

**ELEMENT I:**

**EXECUTIVE SUMMARY**

**AND**

**GOALS/POLICIES/**

**IMPLEMENTATION PROGRAM**



## **Element I. EXECUTIVE SUMMARY**

### **AND**

## **GOALS/POLICIES/IMPLEMENTATION**

This Comprehensive Plan is the result of an enthusiastic effort by a Citizens Committee made up of volunteers who developed the issues identified and expanded upon in the plan. Additional inputs were received from individuals who wished to contribute to the process. The plan is a long-range guide for the future development of the town and for the preservation of the unique characteristics which make the town special for its citizens. This plan supersedes Middletown's Comprehensive Community Plan of March 1992.

## **PLAN DEVELOPMENT**

The goals, policies and implementation actions evolved from many hours of group and individual effort. To accomplish the task, the Committee worked on one specific element of the plan at a time. The plan has been developed to be consistent with Rhode Island's State Guide Plan and the Comprehensive Plans of the Aquidneck Island communities of Newport and Portsmouth.

The plan has been constructed around the format proposed by Rhode Island General Law 45-22.1 except that this plan contains separate Cultural/Historical and Natural/Ecological Elements rather than one Natural/Cultural Resources Element. Each element of the plan has been written to "stand on its own." Goals, policies and implementation actions are included in each element as well as in this section where they are consolidated for fast, convenient reference. It should be noted, however, that while the goals, policies and implementation actions are summarized in this section, more complete discussions and recommendations (in greater detail) are contained in the section addressing the specific element.

The implementation recommendations in each element are intended to provide guidance to the "action" official(s) assigned to accomplish the objective. To emphasize the concerns for certain issues, this arose during Committee workshops and because some issues transcend more than one element, several goals and policies are repeated in more than one element.

## **SIGNIFICANT RECOMMENDATIONS**

The following are some of the specific, significant recommendations proposed by the committee:

1. Sewer services the majority of the town, but because of development pressures, which occurred as the sewer system was extended into the eastern area of the town, a moratorium was placed on sewer extensions. This moratorium has curbed development of the town's eastern agricultural land to some extent. However, the control of development cannot rest on

the temporary nature of the moratorium. Development should be controlled through the Zoning Ordinance.

2. Expand permitted uses in those zones where agriculture is permitted in order to provide incentives to keep land in agriculture.
3. Work closely with the City of Newport, the Town of Portsmouth and the Navy to protect and preserve the quality and quantity of the drinking water supply of the island.
4. Determine and protect rights of way to the shoreline.
5. Protect and preserve the air quality of the island.
6. Establish bicycle/walking paths and greenways in conjunction with the other island communities.
7. Support the upgrade of East and West Main Roads and the development of multi-modal transportation for Aquidneck Island.
8. The town should develop zoning standards to address commercial sprawl in the West Main Road corridor. Significant parcels of currently undeveloped land should be rezoned to a new zoning district that will permit a mixture of certain types of residential and/or nonresidential uses in a planned village setting; with significant open space areas.
9. Maintain the current housing mix including, at least 10% of the inventory in the "affordable" category.
10. Reinvigorate the Economic Development Advisory Committee to guide the town in economic matters.
11. Enact impact fees to ensure adequate funding for services and capital facilities linked to new development, both commercial and residential. Fees will be waived for low-moderate income housing units.

Overall, traffic congestion and over-development emerged as the issues of greatest concern to the committee.

## **PLAN MONITORING**

The Planning Board shall monitor the progress made in completing the actions assigned in this plan and shall report, annually, to the Town Council on the progress (or lack thereof) in implementing the plan. Requests for modifications to the target dates shall be submitted to the Planning Board for review and recommendation to the Town Council. The Planning Board will publicize changes to the Plan of Action and Milestones (POA&M).

## PLAN REVIEW

Each element of this plan shall be reviewed, at a minimum, every five years. In order to spread the reviews over a five-year period, initial reviews will be accomplished in accordance with the following schedule. Subsequent reviews shall be accomplished five years from the initial review.

<b><u>Element</u></b>	<b><u>Initial Review Completed</u></b>
II. Cultural and Historical	12/03
III. Natural and Ecologica	12/03
IV. Recreation, Conservation, and Open Space	12/04
V. Economic Development	12/04
VI. Circulation	12/05
VII. Housing	12/05
VIII. Facilities and Services	12/06
IX. Land Use	12/06

## GOALS/POLICIES/IMPLEMENTATION

Tables 1a through 1h provide a compilation of the goals, policies, and implementation actions required to accomplish the objectives of this plan. Because implementation of many of the goals/policies will be a multi-step process, the implementation column is titled POA&M. In the POA&M, action has been assigned to specific officials, boards or commissions as the lead departments responsible for accomplishing the objectives. Target dates are assigned to establish a "close-out date" at which the required action will be completed. Implementation of the stated goals and policies will be contingent upon the availability of staffing and funding.

Also included, in the tables, is a reference page column that lists pages in the plan, where additional information and guidance are available.

Table 1a

GOALS/POLICIES/IMPLEMENTATION

Plan of Action/Milestones

Element 1: CULTURAL/HISTORICAL

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL I. HISTORIC BUILDINGS.</b> Preserve the historic buildings of Middletown in a manner consistent with the town’s dynamic evolution and growth and place those efforts high on the town’s list of priorities</p> <p><b>POLICY:</b> Preserve and encourage the historically correct restoration of as many historic buildings as possible.</p>	<ol style="list-style-type: none"> <li>1. Develop a prioritized inventory of these structures to facilitate effective implementation of the goals and objectives in this plan.</li> <li>2. Nominate eligible buildings to the National Register.</li> </ol>	<p>Middletown Historical Society (MHS)</p> <p>MHS</p>	<p>Annual</p>	<p>6</p>
<p><b>GOAL II. HISTORIC DISTRICTS.</b> Preserve the architectural heritage of Middletown.</p> <p><b>POLICY:</b> Historic districts can offer real advantages in the protection of historic buildings and landscapes and should be considered by the Town.</p>	<ol style="list-style-type: none"> <li>1. Produce maps using the Town’s GIS to locate all identified historic buildings.</li> <li>2. Designate a limited historic district (s)</li> <li>3. Encourage voluntary inclusion of other individual properties</li> <li>4. Piggyback local incentives onto the Historic Preservation Residential Tax Credit, Chapter 33.1 of Title 44 of the RI General Laws for giving tax credits to architectural preservation projects. It creates a nonpartisan panel of experts, and with approval at the state level, the local tax credit could be made automatic.</li> <li>5. Develop a program for assisting property owners to place easements in perpetuity on their historic structures. These easements are attached to the deed for the property on which the structure stands and generally apply to the exterior of the building only, although several buildings in Newport County have interior easements as well.</li> </ol>	<p>Town Planner</p> <p>MHS</p> <p>MHS</p> <p>Town Council</p> <p>MHS</p>	<p>Dec-03</p> <p>Dec-03</p> <p>Ongoing</p> <p>Dec-03</p> <p>Dec-03</p>	<p>8</p>

**Element 1: CULTURAL/HISTORICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL III. CONTEMPORARY BUILDINGS.</b> Preserve culturally significant contemporary buildings of Middletown.</p> <p><b>POLICY:</b> The Town should recognize the value of contemporary architecture and prioritize buildings for protection.</p>	<p>1. Identify those structures built within the last 30 to 50 years which, while seemingly commonplace today because of either their newness or their constant use, are likely to become as valuable to the town as those buildings currently viewed as historically significant.</p> <p>2. Any recognized cultural and/or historical resource in Middletown that is in eminent jeopardy of being altered or demolished shall be photographed and documented.</p>	<p>MHS</p> <p>MHS</p>	<p>Dec-04</p> <p>Ongoing</p>	<p>8</p>
<p><b>GOAL IV. FARMS.</b> Preserve the town's farms and agricultural land.</p> <p><b>POLICY:</b> Keep as much land in Middletown available for productive use as farmland as possible.</p>	<p>1. Promote participation in the State's Farm, Forest and Open Space program with the emphasis on potential tax incentives for property owners who keep their land in agricultural production</p> <p>2. Encourage partnerships between governmental and private funding sources to purchase development rights.</p> <p>3. Encourage alternatives to traditional farming, such as: vineyards, nurseries, potato growing and turf farming.</p> <p>4. Provide zoning and subdivision incentives for the preservation of open space, greenways and agricultural land as part of the development process.</p> <p>5. Where preservation of farms and agricultural land is not feasible, provide for development standards that preserve scenic views and greenways.</p>	<p>Planning Board/ Town Council</p> <p>Planning Board/ Town Council</p> <p>Planning Board/ Town Council</p> <p>ZBR/Planning Board</p> <p>Planning Board</p>	<p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>9</p>
<p><b>GOAL V. INSTITUTIONS.</b> Preserve and promote cultural institutions in Middletown.</p> <p><b>POLICY:</b> Support and strengthen those institutions either which are cultural resources on their own, or to which the care of other important cultural resources has been entrusted.</p> <p><b>GOAL VI. CEMETERIES.</b> Protect and preserve existing historic cemeteries and Native American burial grounds.</p> <p><b>POLICY:</b> The Town should take the lead in preserving historic cemeteries and Native American burial grounds.</p>	<p>1. Establish a Middletown Cultural Committee.</p> <p>2. Identify the cultural resources of Middletown's private and public institutions.</p> <p>3. Promote preservation of cultural resources.</p> <p>1. Locate, identify and inventory the grave markers in all the cemeteries and all burial grounds in Middletown.</p> <p>2. Provide for the maintenance and protection of the stones in each.</p> <p>3. Establish an adopt-a-spot program for historic cemeteries and burial grounds.</p>	<p>Town Council</p> <p>MCC</p> <p>MCC</p> <p>MHS</p> <p>DPW</p> <p>Town Council</p>	<p>Jun-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Sep-03</p> <p>Ongoing</p> <p>Sep-03</p>	<p>10</p> <p>11</p>

**Element 1: CULTURAL/HISTORICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL VII. RIGHTS OF WAY TO CULTURAL RESOURCES.</b> Ensure accessibility to identified cultural resources.</p> <p><b>POLICY:</b> Protect all existing rights of way for public access to cultural resources, and develop as many additional new access routes as possible.</p>	<ol style="list-style-type: none"> <li>1. Establish easements where necessary to protect public access.</li> <li>2. Enforce the public rights-of-way and easements when public access is challenged.</li> </ol>	<p>Town Council/ Town Solicitor</p> <p>Town Council/ Town Solicitor</p>	<p>Ongoing</p> <p>Ongoing</p>	<p>12</p>
<p><b>Goal VIII. ARCHEOLOGICAL SITES.</b> Preserve and Protect areas of high archaeological potential.</p> <p><b>POLICY:</b> The Town should take a lead role in protecting such features.</p>	<ol style="list-style-type: none"> <li>1. Identify sites, and encourage controlled excavation and study of these sites on a prioritized basis.</li> <li>2. Develop an ordinance to provide protection.</li> </ol>	<p>MHS</p> <p>MHS</p>	<p>Jul-03</p> <p>Jul-03</p>	<p>13</p>
<p><b>GOAL IX. UNIQUE FEATURES.</b> Provide protection for those unique and important features that defy categorization.</p> <p><b>POLICY:</b> The Town should take a lead role in protecting such features.</p>	<ol style="list-style-type: none"> <li>1. Identify resources in need of protection.</li> <li>2. Provide recommendations for preserving unique features to the Town Council.</li> <li>3. Incorporate protections for unique features into the Town’s zoning and subdivision regulations.</li> </ol>	<p>MHS/MCC</p> <p>MHS/MCC</p> <p>Planning Board</p>	<p>Dec-04</p> <p>Dec-04</p> <p>Dec-03</p>	<p>13</p>
<p><b>GOAL X. MILITARY FORTIFICATIONS.</b> Preserve and protect the vestiges of military fortifications that are still identifiable within the town as monuments to our past.</p> <p><b>POLICY:</b> The Town should take a lead role in providing protection.</p>	<ol style="list-style-type: none"> <li>1. Enact zoning regulation to protect military fortifications.</li> <li>2. Consider administering forts as parks.</li> </ol>	<p>Town Council/ Planning Board</p> <p>Town Council/ Planning Board</p>	<p>12/03</p> <p>12/03</p>	<p>14</p>

**Element 1: CULTURAL/HISTORICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL XI. UNDERWATER HISTORIC RESOURCES.</b> Research, identify and preserve underwater historic resources.</p> <p><b>POLICY:</b> Preserve historic shipwrecks or other underwater historic artifacts that may be found in our coastal waters in cooperation with the City of Newport.</p>	<p>1. Coordinate with the city of Newport to preserve underwater historic sites.</p>	<p>MHS</p>	<p>On-going</p>	<p>15</p>
<p><b>GOAL XII: SCENIC ROADS.</b> Maintain scenic roads and continue to determine those roads to be so designated based on their natural, cultural, historic or aesthetic value.</p> <p><b>POLICY:</b> Identify and protect scenic roads along with bordering trees and stone walls, so as to maintain their rural and aesthetic character within Middletown.</p>	<p>1. Inventory and map scenic roads</p> <p>2. Consider establishing an “Adopt-a-road” program to provide beautification projects.</p> <p>3. Enforce the ordinance that provides for the protection of stone walls.</p> <p>4. Trees should remain and planted as necessary to provide a canopy of shade and fall color on scenic roads.</p> <p>5. Adopt the Paradise Avenue Loop Scenic Highway Stewardship Plan.</p>	<p>Cons. Com./ Council</p> <p>Town Council</p> <p>Tree Comm</p> <p>Town Council</p>	<p>Dec-04</p> <p>Dec-04</p> <p>Ongoing</p>	<p>15</p>
<p><b>GOAL XIII: STONE WALLS.</b> Protect and preserve the stone walls that remain in Middletown as monuments to our past.</p> <p><b>POLICY:</b> Prevent the destruction of the remaining hand-built stone walls which delineate fields throughout Middletown.</p>	<p>1. Enforce Ordinance</p>			<p>16</p>

Table 1b

GOALS/POLICIES/IMPLEMENTATION

Plan of Action/Milestones

Element: NATURAL/ECOLOGICAL

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b><u>ENVIRONMENT</u></b></p> <p><b>GOAL I:</b> Preserve and enhance the quality of life in Middletown through intelligent and environmentally sound long range planning, which will guide the use and development of the land, protect the public drinking water quality and maintain an aesthetically pleasing environment for the citizenry</p> <p><b>POLICIES:</b></p> <p>Ensure that new development takes place in an ecologically sound manner and those environmentally sensitive areas will be defined and protected by strict zoning regulations and conservation style development designs, and the use of newly defined Overlay Districts</p> <p>Protect the community and its residents from the effects of development on unsuitable soils, flood plains, and in coastal high hazard flood zones.</p> <p>Enforce zoning standards for commercial, residential and industrial development within the Town to prevent health and safety hazards, public nuisances and harmful effects upon the natural environment.</p> <p>4. Continue to recognize visual pollution by implementing and enforcing controls addressing the aesthetic character of development.</p>	<ol style="list-style-type: none"> <li>1. Create a protocol for the periodic evaluation of the cumulative impact of zoning variances granted in neighborhoods and “sections” of Town.</li> <li>2. Institute the use of the Town’s Geographic Information System (GIS) overlay maps to show the types of soils of the town and in particular, the areas of Stissing and Mansfield soils that are recognized as poor soils for development.</li> <li>3. Ensure that site developments provide a “Sediment Control and Erosion Plan” for all construction sites.</li> <li>4. Town officials must compile and maintain an inventory of wetland areas.</li> <li>5. Formalized continued monitoring of both the State’s Wetland Act and DEM Permit requirements. These must be followed to insure that these requirements are met and controls are maintained.</li> <li>6. Continue to monitor DEM Insignificant Alteration decisions since they are made without regard to the impact to the Town’s watershed district.</li> <li>7. Incorporate environmental impacts on flood plains into the permitting process on any lands that contain wetlands and the Town’s wellhead Protection District.</li> <li>8. Emphasize passive recreational value of wetlands in reviewing subdivision plans.</li> <li>9. Partner with the Aquidneck Island Land Trust in preserving wetlands and conservation areas.</li> <li>10. Ensure wetlands are placed in Zone One of the Watershed Protection District.</li> </ol>	<p>Planning Dept.</p> <p>Information Tech./ Planning Dept.</p> <p>Town Engineer</p> <p>Town Engineer</p> <p>Planning Dept.</p> <p>Building Dept., Cons. Com, Planning Board</p> <p>Planning Dept., Conservation Commission</p> <p>Planning Board, Town Council, ZBR</p> <p>Planning Board</p> <p>Planning Board, Town Council</p> <p>Town Council, Con. Com</p>	<p>Dec-03</p> <p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Jun-04</p> <p>Ongoing</p> <p>Ongoing</p>	<p>49</p>

**Element: NATURAL/ECOLOGICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
	<p>11. Public groundwater supplies should be further protected by land acquisition, and other methods of open space preservation, including conservation subdivision.</p> <p>12. Draft and implement regulations to require conservation style development</p> <p>13. Continue to enforce the Sign, Tree Preservation and Protection, and Stone Wall ordinances to maintain the towns aesthetic quality.</p> <p>14. Draft and implement design standards for development that reflect the town’s character and aesthetic quality.</p> <p>15. Protect remaining scenic vies along the Town’s major highways. Require buffering and landscaping where practical to screen new buildings, parking lots and other development</p> <p>16. Provide zoning and subdivision incentives to preserve open space and natural features, similar to conservation development, for major new nonresidential or mixed use development.</p>	<p>Town Council, Planning Board</p> <p>Planning Board, Town Council</p> <p>Town Council, Planning Board</p> <p>Planning Board</p> <p>Planning Board</p>	<p>Ongoing</p> <p>Jun-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>49</p>
<p><b>GOAL II:</b> Preserve farmland and open space in Middletown in order to preserve the Town’s agribusiness base (nurseries, vineyards, dairy and produce farms, etc.) and to protect the natural and rural character of Aquidneck Island.</p> <p><b>POLICIES:</b></p> <p>1. Encourage the continuation of agriculture and animal husbandry in Middletown through tax incentives and other means in order to ensure such activities remain commercially viable.</p> <p>2. Support the preservation of open space in watersheds, along the shore, and in other environmentally sensitive areas through acquisition, conservation easements, and purchase of development rights.</p>	<p>1. Investigate the potential for zoning changes and tax incentives to property owners willing to keep land in agricultural production.</p> <p>2. Promote participation in the State’s Farm, Forest, and Open Space program.</p> <p>3. Partner with the Aquidneck Island Land Trust and State Agricultural Lands Preservation Commission in land preservation efforts, including the purchase development rights or conservation easements.</p> <p>4. Partner with the New England Small Farm Institute to assist local farmers to take advantage of the Institute’s apprenticeship and financial programs.</p>	<p>Planning Board/ Town Council</p> <p>Planning Board /Town Council</p> <p>Town Council</p> <p>Town Council</p>	<p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>51</p>

**Element: NATURAL/ECOLOGICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL III:</b> Protect and maintain the air quality of Middletown and Aquidneck Island.</p> <p><b>POLICY:</b> Explore and promote options for improving air quality on Aquidneck Island.</p>	<p>1. Establish a procedure with the other communities on Aquidneck Island, to monitor air quality on the Island to ensure the air quality is maintained at or above National Ambient Air Quality Standards.</p> <p>2. Identify areas of temperature inversion, where air pollution can be trapped thus effecting the health and welfare of the residents., for Congestion Mitigation and Air Quality improvements.</p>	<p>Town Council</p> <p>Conservation Commission</p>	<p>Dec-04</p> <p>Dec-04</p>	<p>52</p>
<p><b><u>WATER RESOURCES</u></b></p> <p><b>GOAL IV:</b> Protect and preserver the Town’s ground and surface waters.</p> <p><b>Policies:</b></p> <p>1. Protect and preserve the Town’s drinking water supply and maintain its quality and quantity by the abatement of pollutants.</p> <p>2. In the Watershed Protection District, identify and protect all current and potential ground and surface water areas that have been degraded by NPS pollution causing water quality impairment.</p>	<p>1. Identify sources of NPS impairment of surface water bodies through the Phase II SWMPP planning process and work to implement the recommendations of the SWMPP.</p> <p>2. Discourage the use residential lawn chemicals.</p> <p>3. Ensure that the requirements of the Safe Drinking Water Act are upheld.</p> <p>4. Maintain Watershed Protection Districts and use the GIS for proper planning and the protection of water quality</p> <p>5. The Watersheds throughout the Town should be clearly designated by the posting of signs.</p> <p>6. Minimize the possibility of contamination of water supplies from septic system failure or toxic/hazardous materials stored or transported through the Town’s watershed areas.</p> <p>7. Encourage more efficient use of water through conservation management and technological innovation.</p> <p>8. Increase the capacity (depth) of the reservoirs in order to protect and improve the quality the water.</p> <p>9. In and near Watershed Protection Districts, revisit zoning requirements for “paving” and other “impervious surface area” mandates, to ameliorate problems due to runoff.</p> <p>10. Salt storage piles must be completely covered and all storage and handling must occur on an impervious curbed surface.</p> <p>11. Middletown Public Works Department must use sound conservation measures, such as adjusting sand/salt ratios so as to rely more on the sand’s abrasive action rather than on salt’s melting action.</p> <p>12. Town officials must designate water sensitive roadways as low-salt areas and treat them accordingly.</p>	<p>Town Planner, Steering Committee</p> <p>Cons. Com.</p> <p>Newport Water Dept.</p> <p>Planning Dept., Cons. Com.</p> <p>Conservation Commission</p> <p>Conservation Commission</p> <p>Newport Water Department</p> <p>Newport Water Department</p> <p>Planning Board, Town Council</p> <p>DPW</p> <p>DPW</p> <p>DPW, Conservation Commission</p>	<p>Mar-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Dec-05</p> <p>Dec-04</p> <p>Dec-03</p> <p>Ongoing</p> <p>Dec-03</p>	<p>52</p>

**Element: NATURAL/ECOLOGICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
	13. The Watershed Protection District, now already developed commercial/industrial areas, within Zone One, should be marked for special salting restrictions.	DPW, Conservation Commission	Dec-03	
<p><b>GOAL V:</b> Protect, preserve and plan for the proper utilization of Aquidneck Island’s water resources, watershed protection districts and reservoirs.</p> <p><b>Policy:</b> The Town should promote cooperation among the Island communities toward preserving the quality and quantity of drinking water.</p>	<p>1. Maintain a positive working relationship with the Town of Portsmouth and the City of Newport on water supply protection issues.</p> <p>2. Identify the impaired waterbodies and parameters that are not meeting required Water Quality Standards (WQS).</p> <p>3. Develop an implementation plan that identifies, to achieve the required pollution reductions.</p> <p>4. Develop Best Management Practices (BMPs) that address Agricultural Management, Lawn Management, Stormwater Management, Reducing Imperviousness through Creative Design and Septic System alternatives.</p> <p>5. Evaluate the Town’s overall watershed conditions and needs as a goal for sound Water Quality Management.</p> <p>6. Work with the Newport Water Department in its development of an emergency plan for water conservation in the event of severe drought or contamination of the water supply, encourage water conservation among both public and private water users during periods of drought.</p>	<p>Conservation Commission/Town Council</p> <p>Conservation Commission</p> <p>Conservation Commission</p> <p>Conservation Commission</p> <p>Conservation Commission</p> <p>Conservation Commission</p>	<p>Ongoing</p> <p>Dec-04</p> <p>Jun-05</p> <p>Dec-03</p> <p>Dec-03</p>	<p>53</p>
<p><b>GOAL VI:</b> Establish a stormwater management plan to protect water quality.</p> <p><b>POLICIES:</b></p> <p>1. Ensure that the volume, rate, timing and pollutant load of runoff, after development, is the same as or less than that which occurred before development.</p> <p>2. Mitigate existing storm water runoff impacts</p>	<p>1. Complete a Phase II Storm Water Pollution Program Plan (SWMPP)</p> <p>2. Work to implement the recommendations of the SWMPP.</p> <p>3. Ensure that the principles of stormwater management in a town ordinance require best management practices.</p>	<p>Town Planner, Steering Committee</p> <p>DPW, Town Council</p> <p>Conservation Commission, Town Council</p>	<p>Mar-03</p> <p>Dec-05</p> <p>Dec-03</p>	<p>54</p>
<p><b>GOAL VII:</b> Protect public and private water quality on a local and regional basis.<b>POLICIES:</b></p> <p>1. Support incentives that encourage landowners with</p>	<p>1. Identify and establish Watershed Protection Districts as appropriate for both surface water and ground water protection.</p>	<p>Planning Board, Conservation Commission</p>	<p>Dec-04</p>	<p>56</p>

**Element: NATURAL/ECOLOGICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p>substandard ISDS systems to upgrade for protection of water quality.</p> <p>2. Investigate techniques to improve the capture and treatment of stormwater runoff and adjust local regulations as required.</p>	<p>2. Implement the recommendations of the Phase II SWMPP as it relates to ISDS.</p>	<p>DPW</p>	<p>Dec-05</p>	
<p><b><u>COASTAL PUBLIC ACCESS</u></b></p> <p><b>GOAL VIII:</b> Identify and protect new and existing access ways to the shoreline.</p> <p><b>POLICY:</b> Provide increased access to the shoreline and maintain existing rights of way that have been established and deeded on Middletown’s Tax Assessor’s Plat maps.</p> <p><b>GOAL IX:</b> Protect Type 1 Waters (swimming) from becoming degraded.</p> <p><b>POLICY:</b> Reduce the threat of water quality degradation from recreational boating activities and non-point source land pollution.</p> <p><b>GOAL X:</b> Establish access to the East Passage of Narragansett Bay.</p> <p><b>POLICY:</b> Identify, provide and protect public access to cultural, historic and natural resources on the West Side of Town along Narragansett Bay.</p>	<p>1. Acquire strategic public shoreline access points and rights of way, as opportunities become available.</p> <p>2. Install permanent markers to identify access points.</p> <p>3. An effort must be made to encourage groups/organizations to volunteer to adopt the above locations to ensure the preservation of access.</p> <p>4. The Public Works Department shall perform any required maintenance to insure the public safety.</p> <p>1. Maintain the number of moorings at Third Beach at the current number.</p> <p>2. Enforce “No Discharge” rules to insure that Type 1 Water Quality criteria are not violated.</p> <p>3. Implement the Town’s Phase II SWMPP.</p> <p>1. Support the Aquidneck Island Planning Commission’s West Side Master Plan.</p>	<p>Town Council/Town Solicitor</p> <p>DPW</p> <p>Conservation Commission</p> <p>DPW</p> <p>Town Council</p> <p>Harbormaster/ Police Dept.</p> <p>DPW/Town Council</p> <p>Town Council</p>	<p>Ongoing</p> <p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Dec-05</p> <p>Ongoing</p>	<p>56</p> <p></p> <p></p> <p>57</p> <p></p> <p>57</p>
<p><b><u>WILDLIFE</u></b></p> <p><b>GOAL XI:</b> Preserve rare and endangered flora and fauna.</p>	<p>1. Utilize the Rhode Island Natural Heritage Program to review the environmental impact of proposed projects that may destroy habitat of rare/endangered species and natural communities, and in the planning the site design of conservation subdivisions.</p>	<p>Conservation Commission</p>	<p>Ongoing</p>	<p>58</p>

**Element: NATURAL/ECOLOGICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>NATURAL AREAS</b></p> <p><b>GOAL XII:</b> Protect and rehabilitate the sand dune system.</p> <p><b>POLICY:</b> Maintain, preserve and protect the dune systems at Atlantic, Second and Third Beaches as “Natural Areas” to ensure continued availability of these valuable resources.</p>	<ol style="list-style-type: none"> <li>1. Establish a Dune Protection ordinance</li> <li>2. Continue the use of wooden snow fences or other means to prevent and slow the wind-blown sand erosion from the dunes along the length of the existing parking lot and Sachuest Point Rd must be maintained.</li> <li>3. Continue the use of boardwalks, which prevent walking on beach grass and dunes, is encouraged.</li> </ol>	<p>Town Council/ Con. Commission</p> <p>DPW</p> <p>DPW</p>	<p>May -04</p> <p>Jun-03</p> <p>Jun-03</p>	<p>58</p>
<p><b>GOAL XIII:</b> Protect and promote a network of contiguous protected open space.</p> <p><b>POLICY:</b> Support, in conjunction with the City of Newport and the Town of Portsmouth, the Aquidneck Island Land Trust’s plan for the “Sackonnet Greenway”, a green corridor extending roughly from Glen Farm in Portsmouth, and ultimately, to the Norman Bird Sanctuary in Middletown and beyond, illustrated in Figure 7 of this element.</p>	<ol style="list-style-type: none"> <li>1. Collaborate with the Aquidneck Island Land Trust.</li> </ol> <p>Identify potential land parcels, which could be incorporated into the Greenways Plan.</p>	<p>Town Council/ Conservation Commission</p> <p>Conservation Commission</p>	<p>Ongoing</p> <p>Ongoing</p>	<p>58</p>
<p><b>SOLAR ACCESS</b></p> <p><b>GOAL XIV:</b> Provide a standard which would promote the use, access to and the benefits of solar energy in buildings and new developments, as well as for existing buildings.</p> <p><b>POLICY:</b> Accept, approve and support the concepts of solar access, the solar envelope and the benefits to the community and individuals by aligning buildings in new developments to receive full advantage of a southern exposure wherever possible.</p>	<ol style="list-style-type: none"> <li>1. Include provisions for solar access in the Zoning Ordinance.</li> </ol>	<p>Town Council</p>	<p>Ongoing</p>	<p>59</p>

**Element: NATURAL/ECOLOGICAL**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b><u>TREES &amp; FORESTS</u></b></p> <p><b>GOAL V:</b> Preserve existing forested areas and increase the town's tree resources.</p> <p><b>POLICIES:</b></p> <p>1. Protect existing forested areas through acquisition and conservation easement.</p> <p>2. Require the protection of existing trees and planting of new trees through the Zoning Ordinance and Subdivision Regulations.</p>	<p>1. Keep Albro Woods as a natural parkland.</p> <p>2. Protect trees and wooded areas through a Conservation Development Ordinance.</p> <p>3. Develop a "Landmark" Tree Ordinance to protect significant trees.</p> <p>4. Enforce the Tree Preservation Ordinance.</p> <p>5. Support the Tree Commission's efforts to plant trees throughout town.</p> <p>Require developers to avoid existing trees when possible and to provide deciduous street trees.</p>		<p>Ongoing</p> <p>Dec04</p> <p>Dec-05</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>60</p>

**Table 1c**  
**GOALS/POLICIES/IMPLEMENTATION**  
**Plan of Action/Milestones**

**Element: RECREATION/CONSERVATION/OPEN SPACE**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL I:</b> Ensure that the Town meets the ongoing recreation needs of the community.</p> <p><b>POLICIES:</b></p> <p>1. Meet community recreation needs through the development, implementation and management of a program designed to fulfill the expressed needs of the town residents.</p> <p>2. Administer and fund an active recreation program that ensures adequate maintenance and repair of recreational facilities.</p>	<p>1. Establish a Recreation Department with a full-time Director.</p> <p>2. Fund the Recreation Department from the town’s general fund, revenue from beach operations.</p> <p>3. Institute a time-phased repair, replacement, expansion and conversion, or acquisition plan for RCOS resources</p> <p>4. Repair and/or replace damaged recreational equipment and facilities.</p> <p>5. Make existing recreational facilities handicapped accessible when that facility is expanded or modified.</p> <p>6. Provide safe use of and access to RCOS facilities.</p> <p>7. Expand or convert RCOS facilities to accommodate their principal user groups.</p> <p>8. he Recreation Department should coordinate efforts with other departments to meet the ongoing needs of the community.</p>	<p>Town Council</p> <p>Town Administrator/ Town Council</p> <p>DPW/Recreation Dept.</p> <p>DPW/Recreation Dept.</p> <p>DPW/Recreation Dept.</p> <p>DPW/Recreation Dept.</p> <p>DPW/Recreation Dept.</p> <p>Recreation Dept., Town Depts.</p>	<p>Jun-04</p> <p>Jun-04</p> <p>Jun-05</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>34</p>
<p><b>GOAL II.</b> Develop recreation facilities to serve individual and social needs, and afford outlets for creative expression that contributes to the quality of life of the residents.</p> <p><b>POLICY:</b> Provide equal recreation opportunity for the</p>	<p>1. Conduct a needs analysis for facilities and programs to serve the residents.</p> <p>2. Establish a program and schedule for providing needed facilities and programs, incorporating these needs into the Capital Facilities planning process as appropriate.</p>	<p>Recreation Dept.</p> <p>Recreation Dept.</p>	<p>Jun-05</p> <p>Ongoing</p>	<p>34</p>

**Element: RECREATION/CONSERVATION/OPEN SPACE**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
entire community that includes passive as well as active forms of recreation.	3. Ensure that handicapped accessibility is included in development plans of all recreation facilities and that they offer recreational possibilities for varying degrees of skill and ability.	Recreation Dept.	Ongoing	
<p><b>GOAL III:</b> Acquire and preserve additional RCOS sites.</p> <p><b>POLICY:</b> Acquire and preserve RCOS sites that protect land and water sources while allowing for public access.</p>	<p>1. Acquire additional RCOS sites in the planning districts where shortfalls exist.</p> <p>2. Amend Zoning and Subdivision Ordinances to require neighborhood parks in all new subdivisions.</p> <p>3. Establish bike paths throughout the town and the island. Collaborate with the AILT, AIPC, Newport and Portsmouth to establish Greenways and bike trails throughout the island.</p> <p>4. Clarify ownership of Rights of Way to the shoreline (See Appendix I), and defend public access to “public” rights of way.</p> <p>5. Reestablish the Parks &amp; Fields Committee, with one of its tasks to be developing criteria for the use of open space funds and to acquire additional RCOS sites.</p> <p>6. Charge the Parks and Fields Committee with the task of recommending changes in the management of the town’s RCOS sites.</p> <p>7. Acquire waterfront property on the west side to accommodate a boat ramp for access to the Narragansett Bay. Support the Aquidneck Island Planning Commission’s West Side Management Plan if and when Navy property is exceded.</p> <p>8. Recognizing the importance of the Norman Bird Sanctuary, support their efforts, to the extent possible, to preserve open space.</p> <p>9. Establish a stream of revenue specifically earmarked for open space preservation, acquisition and maintenance.</p>	<p>Town Council</p> <p>Planning Board, Town Council</p> <p>Conservation Commission, DPW, Town Council</p> <p>Town Council, Town Solicitor</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p>	<p>Ongoing</p> <p>Jun-04</p> <p>Ongoing</p> <p>Ongoing</p> <p>Jun-04</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Dec-03</p>	<p>35</p>

Table 1d

GOALS/POLICIES/IMPLEMENTATION

Plan of Action/Milestones

Element: ECONOMIC DEVELOPMENT

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL I:</b> Maintain economic growth and job creation at a rate adequate to support the town's population in a manner consistent with the town's characteristics, capabilities, and environmental objectives.</p> <p><b>POLICIES:</b></p> <p>1. Revitalize the Middletown Economic Development Advisory Committee. The committee must meet on a monthly basis so that it may keep the Town Council abreast of changing economic conditions and to recommend changes in the town's economic policies and regulations.</p> <p>2. Partner with the Chamber of Commerce to attract new businesses such as Financial Services, Stock Brokerage firms, Insurance Services, Accounting Firms, High Tech companies, and recreational uses such as golf tournaments, etc.</p> <p>3. Improve the coordination of federal, state and regional (Newport/ Portsmouth) economic development policies, programs, and projects.</p> <p>4. Expand job creation through networking of the private industry and the academic community in an effort to attract high tech research and development to the area.</p>	<p>1. The Economic Development Advisory Committee (EDAC) should be revitalized with the appointment of new members.</p>	<p>Town Council</p>	<p>Jun-03</p>	
	<p>2. Identify vacant properties and those likely to be redeveloped in the near future, and investigate potential development/redevelopment options.</p>	<p>Economic Devt. Advisory Committee (EDAC)</p>	<p>Ongoing</p>	<p>U87088</p>
	<p>3. Formulate and implement an economic development strategic plan based on the goals of the Comprehensive Plan.</p>	<p>EDAC, Town Planner</p>	<p>Dec-04</p>	
	<p>4. Promote the development of a countywide economic development organization with representation from each of the five towns.</p>	<p>EDAC</p>	<p>Jun-04</p>	

## Element: ECONOMIC DEVELOPMENT

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL II:</b> Retain agriculture as a viable economic activity in Middletown.</p> <p><b>POLICIES:</b></p> <p>1. The Town must partner with the Aquidneck Island Land Trust to preserve family farms, with a goal to continue to farm, and to protect open space.</p> <p>2. The Town should work with State, and Federal Agencies to acquire significant financial incentives that will induce agriculture users to keep farming for a living.</p>	<p>1. Promote the use of conservation easements to protect agricultural land.</p> <p>2. The Town should endeavor to acquire agricultural land when it is placed on the market for sale.</p> <p>3. Adopt innovative planning techniques that preserve open space, greenways and agricultural land as part of the development plans for major new residential, non-residential and mixed use development.</p>	<p>Planning Board, Con. Commission</p> <p>Town Council</p> <p>Planning Board</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	10
<p><b>GOAL III:</b> Establish technical training programs in order to provide for a skilled workforce and attract desirable businesses.</p> <p><b>POLICY:</b> Understand what technical training programs are needed for Aquidneck Island and support the need to coordinate a comprehensive plan.</p>	<p>1. Evaluate regional technical training programs to determine their value to Aquidneck Island.</p> <p>2. Encourage business and academic leaders to support vocational training programs</p> <p>3. After identifying vocational programs that fit Aquidneck Island such as hospitality, travel and tourism, marine construction, computer technology, and service industries, make all Aquidneck Island residents aware of the vocation education that is available.</p> <p>4. The Advisory Committee must work with officials from CCRI to insure that the curriculum at the future CCRI campus on Ranger Rd. meets the needs of the local community.</p>	<p>EDAC</p> <p>EDAC</p> <p>EDAC</p> <p>EDAC</p>	<p>Dec-04</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	10
<p><b>GOAL IV:</b> Obtain new economic activity to offset the loss of jobs (associated with defense contracts and services) resulting from the reduction of federal spending.</p> <p><b>POLICY:</b> Retain and expand defense related economic activity, and attract new business to the area in cooperation with neighboring communities.</p>	<p>1. Work closely with Newport and Portsmouth in promoting the attributes of Aquidneck Island.</p> <p>2. Maintain contacts with U.S. Congressional Delegates to obtain their support for retaining (and adding) defense support contracts on Aquidneck Island.</p>	<p>EDAC/ Town Council</p> <p>EDAC/ Town Council</p>	<p>Ongoing</p> <p>Ongoing</p>	11

**Element: ECONOMIC DEVELOPMENT**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL V:</b> Maximize the use of existing commercial properties to avoid over development and preserve open space.</p> <p><b>POLICY:</b> Offer incentives to encourage property owners to remodel and/or rebuild on existing commercial sites.</p>	<ol style="list-style-type: none"> <li>1. Encourage developers to take advantage of “Brownfields” legislation in order to redevelop contaminated sites.</li> <li>2. Consider zoning and/or tax incentives for redevelopment on existing commercial properties.</li> </ol>	<p>EDAC</p> <p>EDAC, Town Council, Planning Board</p>	<p>Ongoing</p> <p>Dec-03</p>	<p>11</p>

Table 1e

GOALS/POLICIES/IMPLEMENTATION

Plan of Action/Milestones

Element: CIRCULATION

GOAL/POLICY	Implementation	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL I:</b> Provide a street network that allows for safe and efficient movement of vehicular traffic throughout the town.</p> <p><b>POLICIES:</b></p> <p>1. New cul-de-sacs will be allowed (and built) to abut adjacent undeveloped land, only as a temporary expedient. When the adjacent land is developed, the cul-de-sac shall be eliminated and a through road constructed where abutting land use permits feasibility.</p> <p>2. Construction of permanent cul-de-sacs in subdivisions abutting developed land shall be permitted only when:</p> <p style="padding-left: 20px;">a. The cul-de-sac would abut a neighboring residential development and no agreement can be reached with said community to join or extend to an existing street.</p> <p style="padding-left: 20px;">b. The cul-de-sac abuts wetlands or prevents the degradation of land/ water conservation policies.</p> <p style="padding-left: 20px;">c. The property being developed cannot support more than one road access.</p> <p style="padding-left: 20px;">d. There is no road or paper street on the adjoining developed land that can be extended to the new road</p>	<p>1. Amend Zoning Ordinance and Subdivision Regulations as needed.</p>	<p>Planning Board, Town Council</p>	<p>Dec-03</p>	<p>20</p>
<p><b>GOAL II:</b> Minimize the number and location of curb cuts providing access to the lots fronting on East and west Main Roads.</p>	<p>1. Work in cooperation with RI DOT to require shared curbcuts.</p>	<p>Town Council, Planning Board</p>	<p>Jun-04</p>	<p>21</p>

**Element: CIRCULATION**

GOAL/POLICY	Implementation	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>POLICY:</b> Require new developments along East and West Main Roads to use existing or new frontage roads or other collector street that will access the highway at one curb cut.</p>	<p>2. Amend Town regulations to require use of shared curbcuts.</p>	<p>Town Council, Planning Board</p>	<p>Jun-04</p>	
<p><b>GOAL III:</b> Reduce the number and severity of accidents occurring on East and West Main Roads.</p> <p><b>POLICY:</b> The Town should coordinate intersection improvements with RIDOT and continue to request Transportation Improvement Program (TIP) projects focusing on safety.</p>	<p>1. Obtain a commitment from the state to install sidewalks on East and West Main Roads at Oliphant Lane, Brown's Lane, and Forest Avenue.</p> <p>2. Synchronize traffic signals.</p> <p>3. Where possible require installation of fifth lanes at traffic signals for traffic making left turns off the highway as studies indicate necessary.5. Separate maintenance and operational expenditures.</p> <p>4. Investigate options to provide safe pedestrian crossings on West Main Road and East Main Road intersections where pedestrian traffic is consistent.</p>	<p>Town Administrator, Town Planner</p> <p>RIDOT</p> <p>Planning Board, ZBR</p> <p>Town Administrator, DPW, Town Planner</p>	<p>Jun-03</p> <p>Dec-03</p> <p>Ongoing</p> <p>Dec-03</p>	<p>21</p>
<p><b>GOAL IV:</b> Ensure safe useable circulation on town roads.</p> <p><b>POLICIES:</b></p> <p>1. Continue to maintain the Pavement Management Program. (PMP).</p> <p>2. Develop an accurate record of all streets/roads.</p>	<p>1. Maintain a "road data base" with accurate information on all public and private roads. Will be used as a basis from which to prepare an annual plan and be updated on an annual basis.</p> <p>2. Develop a "Mapped Street" Ordinance.</p> <p>3. Fund the PMP as a line item in the town's Annual Budget.</p> <p>4. Include ancillary improvements with the repair schedule to minimize disruption on the road system. For example, if sidewalks, bicycle paths, drainage, curbs, sewers, etc. are planned, they shall be installed during the scheduled repair period for the road.</p> <p>5. Separate maintenance and operational expenditures.</p> <p>6. Complete all utility and roadwork, including emergency repairs, so that the new road surface is consistent with the old surface.</p> <p>7. Utilize GIS information related to intersections, catch basins, outfalls, utility access, locations, bike paths, curbs and sidewalks in the program.</p>	<p>DPW</p> <p>Town Engineer, Town Council</p> <p>DPW, Town Administrator, Town Council</p> <p>DPW, Town Administrator</p> <p>DPW</p> <p>DPW</p>	<p>Ongoing</p> <p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>22</p>

**Element: CIRCULATION**

GOAL/POLICY	Implementation	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL V:</b> Provide sidewalks throughout the town.</p> <p><b>POLICY:</b> Create a sidewalk program to complement neighborhoods and that will provide for pedestrian safety.</p>	<p>1. Sidewalk installation should be accomplished as part of the Town’s road resurfacing schedule when possible.</p> <p>2. Sidewalk installation should be included as part of the capital improvement planning process.</p>	<p>DPW</p> <p>Planning Board, Town Administrator</p>	<p>Ongoing</p> <p>Ongoing</p>	<p>22</p>
<p><b>GOAL VI:</b> Provide for improved public bus transportation serving Middletown.</p> <p><b>POLICY:</b> The Town should take an active role in promoting the expansion of Public transportation in Middletown.</p> <p><b>GOAL VII:</b> Promote the use of mass transportation to reduce traffic congestion and to improve air and water quality for the citizens of Middletown and Aquidneck Island.</p> <p><b>POLICY:</b> The town endorses alternative modes of transportation as a means to alleviate traffic congestion.</p>	<p>1. Determine the public transportation needs of Middletown residents.</p> <p>2. Request service improvements of the appropriate agencies to serve the Town’s needs.</p> <p>3. Continue to evaluate public transportation needs to determine additional transit service requirements, as growth increases.</p> <p>1. The town shall support the AIPC’s efforts to reestablish rail service on the island. The cooperation, coordination, and action of local, state and federal officials will be necessary.</p> <p>2. The town shall strive to ensure that all forms of public transportation are available to its citizenry.</p> <p>3. The town shall enlist the assistance of the private (employers) and public sectors to provide incentives that will encourage the use of the system.</p> <p>4. Regularly reevaluate mass transit needs of citizens.</p>	<p>RIPTA</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p>	<p>Dec-03</p> <p>Jun-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>23</p> <p>23</p>
<p><b>GOAL VIII:</b> Avoid adversely affecting the town's water quality with road runoff.</p> <p><b>POLICY:</b> The Town will fund implementation of recommendations of the Phase II SWMPP.</p>	<p>1. Investigate funding options for implementation of SWMPP recommendations which may include:</p> <ul style="list-style-type: none"> <li>a) Require surface runoff from newly constructed subdivision streets to flow through a sedimentation filtering structure</li> <li>b) Identify salt control areas in the Water Protection Districts</li> <li>c) Develop best management practices and other alternative to abate chemical pollution.</li> <li>d) Encourage the use of pervious surfaces for driveways and walking paths in new subdivisions.</li> </ul>	<p>Town Administrator, DPW, Town Planner</p>	<p>12/03</p>	<p>24</p>

**Element: CIRCULATION**

GOAL/POLICY	Implementation	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL IX:</b> Provide an alternate (second) access in all new developments, wherever feasible.</p> <p><b>POLICY:</b></p> <p>1. Require all new developments (residential, industrial, commercial, etc) to have two accesses. When developments abut or are between two existing roads, access will be from both roads.</p>	<p>1. Amend subdivision regulations as necessary.</p>	<p>Planning Board</p>	<p>Dec-03</p>	<p>24</p>
<p><b>GOAL X.</b> Make the streets of Middletown safe during and following winter storms and icy conditions.</p> <p><b>POLICIES:</b></p> <p>1. The streets of Middletown shall be kept plowed and sanded during and after snowstorms and icy conditions.</p> <p>2. Mixtures for sanding and deicing should be environmentally sensitive in the Watershed Protection Districts as required in Element VIII.</p>	<p>1. Continue to keep roads safe during and after storms through sanding and plowing.</p> <p>2. Policies and procedures should be amended as necessary.</p>	<p>DPW</p>	<p>Ongoing</p>	<p>25</p>
<p><b>GOAL XI:</b> Improve safety on town highways and streets.</p> <p><b>POLICIES:</b></p> <p>1. Increase police traffic patrols on local streets.</p> <p>2. Obtain a commitment from the state to provide additional traffic enforcement on state highways.</p> <p>3. Coordinate with the state to implement an educational effort to improve safety on state highways and local streets.</p>	<p>1. Secure funding and provide additional personnel and equipment as needed.</p> <p>2. Contact appropriate state officials to request increased enforcement on state roads.</p> <p>3. Establish a traffic safety education program.</p> <p>4. Enforce speed limits and institute doubling of fines for speeding on designated scenic roads.</p>	<p>Town Council/ Police Department</p> <p>Police Department, Town Council</p> <p>Police Department</p> <p>Police Department</p>	<p>Dec-04</p> <p>Ongoing</p> <p>Dec-03</p> <p>Jun-03</p>	<p>25</p>

## Element: CIRCULATION

GOAL/POLICY	Implementation	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL XII:</b> Alleviate traffic congestion caused by vehicles transiting the area to/from Massachusetts (Routes 114 &amp; 138).</p> <p><b>POLICY:</b> The town endorses a multi-modal, mass transit system as a means to alleviate traffic congestion generated by through traffic.</p>	<p>1. Remain involved with state and regional transportation planning efforts, including the AIPC.</p>	<p>Planning Board</p>	<p>Ongoing</p>	<p>26</p>
<p><b>GOAL XIII:</b> Improve local traffic patterns.</p> <p><b>POLICY:</b> Continue efforts to identify and improve traffic trouble spots.</p>	<p>1. Determine problem streets and intersections and provide recommended solutions using the AIPC Traffic Modeling Program.</p>	<p>Planning Board, Town Planner</p>	<p>Ongoing</p>	<p>26</p>
<p><b>GOAL XIV:</b> Create bicycle trails around Aquidneck Island and link with the East bay Bike Path.</p> <p><b>POLICY:</b> Develop, with Newport and Portsmouth, and with assistance of the East Coast Greenway Association a plan for the establishment of a system of bicycle paths around the Island linking with the East Bay Bike Path and Tiverton Bike Path.</p>	<p>1. Coordinate with neighboring communities, AIPC, and RIDOT through TIP process.</p>	<p>Planning Board, Town Planner</p>	<p>Ongoing</p>	<p>27</p>
<p><b>GOAL XV:</b> Reduce congestion by increased use of alternative transportation for short local trips.</p> <p><b>POLICY:</b> Encourage alternative modes of transportation for local commuters.</p>	<p>1. Coordinate with RIPTA to provide incentives to make alternative modes of transportation attractive.</p> <p>2. Provide improved bike and pedestrian facilities.</p>	<p>Town Council</p> <p>Town Council, DPW</p>	<p>Dec-03</p> <p>Dec-05</p>	<p>27</p>

**Table 1f**  
**GOALS/POLICIES/IMPLEMENTATION**  
**Plan of Action/Milestones**

**Element: HOUSING**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL I:</b> Preserve Affordable Housing</p> <p><b>POLICIES:</b></p> <p>1. Monitor Affordable Housing</p> <p>2. Work With Affordable Housing Sponsors</p> <p>3. Track preservation programs.</p>	<p>1. Develop an Affordable Housing Inventory</p> <p>2. Update as Needed</p> <p>3. Approach sponsors of expiring contracts proactively preserving affordable housing units as their affordable units near the end of their income restrictions.</p> <p>4. Seek information on preservation techniques.</p> <p>5. Monitor funding levels of various programs.</p>	<p>Planning Dept., Housing Agency</p> <p>Planning Dept., Housing Agency</p> <p>Planning Dept., Housing Agency</p> <p>Planning Dept., Housing Agency</p> <p>Housing Agency</p>	<p>Dec 2004</p> <p>Ongoing</p> <p>As needed</p> <p>Ongoing</p> <p>Ongoing</p>	
<p><b>GOAL II:</b> Create a variety of affordable housing types..</p> <p><b>POLICY:</b></p> <p>1. Support Development of special needs housing</p> <p>2. Support Development of Elderly Housing.</p> <p>3. Recognize the widespread need for affordable housing.</p> <p>4. Recognize importance of unsubsidized affordable housing.</p>	<p>1. Continue to provide funding for special needs individuals</p> <p>2. Continue to provide CDBG funding to assist in acquiring housing for Senior citizens requiring low cost retirement apartments.</p> <p>3. Permit Independent Living Facilities</p> <p>4. Provide for affordable housing for households up to 130% of MFI in Inclusionary Zoning Ordinance.</p> <p>5. Allow mobile homes.</p> <p>6. Allow Accessory Family Dwelling Units.</p>	<p>Town Council</p> <p>Town Council</p> <p>Town Council</p> <p>Planning Dept.</p> <p>Town Council</p> <p>Town Council</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>2005</p> <p>Ongoing</p> <p>Ongoing</p>	

Element: HOUSING

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL III:</b> Provide homeownership opportunities to moderate and low income households.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Implement inclusionary zoning..</li> <li>2. Grant property tax relief for elderly homeowners.</li> <li>3. Support CCHC’s Homeownership programs.</li> </ol>	<ol style="list-style-type: none"> <li>1. Draft inclusionary zoning ordinance.</li> <li>2. Adopt inclusionary zoning ordinance</li> <li>3. Gant tax exemptions to seniors.</li> <li>4. Allow tax deferments for elderly.</li> <li>5. Freeze taxes for low income seniors.</li> <li>6. Prioritize homeownership programs in CDGB applications</li> </ol>	<p>Planning Dept</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p>	<p>2004</p> <p>2005</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	
<p><b>GOAL IV:</b> Reduce Development Costs</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Require Conservation development.</li> <li>2. Encourage Mixed-Use Development</li> <li>3. Use Existing Infrastructure</li> <li>4. Utilize existing structures</li> <li>5. Waive or reduce fees where appropriate.</li> </ol>	<ol style="list-style-type: none"> <li>1. Draft conservation development ordinance.</li> <li>2. Adopt conservation development ordinance.</li> <li>3. Amend Zoning Ordinance.</li> <li>4. Identify areas suitable for infill development/redevelopment</li> <li>5. Work with CCHC to encourage Navy to preserve units at the Anchorage as affordable.</li> <li>6. Continue to support CCHC projects that convert existing structures to affordable housing.</li> <li>7. Provide for waivers of impact fees for affordable units in Impact Fee Ordinance</li> <li>8. Consider reduction/waivers of other fees.</li> </ol>	<p>Planning Dept</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p> <p>Planning Dept</p> <p>Town Council</p> <p>Town Council</p> <p>Town Council</p>	<p>2004</p> <p>2005</p> <p>2004</p> <p>2006</p> <p>Ongoing</p> <p>Ongoing</p> <p>2004</p> <p>2004</p>	
<p><b>GOAL V:</b> Site Affordable Housing appropriately.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Integrate affordable housing into the community</li> <li>2. Site affordable housing near public services &amp; transit</li> <li>3. Site housing for the elderly appropriately.</li> </ol>	<ol style="list-style-type: none"> <li>1. Require inclusionary units to be on-site whenever feasible.</li> <li>2. Take into consideration surrounding area when considering affordable housing applications.</li> <li>3. Strive to provide elderly housing that is accessible to municipal, commercial, and medical facilities as well as transit.</li> </ol>	<p>Planning Dept</p> <p>Planning Board</p> <p>Town Council</p> <p>Planning Board</p>	<p>2005</p> <p>ongoing</p> <p>Ongoing</p>	

Element: HOUSING

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL VI:</b> Secure Funding for Affordable Housing</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Monitor funding opportunities for development of affordable housing.</li> <li>2. Pursue affordable housing grant opportunities.</li> <li>3. Investigate creative funding mechanisms.</li> </ol>	<ol style="list-style-type: none"> <li>1. Create affordable housing grant database.</li> <li>2. Update affordable housing grant database.</li> <li>3. Apply for CDGB funding.</li> <li>4. Apply for RIHMFC Targeted assistance grant.</li> <li>5. Apply for other housing grants</li> <li>6. Consider a Real Estate Transfer Tax.</li> <li>7. Investigate development of an affordable housing land trust.</li> </ol>	<p>Planning Dept</p> <p>Housing Agency.</p> <p>Town Council</p> <p>Planning Dept.</p> <p>Planning Dept</p> <p>Town Council</p> <p>Town Council Planning Board.</p>	<p>2004</p> <p>Ongoing.</p> <p>annually</p> <p>2005</p> <p>Ongoing</p> <p>2004</p> <p>2005</p>	
<p><b>GOAL VI:</b> Achieve 10 percent Threshold</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Ensure at least 10% of new development is affordable.</li> <li>2. Continue to support all of CCHC's housing activities..</li> <li>3. Develop a municipal subsidy system.</li> </ol>	<ol style="list-style-type: none"> <li>1. Enforce Inclusionary Zoning Ordinance.</li> <li>2. Provide CDGB funding for all CCHC's programs.</li> <li>3. Work with CCHC on projects.</li> <li>4. Create a mechanism for financially or otherwise subsidizing affordable housing units.</li> </ol>	<p>Town Council, Planning Board</p> <p>Town Council</p> <p>Municipal staff</p> <p>Housing Agency</p>	<p>Upon adoption of ordinance.</p> <p>Ongoing</p> <p>Ongoing</p> <p>2005</p>	

**Table 1g**  
**GOALS/POLICIES/IMPLEMENTATION**  
**Plan of Action/Milestones**

**Element: FACILITIES AND SERVICES**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL I:</b> Provide public services and facilities equal to or better than those currently provided.</p> <p><b>POLICIES:</b></p> <p>1. Ensure appropriate educational opportunities are available in school facilities that are convenient, functional and well run.</p> <p>2. Ensure modern, adequate public safety facilities are available and conveniently located for town residents.</p> <p>3. Ensure that the town is prepared to administer high quality municipal programs on a cost-effective basis and are environmentally responsible.</p>	<p>1. Conduct a facilities needs analysis.</p> <p>2. Prioritize needed improvements</p> <p>3. Schedule and identify funding for improvements.</p> <p>4. Inventory facilities and equipment and program capital expenditures for a five-year period, to be included in the Town’s Capital Improvement Program.</p>	<p>School Dept., Town Administrator</p> <p>School Dept., Town Administrator</p> <p>Town Administrator, Town Council</p> <p>Department Managers</p>	<p>Dec-04</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	27
<p><b>GOAL II:</b> Provide the west side of Middletown a rapid response by fire and emergency vehicles.</p> <p><b>POLICY:</b></p> <p>1. If feasible, acquire land on the west side for the construction of a station from which police, fire and emergency services may respond.</p> <p>2. Regional cooperation with other island communities (Newport, Portsmouth and the Navy) for emergency coverage on the west side must be pursued.</p>	<p>1. Investigate land availability and determine funding options for new facilities.</p>	Town Administrator	Dec-04	27

**Element: FACILITIES AND SERVICES**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL III:</b> Provide public school programs that fulfill basic requirements and meet the desires of town residents.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Ensure that appropriate educational opportunities are available to every student at every school facility.</li> <li>2. Develop a comprehensive asset protection plan for each school facility.</li> <li>3. Ensure that the Basic Education Plan is being met at each school facility.</li> <li>4. Convene a Building Advisory Committee that will address the Linden School problems, issues and solutions.</li> <li>5. Convene a Facility Management Committee to collaboratively assist the Facilities Director in developing and maintaining a five-year facilities plan.</li> <li>6. Ensure enrollment projections are updated annually.</li> <li>7. Create a study group to explore ways the School Department and Town can collaborate on joint ventures.</li> </ol>	<ol style="list-style-type: none"> <li>1. Perform a full independent assessment of each school facility.</li> <li>2. An independent firm or consultant should be obtained to do enrollment projections</li> <li>3. The Facilities Management Committee should develop long term solutions for facilities' needs.</li> <li>4. The Building Advisory Committee should recommend to the School Committee options for Linden School.</li> <li>5. To address the funding goal, The Town Council should earmark a percentage of the surplus each year for maintenance of facilities both on the Town and School side.</li> <li>6. The School Committee and Town Council need to seek ways to further collaborate</li> </ol>	<p>School Dept.</p> <p>School Dept.</p> <p>School Committee</p> <p>School Committee</p> <p>Town Council, School Committee</p> <p>Town Council, School Committee</p>	<p>Dec-04</p> <p>Dec-03</p> <p>Jun-05</p> <p>Jun-03</p> <p>Ongoing</p> <p>Ongoing</p>	<p>28</p>
<p><b>GOAL IV:</b> Consolidate town services wherever possible.</p> <p><b>POLICY:</b> Improve efficiency by transferring responsibility for maintaining the Town of Middletown's school facilities and other real property, maintained by the School Department, to an appropriate Town Department.</p>	<ol style="list-style-type: none"> <li>1. Coordinate with the School Department to allocate staffing/funding.</li> <li>2. The Recreation Department should coordinate efforts with other departments to meet the ongoing needs of the community.</li> </ol>	<p>Town Council , School Dept.</p> <p>Recreation Dept., Town Depts</p>	<p>Ongoing</p> <p>Dec-03</p>	<p>29</p>

**Element: FACILITIES AND SERVICES**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL V:</b> Provide, in the Library, adequate information resources and services to support the changing requirements of municipal government, boards and commissions; local corporations and businesses; and the residents of the town.</p> <p><b>POLICIES:</b></p> <p>1. Maintain a special reference section within the library, as the Municipal Archives, which will be a depository for municipal government's primary reference materials.</p> <p>2. Dedicate space to adequately provide access to information about Middletown government and the day to day administrative processes.</p>	<p>1. Information-processing capabilities at the Library must be expanded.</p> <p>2. Allocate space within the Library as needed and post board and committee information on bulletin boards and the town's web page</p>	<p>Library</p> <p>Library, Town Clerk</p>	<p>Dec-03</p> <p>Ongoing</p>	<p>29</p>
<p><b>GOAL VI:</b> Maintain town roads, sewers, and real property in a high state of repair.</p> <p><b>POLICY:</b> Provide for efficient maintenance of Town assets.</p> <p><b>GOAL VII:</b> Provide protective services to meet the needs and well being of the town's residents by maintaining adequate fire fighting and emergency resources.</p> <p><b>POLICIES:</b></p> <p>1. Endeavor to meet or exceed the Insurance Services Organization (ISO) standards for adequate fire protection in the town.</p> <p>2. Require all future subdivisions that have access to public water install a looped water system, whenever possible and practical.</p>	<p>1. Establish a maintenance expense budget, for use solely for the maintenance and repair of the town's real property and facilities</p> <p>2. Establish a schedule for maintenance and repair of real property and facilities based on each property's mean time between programmed maintenance.</p> <p>1. Identify and make needed improvements.</p> <p>2. Amend Subdivision Regulations as necessary.</p> <p>3. Enforce building codes</p>	<p>Department Managers, Town Administrator</p> <p>Department Managers, Town Administrator</p> <p>Fire Chief</p> <p>Planning Board</p> <p>Building Inspection Dept.</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Dec-05</p> <p>Dec-03</p> <p>Ongoing</p>	<p>29</p> <p>30</p>

**Element: FACILITIES AND SERVICES**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p>3. Ensure all subdivisions have adequate road systems to allow unimpeded circulation of emergency vehicles.</p> <p>4. Ensure that all buildings of public assembly are protected in accordance with state building and fire safety codes.</p>				
<p><b>GOAL VIII:</b> Provide security in the town by maintaining an adequately manned and capable police force</p> <p><b>POLICY:</b> Maintain the police force at a level of readiness that will result in an average response time of five minutes.</p>	<p>1. Secure adequate funding and hire officers and purchase equipment as needed.</p>	<p>Town Council, Police Chief</p>	<p>Ongoing</p>	<p>30</p>
<p><b>GOAL IX:</b> Improve traffic safety on town roads.</p> <p><b>Policies:</b></p> <p>1. Emphasize safety on town roads by increasing police patrols.</p> <p>2. Reduce patrolling of state highways to concentrate on local roads.</p>	<p>1. Request that the State Police provide traffic enforcement on state roads in Middletown.</p> <p>2. Notify the state that investigations of accidents on state highways would be considered a State Police responsibility even when the local police are the first response</p>	<p>Town Administrator, Police Dept.</p> <p>Town Administrator, Police Dept.</p>	<p>Dec-03</p> <p>Dec-03</p>	<p>31</p>
<p><b>GOAL X:</b> Provide adequate rubbish disposal options to the commercial and residential segments of the community.</p> <p><b>POLICIES:</b></p> <p>1. Encourage commercial entities to participate in a recycling program that conforms to all environmental</p>	<p>1. Coordinate with state agencies to promote recycling to businesses.</p> <p>2. Contract for collection of recyclables from Town buildings</p> <p>3. Investigate and if feasible move proactively to secure long term use of the existing disposal site located on Navy lands.</p> <p>4. Develop long-term plan for management of trash disposal.</p>	<p>RIRRC</p> <p>DPW, Town Administrator</p> <p>DPW, Town Administrator</p> <p>DPW, Town Administrator</p>	<p>Dec-03</p> <p>Ongoing</p> <p>Dec-04</p> <p>Dec-04</p>	<p>31</p>

**Element: FACILITIES AND SERVICES**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
regulations. 2. Encourage all Town Departments participate in a recycling program that conforms to all environmental regulations. 3. Identify and allocate land for the location of a trash disposal/ transfer/ recycling facility.	5. Coordinate with municipalities regionally to formulate a long-term solid waste management plan.	DPW, Town Administrator	Dec-04	
<b>GOAL XI:</b> Preserve and protect the long-term interests of the town relative to the sanitary sewer system.  <b>POLICY:</b> Impose impact fees to offset future maintenance costs.	1. Impose sewer impact fees on all new development.	Town Administrator	Ongoing	32
<b>GOAL XII:</b> Upgrade the town's sewer system  <b>POLICIES:</b> 1 . Develop a Wastewater Facility Plan 2. Participate in the Priority Determination System for Federal and State Assistance to Local Governmental Units for Construction of Water Pollution Abatement Projects.	1. Institute a time-phased repair, replacement, and expansion plan for sewer facilities. 2. Abandon the Town's sewer moratorium. 3. Plan for the future expansion of the system. 4. Investigate the options related to Wastewater Management Districts.	DPW, Town Engineer  Town Council  DPW, Town Engineer, Planning Board  DPW, Town Engineer	Dec-03  Jun-03  Dec-04  Dec-04	32

Table 1h

GOALS/POLICIES/IMPLEMENTATION

Plan of Action/Milestones

Element: Land Use

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL I:</b> Achieve growth and development patterns that are consistent with environmental, historical and economic needs of the town.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Effectively use the Town Center Overlay District to centralize commercial/retail activity in the town.</li> <li>2. Allow cluster zoning and other conservation subdivision techniques within low-density land use areas.</li> <li>3. Support development of a Master Plan for the town’s East Side, and the Aquidneck Island Planning Commission’s West Side Master Plan.</li> <li>4. Allocate portions of developments within low, medium, and high- density categories to accommodate all income levels.</li> <li>5. Work closely with private/public conservation organizations towards the preservation of open space.</li> <li>6. Work to minimize potential conflicts between the Colonel Robert F. Wood Airpark and surrounding community.</li> <li>7. Address commercial sprawl in the West Main Road corridor.</li> </ol>	<ol style="list-style-type: none"> <li>1. Consider incentives to attract development to desirable areas.</li> <li>2. Amend the zoning ordinance and map to promote less intensive development in currently undeveloped areas.</li> <li>3. Amend subdivision and zoning regulations to allow conservation style development.</li> <li>4. Work closely with regional planning organizations and private organizations to support good planning and promote openspace preservation</li> <li>5. Consider adoption of an Airport Overlay Zone in the Zoning Ordinance</li> <li>6. Adopt a new zoning district for mixed use developments in the West Main Road corridor.</li> </ol>	<p>Town Council/Planning Board/EDAC</p> <p>Planning Board, Town Council</p> <p>Planning Board, Town Council</p> <p>Planning Board, Town Council</p>	<p>Dec-03</p> <p>Dec-04</p> <p>Jun-03</p> <p>Ongoing</p>	<p>23</p>

Element: Land Use

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL II:</b> Maintain the agricultural landscape and heritage of Middletown.</p> <p><b>POLICY:</b> Provide incentives that encourage retention of agricultural land use.</p>	<ol style="list-style-type: none"> <li>1. Coordinate with land trusts and private/public land preservation organizations to acquire and/or secure land development rights to agricultural parcels.</li> <li>2. Encourage owners of agricultural land, who wish to subdivide or develop their property, to apply conservation development or other growth management techniques that provide for connective Greenways and preserve agricultural land.</li> <li>3. Identify land to be designated for continued agricultural use, and promote the use of integrated best management practices particularly in watershed sensitive areas.</li> </ol>	<p>Town Council, Town Administrator, Planning Board</p> <p>Conservation Commission</p> <p>Conservation Commission, Planning Board</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Dec-03</p>	<p>24</p>
<p><b>GOAL III:</b> Establish a pattern of land use that considers environmental and historical characteristics of the land as well as the overall impact on infrastructure.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Allow for the orderly development of residential areas based on the guidelines of the State Guide Plan</li> <li>2. Enhanced regional cooperation to address the growth pressures brought about by development as it effects transportation, education and public health, safety and welfare.</li> <li>3. Initiate zoning techniques that provide landowners with options to encourage land conservation in their subdivision designs and plans for major nonresidential or mixed use developments. .</li> <li>4. Enact innovative zoning to preserve natural features, mitigate environmental impacts, and preserve, where possible, valued community resources.</li> </ol>	<ol style="list-style-type: none"> <li>1. Amend zoning and subdivision regulations as necessary.</li> <li>2. Maintain involvement with the efforts of the AIPC.</li> <li>3. Institute conservation style development in the subdivision and zoning regulations</li> <li>4. Adopt mixed use zoning to encourage the retention of open space in major new land development projects.</li> </ol>	<p>Planning Board, Town Council</p> <p>Planning Board</p> <p>Planning Board, Town Council</p>	<p>Dec-04</p> <p>Ongoing</p> <p>Jun-03</p>	<p>24</p>

## Element: Land Use

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>GOAL IV:</b> Protect environmentally sensitive areas</p> <p><b>POLICY:</b></p> <p>1. Identify and prioritize environmentally sensitive areas as protected Greenway linkage through public private partnership.</p>	<p>1. Take action to encourage donations of land and to accept land offered as gifts, to add to the town's open space inventory. Consider purchasing environmentally sensitive land as it becomes available.</p> <p>2. Take action to encourage public/private partnerships with entities such as land trusts, conservation foundations, agricultural associations to identify at risk lands (such as farms, forested areas, watersheds, etc) for protection by purchase of development rights, conservation easements, or acquisition.</p>	<p>Planning Board, Conservation Commission</p> <p>Planning Board, Conservation Commission</p>	<p>Ongoing</p> <p>Ongoing</p>	<p>25</p>
<p><b>GOAL V:</b> Protect water quality on a local and regional basis for private and public water supplies.</p> <p><b>POLICIES:</b></p> <p>1. Support incentives that encourage landowners with substandard ISDS systems to upgrade for protection of water quality.</p> <p>2. Investigate techniques to improve the quality of stormwater runoff and adjust local regulations as required.</p>	<p>1. Just as a zero rate of increased runoff is now mandated, there is a need to improve the quality of stormwater runoff by requiring best management practices.</p> <p>2. Identify and establish Watershed Protection Districts as appropriate for both surface and groundwater protection.</p> <p>3. Develop a Stormwater Runoff Management Program Plan (Phase II) to improve surface water runoff within the town that leads to sensitive environmental areas.</p>	<p>Town Engineer</p> <p>Commission, Town Council</p> <p>Planning Dept.</p>	<p>Dec-03</p> <p>Dec-04</p> <p>Mar-03</p>	<p>25</p>
<p><b>GOAL VI:</b> Maintain and preserve beaches and other shoreline features as significant natural resources.</p> <p><b>POLICIES:</b></p> <p>Maintain Third Beach in an undeveloped, natural state.</p> <p>2. Continue to support Sachuest Beach (Second Beach) for recreational use with improvements to existing facilities as necessary.</p>	<p>1. Maintain OS zoning at Third Beach to prohibit development.</p> <p>2. Provided for necessary funding to support Second Beach.</p> <p>3. Maintain communications with Federal and State agencies.</p> <p>4. Continue participation with the AIPC</p> <p>5. Establish a funding mechanism for the acquisition shoreline properties and maintenance of existing properties..</p>	<p>Town Council / Planning Board</p> <p>Town Council</p> <p>Town Council</p> <p>Planning Board</p> <p>Town Council</p>	<p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>25</p>

**Element: Land Use**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p>3. Support the U. S. Fish and Wildlife’s Complex Comprehensive Conservation Plan for Sachuest Point Natural Wildlife Refuge.</p> <p>4. Support preservation of shoreline features along the West Side of the town as detailed in the Aquidneck Island Planning Commission’s West Side Master Plan.</p> <p>5. Maintain significant geological features such as Purgatory Chasm, Easton’s Point, Hanging Rock etc. in their natural state and preserve public access.</p> <p>6. Acquire shoreline property, as it becomes available for public access.</p>				
<p><b>GOAL VII:</b> Maintain Town services and facilities in the face of new development</p> <p><b>POLICY:</b> Ensure new subdivisions bear present and future costs linked to their development.</p>	<p>1. Enact impact fees to link costs the town will incur, as a result of new development as detailed in needs assessment.</p> <p>2. Work to maintain the long-term Capital Improvement Plan (CIP) for all infrastructure improvements needed due to growth development.</p> <p>3. Require developers to post bonds to cover the potential costs to the Town for maintaining facilities within the development (i.e. stormwater drainage structures)</p>	<p>Town Council</p> <p>Town Admin., Finance, Planning Board</p> <p>Planning Board</p>	<p>Dec-03</p> <p>Ongoing</p> <p>Ongoing</p>	<p>27</p>
<p><b>GOAL VIII:</b> Zone the town in accordance with land uses depicted at Figure 5.</p> <p><b>POLICY:</b> Develop, adopt and maintain a zoning ordinance and map in accordance with this Comprehensive Plan and the blueprint for the town depicted in Figure 5 "Future Land Use Plan."</p>	<p>1. Propose necessary changes to the zoning map and zoning ordinance</p>	<p>Planning Board</p>	<p>Dec-03</p>	<p>27</p>
<p><b>GOAL IX:</b> Identify and protect those Middletown Open Space land parcels that remain in all Residential, Business, Industrial and Commercial Zoned Areas. Due to the need to prioritize these locations, a strong effort to control development and establish effective growth management techniques is required.</p>	<p>1. Conduct an inventory of all open space public and private.</p> <p>2. Prioritize parcels for protection</p>	<p>Conservation Commission, Parks and Fields Committee</p> <p>Conservation Commission, Parks and Fields Committee</p>	<p>Dec-04</p>	<p>27</p>

**Element: Land Use**

GOAL/POLICY	IMPLEMENTATION	LEAD DEPT	TARGET DATE	REF PAGE
<p><b>POLICY:</b> There must be a firm legal basis for innovative development controls to protect the undeveloped land from the potential development build-out scenario that exists in future years. This will require inventory of large tracts of land that must be recognized as needing some sort of rural character protection or controls from commercial sprawl.</p>	<p>3. Amend the zoning ordinance and subdivision regulations as necessary to require retention of open space and to ensure high standards of design in major development projects.</p>			