

PUBLIC NOTICE: INVITATION OF COMMENTS

Pursuant to *Section 45-22.2-9(c)(2) of the General Laws of Rhode Island*, the Division of Statewide Planning hereby invites comments from the public, regional and state agencies, contiguous municipalities, and other interested parties regarding the local comprehensive plan document listed below.

Burrillville – “Land Use Revisions for New Zoning District – R12” ID#: BUR-A1-25

Posted July 23, 2025

The purpose of the amendment is to create a new Zoning District named R-12. The Amendment would change multiple parcels that were previously Farming/Residential (F-5) to Single Family Residential (R-7). The Amendment is currently under review by the State to ensure “consistency with the goals and intent established in the [Comprehensive Planning Act] and in the State Guide Plan.” The comment period shall extend for thirty days from the posted date. All comments should reference the **document title and identifier number**, and should be submitted to:

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TOWN OF BURRILLVILLE, RHODE ISLAND
NOTICE OF PUBLIC HEARING

NOTICE is hereby given that a Public Hearing will be held on Wednesday, March 12, 2025 at 7:00 p.m. At said public hearing the Town Council of the Town of Burrillville, RI, pursuant to the provision of RIGL §45-22.2-8, will consider amending the Town of Burrillville's Comprehensive Plan.

The proposed Comprehensive Plan amendments are to *Chapter XI Future Land Use Map* to change the zoning district of the properties listed below from Farming/Residential (F-5) to Single Family Residential (R-7). The map of the proposed amendment is available in the Town Clerk's office and is posted on the Town's website: www.burrillville.org.

Below is a list of the properties that will be affected by the rezoning.

Parcel Numbers: 117-012, 117-013, 117-014, 117-015, 117-016, 117-017, 117-018, 117-019, 117-020, 117-021, 117-022, 117-023, 117-027, 117-028, 117-029, 118-003, 118-004, 118-005, 118-006, 118-007, 118-009, 118-010, 118-011, 118-012, 118-013, 118-014, 118-015, 118-016, 118-017, 118-018, 118-019, 118-020, 118-021, 118-022, 118-023, 118-024, 118-025, 118-026, 118-030, 118-31, 118-032, 118-033, 134-003, 134-004, 134-008, 134-009, 134-010, 135-003, 135-004, 135-005, 135-006, 135-007, 135-008, 135-010, 135-012, 135-013, 135-016, 135-018, 135-019, 135-020, 135-022, 135-023, 135-026, 135-027, 135-028, 135-029, 135-030, 135-031, 135-033, 135-039, 135-040, 135-041, 135-043, 135-053, 135-054, 135-056, 135-058, 135-059, 135-061, 135-063, 135-065, 135-066, 135-068, 135-069, 135-070, 135-072, 135-073, 135-078, 135-86, 135-087, 135-089, 135-090, 135-091, 135-092, 135-093, 135-094, 135-095, 135-096, 135-097, 135-098, 135-099, 135-100, 135-101, 135-102, 135-103, 135-104, 135-106, 152-001, 152-002, 152-003, 152-004, 152-006, 152-008, 152-009, 152-010, 152-012, 152-013, 152-014, 152-016, 152-017.

Notice is further given that the amendments discussed herein above may be further altered or amended prior to the close of the Public Hearing thereon without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any alterations or amendments must be presented for comment in the course of the Hearing.

Per Order of the Town Council
Vicki T. Martin, Town Clerk

Chapter XI: Land Use

Working toward eliminating nonconforming uses through enforcement of current zoning laws, recognizing the need for changes in regulations where warranted. *For example, there may be value in analyzing the zoning map for significant contiguous areas with consistently nonconforming lot sizes, and consider rezoning these areas to reduce nonconformity.*

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- Providing an adequate and safe system of pedestrian walkways and sidewalks in village centers.
- Ensuring the regular maintenance of pedestrian walkways and sidewalks.
- Providing and maintaining safe, easy-to-find, and well-lit public parking areas in the village centers.
- Striving to achieve a balanced tax base, by aiming to achieve a contribution of 15 percent of the Town's property tax revenues from commercial uses and 15 percent from industrial uses.

Commercial Uses

- Providing areas for adequate future commercial development, primarily within the existing villages.
- Promoting sensitivity to surrounding land uses and the environment in general, and encouraging an overall high quality of design in all commercial developments through the site plan review process.
- Continuing to require commercial developments to meet a series of

performance standards to be determined by the Town regarding site layout and design, landscaping, parking, lighting and other related site elements.

- Considering the location of planned commercial districts when planning new or expanded public sewer and water services and highway improvements.

Industrial Uses

- Maintaining appropriate areas for industrial development, where public services and adequate transportation access exists or is planned.
- Promoting sensitivity to surrounding land uses and the environment in general, and encouraging an overall high quality of design in all industrial developments through the site plan review process.
- Continuing to provide for mixed uses, such as mixed residential and commercial, within existing mills, in order to encourage reuse of these structures compatible with the Village centers.
- Continuing to require industrial developments to meet a series of performance standards to be determined by the Town regarding site layout and design, landscaping, parking, lighting and other related site elements.
- Considering the location of planned industrial districts when planning new or expanded public sewer and water services and highway improvements.

Residential Uses

- Improving the design and layout of residential subdivisions through the use of planning tools such as planned unit development and cluster development.
- Promoting sensitivity to surrounding land uses and the environment in general, and encouraging an overall high quality of design in large residential developments through the plan review process.
- Ensuring the integrity of zoning districts and existing land uses by a system of vegetated buffers.
- Providing for higher density residential uses to promote housing affordability where public services and adequate transportation facilities are available or planned, largely within the villages. (See Chapter V Housing)

Continuing to maintain a rural residential area outside of the villages, where services are not available or planned. However, also considering where changing the zoning for existing denser development in the rural residential areas would help reduce nonconformity while also not encouraging further proliferation of such development outside the of the villages.

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Public and Semi-Public Uses

- Promoting sensitivity to surrounding land uses and the environment in general, and encouraging an overall high

quality of design in public utility development through the site plan review process.

- Considering the layout of existing villages, availability of services, population density, and overall traffic pattern of the community when siting new municipal services and facilities.
- Providing adequate municipal recreational sites, for active and passive use, to serve the Town's anticipated future population.
- Providing appropriate sites for the anticipated future expansion of municipal services, including the library, school facilities, Town Hall, public works department, animal shelter, solid waste disposal, recycling, and others as indicated in Chapter III, Community Services and Facilities.

Preservation

- Preserving the Town's rural character, which is defined as the:
 - Village atmosphere and identity, including the mills and mill housing around which each village grew
 - Rural landscape, including forested areas, open fields, farmland, rural roads, stone walls, and other similar landscape features
 - Lakes, ponds, rivers, and streams found throughout the Town

Chapter XI: Land Use

Land Use Goals	Policies	Implementation Actions	Time Frame	Responsible Party
		<u>XI.1.b.3 In an effort to reduce nonconformity for existing lots, analyze the zoning map for significant contiguous areas with smaller lot sizes than what is required by current zoning. Consider rezoning these areas so that dimensional standards more applicable to the prevailing lot sizes may be applied, which should reduce the need for dimensional variances. However, ensure the boundaries and standards of such zoning changes apply only to existing lots and do not provide opportunities for the expansion of such development.</u>	<u>Ongoing</u>	<u>TP, PB, BO</u>
XI.2 To preserve, improve, and direct new growth to the Town's village centers, and minimize new development in rural areas.	XI.2.a Promote the maintenance of R-12 and R-20 zones within the villages of Harrisville, Glendale, Oakland, Mapleville, Pascoag and Nasonville.			

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XI.5 Future Land Use Map

The planned future land use of the Town of Burrillville is illustrated on Map XI.3. This map is a graphic representation of the Town's goals and policies relating to land use, natural and cultural resources, open space preservation and recreation, economic development, housing, and community services and facilities.

This map has been designed around the existing zoning and conservation land within the Town. Existing zoning districts have been clustered into generalized categories. The Planning Board, after much analysis and discussion, has determined that they are unlikely to pursue or approve any zoning changes in the next ten years that would trigger a change to the Future Land Use Map. The only possible exceptions are any additions to conservation lands during that time, or land use changes triggered by the VPD-LDP Overlay Zone or changes to the Route 102 Development Management District Overlay Zone. *In addition, the Town may identify existing subdivisions or areas of existing development that are nonconforming due to small lot sizes and seek zoning changes per Implementation Action XI.1.b.3. Such zoning changes will be referred to as “Legacy” changes and fall under the FLUM category of Village and Legacy Development.*










The categories on the future land use map and the zoning districts they correspond with are as follows:

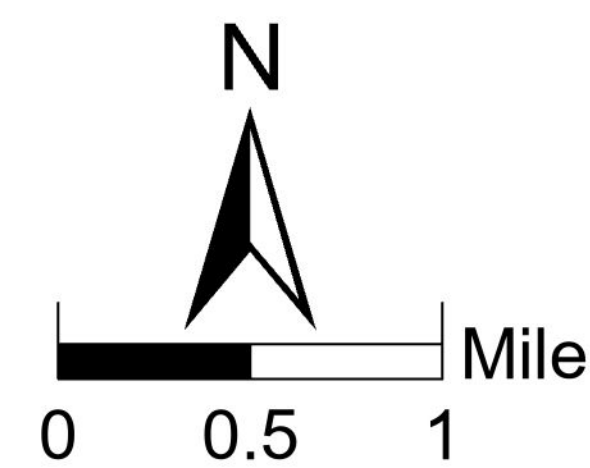
FLUM Category	Corresponding Zoning Districts
Farming/Residential	F5
	F2
Suburban Residential	R40
	R20
Village and Legacy Development	R12
	VC
	<u>R7</u>
Commercial/Industrial	General Commercial (GC)
	General Industrial (GI)
	Light Industrial (LI)
Open Space	Open Space (OS)

For the time being, there are no actions necessary to make the Town's Zoning Map consistent with the Future Land Use map.

Land Use 2025 Consistency - This plan has been drafted with the explicit intention of meeting all of the requirements of the Rhode Island Comprehensive Planning Standards Manual. One standard in particular is demonstrating consistency with the residential land use densities in Land Use 2025. The table below shows the categories of the FLUM that align with the standards in Land Use 2025. The only variation is that Land Use 2025 calls for a

Future Land Use Map

-  Lakes and Ponds
-  Streams
-  Village Planned Development Areas
-  Farming/Residential
-  Commercial/Industrial
-  Open Space
-  Village and Legacy Development (Residential and/or Commercial)
-  Suburban Residential
-  Parcels



This map is not the product of a Professional Land Survey. It was created by the Horsley Witten Group, Inc. for general reference, informational, planning, or guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. The Horsley Witten Group, Inc. makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

