 Traffic Data

In general, traffic volumes have held steady or grown slightly since the late 1990s, with some minor declines in recent traffic levels assumed to be attributed to the recent recession. Annual average daily traffic (AADT) for Main Road in the northern commercial district increased slightly between counts taken in 2004 to 2014, when the AADT of Main Road totaled 9,000. Counts taken at other locations in Tiverton are shown in Table 8-3.

TABLE 8-3: Traffic Counts-Annual Average Daily Traffic (AADT)-2014

Road	Segment	AADT
Route 24	Sakonnet River Bridge	40,000
Main Road	North of Route 24	9,500
Main Road	South of Bulgarmarsh Road	9,000
Fish Road	North of Souza Road	4,600
Fish Road	At Route 24 interchange	7,500
Stafford Road	At Mass State Line	15,100
Stafford Road	North of Bliss Four Corners	12,400
Bulgarmarsh Road	at Roosevelt Avenue	8,500
Crandall Road	Near Stone Church	3,700
Souza Road	Near Main Road	2,000
East Road	Near Main Road	3,000

8.1.2 Traffic Safety

The Tiverton Police Department maintains accident records for roadways ~~and streets~~ in the ~~Towntown~~. ~~Those streets~~ Roadways reporting ten or more accidents in 2014 are shown in Table 8-4.

TABLE 8-4: Traffic Accidents by Roadway, 2014

Roadway	# Accidents
Main Road	110
Bulgarmarsh Road	53
Route 24	44
Fish Road	43
Stafford Road	41
Crandall Road	25

Source: Tiverton Police Department 01/01/2014-12/31/2014

According to the Police Department, the majority of these accidents were due to speeding and roadway alignment difficulties, although the relatively high number of accidents on Main Road resulted from the number of intersections, driveways and other obstacles. Main Road is a 10-mile stretch of roadway transcending from the Fall River City line to Little Compton. This

roadway is the main thoroughfare through Tiverton, with the highest accident location at the Route 24 interchange. A breakdown of the locations of accidents along Main Road for the year 2014 is shown in Table 8-5.

TABLE 8-5: Traffic Accidents along Main Road, 2014

Main Road Section	# Accident
State Line to Judson Street	12
Judson Street to Warren Ave	14
Warren Ave to Route 24 (includes 24)	32
Route 24 to Central Ave	5
Central Ave to Bridgeport	17
Bridgeport to Lafayette Road	11
Lafayette Road to Pond Road	14
Pond Bridge Road to Little Compton	5
TOTAL	110

8.1.3 Form-Based Code Zoning

On June 30, 2014, the Town Council adopted Commercial Form-Based Code zoning that includes design standards and design guidelines. This zoning was designated to replace the General Commercial districts on the northern portion of Main Road and Bliss Four Corners. As a Form-Based Code, the standards and guidelines apply to both site development and associated roadway infrastructure. Consequently, the design standards and design guidelines in the Commercial Form-Based Code include a section on Rights of Way Design Guidelines. These sections of the Design Guidelines describe improvements to Main Road (a state-owned ~~right-right-of-of-way~~) and the state roads in Bliss Four Corners, as well as recommended standards for pedestrian, bicycle, and vehicular travel improvements on any road in or outside the districts. These standards could be used as street improvement criteria for similar roads in Tiverton. This could include improvements to ~~State~~state-owned roads when the ~~town~~Town coordinates design criteria with the ~~state~~State.



Main Road

8.1.4 Recent and Planned Roadway Improvements

The Sakonnet River Bridge project including Main Road Bridge, Evans Avenue Bridge and Central Avenue project was completed by RIDOT in 2013, and dramatically improved the appearance of Main Road, Central Avenue and Riverside Drive. The project included the complete replacement of the Sakonnet River Bridge on a new alignment with an exclusive share-use path on the north side of the bridge, boat ramp and parking facility along Riverside Drive, elimination of the Central Avenue ramps, reconstruction of Central Avenue including a bike lane, replacement of Main Road Bridge, signalization and striping.



Sakonnet River Bridge

In 2009 RIDOT also resurfaced Main Road/Route 138, including curbing, sidewalk drainage and guardrail improvements, from John Street to the Massachusetts State ~~Line~~line (2.3 miles). Future desired improvements on state-owned roadways must be programmed in the ~~statewide~~State Transportation Improvement Plan (STIP). Today, Tiverton roadway projects are programmed into the STIP:

- *Pavement Management:* Fish Road Pavement Management Program from Route 177 Bulgarmarsh Road to the Massachusetts ~~Line~~State line.
- *Intersection Safety Improvements;* roundabout at William S. Canning Blvd., Stafford Road, and Hurst Lane.
- *Transportation Alternative Project;* Old Stone Bridge; project to stabilize abutment to former bridge destroyed ~~in~~during the 1954 hurricane ~~will~~to serve as breakwater to marina/boat basin in Tiverton.

Future project:

- *Intersection Safety Improvements*; ~~—~~: — roundabout at Bliss Four Corners.

8.2 Bikeway Systems

The new Sakonnet River Bridge shared use path brought bike access to Evans Avenue and Central Avenue where both roadways have been reconstructed to include a signed and striped bicycle lane on both sides of the road. This Sakonnet River Bikeway begins at the shared use path and continues down Central Avenue to the intersection of Main Road.

The RIDOT Tiverton Bike Path, a 2.6-mile bicycle path from the Sakonnet River Bridge to the Massachusetts [State line](#) via the Newport Railroad Line is currently cited as under study and development. While the Tiverton Bike Path would be confined to a relatively short stretch, it would ensure broader connectivity to the biking community at large by serving as an essential link to the Aquidneck Island Bikeway, an extended bicycle/pedestrian proposed for our county. In 2016, the State accepted the project as part of its Transportation Improvement Plan for 2024. Commitment to construction of an off-road, multi-use pathway along Mount Hope Bay through north Tiverton is a worthy undertaking which offers long-lasting recreational amenities. However, the bike/pedestrian trail should not preclude the redevelopment of a rail line. A rail with trail system should remain an option.

A 1997 study funded by the RIDOT focused on the feasibility of an on-road bike route through southern Tiverton. The so-named Sakonnet River Bikeway would connect the Town Hall with the waterfront at Stone Bridge and follow along scenic roadways including Nanaquaket Road, Seapowet Avenue and Puncatest Neck Road to the border with Little Compton. While this bikeway was not pursued further by the ~~town~~-Town due to safety concerns and narrow roads, many of the roadways remain very suitable for bicycling.



Bike lane along Central Avenue

8.3 Sidewalk Systems

There are limited sidewalks throughout the Town of Tiverton. The 2.3-mile Main Road improvement project completed sidewalks from the Massachusetts State ~~Line-line~~ to Central Avenue in 2009, and the completion of the new Sakonnet River Bridge continued the sidewalks from the Main Road Bridge to Central Avenue, including Central Avenue, Evans Avenue and Tucker Avenue. There are other isolated areas within Tiverton that include sidewalks, such as Main Road near Stone Bridge and Bliss Four Corners.

The Bliss Four Corners intersection, future location of a round-about will include sidewalks and pedestrian access for safety. The sidewalk ~~will~~ continued down Bulgarmarsh Road in front of the Bay-Coast Bank. As part of the new Tiverton Public Library and the Stafford View Farm Subdivision, sidewalks are planned along Bulgarmarsh Road as an effort to connect this activity area to the middle and high schools.



New sidewalk along Bulgarmarsh Road

The Town requires sidewalks to be included in new projects within all new subdivisions and commercial areas.

8.4 Public Transportation

The only present means of public transit serving Tiverton is the RI Public Transit Authority (RIPTA) bus service. Unfortunately, Tiverton isn't well integrated into the network, as RIPTA operates commuter buses in the morning and evening that link Tiverton to Newport and Providence through Bristol, Warren and Barrington through one park and ride facility in town.

The Rhode Island Department of Transportation operates the Tiverton East Bay Park & Ride, with a design capacity of 92 parking spaces, at the intersection of Route 24 and Fish Road, ~~that has a design capacity of 92 cars.~~

RIPTA does not operate either its “Flex Service” minivan service or its Ride paratransit bus service in Tiverton. This leaves Tiverton without any access to public transportation for local transport to medical facilities, senior centers and retail establishments. Efforts should be made to bring this or similar type of public transportation service to ~~Town~~Tiverton.

A commuter rail system is not an immediately foreseeable means of public transit serving Tiverton. The Sakonnet River swing bridge, once linking Tiverton to Portsmouth was removed by the Rhode Island Department of Transportation with the ~~re~~construction of the new Sakonnet River Bridge. The current rail line from the Sakonnet River Bridge to the Massachusetts State line, a right-of-way owned by the RI Department of Transportation, is under study and development for a bicycle facility-path as stated above. The use of this rail line for a bicycle facility-path is a desirable use for this corridor in keeping with the small town and rural qualities of this Comprehensive Community Plan.

Long-term plans by the ~~Metropolitan Boston Transit~~Massachusetts Bay Transportation Authority (MBTA) include the New Bedford-Fall River Commuter Rail Extension, referred to as the South Coast Rail (SCR). This project, now in the final design environmental study and permitting stages, will extend the existing Stoughton Line from Boston to New Bedford and Fall River and will include construction of new track, bridges, grade crossings and ten new commuter rail stations. It will serve an estimated 5,670 new daily inbound riders. When the project is complete, the ability to commute to Boston from nearby Fall River will have an impact on growth potential for Tiverton and job opportunities for its residents.

8.5 Future Traffic Impacts of Larger-Scale Development Projects

Growth and development in the northern portions of Tiverton along Main Road, Souza Road, Fish Road and the Tiverton Business Park, as well as in communities to our south have the potential to further increase congestion along the roadways. The ~~town~~Town owns the 172-acre site off Fish Road that it purchased in 1988 to develop as a business park. Formerly, Tiverton Power, an electric power plant, was the Park’s only tenant. At the end of 2013, the Tiverton Business Park Request for Proposals (RFP) was finalized with a preliminary plan designed. Recently, the ~~town~~Town sold 17 acres to a development of an indoor sports complex that would be the second tenant in the park. The ~~town~~Town should consider evaluating the potential roadway impacts on Industrial Way, Fish Road and the Route 24 interchange with the planned use for the Park.

8.6 Goals, ~~Objectives~~ Policies and Actions

It is our goal to provide for the safe and efficient management of automobile, bicycle and pedestrian traffic while encouraging alternative forms of circulation that complement the community's special character and quality of place. Based on the critical issues described in the Circulation Chapter and the overarching goal stated above, this section presents the goals and policies developed by the Town of Tiverton to guide its circulation planning.

Goal 1. Provide a safe and well-maintained transportation system throughout town.

~~Objective~~Policy: Tiverton's safe and efficient transportation system can be maintained and enhanced without sacrificing the community's attractive appearance. Roadways should be both functional and aesthetically pleasing to maintain quality of place.

Action 1(~~a~~)a: —All roads should be built only in accordance with the standards of a public road.

Action 1(~~b~~)b: Consider adoption of the Rights of Way Design Guidelines in the Commercial Form-Based Code Zoning as additional design standards for all roadway improvements, including RIDOT project.

Action 1(~~e~~)c: —Continue with an annual pavement management program as recently adopted.

Action 1(~~d~~)d: Utilize the Tiverton Police Department accident data statistics, monitor areas where accident frequency is high and increasing. Consider design changes or improvements to mitigate accidents and improve safety.

Goal 2. Provide a balanced multi-modal transportation system throughout ~~the~~ town to help reduce automobile dependency, enhance our community's character and improve the health and well-being of our citizens.

~~Objective~~Policy: Encourage safe alternative forms of transportation, including bicycle, pedestrian and water transportation, provided it can be accomplished in a safe manner.

Action 2a: Develop a Complete Streets Plan.

Action 2b: Maintain and install sidewalks in high priority areas, defined as those areas within schools on major roads, within commercial districts, and in other areas where pedestrian activity is to be encouraged.

Action 2c: Utilize the railroad corridor as a bicycling/walking greenway and as an off-road, multi-use path for safe intermodal transportation and recreation.

Goal 3. Support economic development through a well-planned and high quality transportation system without losing key elements of the ~~Town's~~ Tiverton's rural character.

ObjectivePolicy: Implement design guidelines that assure safe and efficient access and egress to commercial establishments and housing subdivisions.

Action 3a: Apply access management tools to site plan reviews for commercial development and residential subdivision to reduce congestion and improve safety.

Action 3b: Continue to set high standards for design of parking facilities including landscaping, buffering, handicapped accessibility, pedestrian walkways and lighting.

Action 3c: Coordinate with state and ~~town~~ local economic development agencies to develop a design plan for infrastructure improvements needed to sustain the increase in traffic generated by the development of the Business Park.

Goal 4: Secure funding for ongoing maintenance and safety improvements projects on local and State roads.

ObjectivePolicy: The Statewide Transportation Improvement Program (STIP) is a biennial document developed by the Transportation Advisory Committee and adopted by the State Planning Council. It directs federal transportation dollars to individual projects and programs that are implemented chiefly through RIDOT. Local pedestrian, bicycle and roadway improvements are intended to be coordinated with this program.

Action 4a: Submit eligible projects for consideration in the State Transportation Improvement Program, or other sources of Federal and State funding, in order to leverage local funding.

Action 4b: Maintain and update local priorities for local pedestrian, bicycle and roadway improvements based on the adopted STIP. These priorities should be submitted for consideration in the ~~state's~~ State's biennial STIP.

Action 4c: Develop zoning and land development standards requiring Rights of Way Design Guidelines in the Commercial Form-Based Code Zoning as additional design standards for all roadway improvements.

9.0 OPEN SPACE, COASTAL RESOURCES AND RECREATION

This Chapter addresses Tiverton's preserved open space areas, its coastal resources and recreational facilities. Continued efforts to preserve high value open space is emphasized, along with developing means for the sustained stewardship of public land. Other high priority objectives include updating the Town's Recreation, Conservation, and Open Space Plan, and developing long-term strategies to protect farmlands and coastal resources from rising sea levels.

9.1 Existing Resources

Rhode Island public support for open space and recreational resources has remained strong, with the passage of many state bonds over the past thirty years for that purpose. Tiverton has taken full advantage of the bonds, with the town securing multiple open space acquisition grants from RIDEM through the efforts of the Open Space Commission. These successes were supplemented by additional properties protected by the Tiverton Land Trust, made possible by private donations from Tiverton citizens, and by the Rhode Island office of The Nature Conservancy. These joint efforts have resulted in the consolidation of Weetamoo Woods, the acquisition of Pardon Gray Preserve, Basket Swamp, Highland Woods, and the Pocasset Ridge Conservation Area.

This effort should continue, using a strategy that balances with other community needs – housing, economic opportunity and active recreation facilities. Open space provides critical environmental benefits (clean water, flood control) to the community that would cost millions to replace if the land were developed. It also is an engine for the local economy in preserving scenic natural areas that have become regional attractions.

The development of new recreation facilities at the Town Farm and Bulgarmarsh Recreation Area-Skate Park have also been made possible by public funding. Several groups provide recreation programs, including the Little League and Boy Scouts. The town employs a Recreation Coordinator to assist the Recreation Committee expanding year-round programs. The coordinator serves as liaison between public agencies and private groups for the utilization of town facilities.

Public beaches in the community offer diverse summer activities. Each has distinct characteristics to be protected. Fogland Beach is intensively used for recreation, but its barrier beach dune and salt marsh is also a sensitive natural area needing protection. Those competing interests have been successfully represented by the Fogland Beach Oversight Committee, a partnership between the Conservation Commission, the Open Space Commission, and the Recreation Committee. Grinnell's Beach, next to the Stone Bridge abutment, is used for swimming, and fishing from the bridge abutment is popular year round. Both town beaches will be adversely affected by sea level rise in the coming years and many decisions will need to be made about their future.

In 1989, the Recreation Committee modified the Tiverton Recreation, Conservation and Open Space Plan. That revision helped obtain grants for new recreational fields at the Town Farm, but it is now 25 years old. A complete review and revision is needed to guide planning for the best use of resources to provide a broad range of recreational facilities.

There is a continuing need for more open space and recreational resources in the northern sector of Tiverton. Unfortunately, that sector of town, with its high population density, has the least amount of available undeveloped land. Moreover, grant funding to acquire land is generally available only for properties with significant wildlife habitat value. Nonetheless, every opportunity should be explored to create more public green space in North Tiverton.

Tiverton’s open space, coastal access, and recreational resources are shown in the following tables and maps.

TABLE 9-1: Publicly Accessible Open Space

Map Key	Open Space Area	Acreage	Jurisdiction
A	Pardon Gray Preserve	230	Tiverton Land Trust
B	Weetamoo Woods	610	Town Open Space Commission
C	Pocasset Ridge Conservation Area	541	Note 1
D	Eight Rod Farm Management Area	337	RIDEM
E	Seapowet Marsh Wildlife Refuge	342	RIDEM ²
F	Emilie Ruecker Wildlife Refuge	45	Audubon Society of RI
G	Fort Barton-Highland Woods	80	Tiverton Land Trust and Town Open Space Commission
H	Basket Swamp	93	Tiverton Land Trust
I	Fogland Beach Conservation Area	25	Fogland Beach Oversight Committee
J	High Hill Point ³	1.4	Town OpenSpace Commission

Notes:

1. Owned and managed cooperatively by Open Space Commission, RI Nature Conservancy, Tiverton Land Trust, and the RI Department of Environmental Management.
2. RI Division of Environmental Management.
3. No parking; access only by foot/bicycle

TABLE 9-2: Private Land Protected by Easement

Area (map reference)	Acreage	Owner/Easement Authority
Stone Bridge Fire District Watershed (orange on map)	171	Water Authorities
Mill Pond (orange, South Crandall Rd.)	35	City of Newport
Middle Acres Farm (yellow, Crandall Rd.)	235	TNC ¹
Hathaway Farm (yellow, Main Rd.)	72	RIDEM ²
Nonquit Pond Watershed Protection Area (orange, Nonquit shore)	30 +/-	City of Newport
Ferolbink Farm / Fogland Marsh (yellow, Neck Rd. Nonquit vicinity)	90	TNC / RIDEM
Rod & Gun Club Conservation Area (green, Lake Rd.)	142	RIDEM

Notes:

1. The Nature Conservancy
2. RI Department of Environmental Management

Weetamoo Woods was dedicated in 1990, after aggregating several parcels purchased with a matching grant from the ~~state~~ State of Rhode Island. More parcels have been added to the original area, including a 12-acre meadow now preserved as grassland habitat. Adding to the ecological value of the large forest, and integrated with the public trail network, is the adjacent Pardon Gray Preserve, protected by the Tiverton Land Trust. That property includes 65 acres of farmland, an historic Gray family cemetery, and 155 acres of forest with trails that integrate with those in Weetamoo Woods.



Slab bridge on Eight Rod Way in Weetamoo Woods



Late season haying in Pardon Gray Preserve



Pocasset Ridge Conservation Area

TABLE 9-3: Parks and Recreation Resources

	Facilities	Acres	Recreation Use
1	Bay Street Recreational Area	2.0	multipurpose playfield, playground
2	Florence Street Field	2.0	multipurpose field
3	Pocasset School	8.0	baseball, softball and soccer fields
4	Sakonnet Bridge Boat Ramp	0.5	boat ramp with trailer parking
5	Independence Park (Doughboy Green)	0.5	park
6	Grinnell's Beach	2.5	fishing, swimming, scenic overlook
7	Fort Barton Elementary School	3.5	playground and baseball field
8	Fort Barton Revolutionary Redoubt	3.0	park, scenic overlook, natural area, trails
9	Ranger Elementary School	4.6	playground and field
10	Tiverton High School	18	track, football, playing fields, tennis courts
11	Tiverton Middle School	5.0	baseball and multipurpose fields
12	Bulgarmarsh Recreation Area	11.4	skate park, basketball, softball, playground, walking path
13	Stafford Pond boat access	0.4	DEM boat ramp
14	Pardon Gray Preserve	219	natural area, trails, passive recreation
15	Town Farm Recreation Area	3.0	baseball, softball, soccer fields, walking track, tennis courts, playground
16	Emily Ruecker Wildlife Refuge	51	natural area, trails, passive recreation
17	Seapowet Marsh Wildlife Refuge	316	RIDEM fishing beach
18	Fogland Beach	20	playground, swimming, fishing, wind surfing, kayaking, boat launch
19	Eight Rod Farm Wildlife Management Area	338	natural area, trails, passive recreation
20	South Field	2.0	baseball field
21	Weetamoo Woods	600	natural area, trails, passive recreation
22	Tiverton Yacht Club		Private marina, beachfront, swimming pool, sailing programs / racing
23	Longplex	15	Private 150,000 sf indoor and outdoor sports complex, trails

Narragansett Bay and its tributary bays, Mount Hope Bay and the Sakonnet Passage, provide expansive opportunities for recreational boating. The Tiverton Harbor and Coastal Waters Management Plan (incorporated herein by reference) identifies a need for additional protected boat launch facilities. There is a public boat launch ramp at Fogland Beach and another one under the Sakonnet River Bridge. New public waterfront facilities are part of the Villages on Mount Hope Bay development, and the Harbor Commission was a planning participant in that project. Planning for expanded public use of the Stone Bridge abutment area is also underway (see Land Use and Circulation Chapters), as well as developing more public waterfront facilities in northern Tiverton.



Many of Tiverton’s recreational opportunities center on its waterfront

Private Recreational Resources

During the summer season, The Tiverton Yacht Club at 58 Riverside Drive offers swim lessons in their heated swimming pool to approximately 40 children of Club member, while older children may participate in the Sail Training Program. During the 2016 season, 94 teens and pre-teens participated. The ability to expand the program is seriously constrained by the small beachfront and marina. The Club also offers adult sailboat racing and other organized recreational activities.

Construction on a 130,000 square foot sports complex in the Business Park at Progress Road began in 2016. This Longplex Sports and Family Complex is sited on approximately 15 acres and will include indoor sports courts and outdoor sports fields and hiking trails.

Planning for the Future: the Next 20 Years

It is frequently noted that North Tiverton lacks adequate recreational facilities. There is no boat ramp on Mt. Hope Bay and there is only one outdoor sports facility behind Pocasset Elementary School. The three priorities for future recreational development in North Tiverton include (1) at least one new sports field capable of hosting Little League and other children's organized sports activities, (2) a public boat ramp off Bay Street or elsewhere along the shore of Mt. Hope Bay and (3) a paved pedestrian and bicycle path stretching from the new Sakonnet River Bridge bike path north along the former Old Colony Railroad tracks to the Fall River, MA border.

With respect to open space, the top two priorities over the next two decades include completing protection of the Holly Oak Forest and the Borden Brook groundwater reserve that underlies both Weetamoo Woods and the Pocasset Ridge Conservation Area, (2) protecting the Stafford and Nonquit Pond watersheds, and (3) pursuing all possible means to secure undeveloped land in the underserved north part of town, to be used for public green space and/or recreation. ~~and Pocasset Ridge Conservation Area north of East Rd., east of Main Rd., south of Bulgarmarsh Rd., and west of Brayton and Lake Rds. This is a rare, un-fragmented coastal forest community. A second open space need is to further protect the primary watersheds of our two drinking water reservoirs, Stafford Pond and Nonquit Pond, by purchasing land in fee simple or by acquiring conservation easements. Both ponds are impaired with respect to water quality.~~

9.2 **Open Space, Coastal Resources and Recreation Goal** ~~and Objectives, Policies and Actions~~

Goal

Protect and maintain open space and coastal resources, and provide a wide range of recreational opportunities for the citizens of Tiverton.

~~Objectives~~ Policies

- Pursue open space acquisition within a comprehensive strategy that establishes criteria and priorities, accounts for the differing needs and opportunities of the various regions of the town, and coordinates the efforts of both public and private entities.
- Preserve farmland as an important element of town history and a growing segment of the local economy.
- Preserve the town's only public water supply by protecting the watershed of Stafford Pond through purchase of land or development rights by the Town; seek the support of the Tiverton Land Trust and The Nature Conservancy.
- Preserve groundwater resources and natural flood mitigation by protecting wetlands.
- Protect the environmental quality, recreational opportunity, and scenic virtues inherent in the town's coastal waters, shorelines, and woodlands.
- Plan for the eventual impact of sea level rise on the town's coastal areas.
- Develop new recreation playing fields and improve the quality of existing fields and their associated structures.
- Enhance current recreation programs and opportunities to include older age groups, in coordination with the Senior Center.
- Seek a stronger connection between Tiverton public schools and the extensive opportunities for learning that is inherent in the town's public open spaces and historic sites.

~~9.3 — Open Space, Coastal Resources and Recreation — Implementation Actions~~ Actions

Open Space

General discussion. The importance of saving quality open space has increased dramatically as the demand for housing in Tiverton continues to increase. The town's rural character, abundant scenery, small-town intimacy, and quality schools have made Tiverton a desirable place to live. Demographic trends clearly indicate the urgency of preserving open space. A built-out Tiverton is conceivable within the time-line projection of this plan, and with each passing year saving open space becomes more difficult and expensive. But, there may be no public expenditure that achieves more strategic goals of this plan than preserving open space. Consider the following:

Quality of Life: Preserving open space maintains the town’s desirable rural character and scenic quality by saving forest, fields, and streams rather than permitting the town to develop into a continuum of residential subdivisions, stores, parking lots and malls.

Tax Burden: Although residential development expands the gross tax base, those new tax revenues are almost always exceeded by larger public expenditures for additional community services, i.e. schools, storm drainage, street lights, fire and police protection, etc. As a result, typical residential development eventually costs more to local communities than it provides in tax revenues. When the economics of environmental “services” (flood control, water purification, recreational benefits, agricultural activities, home values, is considered, the cost-benefit advantage of open space is even greater.

This calculus holds, even when open space and farmland receive preferential tax treatment. Indeed, taxing these properties at "highest and best use" can force landowners to sell out to developers. Many studies have proven this assertion. One study by the American Farmland Trust concludes that undeveloped land costs taxpayers less than one-third of what it takes to provide services for residential developments, as indicated in Table 9-4.

Table 9-4: Average Expenditures per Land Use

Land Use	Average Expenditures per \$1.00 Tax Revenue
Commercial / Industrial	\$0.27
Farm / Forest	\$0.36
Residential	\$1.15

Source: The Cost of Community Services: Making the Case for Conservation
American Farmland Trust, 2002

Water Quality and Flood Control: Open space has direct economic benefit by protecting ground water recharge areas. This purifies ground water and maintains it at sufficient levels to provide drinking water for approximately 40% of the town area in the south where wells are required. This eliminates the need for building a publicly funded water system. Open space also reduces and purifies surface stormwater runoff, which is important for flood control and critical to keeping the town’s estuarine marshes and harbors healthy.

Environmental Benefits: Preserving quality open space keeps a portion of the land in a natural condition, thereby preserving habitat for wildlife and promoting biodiversity. Studies at Harvard Forest show that an acre of forest absorbs about a ton of atmospheric carbon per year, and our forests serve as a huge cooling-filtering agent, improving the air we breathe. It is also well documented by studies that show salt marshes are a vital part of the natural filtering needed for healthy marine ecosystems. Tiverton can be proud that its preservation of open space is an example of “thinking globally, acting locally.”

There are two fundamental requirements for land to be protected as open space. It has to be “open” (not developed), and landowners have to be willing. Beyond that, the general imperatives for selecting land to preserve in Tiverton are as follows:

1. Augmenting existing major open space areas – Pardon Gray Preserve, Weetamoo Woods, Fort Barton-Highland Woods, and the Holly Oak Forest and Pocasset Ridge Conservation Area – for the following reasons:

- Historic connections to Native American culture and to early town farm sites along Eight Rod Way.
- Wetlands and exposed bedrock and glacial stone make those areas more valuable for biodiversity, more expensive for development, and less expensive for preservation.
- The natural communities in those areas (e.g., mixed oak – American Holly Forest, Atlantic White Cedar Swamp) are documented as rare forest types, a compelling argument for open space grants.
- The high ecological value of these areas ~~because of~~ due to their large, continuous canopy forests. This important quality is documented by the Rhode Island Natural Heritage program and The Nature Conservancy, which provides compelling support for grant funding, and for managing them as “conservation areas” with minimal human disturbance.
- A high level of public benefit – flood control, protection of Nonquit Pond and Stafford Pond watersheds, and the quality and quantity of regional ground water supplies.

2. Other open space preservation priorities:

- Land in the watershed of Stafford and Nonquit Ponds.
- Land with desirable scenic value or historic connections.
- Land which would be part of a regional greenway.
- Land that would create or enhance waterfront access
- Land with high potential for passive recreation, educational value, or agricultural use.

Action 1: Pursue the preservation of open space in accordance with the criteria described above, and in coordination with the Tiverton Land Trust, The Nature Conservancy of Rhode Island, and the RI Department of Environmental Management (RIDEM).

The establishment of the Tiverton Land Trust has greatly increased the potential for protecting open space in the town. Private land trusts have funding opportunities and flexibility in financing land protection that is not available to public entities. Coordination between the Tiverton Land

Trust, the Tiverton Open Space Commission, The Nature Conservancy of RI, and RIDEM will significantly enhance the preservation of open space in Tiverton.

Action 2: The Open Space Commission shall work with community groups and the Recreation Committee to identify sources of funding, such as Community Development Block Grants, for acquiring open space in the more urbanized areas of Tiverton, to include the idea of establishing “pocket parks” on small parcels to provide neighborhood green spaces.

There is a long-standing need for public open space in parts of town with high population density. Unfortunately, those areas have little open space to acquire. Additionally, open space grants for such areas are rare because most of them are given by environmental organizations whose primary goal is the preservation of natural habitat. Nonetheless, town agencies must continue the effort to identify funding for acquiring green space in high population areas.

Action 3: Establish procedures in the subdivision review process to include a written report from the Open Space Commission regarding proposed open space areas of subdivision plans. Their report will include a review of the proposed open space area and its management plan.

Setting aside private open space is now provided for in the Rural Residential Development regulations of the Town’s ~~zoning~~ Zoning Ordinance. Management plans are also required, and it is important for them to be environmentally positive, yet practical. These open space areas should be selected and managed to optimize linkages with open space areas in abutting developments, or other existing preserved open space. To this end, the Planning Board should receive input from the Open Space Commission on all subdivision proposals with open space set-asides.

Action 4: Encourage and assist owners of farmland in acquiring funding to preserve land that would remain in agricultural use, to include the acquisition of agricultural easements, and in promoting use of the Farm, Forest and Open Space Program that provides tax relief to land owners who wish to keep their open land undeveloped.

A primary cause of the loss of open space is the difficulty of retaining farmland for economically viable agricultural use. The problem is complex, with many factors outside the control of the town. There are state programs, however, for tax relief or development rights purchased from landowners who agree to retain land in agricultural use.

Action 5: Develop a long term strategy for the coordinated management of all preserved open space land in the town, to include the possibility of establishing a “conservation land manager” position, the cost of which could be shared by all the owners of protected open space.

The success over the past twenty years in protecting large areas of undeveloped, wild natural habitat in Tiverton has created an increasing burden on town volunteers to responsibly manage

that land. This includes keeping them safe for public enjoyment, and preserving their ecological integrity. Responsible stewardship of these properties has many challenges in preventing illegal activities and monitoring acceptable uses over an extensive area, much of which is without vehicle access. Add to this the complex job of preventing ecological degradation from invasive alien plant species and an increasingly over-populated deer herd. A coordinated effort and shared expense between ownership agents (Town, land trust, RIDEM, TNC) would be a major step in effective management of all the conservation properties in Tiverton.

Action 6: In cooperation with the Tiverton Land Trust, support the development of Highland Woods to enhance the value of Fort Barton as a destination historic site and a visitor-friendly natural area.

The purchase of Highland Woods by the Tiverton Land Trust has dramatically enhanced the value of ~~the town-town~~-owned Fort Barton historic redoubt and the adjoining Sin and Flesh Brook natural area. Access to both is now much easier, and the possibilities are exciting for developing the complex into a destination historic site and natural area.

Coastal Resources

Action 7: ~~The Harbor Commission should develop~~ Develop a plan to identify public rights of way to the waterfront and erect markers or signage that clearly marks the public right ~~-of-~~ of- way and prevents abutting property owners from closing access.

The waterfront has always been integral to the history, culture, scenic beauty, and life-styles of Tiverton residents. As with all coastal communities, public access to the waterfront has become limited due to development and neglect of existing rights of way.

Action 8: Continue monitoring the health of Tiverton's coastal and freshwater bodies by sustained funding of water sampling and analysis as part of the URI Watershed Watch, or similar program.

The health of both our estuarine and marine ecosystems – salt marshes, salt water ponds, and beaches are under increasing threat from a variety of point and nonpoint pollution sources, including storm drainage from roads, high nitrogen runoff from residential lawns and livestock pastures, and failed septic systems. The only means for monitoring the extent of this pollution and its effect on the health of our waters is through the URI Watershed Watch program. This program uses local volunteers to sample, test, and report water quality parameters in fresh water ponds, streams, and coastal water bodies. It is extremely important that this program continues by funding it and recruiting volunteers.

Action 9: Appoint a task force to begin the development of a strategic plan that prepares the ~~Town-town~~ for future rising sea levels.

The threat of rising sea levels to Tiverton's natural ecosystems and built environment is profoundly disturbing. It is now widely documented, and accepted, that sea levels have begun to rise, with the only question being how much and how fast. The issue is extremely broad in its ramifications, with few unaffected organizations in town. Therefore, it is extremely important, that the Town of Tiverton plans for rising sea levels and considers this when making future investments in public infrastructure and facilities. STORMTOOLS and the CRMC SLAMM maps and data, publicly available online, should be utilized when conducting vulnerability analyses.

Action 10: Include in the planning for the Stone Bridge – Grinnell's Beach Park complex the possibility of a public pier for free temporary boat dockage.

The planned renovation of the Stone Bridge abutment, along with the acquisition of the gas station property gives the town an unusual opportunity for developing a major scenic and recreational attraction. One option that should be considered is the construction of a public pier similar to the one that existed into the 1970s. This would provide free temporary docking space to permit access by boat to the beach and nearby businesses, to increase both public enjoyment and economic activity in this complex.

Action 11: Explore options for the installation of a new public boat ramp for access to Mt. Hope Bay.

The town is lacking a boat ramp for public access to Mt. Hope Bay. Potential locations, including off Bay Street, should be investigated for the installation of a new public boat ramp along the shore of Mt. Hope Bay.

Recreation

Action 12: ~~The Town Planner will, in consultation with the Open Space Commission and Recreation Committee, prepare~~ Prepare a plan of action and timeline for completing a revision of the Recreation, Conservation and Open Space Plan.

The Tiverton Recreation, Conservation and Open Space Plan is in need of updating to reflect changes in both inventory of land and facilities, and the needs of the community since it was last prepared. The plan should address the management and improvement of town-owned properties. An up-to-date local recreation and open space plan is imperative for the Town to have a capital plan for future needs, and for the Town to be competitive in the obtainment of RIDEM grants for open space and recreational land acquisition and improvements. A properly prepared plan will take a major effort that would be greatly facilitated by assistance from a professional planner.

Action 13: Develop additional capacity by acquiring and/or improving land and developing facilities to meet the active recreation needs of Tiverton residents, with priority given to constructing athletic fields and associated facilities on land donated by the Stone Bridge Fire District.

Despite the absence of an updated recreation plan, the Tiverton Recreation Committee has documented the need for more baseball, soccer and lacrosse fields. The existing fields are used

for more than one sports activity, which involves most of the calendar year. Such dual use leaves little time for the fields to rest and be properly maintained, resulting in higher maintenance costs. The Recreation Committee estimates that, at a minimum, an area equivalent to the Town Farm Recreation Area on Main Road is needed to develop additional playing fields and other recreational facilities.

Action 14: Pursue the planning, funding, and development of Independence Park, Tiverton Bicentennial Green, Grinnell's Beach and the Stone Bridge abutment to ensure high esthetic standards and maximum public benefit.

A substantial renovation is in the future for Grinnell's Beach, to include development of a plan for use of a former gas station property now owned by the ~~town~~ Town. Also, renovation of the Stone Bridge abutment will create opportunities for an integrated, multi-use public area that includes Independence Park, Tiverton Bicentennial Green, Grinnell's Beach, and the Stone Bridge abutment. This will be an opportunity for the community to protect and promote its valuable scenic and waterfront resources and provide maximum enjoyment for its citizens.

Action 15: Publish a town-wide map showing recreational and open space resources, picnic areas, trails and waterfront rights-of-ways and CRMC designated right of way.

A recreation and open space map available at the libraries and Town Hall and accessible on the town website would encourage use of the areas as well as build public support for open space and recreation programs.



Pardon Gray Preserve

10.0 ECONOMIC DEVELOPMENT

The quality of life in a small town coupled with favorable economic factors, make Tiverton an ideal location for knowledge-based enterprises, as well as traditional firms that are committed to commercial sustainability and minimal environmental impact. Tiverton's challenge for the future lies in the balance of supporting residential, commercial, and industrial development that is economically sustainable so that its tax base is strengthened and diversified, and jobs are provided for its residents, while also protecting its open spaces and maintaining its small-town character.

10.1 Economic Environment

Tiverton is a geographically diverse community of 15,700, with several distinct neighborhoods. It is bounded by the Sakonnet River to the west, the city of Fall River, Massachusetts to the north, and the rural, coastal communities of Westport, Massachusetts to the east and Little Compton, Rhode Island to the south. Rhode Island's largest city, Providence, lies 20 miles northwest, and Newport, a major international tourist destination, is 14 miles southwest. Greater Boston with its information technology, biotechnology, medical and financial industries is less than 70 miles away with Route 24 as the primary highway corridor. Tiverton has approximately 2,000 acres of commercial and industrial zoned land and is designated as an Enterprise Zone by the State.

Tiverton residents also have employment opportunities on Aquidneck Island with its extensive military presence. These include the Naval base, the Naval War College, the Naval Military Justice School, and the Naval Undersea Warfare Center (NUWC). There is also a community of local defense contractors that support the Navy installation.

In recent years, an increasing percentage of the Town's working sector commutes from Tiverton to Providence and Boston for employment opportunities. To remain vibrant in the future, Tiverton should continue to take advantage of regional employment opportunities and strive to develop a thriving local economy with increased revenue and good jobs for its residents.

As in any community, there are some challenges for Tiverton, including areas of the commercial and industrial zones that lack full development of their infrastructure. These needs should be addressed as the Town strives to expand its economic base as *referenced in the Services and Facilities chapter of this Plan.*

To enhance the Town's tax base while maintaining the character and quality of life of Tiverton that is valued by its citizens, it is important that commercially and environmentally sustainable enterprises are entertained. Firms may be from the traditional sector of the economy that now exist in Tiverton or from new growth industries such as information technology, biotechnology, medical technology, defense, cyber security, and the hospitality industry. Any new developments should be evaluated on their impacts to public water and sewer, traffic and parking, schools, public safety, and surrounding neighborhoods. The Town should therefore seek enterprises with the greatest positive tax revenue and job creation that fit within our value parameters of low environmental impact and maintaining Tiverton's coastal and rural character.



10.1.1 Enterprise Zones

Tiverton is currently one of ten municipalities in Rhode Island that is a state-designated Enterprise Zone. The program was designed to offer tax incentives to businesses that expanded their workforce at facilities located in an Enterprise Zone. While the program is still in effect, recent amendments made tax credits available to only those businesses that received certification prior to July 1, 2015.

~~Tiverton has approximately 2,000 acres of commercial and industrial zoned land. To take advantage of the Enterprise Zone program, Tiverton re-designated an area of land from Bulgarmarsh Rd on the southern boundary up to the Fall River line as an Enterprise Zone.~~

~~The Enterprise Zone program was created by Title 42, Chapter 64.3 of the RI General Laws, known as the Distressed Areas Economic Revitalization Act. This statute allows a municipality to apply to the RI Commerce Corporation (also known as Commerce RI) for designation of a certain area within the municipality as an Enterprise Zone. If the application is accepted and the Commerce RI designates an area as an Enterprise Zone, the Act allowed businesses to apply to the Commerce RI to become a "Qualified Business" (QB). If the Commerce RI designates a business within the Zone as a QB it would be entitled to certain tax breaks on its state taxes and it would allow the Town Council to offer tax breaks on the QB's local taxes. Because of changes to the law in 2015, it may no longer offer the same benefits to new businesses.~~

~~Tiverton's Enterprise Zone is currently comprised of multiple zoning categories that have limitations on the types of businesses that would qualify for the Enterprise Program. This includes, R-30, R-40, R-60, Industrial, General Commercial, Open Space, Highway Commercial, Waterfront, Watershed Protection Overlay Districts, and Pedestrian Friendly Districts.~~

~~Tiverton has actively worked to develop its Business Park, located to the east of Route 24 near the Fish Road exit. Recently Tiverton approved an overlay district to promote and encourage development on the 172-acre parcel. The presence of the Algonquin Natural Gas Pipeline spur which runs through the site has made it possible for a 290-megawatt combined cycle natural gas turbine to be built. According to ISO New England, which operates the New England electricity grid, demand for electricity will rise 10 percent over the next 10 years. Most of this increased demand will be generated by natural gas sources and solar power.~~

~~Recently, the Town has seen significant interest in the Business Park and it is expected that several new ventures, including an indoor/outdoor sports complex, will choose to locate there in the near future.~~

~~To enhance the Town's tax base while maintaining the character and quality of life of Tiverton that is valued by its citizens, it is important that commercially and environmentally sustainable enterprises are entertained. Firms may be from the traditional sector of the economy that now exist in Tiverton or from new growth industries such as information technology, biotechnology, medical technology, cyber security, and the hospitality industry. Any new developments should be evaluated on their impacts to public water and sewer, traffic and parking, schools, public safety, and surrounding neighborhoods. The Town should therefore seek enterprises with the greatest positive tax revenue and job creation that fit within our value parameters of low environmental impact and maintaining Tiverton's coastal and rural character.~~

10.2 Town Districts

Tiverton occupies 35.5 square miles on the eastern shore of the Sakonnet River. The pattern of land use and development within this area includes four distinct sectors - **north Tiverton, Stone Bridge, east Tiverton, northeast Tiverton, and south Tiverton.**

North Tiverton, the area extending north and west of Route 24, is an area of older residential and commercial development. It includes neighborhood retail and service businesses along Main Road and residential development, primarily single-family units, on the side streets. The Main Road commercial area from Souza Road north to Fall River is the closest thing to a "Main Street" in Tiverton. In 2014, a Form-Based Code was adopted for this area creating new zoning districts. The three zoning districts are categorized as: Traditional Main Street, Pedestrian-Friendly and Neighborhood Business, and reflect the local character and development patterns.

The storefronts which line Main Road, particularly along the northern end near Fall River, are a potential resource for the establishment of small businesses. At the southern end of this commercially-zoned section, close to the Villages on Mount Hope Bay, opportunities exist for the redevelopment of vacant or underutilized parcels into new commercial retail and service development.

The vicinity of the Route 24 - Fish Road intersection is an evolving hub for commercial and retail development. Along the Fall River border is the Bourne Mill, an historic and architecturally distinctive 19th century mill building, which has been redeveloped for residential housing, including affordable units. Other land uses in north Tiverton include Pocasset Elementary School, the eight-acre Pocasset Park, and the 55+ condominium community, Villages at Mount Hope Bay.

South of Route 24 on Main Road is **Stone Bridge**, one of the historic areas of Tiverton. This area has a maritime aura, with active waterfront uses backed by older residences and several institutional uses. The residential area includes 19th century homes that give the area its historic character. Waterfront uses include the public Grinnell's Beach, several commercial establishments, the Tiverton Yacht Club, a boat launch, and several ~~marine-related~~marine-dependent businesses along the Sakonnet River. Recently the Town completed the purchase of the old Seaside Gas station adjacent to Grinnell's Beach, and has begun a visioning process with the community to determine the best plan for integrating it into the existing beach and park.

Also, adjacent to the beach is the Stone Bridge abutment, the remains of the old Stone Bridge that once connected Tiverton to Portsmouth. The Town has undertaken a project to repair and improve the pedestrian access as well as upgrade the park and car entrance. Numerous retail and service-related businesses line the

water's edge in the area. The Planning Board has recognized the importance of this area and has prioritized the inventory, evaluation, and revision of the current zoning to enhance economic development opportunities while respecting residential neighborhoods and minimizing environmental impacts.

Homes along Riverside Drive also capture the maritime flavor; several are built on pilings along the shoreline. Other land uses in this historic area include Fort Barton Elementary School, the Town Hall, the Town Gazebo and Fort Barton with its Revolutionary War redoubt.

East Tiverton, the area east of Route 24 and north of Bulgarmarsh Road, is predominantly residential. A commercial area at the intersection of Bulgarmarsh Road, Stafford Road and Crandall Road is known locally as Bliss Four Corners, although additional commercial uses extend north along Stafford Road. Bliss Four Corners received a recent zoning update in 2014 with the adoption of the hybrid Form-Based Code. The District was rezoned as a Pedestrian-Friendly District. A major transportation improvement project has been proposed by the RI Department of Transportation for the complete reconstruction of roadways at the intersections of Stafford, Crandall, and Bulgarmarsh Roads. These transportation improvements will support the trend of economic growth in this area.

Tiverton High School, Tiverton Middle School and Ranger Elementary School are also within the East area of town, as is the new Bulgarmarsh Recreation Area, and Sandywoods, an affordable residential arts and agriculture community. The new Tiverton Public Library is in Bliss Four Corners, as is Stafford Pond, a principal source of the Town's water supply. Stafford Pond is generally surrounded by residential use with some protected areas along its southwestern shores. Municipal facilities, including the Public Works garage and Tiverton Police facility, are located west of Stafford Pond, in the area of Route 24 and Fish Road. The Town's 228-acre Business Park is also in this area, and currently contains a natural gas-generated electric power plant ~~with and~~ an indoor/outdoor sports complex ~~under development~~.

Another recent area of development, in **northeast Tiverton**, is the casino gaming facility currently under construction at the intersection of William S. Canning Boulevard and Stafford Road. ~~The casino will be licensed as a pari-mutuel facility and offer state-operated video lottery games and state-operated casino gaming, such as table games. On November 8, 2015, the voters in the Town of Tiverton and the State of Rhode Island approved and authorized via affirmative referenda vote, a casino gaming facility to be located in the Town of Tiverton, in accordance with an overall plan of a gambling facility as defined by R.I. Gen. Laws §41-9-1 as set forth in the November 9, 2015 proposal to the Tiverton Town Council. The plan includes restaurant, entertainment and retail venues within the casino, a hotel, shared structured parking and shared surface parking. When the Casino Gaming Facility becomes operational in 2018, Twin River – Tiverton, LLC has projected that 375 to 400 full-time equivalent jobs will be created. This includes those currently at the Newport gaming facility, which will be transferred to Tiverton once that facility closes. The development and operation of the Casino Gaming Facility will provide for an operational hotel in Town which will support economic development. The Casino Gaming Facility will also provide for the diversification of the Town's tax base, and an increase in General Fund revenue. The overall plan submitted to the Town Council in November of 2015 projected revenue to the Town of approximately \$4M per year, \$3M is gaming revenues to the Town in scenarios that assume the addition of gaming venues in the Commonwealth of Massachusetts. Furthermore, the Rhode Island General Assembly enacted legislation which guarantees the level of gaming revenues to the Town through legislative and contractual projections. When the Casino Gaming Facility becomes operational, Twin-River – Tiverton, LLC has projected 375 to 400 full-time equivalent jobs.~~

Also, in the northeast corner of town, off Stafford Road, is a 55+ manufactured home community called Countryview Estates.

South Tiverton, the area south of Bulgarmarsh Road, remains mostly rural and agricultural in character, though suburban style residential subdivisions are increasingly populating the area. Large estates lie along the shoreline, with small residential developments on Crandall Road, King Road, Brayton Road, Lake Road and East Road, and some large parcels in agricultural use. The historic Tiverton Four Corners is home to a National Historic Register District, a recognized arts district and a thriving Village Commercial District. An eclectic mix of art and artisans, shops and eateries offer local goods, agricultural products, and unique finds. By legislative act, original art sold within the district is exempt from State sales tax. The area is also categorized by historic homes and community facilities such as the Union Public Library.

10.3 Current Economic Base Industries: Agriculture, Fishing, ~~Marine-Related~~ Marine-Dependent Industries and Tourism

Tiverton's economic base has historically been derived from its abundant natural resources. From its origins as a farming and fishing community, the Town has seen growth in manufacturing, light industry and local commercial enterprises. Local businesses include unique artisan shops, marine services, health care, including medical, dental, pharmacies, legal services real estate, banking and hardware.

10.3.1 Agriculture

Agriculture is an economic activity in Tiverton that is reflective of the Town's rural and historic character. Its family farms contribute to the unique visual quality of the Town and preserve open space and natural resources while providing economic and quality of life benefits. For example, The Pardon Gray Preserve, land acquired in 2000 by the Tiverton Land Trust, is being used by a local farmer as part of its management plan. This serves to maintain its economic and scenic contribution to the community. Supporting agriculture by protecting existing farmland and engaging in creative partnerships is a critical component of Tiverton's future.

Agricultural enterprises range from larger commercial entities such as expansive Christmas tree and horse farms to small, seasonal roadside stands. The agricultural sector benefits the community in many ways. Farm and farmland in Tiverton are of critical importance to the local and State economy, environment, community character and livability. See Figure 4-5, *Critical Farmland*, which depicts on a map an estimation of areas in Tiverton devoted to agricultural use and those which have been protected from development. Rhode Island's agricultural sector has expanded and diversified production in response to increased demand for Rhode Island-grown farm products.

Increasing consumer demand for fresh, local, organic foods and agri-tourism activities has increased and, as a result, businesses are being established or transitioning to meet that demand. According to Farm-FreshRI, six agricultural operations in Tiverton have been established since 2003. These farm businesses offer either organic-certified produce or advertise organic-only practices.

Encouraging the maintenance of agricultural businesses and undeveloped land benefits both the land owner and the Town. Overall as transportation costs increase for non-local farm products, it will benefit Tiverton residents if there is a reservoir of good farmland that can be utilized for food production close to home. Connecting farmers with agencies that make information available about innovative farming methods may be worth pursuing.



Farming: An economic activity that is a traditional industry in Tiverton

10.3.2 Fishing and ~~Marine-related~~Marine-Dependent Industries

Tiverton has been associated with the fishing and marine industries throughout its history, due to its location along the eastern shores of the Sakonnet River and Mount Hope Bay. The local quahoggers, lobstermen and fishermen operate in Mount Hope Bay, the Sakonnet River and up to 100 miles offshore. Some of the enterprises are seasonal, but many operate year-round, selling their catch to various wholesale and retail merchants located along the waterfront. The viability of fishing stock and the Mount Hope Bay shellfish industry is dependent upon maintaining the water quality and inherent stock of the Sakonnet River and the streams that feed into it.

Narragansett Bay and its tributary bays, including Mount Hope Bay and the Sakonnet River provide expansive opportunities for recreational boating, which is an integral part of both the State's image and economy. Tiverton has several ~~marine-related~~marine-dependent businesses, including boat sales, suppliers and a number of boatyards and marinas along Riverside Drive and Main Road in the area known as the Tiverton Basin. The boat sales and services include inboard and outboard motor boats, sailboats, paddleboards, canoes and kayaks. The Tiverton Basin, located between the Stone Bridge abutment and the Sakonnet River Bridge, is considered a safe harbor protected from the prevailing southwest winds by the manmade abutments that once formed the Stone Bridge. Railroad abutments on the north end of the basin as protection from wave actions resulting from northerly winds. Wind surfing, paddle-boarding, and kite surfing have become a popular draw at Fogland Point, which has been identified as a pre-eminent area for sports.

The establishment of a Waterfront District in 2001, as part of comprehensive amendments to the Zoning Ordinance and map, and its application to waterfront land from Nanaquaket Bridge north to the state border, provides a regulatory means to encourage ~~marine-related~~marine-dependent uses. The opportunity exists to provide such uses and appropriately scaled development along Tiverton's waterfront that would enhance both the local economy and preserve the Town's scenic mix of residential and maritime traditions.



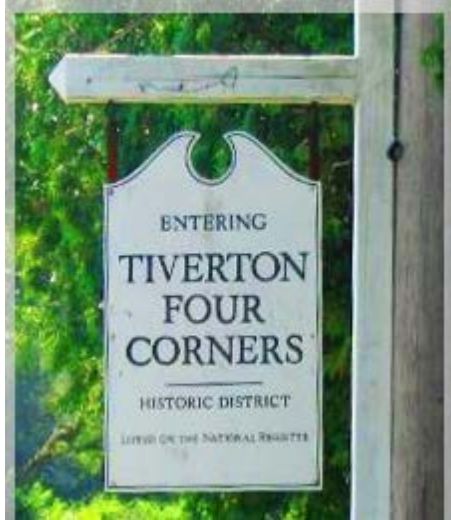
Fishing is a traditional economic activity in Tiverton

10.3.3 Tourism

Tiverton offers numerous historical, waterfront and artistic venues that have become recognized throughout the South coast region. Tiverton Days events are popular, and the South Coast Artists, Inc. Open Studio days bring discerning spenders from throughout the New England region.

As a waterfront community, Tiverton can develop its natural assets to encourage tourism. Marketing the beaches and encouraging boat traffic into Tiverton would be a step toward that goal. The Town is currently restoring the Grinnell's beach area and adjacent abutment which will attract visitors who will patronize local businesses. Tiverton's geography also lends itself to sporting events including biking, running and triathlons.

~~In 2015, Tiverton residents approved the proposal from Twin Rivers to build a casino in the northeast corner of the Town. The Casino will also provide a stream of newcomers to the community. These newcomers make a potential base for the Town's tourism program. As part of the Casino complex there will be an 84-room hotel that will encourage longer stays in town.~~



Tiverton Four Corners is a unique and attractive village shopping area focusing on the arts

10.4 Jobs, Services and Industry

Although Tiverton provides approximately 2,623 jobs, it is primarily a net exporter of workers. According to the Rhode Island Department of Labor and Training, 16.8% of Tiverton residents work within Tiverton, 30.8% work in Massachusetts, and 51.6% work in other Rhode Island communities. The 2008-2012 Census counted 8,710 town residents over the age of 16 as employed. Those who commute to work have a mean commute time of 29 minutes.

The breakdown by employment category is shown in Table 10-1.

TABLE 10-1: Employment by Category, Tiverton Residents

	Number	Percent
Arts and Entertainment	771	9%
“Other Industries” *	396	5%
Self-Employed	783	9%
Education, Health and Social Services	1,903	22%
Professional, Scientific and Waste	815	9%
Public Administration	353	4%
Finance, Insurance and Real Estate	636	7%
Manufacturing	974	11%
Wholesale and Retail	954	11%
Agriculture	110	1%
Construction	507	6%
Information Industry	196	2%
Transportation	312	4%
Total	8,710	100%

Source: US Census 2008-2012

*Services Industries not including Public Administration

Table 10-2 highlights industries that showed an increase in employment within Tiverton between 2006 and 2015. The top three industries with employment growth included Accommodation & Food Services, Transportation & Warehousing, and Health Care & Social Assistance. Industries showing the largest decrease in employment within Tiverton are construction, professional and technical services, and real estate, rental and leasing.

Table 10-2: Tiverton Employment Within Tiverton				
	2006	2009	2015	% Change from 2006 to 2015
Establishment Employment	2,703	2,566	2,623	-3%
Total Private & Government	2,221	2,018	2,100	-5%
Total Private Only	575	458	552	-4%
Retail Trade	482	547	523	9%
Government	310	289	422	36%
Accommodation & Food Services	301	324	352	17%
Health Care & Social Assistance	312	217	158	-49%
Construction	125	121	109	-13%
Other Services	107	100	85	-21%
Wholesale Trade	69	57	80	16%
Manufacturing	53	*	70	32%
Transportation & Warehousing	134	138	69	-49%
Professional & Technical Services	52	57	54	4%
Finance & Insurance	52	72	51	-2%
Administrative Support & Waste Management	27	30	26	-4%
Arts, Entertainment, & Recreation	38	32	25	-34%
Agriculture, Forestry, Fishing & Hunting	14	6	5	-64%
Real Estate & Rental & Leasing	*	5	*	N/A
Educational Services	*	*	*	N/A
Utilities	*	*	*	N/A
Management of Companies & Enterprises	*	*	*	N/A
Information	3	23	0	N/A
Mining	33	*	0	N/A

*Source: RIDLT (*not available - may identify individual business)*

10.5 Public Finance

For the fiscal year ending June 30, 2018, the Town had a total budget of **\$49,385,580**. Of this amount, \$38,207,312, or 77.4% of the revenue, was generated from property taxes (including motor vehicle and business inventory taxes, that are being phased out by State law). State funding sources, including funding for education and reimbursement for the partial phase-out of the motor vehicle tax and revenue sharing, provide \$11,178,268 or approximately 22.6% of total annual revenue. The rest is generated by various fees, permits and licenses, and other assessments, including payment in lieu of taxes by the Tiverton power plant. Tiverton property tax is levied at 100% of the assessed value, and in 2017-2018, the Town Tax Rate was \$19.05 per \$1,000 assessed valuation.

All Town financial transactions undergo an extensive annual audit by a professional external accounting firm. This is done to ensure responsible handling of public expenditures. Similar attention should be given to the income side of Town finances, the majority of which is from real estate taxes. An audit, by an external professional, of the Town’s real estate tax system would seek to ensure every tax exemption and special category is still in the Town’s interest and is still accomplishing its purpose. A secondary goal would be to determine the effectiveness of the Town’s reevaluation system every three years.

Table 10-3 shows the breakdown of property tax revenue for the tax roll year 2017, which clearly shows that the greatest percentage of property taxes comes from residential properties.

TABLE 10-3: Property Tax Revenue, Tax Roll Year 2017

Category	Amount	% of Total
Residential	\$ 31,665,056	82.87%
Commercial	\$ 3,030,251	7.94%
Industrial	\$ 230,591	0.60%
Farm/Forest/Open Space	\$ 963,255	2.52%
Motor Vehicle	\$ 1,493,635	3.91%
Business Tangible Property	\$ 824,524	2.16%
Total	\$ 38,207,312	100.00%

Expenditures for the 2017-2018 fiscal year are shown in Table 10-4. Financing the public-school system accounts for the bulk of the Town expenses or 60.53% of annual expenditures. This is followed by expenses for Municipal Government at 30.61%. The debt service is 8.86% of our total \$49,385,580 budget.

TABLE 10-4: Appropriated Expenditures, FY 2017-2018

Category	Appropriated	% of Total
General Education	\$ 29,893,257	60.53
Schools, Capital Expenditures*	\$ 0	0.00
School Department, Total	\$ 29,893,257	60.53
General Government	\$ 1,067,252	2.16
Financial Administration	\$ 5,211,573	10.55
Protection to Persons & Property	\$ 5,881,927	11.91
Public Works	\$ 1,797,995	3.64
Grants and Health **	\$ 570,750	1.16
Parks and Recreation	\$ 75,140	0.15
Associated Activities ***	\$ 131,616	0.27
Municipal, Capital Expenditures	\$ 442,476	0.90

TIVERTON COMPREHENSIVE PLAN: Town Council Public Hearing Update March 2018

School Resource Officer-School Share	(\$ 61,073)	(0.12)
Municipal Government, Total	\$ 15,117,656	30.61
Debt Service (Principal & Interest		
Fort Barton School	\$ 749,400	1.52
Pocasset School	\$ 861,963	1.75
Ranger School & High School	\$ 1,036,500	2.10
TIF Area Sewer Debt	\$ 684,254	1.39
THS & TMS Capital Repairs	\$ 515,000	1.04
Library	\$ 527,550	1.07
Debt Service Total	\$ 4,374,667	8.86
Total	\$ 49,385,580	100

* Does not include capital expenditures paid from prior year's School surplus funds.

** Includes library services, payments to social service organizations.

***Includes senior services and payments to various (non-regulatory) commissions.

Town expenditures in the two general categories, Municipal and Education, shown in Table 10-5 for five recent fiscal years, show a steady and significant increase in expenditures.

TABLE 10-5: Expenditures, FY 2013-2018

YEAR	MUNICIPAL	EDUCATION	TOTAL
2013-2014	\$18,419,880	\$28,729,425	\$47,149,305
2014-2015	\$18,617,212	\$29,275,439	\$47,892,651
2015-2016	\$19,021,173	\$29,455,785	\$48,476,958
2016-2017	\$19,065,194	\$29,623,224	\$48,688,418
2017-2018	\$19,492,323	\$29,893,257	\$49,385,580

At the time of the original printing of the Comprehensive Community Plan (1992), budget data from the fiscal year ending in June 1990 was provided; for fiscal year 2017 the total budget was \$49,385,580 with 19,492,323 appropriated to municipal expenses and 29,893,257 appropriated to education. Over the period (1990-2017), the Town's budget has nearly doubled, with the municipal expenses growing at a faster rate than the education expenses.

10.6 Economic Growth Opportunities

A focus on tourism, technology and health and medical services will provide new economic growth opportunities for Tiverton. ~~Tiverton is slowly recovering from the effects of the last nationwide recession. While there are currently two occupants of the Business Park, efforts to promote its use have been inconsistent and reactive rather than strategic.~~

Business Park

Tiverton has actively worked to develop its Business Park, located to the east of Route 24 near the Fish Road exit. Recently Tiverton approved an overlay district to promote and encourage development on the 172-acre parcel. The presence of the Algonquin Natural Gas Pipeline spur which runs through the site has made it possible for a 290-megawatt combined cycle natural gas turbine to be built. According to ISO New England, which operates the New England electricity grid, demand for electricity will rise 10 percent over the next 10 years. Most of this increased demand will be generated by natural gas sources and solar power. ~~The Town should work with the State to promote available development sites within the Business Park which currently has two tenants. Efforts to redevelop the Park and recruit tenants should be consistent and strategic.~~

In 2016, the State published a report, RI Innovates: A Competitive Strategy for the Ocean State. This report was a study of the overall current economic status of business conditions in Rhode Island. It identified areas it considered growth industries based on emerging technologies and needs. Included in these areas were industries that would easily translate into businesses that already have a start in Tiverton such as Marine, Medical labs and Healthcare, and Tourism. By working with the State to promote the Tiverton Business Park as a possible site for these industries, the Town could avail itself of needed expertise.

~~While integration of development design standards in the Zoning Code will assure quality development, resulting in higher quality employment opportunities and increased project value, it would also be in the Town's best interest to have an independent evaluation of the annual tax revenue generated by a development as compared to the expected cost of Town services. Such a fiscal impact analysis should be done for any commercial, industrial or mixed-use development as part of a comprehensive land development project.~~

Tourism

Developing a multi-faceted tourism market is a potential economic engine for the Town. Strategies include collaborating with other local communities, developing Tiverton's waterfront assets, spotlighting its art galleries and attractions and attracting new tourist ventures.

Collaborating with other local communities and "Discover Newport" to market its historical, waterfront and artistic venues as part of a broader experience, and effectively offering attractions is economically advantageous for Tiverton. With its colonial roots, Tiverton can also generate income by attracting discerning travelers interested in historic tourism.

As a waterfront community Tiverton can develop and use its natural assets to encourage tourism. Marketing the beaches and encouraging boat traffic into Tiverton would be a step toward that goal. Tiverton's geography also lends itself to sporting events including biking, running and triathlons.

In November 2015, Tiverton residents approved the proposal from Twin Rivers to build a Casino in the northeast corner of the Town. As part of the Casino complex there will be an 84-room hotel that will encourage longer stays in town. It is hoped that Casino visitors will contribute to a potential base for the Town's tourism program.



Sculpture outside art gallery at Tiverton Four Corners

Technology

Tiverton has the opportunity to transform into a technology hub, but this will require providing the infrastructure, space and workforce to attract employers and increasing education in the areas of science, mathematics, engineering and technology.

Tiverton's High School has programs designed to introduce students to various careers and provides them opportunities to participate in local and regional enterprises. Advanced education is available at nearby community colleges and at both public and private universities through the Doctorate level. These programs help provide an educated workforce ready for the emerging technological needs in upcoming 21st century industries.

Health and Medical Services

Tiverton is in a prime location to organically attract health services and medical research enterprises. In Rhode Island Innovates A Competitive Strategy for the Ocean State, a report prepared by the Battelle Technology Partnership in association with the Brookings Institution, five industries were identified as potential “growth” areas for RI. One of these is “Biomedical Innovation”, which is described as “advances in scientific knowledge of biological processes converging with technological developments in electronics, and information technology.” Attracting enterprises in this field could provide Tiverton with high paying research and development opportunities. Tiverton, with its easy access to Providence and Boston colleges and universities and Naval technological resources, is well positioned to take advantage of this new emphasis and should work with the state for growth in these areas.



New Medical Center Main Road Tiverton

10.7 Economic Development Goals, ~~Objective~~Policies and Actions

~~Promote economic opportunities in Tiverton, through the pursuit and support of development that will contribute an economic benefit while protecting the environment, the character of individual neighborhoods and the small-town, waterfront community character of the Town.~~

Goal 1. ~~Expand Tiverton’s economic base to support increased non-residential tax revenue and desirable employment opportunities that pay living wages~~ while protecting the environment, established residential neighborhoods and the small-town, waterfront character of the community.

Objective: Policies

- Plan for and support diversified commercial, industrial, and mixed-use developments that will provide net tax benefits and are at a scale and design that is consistent with the character of the Town.
- Encourage small business development and revitalization to enable start-up businesses to find suitable space and succeed in the Town of Tiverton.
- Maximize the economic opportunities of the Tiverton Business Park.
- Support the growth and expansion of existing local businesses.
- Support the traditional economic drivers of agriculture, marine industry and tourism in Tiverton.
- Promote and support the arts as an economic activity that enhances the quality of life in Tiverton.
- Encourage adaptive reuse of existing commercial building over expansion of commercial zoning.

Actions

- Action 1~~(a)~~: Determine high priority areas in town for business development/redevelopment based on identified commercial town centers such as Main Road in North Tiverton and Bliss Four Corners in East Tiverton.
- Action 1~~(b)~~2: Support an appropriate data-based impact assessment for proposed commercial, industrial, and mixed-use developments to determine the impact on the Town's tax revenue versus cost of Town services.
- Action 1~~(c)~~3: Actively pursue enterprises with the best potential for positive tax revenue, creation of job opportunities and sustainable environmental impact. Firms may be from the traditional sectors of the economy that currently exist in Tiverton or from growth industries, such as information technology, biotechnology, medical technology, health services, defense, cyber-security and tourism.
- Action 1~~(d)~~4: Work with Twin River-Tiverton, LLC to provide ~~oversight and~~ a thorough and orderly review of the development plans for the casino gaming facility to ensure consistency with the November 9, 2015 proposal, consistency with the Comprehensive Plan, and to promote timely construction on the project, so that the Town can begin to participate in revenues generated from operations projected to begin in July 2018.
- Action 1~~(e)~~5: Enhance commercial prosperity in Tiverton through functional collaboration between the Town Planner, Planning Board, Economic Development Commission, Newport County Chamber of Commerce, Newport Tourism Agency and the State Economic Development Agency. Establish a procedure to notify appropriate commissions when new a business requests information about opening in Tiverton.
- Action 1~~(f)~~6: Explore the possibility of Pop-ups, incubators, and shared office space developments to assist with start-up small business opportunities.
- Action 1~~(g)~~7: Continue to wWork with the State to implement the Commerce RI LEAN program and e-permitting to help new business owners navigate and expedite the regulatory processes of the Town and State.
- Action 1~~(h)~~8: Facilitate the formation of small business district associations to provide mutual support.

Action ~~1(i)~~9: Partner with state and local agencies including Commerce RI and Newport County Chamber of Commerce to assist with marketing available space to maximize the economic opportunities of the Tiverton Business Park.

~~Goal 2: Support new commercial, industrial, and small business growth that meets the design and infrastructure requirements of the Town and is compatible with the small-town, water-front community character of Tiverton.~~

~~Objective: Ensure that new commercial and industrial development is well designed, aesthetically pleasing, meets available infrastructure requirements, does not result in significant site and traffic impact, and complements the character of the surrounding neighborhood.~~

~~Action 2(a): Evaluate new developments to understand the impacts to public water and sewer, traffic and parking, schools, public safety, and impacts to surrounding neighborhoods.~~

~~Action 2(b): Advocate for site design and streetscape standards for new commercial and industrial development as well as redevelopment in Tiverton.~~

Action ~~2(e)~~10: Partner with the Tiverton Arts Council, Discover Newport, and the Newport Chamber of Commerce on projects encouraging destination tourism so that Tiverton, with its active arts scene and unique history, can promote the development of the arts as another form of economic activity. Create a tourism map of Tiverton.

~~Goal 3: Strengthen the Town's existing commercial base by promoting local businesses to support economic sustainability with a focus on building re-use over expansion of commercial zoning.~~

Action ~~3(a)~~11: Promote expansion of agricultural activities in the Town by partnering with relevant agencies such as URI, the R.I. Department of Environmental Management (DEM) the Christmas Tree Growers Association, Eastern Rhode Island Conservation District Office, etc.

Action ~~3(b)~~12: Continue the use of tax alternatives/incentives that encourage preservation of agricultural land for farming.

Action ~~3(e)~~13: ~~Work with the Harbor Commission to adopt a long-term~~ Complete a waterfront plan to promote utilization of Tiverton's waterfront for ~~marine-related~~marine-dependent uses that would enhance the local economy while maintaining the Town's maritime and residential character.

~~Objective: Promote local zoning regulations that accurately that reflect the goals as stated in the Comprehensive Community Plan for future commercial and industrial development, particularly in terms of location and categories and intensities of uses.~~

Action ~~3(d)~~14: Advocate for amendments to expand and strengthen the Enterprise Zone program so it can be a more effective tool for local and state economic growth and development.~~Evaluate benefits to the Town and businesses of current Enterprise Zone designations.~~

Action ~~3(e)~~15: Establish a database of vacant commercial and industrial properties throughout the Town.

~~Action 3(f): Evaluate further expansion of mixed use residential zoning as a means of making small businesses more viable by adding another source of income as well as providing additional sources of housing. The mixed-use zones will adhere to Main Street design elements.~~

Action ~~3(f)~~16: Partner with local business owners to identify barriers to expansion and possible solutions to support growth resulting in increased tax revenue for the Town.

~~Goal 4:—Evaluate the effectiveness of the Town’s primary revenue sources.~~

~~Objective:— Action 17: Perform a comprehensive analysis of Tiverton’s real estate tax income, to evaluate its overall effectiveness as the Town’s major revenue source. Action 4(a):—Evaluate the effectiveness of tax exemptions to determine if they are accomplishing their intended purposes, and whether the purpose is worth the loss of revenue to the Town. Action 4(b):—Evaluate the capability of the Town’s property assessment system to accurately determine property values.~~

~~Objective:—Action 18: Perform a comprehensive analysis of Tiverton’s fiscal health and potential future earnings.~~

~~Action 19: Implement a streetscape improvement program to promote attractive commercial districts with cohesive public amenities such as sidewalks, lighting, benches and receptacles.~~

~~Action 4(e):—Complete a fiscal health and planning study.~~

~~Action 4(d):—Complete a future earnings study.~~

Muddy Moose Cafe



11.0 PLAN IMPLEMENTATION

This final chapter of the Tiverton Comprehensive Community Plan assigns responsibility for attainment of the goals, objectives and policy actions contained in the preceding chapters.

11.1 CONTINUOUS PLANNING

The Comprehensive Community Plan is part of a continuous planning and implementation process. At the time of adoption, the Plan reflects the objectives and priorities of the Town, and shall serve as a guide to the Town Council, Planning Board and Town Administration in making assignments, pursuing grants, and allocating funds. The Town Administrator and department heads will actively contribute to the five-year updates to the Plan to ensure it reflects the best available information and keeps pace with the needs and desires of the community.

The Plan serves as the foundation for a detailed review of the Town's Zoning Code. State law requires that the Zoning Code be reviewed and amended as necessary to conform to the Comprehensive Community Plan. The initial review of the Zoning Code will be undertaken by the Planning Board as the first and most critical implementation action following final adoption of the Plan. The Planning Board serves as custodian of the Plan. The Board must drive the process to update the Plan every five years.

11.2 IMPLEMENTATION CONSIDERATIONS

Each of the Plan elements in Chapters 4 through 10 contain numerous "actions" designed to support the overarching goals and detailed objectives of the Plan. The Town has determined that this Plan is a guide for activity that will have an impact not only on policy setting, but also the agenda and working time of its volunteer boards and commissions and Town staff.

The chart which follows assigns "actions" to the most appropriate Town agency for implementation. The authority ultimately responsible for binding action or policy choice is noted as the "primary responsibility," for each action item. The actual implementation work is often shouldered by the "supporting responsibility" as noted. Early chart entries note the Town agency's source of authority; as the chart progresses, knowledge of the source of authority is assumed.

The actions are assigned implementation timeframes of short-term ("ST"), medium-term ("MT"), long-term ("LT"), or ongoing ("ON"). It is intended that short-term actions be completed ~~in~~ within three years of plan adoption, medium-term action be completed within six years of ~~plan~~ Plan adoption, and long-term action be completed prior to the next ~~plan~~ Plan update (within ten years). Ongoing is assigned to those actions that should be continually implemented.

An annual review of implementation progress will be made by the Planning Board. A report will be transmitted to the Town Council as part of the budget process. Elements requiring capital or operating budget allocations will be reprioritized annually based on changing conditions. Currently, no expansion or replacement of public facilities is reflected in the Town's Capital Improvement Program.

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
ELEMENT 4: NATURAL AND CULTURAL RESOURCES					
Action 1	Continue an active program of land acquisition to protect open space and rural character using the selection criteria described in Element 9.	<ul style="list-style-type: none"> Town Council must approve final action on all land acquisition Open Space Commission conducts all activities required to prepare grant applications and administers funds 	<ul style="list-style-type: none"> Open Space and Land Preservation Commission conducts this activity to meet Town Charter mandate at Section 1004, reports to Town Administrator Town Solicitor provides all legal support for real estate transactions, including closing and recording Town Treasurer holds all open space funds in a restricted fund account 	<ul style="list-style-type: none"> Coordination of activities with private land conservation entities is a sustaining and vital part of meeting this action item Availability of grant funds and land meeting selection criteria set the pace for meeting this action item 	ON
Action 2	Identify and develop an awareness and appreciation of elements of the Town's rural character, such as farms, barns, open fields, stonewalls, mature trees, tree rows, and treed neighborhoods.	<ul style="list-style-type: none"> Conservation Commission (per Town Charter Section 1003) and Town Planner will coordinate to document and inventory unique places to inform planning, design review and conservation efforts 			ST
Action 3	The Planning Board should work with developers to promote rural residential developments as the preferred type of development pattern, particularly in the Town's less developed areas <u>currently zoned R-60 and R-80</u> . Further, the Planning Board should adopt regulations enabling the services of professional design consultants to review Master Plans at the expense of the developer and assure consistency with the state's Low	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Administrative Officer, especially at ad-hoc/pre-application, technical review and development review stages 		ON

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	Impact Development goals. (see Policies 5, 6 & 7).				
Action 4	Promote local stewardship of the Town's tree resources utilizing the Plan for Urban and Community Forestry (State Guide Plan Element 156, May 1999) and continue to require protection of significant trees and to specify replacement trees for new developments and subdivisions.	<ul style="list-style-type: none"> Tree Commission must identify assets to be protected 	<ul style="list-style-type: none"> Support from Zoning and Planning Boards through issuance of approvals conditioned upon compliance with Tree Commission recommendations 	<ul style="list-style-type: none"> Permanent / transparent record could be created through GIS data layer 	ON
Action 5	Minimize the impacts of development to natural features and pre-development hydrology by incorporating into Tiverton's Major Land Development and Subdivision Regulations key provisions of the RI Low Impact Development Site Planning and Design Guidance Manual.	<ul style="list-style-type: none"> Planning Board may amend Subdivision Regulations provided process in Appendix B Article 12 of the Tiverton Ordinance 	<ul style="list-style-type: none"> Conservation Commission may assist through research and recommendation, under its individual mandate to consider all matters of natural environment 		ST
Action 6	Amend Tiverton's Major Land Development and Subdivision Regulations with language from the RI Low Impact Development Site Planning and Design Guidance Manual to assure that land alterations minimize high impacts such as excessive impervious cover, destruction of natural features and the use of inappropriate, high-maintenance vegetation.	<ul style="list-style-type: none"> Planning Board may amend Subdivision Regulations provided process in Appendix B Article 12 of the Tiverton Ordinance 			ST
Action 7	Manage the impacts of construction development at the source to minimize pollution to surface and groundwater.	<ul style="list-style-type: none"> Planning Board – establish subdivision regulations to support this goal Administrative Officer, Consulting Engineer: enforcement of existing and new regulations 	<ul style="list-style-type: none"> Zoning Official: enforce all requirements for Environmental Review Statements in watershed overlay and other zones / situations where required 		ON

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
Visual Quality					
Action 8	Establish written design standards to assist developers in adopting architectural designs for new commercial and mixed-use development compatible with the Town's historic and rural character.	<ul style="list-style-type: none"> Design book approved by Planning Board as part of deliberations concerning Tiverton Crossings must now be enforced by Administrative Officer and the Planning Board 	<ul style="list-style-type: none"> Support from Town Solicitor may be required 	<ul style="list-style-type: none"> Attention must be paid to the drafting of the language in any design guidelines to prevent unintended consequences arising from vague provisions 	ON
Action 9	Adopt specific design standards for Tiverton Four Corners based on the Secretary of the Interior's 'Standards for the Treatment of Historical Properties' and the RIHPHC's 'Easy Guide to Rehab Standards'.	<ul style="list-style-type: none"> Planning Board may amend Subdivision Regulations provided process in Appendix B Article 12 of the Tiverton Ordinance 	<ul style="list-style-type: none"> Historical Preservation Advisory Committee must document covered properties and support Planning Board deliberations 		MT
Action 10	Continue to identify natural and scenic vistas and apply standards for their protection as part of the Planning Board's development review process.	<ul style="list-style-type: none"> Planning Board may amend Subdivision Regulations provided process in Appendix B Article 12 of the Tiverton Ordinance 	<ul style="list-style-type: none"> Conservation Commission to identify key areas and incorporate into database / GIS data layer 		ON
Surface Water and Groundwater Supply					
Action 11	Establish procedures to identify parcels of land that may contain significant sources of surface or groundwater pollutants and that might violate local, state and/or Federal regulations.	<ul style="list-style-type: none"> Conservation Commission for establishing procedures 	<ul style="list-style-type: none"> Where local regulations are violated, reference to appropriate enforcement authority must be made – Zoning Official, Police Enforcement actions must be supported by Town Administrator and, when applicable, the Town Council if licensing issues are involved 		ON
Action 12	Tiverton should r Review and update Earth earth Removal-removal regulations, designed to protect groundwater, assure public safety and curb dust, noise and	<ul style="list-style-type: none"> Earth Removal Ordinance is within the purview of the Town Council to amend Specific authorization from 	<ul style="list-style-type: none"> Town Solicitor to interface with General Assembly delegation and draft State and local language as needed 		ST

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	vibration caused by blasting.	the General Assembly may be required to regulate certain mining activities			
Stafford Pond					
Action 13a	Establish a Stafford Pond Watershed Association that includes representatives of the water districts, town boards and commissions, residents and business people which have an interest in the watershed.	<ul style="list-style-type: none"> The Town Council could form a committee of these stakeholders, but would be best if it were assigned a specific task 		<ul style="list-style-type: none"> A more general Association would take private action / cooperation 	ST
Action 13b	Work together with RIDEM, RIDOH, RIDOT and the Stone Bridge Water District to develop and implement a plan for recreational usage that protects and ensures Stafford Pond's long-term viability as a drinking water source.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Conservation Commission 	<ul style="list-style-type: none"> RIDEM RIDOT Stone Bridge Water District 	MT
Action 13c	The Tiverton Open Space Commission (TOSC) should investigate the legal and financial feasibility of acquiring developed parcels in the Stafford Pond watershed. The TOSC, working proactively with the Tiverton Land Trust and the R.I. Chapter of The Nature Conservancy, should develop policies that place a higher priority on the acquisition of land in the Stafford Pond watershed in order to protect the pond's Pond's water quality.	<ul style="list-style-type: none"> Open Space Commission 	<ul style="list-style-type: none"> Conservation Commission may advise on highest priority acquisitions given research into parcels with greatest impact on water quality 	<ul style="list-style-type: none"> This work is ongoing, negotiations for undeveloped parcels near Stafford Pond are ongoing 	ON
Nonquit Pond					
Action 14	Continue to monitor potential leachate contamination from the Tiverton landfill.	<ul style="list-style-type: none"> Department of Public Works, utilizing assigned engineering / environmental testing firm(s) 	<ul style="list-style-type: none"> Recycling Committee Conservation Commission 		ON
Action 15	Utilize the services of URI Cooperative Extension to	<ul style="list-style-type: none"> Town Council takes final action on 	<ul style="list-style-type: none"> Town Planner coordinates activity 		ST

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	update and improve regulatory requirements in the Zoning Ordinance Article VIII Watershed Protection Overlay Districts.	Zoning Code amendments	to generate recommendations		
Wetlands					
Action 16	Preserve wetlands to protect groundwater recharge areas, control flooding and preserve wildlife habitats by ensuring compliance with the Rhode Island Freshwater Wetlands Act. Consider additional regulatory measures to protect freshwater wetlands and jurisdictional wetland buffers, consistent with State enabling legislation.	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Conservation Commission 		ST
Coastal Features					
Action 17	Update the Harbor Management Plan as necessary to ensure protection of environmentally sensitive areas, as required by the CRMC.	<ul style="list-style-type: none"> Harbor Commission 			ST
Action 18	Consider standards for the protection of coastal scenic views as part of the Planning Board's subdivision review process.	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Advice from Harbor, Conservation and Open Space Commissions Administrative Officer has role to play in implementation 		LT
Environmental Quality					
Action 19	Create a study committee to investigate municipal policy options to protect upland areas adjacent to coastal wetlands.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Conservation Commission 		ST
Action 20	Enact and enforce the proposed amendments to the Soil Erosion and Sediment Control Ordinance as	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Town Council when and if necessary (for matters outside of subdivision regulations) 		MT

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	recommended in the Phase II Stormwater Management Plan. Adopt procedures in the Major Land Development and Subdivision Regulations to assure compliance with the Rhode Island Soil Erosion and Sediment Control Handbook and the RI Stormwater Design & Installation Standards Manual, which went into effect January 1, 2011.				
Historical and Archeological Resources					
Action 21	The Historical Preservation Advisory Board should consider policies and programs to encourage the preservation of historic buildings consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties as interpreted by RIHPHC's Easy Guide to Rehab Standards.	<ul style="list-style-type: none"> Historical Preservation Advisory Board 	<ul style="list-style-type: none"> Planning Board and Town Council support as appropriate 		MT
<u>Action 21A</u>	<u>Investigate the feasibility and benefits of historic district zoning in appropriate neighborhoods</u>	<ul style="list-style-type: none"> <u>Historical Preservation Advisory Board and Planning Board</u> 	<ul style="list-style-type: none"> <u>Town Council</u> 		<u>MT</u>
Action 22	Solicit assistance from the Rhode Island Historical Preservation and Heritage Commission to acquire funds to study the origins of the Eight Rod Way archeological remains and develop a protection strategy that correlates with the open space preservation effort described in Element 9.	<ul style="list-style-type: none"> Historical Preservation Advisory Board, with direct support from Town Administrator and /or Town Planner 	<ul style="list-style-type: none"> Open Space Commission support necessary for successful completion, Town Administrator to coordinate activities of boards 		MT
Action 23	The Historical Preservation Advisory Board should undertake an initiative to locate and secure copies of colonial era <u>land-Land evidence</u>	<ul style="list-style-type: none"> Historical Preservation Advisory Board 	<ul style="list-style-type: none"> Tiverton Public Library resources may be of some assistance in this effort 		LT

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	Evidence records <u>Records</u> that are presently located outside of Tiverton.				
ELEMENT 5: LAND USE					
Action 1	Ensure that the land use goal and specific visions for desirable future development, as stated in this Comprehensive Community Plan, are achievable with the zoning and subdivision regulations, and that these regulations remain relevant through periodic monitoring and review.	<ul style="list-style-type: none"> • Ultimate responsibility for Zoning Code review and updates lies with Town Council • Planning Board responsible for updating Subdivision Regulations 	<ul style="list-style-type: none"> • Town Planner and Zoning Official identify areas of concern • Planning Board makes recommendations regarding zoning • Ad hoc Land Use Procedure Improvement Committee should continue to meet to identify issues (Town Council should extend time period of mandate) 	<ul style="list-style-type: none"> • Town Administrator, Town Solicitor and Town Clerk (codification) have significant support roles to establish and refine pace and content of updates 	ST
Industrial Land Uses					
Action 2a	Evaluate the development potential of the vacant industrial property in Tiverton, and consider rezoning to allow uses that are compatible with the environment, the surrounding area and the small town character of Tiverton. A study area has been identified on the future land use map to facilitate the completion of this action item. Specific consideration should be given to action items 2b and 2c identified in more detail below.	<ul style="list-style-type: none"> • Town Planner 			ST
Action 2b	Evaluate and consider rezoning the Industrial Zone into lower impact/higher impact zones to minimize conflict between residential and industrial uses	<ul style="list-style-type: none"> • Town Planner 			ST
Action 2c	Evaluate industrial land within the Stafford Pond Watershed and consider rezoning to ensure uses are compatible with and	<ul style="list-style-type: none"> • Town Planner 	<ul style="list-style-type: none"> • Conservation Commission 		ST

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	minimize risks to the drinking water supply.				
Marine & Waterfront-Related-Dependent Uses					
Action 3	Follow-up on waterfront-related studies and design concepts with Complete a comprehensive waterfront plan that evaluates long-term options for redevelopment, improves improved aesthetics and increases-increased public access within the Waterfront District.	<ul style="list-style-type: none"> Town Planner 	<ul style="list-style-type: none"> Harbor Commission 		MT
Action 4	Complete the repair of the Stone Bridge abutment and improvements to Grinnell's Beach	<ul style="list-style-type: none"> RI Department of Transportation to complete design and administer construction at Stone Bridge Town Council and Administrator must allocate resources to meet match requirements of RI Department of Environmental Management recreation development grant to fund Grinnell's Beach project 	<ul style="list-style-type: none"> Recreation Commission Harbor Commission Conservation Commission 	<ul style="list-style-type: none"> Grinnell's Beach Committee has completed its work but members still involved in crafting final work plan 	ST
Action 5	Review and consider modifying zoning regulations in all shoreline areas to minimize effects of natural hazards, especially flooding and hurricane damage as well as future sea level rise.	<ul style="list-style-type: none"> Town Planner 	<ul style="list-style-type: none"> Harbor Commission Conservation Commission 		ST
Diversification of Town Tax Base					
Action 6	Support industrial and commercial uses that result in net tax revenue and desirable employment opportunities, and are compatible with the available infrastructure, the desired character and design objectives of the commercial districts, and are consistent with the	<ul style="list-style-type: none"> Town Council (Industrial-Business Park) Planning Board 	<ul style="list-style-type: none"> Town Planner: tailors efforts to develop park according to community preferences Town Solicitor: review of restrictive covenants etc. relating to Industrial Park land to assure that objectives of this 		ST

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	small town nature of Tiverton.		action item are being met		
Action 7	Appoint a study committee to evaluate future land use options in the Souza Road area.	• Town Council			ST
Action 87	Evaluate the Village Commercial District to ensure that the unique identity of Tiverton Four Corners is preserved while protecting the ground and surface water supply in the Nonquit Pond Watershed	• Town Planner	• Conservation Commission		ST
Town-Owned Parcels					
Action 98	Inventory and evaluate town-owned property to determine its best use and value.	• Town Administrator	• Tax Assessor	• Land of low value sale is overdue; Tax Collector should pursue	ST
Utility and Infrastructure					
Action 109	Allow the expansion of sewer and water utilities into areas of town that are not presently serviced only in a manner that is fully supportable and consistent with the desired land uses and densities as identified in this Comprehensive Community Plan.	• Planning Board			ON
Action 110	Review and consider amending the Watershed Protection Overlay District zoning regulations to provide enhanced protection to ground and surface waters.	• Town Council	• Conservation Commission		ST
Action 12a11 a	Ensure that development and zoning regulations are consistent with remediation plans and objectives as outlined in RI DEM approved TMDL plans.	• Town Planner conducts review			ST
Action 12b11 b	Update Tiverton GIS maps to include TMDL locations.	• Town Planner			ST
Action 13a12 a	Review and consider amending the Zoning Ordinances with regard to development within Public	• Town Planner conducts review	• Conservation Commission		MT

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	Wellhead Protection Areas.				
Action 13 12 <u>b</u>	Update Tiverton GIS Maps to include all RIDEM designated Wellhead Protection Areas.	<ul style="list-style-type: none"> Town Planner 			ST
Action 14 13	Consider incorporation of Low Impact Development requirements as endorsed in the Rhode Island DEM's Low Impact Development Site Planning and Design Guidance Manual. Revise applicable local land use regulations to avoid and reduce the impacts of stormwater runoff and to effectively comply with the RI Stormwater Manual's Minimum Standard 1: LID (Low Impact Development) Site Planning and Design Strategies.	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Town Planner 		ST
Action 15 14	Review current allowable density regulations in all residential zones and/or zones that allow a residential component and modify as necessary to ensure development is supportable by available water, wastewater and fire suppression capacity.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Planning Board Town Planner Town Solicitor 	<ul style="list-style-type: none"> Tiverton Waste Water District, North Tiverton Fire District and Stonebridge Fire District all key players in providing information and taking concrete actions to support this action item 	ST
Design Standards					
Action 16 15	Develop regulations with regard to the siting of utility and accessory structures, so that the design and operation of such utilities are consistent with the aesthetic value and character of the surrounding neighborhood.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Planning Board reviews language and makes recommendation Town Planner Zoning Official Town Solicitor 	<ul style="list-style-type: none"> Issue identified as a zoning code matter to be enforced by Code Enforcement office 	MT
Action 17 16	Consider incorporation of design guidelines <u>standards</u> into the Zoning Ordinance as a means to	<ul style="list-style-type: none"> Town Council takes final action 	<ul style="list-style-type: none"> Planning Board makes recommendation 	<ul style="list-style-type: none"> Town Planner initiates inquiry 	MT

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	ensure development is consistent with the character and sense of place goals in the ordinance.				
Action 18 <u>17</u>	Monitor development trends in mixed commercial zones and consider modifying allowable density calculations to ensure there is adequate infrastructure and services to support projected growth and meet desired commercial to residential ratios.	<ul style="list-style-type: none"> Town Council takes final action 	<ul style="list-style-type: none"> Planning Board makes recommendation 	<ul style="list-style-type: none"> Town Planner initiates inquiry 	ON
Administration, Enforcement and Coordination of Land Use Regulations					
Action 19 <u>19</u>	Establish a planning department with a full-time planner and staff that support the work of the Planning Board and works in conjunction with all town departments.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Town Administrator 	<ul style="list-style-type: none"> Has been established but still remains controversial and contested 	ON
Action 20 <u>18</u>	Review zoning enforcement policies and staffing to ensure a high level of compliance with established the Zoning Ordinances.	<ul style="list-style-type: none"> Town Administrator 	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Town Solicitor 	ON
Action 21 <u>19</u>	Consider a process to document pre-existing non-conforming uses especially in cases where significant zoning changes alter the legal status of a property.	<ul style="list-style-type: none"> Zoning Official, oversight by / reports to Town Administrator 			ST
Action 22 <u>20</u>	Review, and modify as necessary, the impact fee ordinance to ensure Tiverton's ability to provide quality services and facilities to town residents.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Town Administrator Treasurer Town Solicitor 	<ul style="list-style-type: none"> School Department also plays a key role in providing information and analysis 	ST
Action 23 <u>21</u>	Review and modify as necessary policies regarding developments with homeowners associations with responsibilities for road,	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Department of Public Works 		MT

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	utility and stormwater maintenance.				
Action <u>2422</u>	Evaluate and consider adopting <u>growth management</u> policies that assist the town in managing orderly growth.	<ul style="list-style-type: none"> • Planning Board • Town Council 	<ul style="list-style-type: none"> • Finance 	<ul style="list-style-type: none"> • 	MT
Action <u>2523</u>	Achieve consistency between the Future Land Use Map and Zoning Map	<ul style="list-style-type: none"> • Planning Board • Town Council 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 	ST
ELEMENT 6: HOUSING					
<i>Preservation, Conservation and Enhancement Actions</i>					
Action 1	<p><u>Require, as part of the local review process, owners and developers of historic properties to first consider and prioritize plans that include the preservation and appropriate restoration of existing historic structures over demolition when drafting and submitting redevelopment plans for local approval. Local regulations should be crafted to encourage owners and developers of historic structures considering redevelopment or renovation to submit plans that are compatible in scale, design, and building materials with the historic property and complementary to surrounding established neighborhoods and landscapes.</u></p> <p>Require developers of sites containing historic structures to consider plans that conserve these structures and complement them with new structures of compatible scale, design and building materials.</p>	<ul style="list-style-type: none"> • Town Council • Planning Board 	<ul style="list-style-type: none"> • Historical Preservation Advisory Committee 	<ul style="list-style-type: none"> • Feasible both through designation of historic district or Subdivision Regulations (or both) 	MT
Action 2	Explore a broader range of permitted uses for large, older residential structures, including bed and breakfasts, and offices, subject to standards and	<ul style="list-style-type: none"> • Town Council, with recommendation from Planning Board 	<ul style="list-style-type: none"> • Zoning Official and Planner identify targeted areas where alternative designation or use table amendments 	<ul style="list-style-type: none"> • Model ordinance from other RI communities would be 	MT

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	controls which preserve the character of the neighborhood and the architectural integrity of the structure		might be harmonious with existing zoning / settlement pattern	helpful (if existing)	
Action 3	Investigate sources of grant money and other available funds to assist owners in preserving historic and architecturally significant structures	<ul style="list-style-type: none"> Historical Preservation Advisory Committee, with support via Town website 		<ul style="list-style-type: none"> Grants available only to private parties can be advertised 	ST
Action 4	Annually review home sales statistics, and modify as necessary, development tools and zoning-Zoning regulations to ensure community and economic viability across all of Tiverton's diverse neighborhoods and housing stock	<ul style="list-style-type: none"> Town Council and/or Planning Board 	<ul style="list-style-type: none"> Town Planner Economic Development Commission 		ST
Mixture of Housing Types					
Action 5	Strengthen and clarify zoning-Zoning provisions that allow multi-family dwellings to encourage townhouses or condominium-style developments as an alternative to single-family developments in certain districts, while retaining supportable density, as well as scale and character of the surrounding neighborhood.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Town Planner, advising Planning Board, which must decide recommendations to make to Town Council 		ON
Action 6	Continue to evaluate zoning provisions that allow mixed-use residential with supportable density to ensure that providing a residential component in commercial development where appropriate is encouraged.	<ul style="list-style-type: none"> Town Planner 			ON
Affordable Housing Plan					
Action 7	Retain and improve through amendments the inclusionary zoning provision of the Zoning	<ul style="list-style-type: none"> Administrative Officer to the Planning Board Town Council 	<ul style="list-style-type: none"> Planning Board Town Planner 	<ul style="list-style-type: none"> 	ST

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Action #	Action Description	Primary Responsibility	Supporting Responsibility	Notes	Time-frame
	Ordinance to encourage the creation of low-and-moderate income housing units. Continue to require that all single-family developments present a plan that sets aside 20% of the units as affordable and amend inclusionary zoning set aside for multi-family developments present a plan that sets aside to be a minimum of 20% rather than 30% as affordable. Amendments should be made to the inclusionary zoning ordinance that will assist in the creation of low-and-moderate income housing units. Allow options of fee-in-lieu, off-site construction, and rehabilitation of low-and-moderate income units when providing units on-site is less feasible or desirable.				
Action 9	Encourage the development of multi-family and mixed-use units in designated zones and incentivize the inclusion of low-and-moderate income housing units.	<ul style="list-style-type: none"> Town Planner 	<ul style="list-style-type: none"> Zoning Official 	<ul style="list-style-type: none"> This action item presumes a proactive stance, a desired but atypical approach for a small, busy department 	ON
Action 10	Continue to support the development of specialized residential compounds, such as art and agricultural colonies, which could provide affordable housing options in the more rural portions of Tiverton.	<ul style="list-style-type: none"> Town Planner 	<ul style="list-style-type: none"> Zoning Official 	<ul style="list-style-type: none"> This action item presumes a proactive stance, a desired but atypical approach for a small, busy department 	ON
Action 11	Explore eEstablishing an Affordable Housing Commission to monitor and actively promote the development of affordable housing units in Tiverton	<ul style="list-style-type: none"> Town Council 			ST

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ELEMENT 7: SERVICES AND FACILITIES					
Action 1	Develop and annually update a five-year facilities and capital equipment budget for the various town departments and ancillary services, including public safety, schools, library, water, public sewage and landfill management, which might be realized through taxes, fees, bond issuance and State and Federal funding, within the Town's financial capabilities. The plan should also consider adjustments to the existing Development Impact Fee.	<ul style="list-style-type: none"> Town Council Town Administrator 	<ul style="list-style-type: none"> Planning Board Department heads 		ST
<u>Action 2</u>	<u>Develop a Municipal Facilities Study</u>	<ul style="list-style-type: none"> <u>Town Administrator</u> 	<ul style="list-style-type: none"> <u>Town Council</u> 		<u>ST</u>
Action 2	Conduct a study and develop a long-term plan to improve Fire Department facilities and resources	<ul style="list-style-type: none"> Town Council Town Administrator 	<ul style="list-style-type: none"> Fire Department Chief 		MT
<u>Action 3</u>	<u>Consider developing a report on the operational readiness of fire protection and law enforcement services and resources in Tiverton including personnel training, department facilities and equipment.</u>	<ul style="list-style-type: none"> <u>Town Administrator</u> <u>Town Council</u> 	<ul style="list-style-type: none"> <u>Fire Department</u> <u>Police Department</u> 		<u>ST</u>
Action 34	Analyze the risk posed by Tiverton's inaccessible forest areas, in coordination with the RIDEM Division of Forestry, the Tiverton Open Space Commission, and the Tiverton Land Trust and develop an appropriate fire control plan.	<ul style="list-style-type: none"> Fire Department Chief 	<ul style="list-style-type: none"> Open Space Commission 	<ul style="list-style-type: none"> Issue identified and discussed as part of Hazard Mitigation Planning process 	ST
Action 45	Provide a broad range of library services for all age groups and cultural-ethnic backgrounds, which maximizes the potential of the new Tiverton Public Library. Retain Union Library as an important program facility and a vital	<ul style="list-style-type: none"> Library Board of Trustees 	<ul style="list-style-type: none"> Tiverton Public Library staff 		ON

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	component in the architectural setting of historic Tiverton Four Corners. Develop a plan for the long-term maintenance of the new Tiverton Public Library building and surrounding grounds.				
Action <u>56</u>	Establish a 'Friends of the Senior Center' group to organize development and construction of a new facility.	<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • Town Administrator • Senior Center Director 		LT
Action <u>67</u>	The Cemetery Commission should address land availability and financial needs to ensure successful operation of the Pocasset Hill Cemetery and other burial lands for the foreseeable future.	<ul style="list-style-type: none"> • Cemetery Commission 			ON
Action <u>78</u>	Undertake a comprehensive study of current and future potable water needs in all of Tiverton to determine what constraints exist and how future development and build-out will impact water supplies.	<ul style="list-style-type: none"> • North Tiverton Fire District • Stonebridge Fire District 	<ul style="list-style-type: none"> • Town Planner 	<ul style="list-style-type: none"> • Fire Chief has a direct role in planning fire suppression capacity and capabilities 	ST
Action <u>89</u>	<u>Consider merging the North Tiverton Fire District and the Stone Bridge Fire District into a single entity. Work with Tiverton's State Legislative Delegation to investigate options and advocate for improvements in the delivery of public water services in Tiverton including Town oversight. Increase communication and coordination between the water districts and the Town.</u>	<ul style="list-style-type: none"> • North Tiverton Fire District • Stonebridge Fire District • <u>Town Council</u> • <u>Town Administrator</u> 	<ul style="list-style-type: none"> • <u>North Tiverton Fire District</u> • <u>Stonebridge Fire District</u> 		MT
Action <u>910</u>	Develop a town-wide Drought Management Strategy outlining a joint effort between the Town of Tiverton and the North	<ul style="list-style-type: none"> • Emergency Management Director (Fire Chief) 	<ul style="list-style-type: none"> • North Tiverton Fire District • Stonebridge Fire District 	<ul style="list-style-type: none"> • Issue identified and discussed as part of Hazard Mitigation 	ST

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	Tiverton and Stone Bridge Fire Districts.			Planning process	
Action 10 <u>11</u>	Continue the work of the Tiverton Waste Water District (TWWD) to implement a phased expansion of sewers in the north end of the town, especially the Bay Street area, the Riverside Drive area, the Robert Gray area and the area north of Judson Street, so as to address the environmental challenges resulting from failed cesspools and outdated septic systems. <u>The Town should encourage dialogue and exercise oversight to ensure that sewer expansion is done in a manner consistent with Town goals, policies and programs including those listed in this Comprehensive Plan.</u>	<ul style="list-style-type: none"> Tiverton Waste Water District 		<ul style="list-style-type: none"> OWTS inspection program (Town funded, administered by TWWD) requires adequate funding to support cesspool phase out and sewer expansion efforts 	ON
Action 11 <u>12</u>	New roadways or existing roadways which are to be completely reconstructed should provide for the safety of all users of all ages and abilities including pedestrians, bicyclists, transit users and motorists. Sidewalks are strongly encouraged along roadways where pedestrian use is sufficient. Bicycle lanes and crosswalks are also encouraged where use patterns establish a clear need.	<ul style="list-style-type: none"> Planning Board 			ON
Action 12 <u>13</u>	Prepare for Execute the closing, capping and monitoring of the municipal solid waste landfill by seeking additional funding sources to cover the cost of closure. Study alternative methods of solid waste disposal.	<ul style="list-style-type: none"> Town Administrator Department of Public Works Director 	<ul style="list-style-type: none"> Landfill and Recycling Commission 		ST
Action 13 <u>14</u>	Insure that Tiverton's GIS mapping system is maintained and	<ul style="list-style-type: none"> Town Planner 			ST

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	upgraded <u>Maintain the Town's GIS (Geographic Information System)</u> so that it accurately reflects existing data and employs the most current software available.				
Action 14 <u>15</u>	Conduct an energy audit of municipal facilities and operations	<ul style="list-style-type: none"> Town Administrator 	All Departments		MT
Action 15 <u>16</u>	Provide education and incentives for residents to increase recycling efforts and compost food scraps	<ul style="list-style-type: none"> Department of Public Works 	Town Council		ST
Action <u>17</u>	<u>Update the Town's Onsite Wastewater Treatment Systems (OWTS) Regulations to address the latest methods and technologies and to be consistent with State regulations.</u>	<ul style="list-style-type: none"> <u>Planning Board</u> 	<u>Town Council</u>		<u>ST</u>
Action <u>18</u>	<u>Publish a guide to municipal services and an annual report for taxpayers.</u>	<ul style="list-style-type: none"> <u>Town Administrator</u> 			<u>ON</u>

ELEMENT 8: CIRCULATION

Roadway Maintenance

Action 1(a)	All roads should be built only in accordance with the standards of a public road.	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Department of Public Works Consulting Engineer (for the Town) 	<ul style="list-style-type: none"> Planning Board policy regarding release of surety is a key element the Town must improve upon to meet this action item 	ON
Action 1(b)	Consider adoption of the Rights of Way Design Guidelines in the Commercial Form-Based Code as additional design standards for all roadway improvements, including RIDOT projects.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Planning Board Town Planner 	<ul style="list-style-type: none"> Proposal must be fully vetted before presentation to Town Council for final action long-term planning elements must be fully documented 	ST
Action 1(c)	Continue with an annual pavement management program as recently adopted.	<ul style="list-style-type: none"> Department of Public Works 			ON

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Action 1(d)	Utilize the Tiverton Police Department accident data statistics, monitor areas where accident frequency is high and increasing. Consider design changes or improvements to mitigate accidents and improve safety.	<ul style="list-style-type: none"> Department of Public Works 	<ul style="list-style-type: none"> Police Department 		ON
Balanced Multi-Modal Transit Planning					
Action 2(a)	Develop a Complete Streets Plan	<ul style="list-style-type: none"> Town Planner 			MT
Action 2(b)	Maintain and install sidewalks in high priority areas, defined as those areas within schools on major roads, within commercial districts, and in other areas where pedestrian activity is to be encouraged.	<ul style="list-style-type: none"> Department of Public Works Planning Board 	<ul style="list-style-type: none"> Administrative Officer Town Planner 	<ul style="list-style-type: none"> Maintaining existing sidewalks is the responsibility of DPW Requirement of sidewalks in new development governed by Section 23-59 of the subdivision regulations; Planning Board should mandate sidewalks as required by policy, without reference to cost 	LT
Action 2(c)	Utilize the railroad corridor as a bicycling/walking greenway and as an off-road, multi-use path for safe intermodal transportation, while maintaining the option to re-develop rail service along the corridor.	<ul style="list-style-type: none"> Town Planner Consulting engineer 	<ul style="list-style-type: none"> Department of Public Works 	<ul style="list-style-type: none"> 	MT
Emphasize Design Elements in Circulation Planning					
Action 3(a)	Apply access management tools to site plan review for commercial development and residential subdivision to reduce congestion and improve safety.	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Town Planner 		ST
Action 3(b)	Continue to set high standards for design of parking facilities including	<ul style="list-style-type: none"> Planning Board 	<ul style="list-style-type: none"> Administrative Officer Town Planner 	<ul style="list-style-type: none"> Enforcement is a necessary 	ON

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	landscaping, buffering, handicapped accessibility, pedestrian walkways and lighting.			component of this action plan	
Action 3(c)	Coordinate with state and town-local economic development agencies to develop a design plan for infrastructure improvements needed to sustain the increase in traffic generated by the development of the Business Park.	<ul style="list-style-type: none"> Town Planner Consulting engineer 			ST
Transportation Improvement Program (TIP)					
Action 4(a)	Submit eligible projects for consideration in the State Transportation Improvement Program, or other sources of Federal and State funding, in order to leverage local funding.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Planning Board Town Administrator Town Planner Department of Public Works Tiverton Police Department Tiverton Fire Department 	<ul style="list-style-type: none"> The final TIP list is approved by the Town Council based upon recommendations of all other noted parties; this is a routine process of local government 	ON
Action 4(b)	Maintain and update local priorities for local pedestrian, bicycle and roadway improvements based on the adopted TIP. These priorities should be submitted for consideration in the State's biennial TIP.	<ul style="list-style-type: none"> Town Planner Department of Public Works 			ON
Action 4(c)	Develop zoning and land development standards requiring Rights of Way Design Guidelines in the Commercial Form-Based Code Zoning as additional design standards for all roadway improvements.	<ul style="list-style-type: none"> Planning Board Town Planner 			
ELEMENT 9: OPEN SPACE					
Action 1	Pursue the preservation of open space in accordance with the criteria described above, and in coordination with the Tiverton Land Trust, The Nature Conservancy of Rhode Island, and the RI	<ul style="list-style-type: none"> Open Space Commission 	<ul style="list-style-type: none"> Town Planner Town Administrator 	<ul style="list-style-type: none"> Officials with breaking information must keep Open Space in the loop 	ON

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	Department of Environmental Protection.				
Action 2	The Open Space Commission shall work with community groups and the Recreation Committee <u>Commission</u> to identify sources of funding, such as Community Development Block Grants, for acquiring open space in the more urbanized areas of Tiverton, to include the idea of establishing “pocket parks” on small parcels to provide neighborhood green spaces.	<ul style="list-style-type: none"> • Open Space Commission 	<ul style="list-style-type: none"> • Recreation Commission • Town Planner 		ST
Action 3	Establish procedures in the subdivision review process to include a written report from the Open Space Commission regarding proposed open space areas of subdivision plans. Their report will include a review of the proposed open space area and its management plan.	<ul style="list-style-type: none"> • Planning Board 	<ul style="list-style-type: none"> • Town Planner • Open Space Commission • Conservation Commission 		ST
Action 4	Encourage and assist owners of farmland in acquiring funding to preserve land that would remain in agricultural use, to include acquisition of agricultural easements and promoting use of the Farm, Forest and Open Space Program that provides tax relief to land owners who wish to keep their open land undeveloped.	<ul style="list-style-type: none"> • Town Planner • Tax Assessor 			ON
Action 5	Develop a long-term strategy for the coordinated management of all preserved open space land in the town, to include the possibility of establishing a “conservation land manager” position whose budget could be jointly underwritten by all the	<ul style="list-style-type: none"> • Town Council • Town Administrator 	<ul style="list-style-type: none"> • Open Space Commission 		MT

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	owners of protected open space.				
Action 6	In cooperation with Tiverton Land Trust, support the development of Highland Woods to enhance the value of Fort Barton as a destination historic site, and Fort Barton Woods as a visitor-friendly natural area.	<ul style="list-style-type: none"> • <u>Open Space Commission</u> • <u>Historical Preservation Advisory Board</u> 	<ul style="list-style-type: none"> • Town Administrator • Town Council 		ON
Coastal Resources					
Action 7	The Harbor Commission should Develop a plan to identify public rights-of-way to the waterfront and erect markers or signage that clearly marks the public right-of-way and prevents abutting property owners from closing access.	<ul style="list-style-type: none"> • Harbor Commission 	<ul style="list-style-type: none"> • Town Administrator • Town Council 		ON
Action 8	Continue monitoring the health of Tiverton's coastal and freshwater bodies by sustained funding of water sampling and analysis as part of the URI Watershed Watch, or similar program.	<ul style="list-style-type: none"> • Conservation Commission • Harbor Commission 	<ul style="list-style-type: none"> • Town Administrator • Town Council • Budget Committee 		ON
Action 9	A task force should be appointed to begin the development of a strategic plan that prepares the Town town for future rising sea levels.	<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • Town Planner • Harbor Commission • Zoning Official (CFM) 		ST
Action 10	Include in the planning for the Stone Bridge – Grinnell's Beach Park complex the possibility of a public pier for free temporary boat dockage.	<ul style="list-style-type: none"> • Town Council • Town Administrator 	<ul style="list-style-type: none"> • Town Planner • Harbor Commission 		ST
Action 11	Explore options for the installation of a new public boat ramp for access to Mt. Hope Bay.	<ul style="list-style-type: none"> • Engineering consultant • Harbor Commission 	<ul style="list-style-type: none"> • Town Planner 		MT
Recreation					
Action 12	The Town Planner will, in consultation with the Open Space Commission and Recreation Committee, prepare Prepare a plan of action and timeline for completing a revision of the Recreation,	<ul style="list-style-type: none"> • Town Planner 	<ul style="list-style-type: none"> • Recreation Commission • Open Space Commission 		ST

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	Conservation and Open Space Plan.				
Action 13	Develop additional capacity by acquiring and/or improving land and developing facilities to meet the active recreation needs of Tiverton residents, with priority given to constructing athletic fields and associated facilities on land donated by the Stone Bridge Fire District.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Town Administrator Recreation Commission 		MT
Action 14	Pursue the planning, funding, and development of Independence Park (Stone Bridge Tiverton Bicentennial Green—, Grinnell’s Beach and the Stone Bridge abutment) complex to ensure high esthetic standards and maximum public benefit.	<ul style="list-style-type: none"> Town Council 	<ul style="list-style-type: none"> Town Administrator Town Planner Grinnell’s Beach Committee 	<ul style="list-style-type: none"> Grinnell’s Beach Committee includes representation from all boards and commissions with subject matter interest 	ST
Action 15	Publish a town-wide map showing recreational and open space resources, picnic areas, trails and waterfront rights of way and CRMC-designated rights of way.	<ul style="list-style-type: none"> Town Planner 	<ul style="list-style-type: none"> Open Space Commission Recreation Commission 	<ul style="list-style-type: none"> Town webmaster to put downloadable copies on the Town website. 	ST
ELEMENT 10: ECONOMIC DEVELOPMENT					
Action 1	Determine high priority areas in town for business development/redevelopment based on identified commercial town centers such as Main Road in North Tiverton and Bliss Four Corners in East Tiverton. Evaluate the existing and potential uses of land zoned for commercial and industrial uses, and consider options for adjusting the land areas and intensity of uses so that future commercial and industrial development can occur provided it is compatible with the character of the neighborhood.	<ul style="list-style-type: none"> Town Planner 		<ul style="list-style-type: none"> Planner should issue report to Planning Board for public discussion and recommendation 	ST

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<p>Action 2</p>	<p><u>Support an appropriate data-based impact assessment for proposed commercial, industrial, and mixed-use developments to determine the impact on the Town's tax revenue versus cost of Town services. Support and promote innovative retail and mixed-use commercial developments that reflect and/or compliment the unique character of that area and the town.</u></p>	<ul style="list-style-type: none"> Economic Development Commission 			<p>ON</p>
<p>Action 3</p>	<p><u>Actively pursue enterprises with the best potential for positive tax revenue, creation of job opportunities and sustainable environmental impact. Firms may be from the traditional sectors of the economy that currently exist in Tiverton or from growth industries, such as information technology, biotechnology, medical technology, health services, defense, cyber-security and tourism. Adopt and refine building and site design standards for new commercial and industrial development and redevelopment in Tiverton that encourages a distinctive visual appearance.</u></p>	<ul style="list-style-type: none"> <u>Planning Board</u><u>Economic Development Commission</u> 	<ul style="list-style-type: none"> <u>Town Planner</u> 	<ul style="list-style-type: none"> <u>Some of this (adoption) work already done; design standards in place under form-based code</u> 	<p><u>MTON</u></p>
<p>Action 4</p>	<p><u>Work with Twin River-Tiverton, LLC to provide oversight and a thorough and orderly review of the development plans for the casino gaming facility to ensure consistency with the November 9, 2015 proposal, consistency with the Comprehensive Plan, and to promote timely construction on the project, so that the Town can begin to participate in</u></p>	<ul style="list-style-type: none"> <u>Planning Board</u> 	<ul style="list-style-type: none"> <u>Town Planner</u> <u>Building/Zoning Official</u> 		<p>ST</p>

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	<p><u>revenues generated from operations projected to begin in July 2018.</u> <u>Require an appropriate data-based development impact assessments of commercial, industrial and mixed-use developments to determine the impact on the Town's tax revenue versus cost of services</u></p>				
Action 5	<p><u>Enhance commercial prosperity in Tiverton through functional collaboration between the Town Planner, Planning Board, Economic Development Commission, Newport County Chamber of Commerce, Newport Tourism Agency and the State Economic Development Agency.</u> <u>Establish a procedure to notify appropriate commissions when new a business requests information about opening in Tiverton.</u> <u>Promote the development of the Business Park for suitable use.</u></p>	<ul style="list-style-type: none"> • Town Planner • Economic Development Commission 	<ul style="list-style-type: none"> • Town Administrator 		ON
Action 6	<p><u>The Tiverton Economic Development Commission and Town Council should work proactively with Commerce RI and the Newport County Chamber of Commerce to aggressively pursue opportunities for new electricity generation in the Business Park and other suitable locations.</u> <u>Explore the possibility of Pop-ups, incubators, and shared office space developments to assist with start-up small business opportunities.</u></p>	<ul style="list-style-type: none"> • Town Planner • Economic Development Commission 	<ul style="list-style-type: none"> • <u>Town Administrator</u> • <u>Town Planner</u> 	<ul style="list-style-type: none"> • <u>Coordination with ISO New England and National Grid essential to success for this action item</u> 	ONMT
Action 7	<p><u>Continue to work with the State to implement the Commerce RI LEAN program and e-permitting to help new business</u></p>	<ul style="list-style-type: none"> • <u>Town Planner</u>Clerk • <u>Building Official</u> 		<ul style="list-style-type: none"> • <u>Economic Development Commission needs to help</u> 	<u>LTST</u>

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	<u>owners navigate and expedite the regulatory processes of the Town and State. Support the Small Business Association in assisting in the revitalization of businesses along Main Road in north Tiverton, and in other areas of the town.</u>			<u>form the Association or act in its place</u>	
Action 8	<u>Facilitate the formation of small business district associations to provide mutual support. Evaluate the benefits from the Enterprise Zone designation. Continue to support efforts to reestablish the Enterprise Zone as a tool for small business growth and development</u>	<ul style="list-style-type: none"> • <u>Economic Development Commission</u> • <u>Town Planner</u> 	<ul style="list-style-type: none"> • <u>Town Council</u> 	<ul style="list-style-type: none"> • <u>Council support for EZ program would come in the form of resolution to General Assembly to support bringing small business back into program coverage</u> 	<u>ONLT</u>
Action 9	<u>Partner with state and local agencies including Commerce RI and Newport County Chamber of Commerce to assist with marketing available space to maximize the economic opportunities of the Tiverton Business Park. Evaluate Zoning Ordinance regulations addressing mixed-uses and modify where needed to allow for the diversification and strengthening of the commercial areas in Tiverton.</u>	<ul style="list-style-type: none"> • <u>Town Council</u> • <u>Town Administrator</u> 	<ul style="list-style-type: none"> • Town Planner • Economic Development Commission 		ON
Action 10	<u>Partner with the Tiverton Arts Council, Discover Newport, and the Newport Chamber of Commerce on projects encouraging destination tourism so that Tiverton, with its active arts scene and unique history, can promote the development of the arts as another form of economic activity. Create a tourism map of Tiverton. Promote expansion of agricultural activities in the town through the efforts of the</u>	<ul style="list-style-type: none"> • <u>Town Planner</u> • <u>Conservation Commission</u> • <u>Economic Development Commission</u> 	<ul style="list-style-type: none"> • <u>Economic Development Commission</u> 		ON

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	Small Business Association and the Eastern RI Conservation District.				
Action 11	<u>Promote expansion of agricultural activities in the Town by partnering with relevant agencies such as URI, the R.I. Department of Environmental Management (DEM) the Christmas Tree Growers Association, Eastern Rhode Island Conservation District Office, etc. Continue the use of tax alternatives/ incentives that encourage preservation of agricultural land for farming use.</u>	<ul style="list-style-type: none"> Tax Assessor<u>Conservation Commission</u> 	<ul style="list-style-type: none"> <u>Tax Assessor</u> 		ON
Action 12	<u>Continue the use of tax alternatives/incentives that encourage preservation of agricultural land for farming. Partake in regional planning for agricultural activity and support together with East Bay townships, southeastern Massachusetts towns and State agencies.</u>	<ul style="list-style-type: none"> Town Planner<u>Tax Assessor</u> 			ON
Action 13	<u>Complete a waterfront plan to promote utilization of Tiverton's waterfront for marine-dependent uses that would enhance the local economy while maintaining the Town's maritime and residential character. Promote local fishing and marine related businesses by developing and rehabilitating appropriate support facilities.</u>	<ul style="list-style-type: none"> Department of Public Works<u>Town Planner</u> 	<ul style="list-style-type: none"> Harbor Commission 		ON <u>ST</u>
Action 14	<u>Advocate for amendments to expand and strengthen the Enterprise Zone program so it can be a more effective tool for local and state economic growth and development. Adopt a long term waterfront plan</u>	<ul style="list-style-type: none"> Town Planner<u>Economic Development Commission</u> <u>Town Administrator</u> 	<ul style="list-style-type: none"> Harbor Commission<u>Town Council</u> 		ST

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	incorporating marine-related and service related uses, particularly focusing on the area from Nanaquaket to the State line.				
Action 15	Establish a database of vacant commercial and industrial properties throughout the Town. Continue to support the arts and promote the development of the arts as another form of economic activity.	<ul style="list-style-type: none"> Arts Council Economic Development Commission 	<ul style="list-style-type: none"> Economic Development Commission 		ONST
Action 16	Partner with local business owners to identify barriers to expansion and possible solutions to support growth resulting in increased tax revenue for the Town. Enhance commercial prosperity by the Economic Development Commission through collaboration with the Town Planner, Planning Board, Newport County Chamber of Commerce, Newport Tourism Agency and State Economic Development Agency.	<ul style="list-style-type: none"> Economic Development Commission 			ONST
Action 17	Perform a comprehensive analysis of Tiverton's real estate tax income, to evaluate its overall effectiveness as the Town's major revenue source. Evaluate the effectiveness of tax exemptions to determine if they are accomplishing their intended purposes, and whether the purpose is worth the loss of revenue to the Town. Development of the Tiverton Casino Gaming Facility.	<ul style="list-style-type: none"> Planning Board Town Administrator 	Tax Assessor	Thorough and orderly review to ensure consistency	STMT
Action 18	Perform a comprehensive analysis of Tiverton's fiscal health and potential future earnings.	<ul style="list-style-type: none"> Town Administrator 			ST
Action 19	Implement a streetscape improvement program to promote attractive	<ul style="list-style-type: none"> Town Planner 			LT

	<u>commercial districts with cohesive public amenities such as sidewalks, lighting, benches and receptacles.</u>				
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