

## CHAPTER 1 POPULATION

### 1.1 Introduction

Census tracts are geographic divisions within the community, defined by the U.S. Bureau of the Census. They generally correspond to population density, i.e., smaller tracts for higher density areas, lower density tracts for lower density areas. Census tracts are divided further into planning districts. Districts have boundaries which roughly correspond to the shape of established villages or neighborhoods. For the purposes of this plan, the Town's single census tract (C.T. 414) will serve as the planning district.

Population and housing data are provided by census tract, thereby making the choice of C.T. 414 as the planning district logical for the Town. The rural character of the community, the very low density, scattered, residential development and the lack of definable neighborhoods supported use of a single planning district.

Best available data were used for statistics. However, some statistics cannot be extrapolated to current year estimates with confidence, and in those instances, 1980 Census figures were used.

Table 1-1 shows that the population increased rapidly from 1960 to 1970 with a 40 percent increase. The population has been increasing since 1970 but at a decreasing rate.

**Table 1-1**  
**Population Trends in Little Compton, 1950 - 1990**

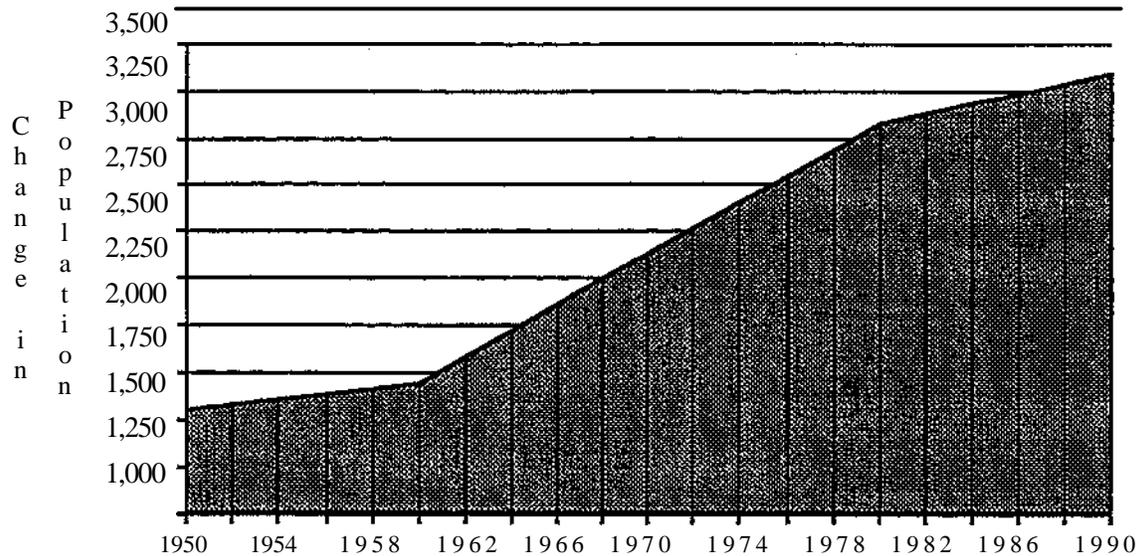
<b>Year</b>	<b>Total Population</b>	<b>Percent Change</b>
1950	1,556	-
1960	1,702	+9.38%
1970	2,385	+40.13%
1980	3,085	+29.35%
1990	3,339	+8.23%

Source: U.S. Dept. of Commerce, Bureau of the Census.

The 1990 population of 3,339 people represents nearly a 114 percent increase in the population since 1950, a 40 percent increase since 1970 and a 8 percent increase since 1980. Between 1980 and 1987, there were 326 births, and 247 deaths in Little Compton, a natural

increase of 79 persons. Projections in Table 1-2, prepared by the Rhode Island Department of Administration Division of Planning, indicate the following population estimates for the upcoming years.

Figure 1 - 1  
Population Trends in Little Compton, 1950 - 1990



Source: U.S. Dept. of Commerce, Bureau of the Census.

Table 1 - 2  
Population Projections to the Year 2020

Year	Total Population	Percent Change
1990 Census	3,339	
1990	3,492	4.5
1995	3,601	3.2
2000	3,718	3.2
2005	3,830	3.0
2010	3,953	3.2
2015	4,062	2.7
2020	4,171	2.6

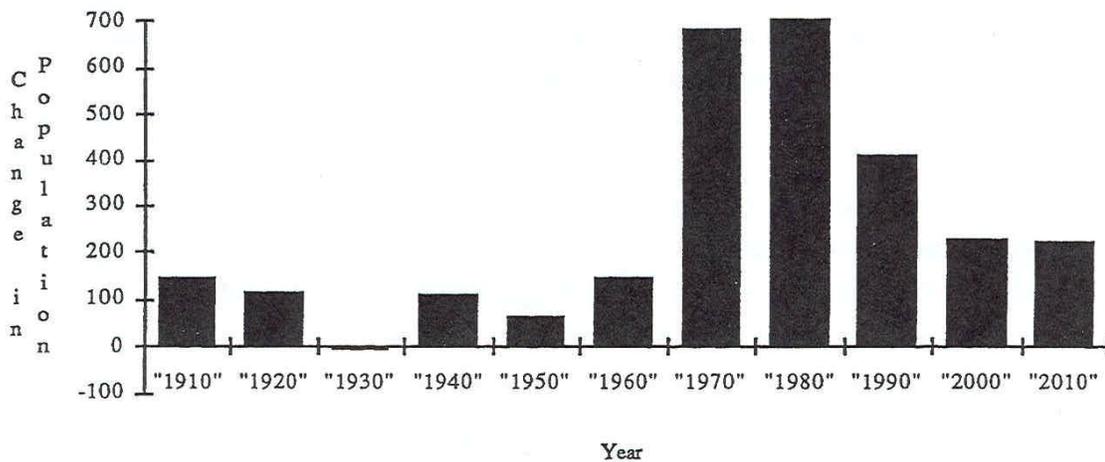
Source: R.I. Dept. of Administration, Division of Planning.

These figures suggest an increasing population but, one which will grow at a slower rate than in the 20 past years. A 13.3 percent increase in total population is estimated for the next twenty years (1990-2010) compared to a 46 percent increase for the past 20 years.

<sup>1</sup> United States Department of Commerce attached the following caveat to the 1990 housing and population figures - "The population counts set forth herein are subject to possible correction for undercount or overcount."

Figure 1-2 shows population growth by the actual change which occurred every ten years, to illustrate the rate of increase. Little Compton's rate of growth began to taper off after 1910 and actually declined slightly during the depression period between 1920 and 1930. Because Little Compton was primarily a farming community, it did not experience the great exodus of population which was prevalent in other New England towns, due to mill closures and loss of other types of employment. Between 1930 and 1960, growth remained between 64 and 146 persons per decade. In the two decades between 1960 and 1980, there were dramatic increases, in new residents, with an increase of 683 by 1970, and 700 by 1980. A much smaller increase was experienced between 1980 and 1990, around 254 people. Based on State future population estimates, the rate of growth will level out to about 6.4 percent per decade or about 220 people every ten years, and will have dropped to a 5.5 percent increase by the year 2020.

Figure 1 - 2  
Actual Population Changes, 1920 to 2010



Sources: U.S. Dept. of Commerce, Bureau of the Census, 1980.- Projections, RI Dept. of Administration, Division of Planning.

1990 census figures show Little Compton's population to be 4.5 percent below the projected population. Building permit activity during the 1980's indicates Little Compton's population is 10 percent above the census figure of 3,339, and is 5.2 percent above the state projection of 3,492. A high percentage of seasonally occupied housing (34 percent in 1980) makes estimating current population difficult and further complicates population projections beyond 5 years.

Two different population projections to the year 2020 were made. Projection #2 is based on total housing units enumerated in the 1990 census, and projection #3 is based on the 1991 property revaluation conducted by Jerome Appraisal Company, Inc. Despite the uncertainties involved in making projections based on historical building trends they can provide the Town a glimpse of the possible future population based on what has happened in the past. Table 1-3 shows persons per unit rates for the Town from 1970 to the present

**Table 1-3  
 Persons Per Housing Unit, 1970 - 1990**

<b>Year</b>	<b>Population</b>	<b>Total Housing Units</b>	<b>Persons Per Unit</b>
1970	2,385	1,329	1.79
1980	3,085	1,694	1.82
1990	3,339	1,850	1.80
		2,061*	1.62

• Total Units as per 1991 Revaluation.  
 Source: U.S. Dept. of Commerce, Bureau of the Census.

The development rate of the 1980's is used as a base for determining the future development rate and the actual rate may vary considerably from that which is predicted. Swings in the economy, technology, and environmental regulation will all affect future development.

It is reasonable to predict a diminishing development rate based on the fact that less developable land will be available in each succeeding year as parcels are committed to some type of land use which removes its future development potential. Table 14 shows the development rate used in population projections No. 2 and No. 3.

**Table 1.4  
 Development Rates, Trends and Projections**

<b>Period</b>	<b>Units</b>	<b>Built</b>	<b>Percent of 1980's Rate</b>
1985-1990		163	100%
1990-1995		147	90%
1995-2000		125	77%
2000-2005		100	61%
2005-2010		75	46%
2010-20/5		52	32%
2015-2020		34	21%

Source: Rhode Island Department of Administration, Division of Planning; Albert Veri & Associates, Inc.

Population projections based on building activity in Table 1-4 and Figure 1-3 use different person per unit figures. Projection No. 1 is done by the State Division of Planning using a

modified cohort survival method (see Table 1-5). Projection No. 2 assumes a person per unit figure of 1.80 based on the total number of housing units counted in the 1990 decennial census. Projection No. 3 assumes a person per unit figure of 1.62 based on the total number of units as per the 1991 property revaluation conducted by Jerome Appraisal Company, Inc.

**Table 1-5  
Population Projections No. 1, 2 and 3**

Year	1970	1980	1990	1995	2000	2005	2010	2015	2020
#1 State Projection	2,385*	3,085*	3,492	3,608	3,722	3,835	3,946	4,057	4,168
#2 Based on Census - 1.80 / Unit			3,339*	3,605	3,830	4,011	4,146	4,240	4,301
#3 Based on Revaluation - 1.62 / Unit			3,339*	3,577	3,779	3,941	4,063	4,147	4,202

\* U.S. Dept. of Commerce, Bureau of the Census, 1970, 1980,  
RI Dept. of Administration, Division of Planning.

**Figure 1-3  
Population Projections No. 1, 2 and 3**

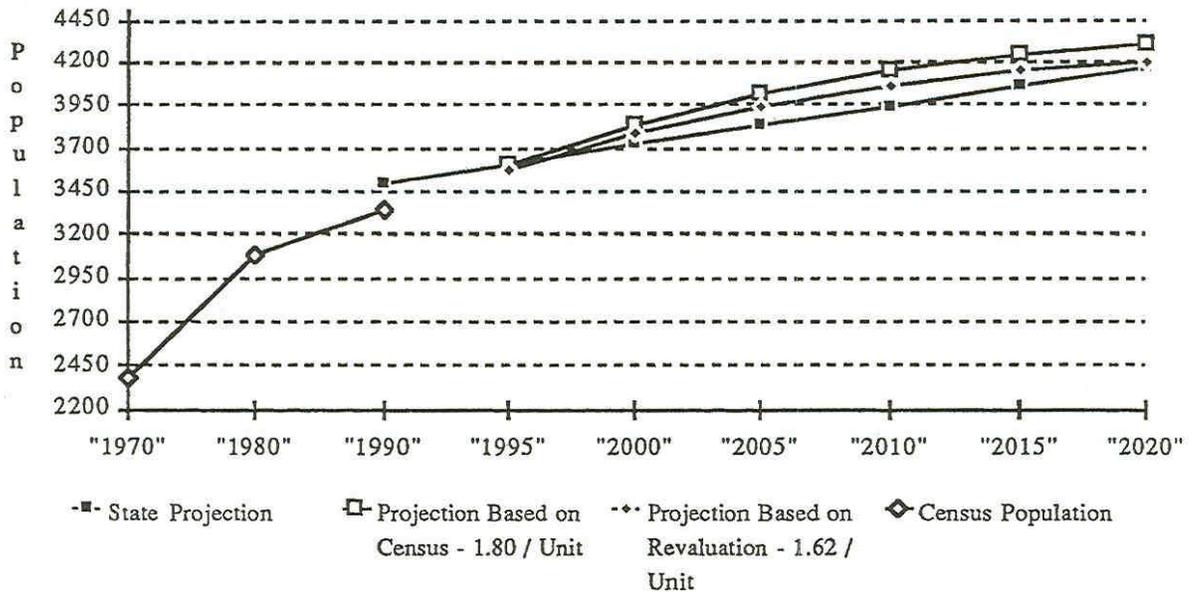


Table 1-6 shows the population density of Little Compton relative to the State. The Town's density is significantly below the density for the State as a whole. In 1990 there will be just short of four acres of land for every one person in Little Compton. State-wide there will be .68 acres for every one person.

Table 1-6  
Population Density

Measure	Little Compton	State
Total Acreage	13,512	684,089
1960 Persons/Acre	.13	1.25
1970 Persons/Acre	.18	1.39
1980 Persons/Acre	.23	1.38
1990 Persons/Acre	.26	1.47

## 1.2 Regional Population

Little Compton's regional context, for the purposes of this study, includes Tiverton, Newport, Middletown, Bristol, Barrington, Warren, Portsmouth, Providence, and East Providence, Rhode Island, and Westport, Fall River, and New Bedford, Massachusetts. These municipalities were chosen because of geographic proximity. Also, these communities were either specifically mentioned, or were in an area mentioned in responses to the community survey which asked a respondent to identify the Town or area where the chief wage earner worked.

Table 1-7 shows the population of each town and city in the region in 1980 and the projected population for 1990. Little Compton's population accounts for less than one percent of the

**Table 1-7**  
**Regional Population, 1980-1990**

Community	1980 Population	1990 Population	Percent of Region	Actual Change 1980-1990	Percent Change 1980-1990
Little Compton	3,085	3,492	0.6	407	13.2
Tiverton	13,526	14,852	2.7	1,326	9.8
Westport, MA.	13,763	13,980	2.6	217	1.6
Newport	29,259	29,632	5.5	373	1.3
Portsmouth	14,257	16,857	3.1	2,600	18.2
Middletown	17,216	18,341	3.4	1,125	6.5
Bristol	20,128	20,570	3.8	442	2.2
Barrington	16,174	16,216	3.0	42	0.3
Warren	10,640	11,815	2.2	1,175	11.0
Providence	156,804	158,920	29.4	2,116	1.3
East Providence	50,980	50,543	9.3	-437	-0.9
Fall River, MA.	92,574	88,920	16.4	-3,654	-3.9
New Bedford, MA.	88,478	96,566	17.9	8,088	9.1
Total	512,627	540,704	100.0	13,820	2.6

Source: U.S. Dept. of Commerce, Bureau of the Census, 1980. Projections, RI Dept. of Administration, Division of Planning, Massachusetts Data Center.

region's total population. Warren, the Town within the region which is closest in population size to Little Compton, has more than three times as many people. Its isolated location at the tip of the

east bay section of Rhode Island and the lack of an established industrial base make the Town unique in the region and have contributed to its sparse settlement pattern.

### 1.3 Age and Gender of Population

According to the 1980 Census, over one-quarter of the Town's population were between the ages of 25 and 44, followed by the 45 to 64, and 55 to 74 year age groups (20-year groupings) (see Table 1-8). The smallest number of residents, 5.35 percent, were in the under 5 age group. Close to the same percentage were found in the 75+ age group, with 5.78 percent.

Of the total population in 1980, approximately 51.2 were women, and of those residents aged 65 or older 58 percent were women. The median age for the total population was 34.5 years in 1980. Residents aged 65 and older comprised nearly 16 percent of the population.

The results of the citizen survey generally support the data found in the 1980 Census. The greatest percentage of those responding (33 percent) were between the ages of 18 to 44.<sup>2</sup>

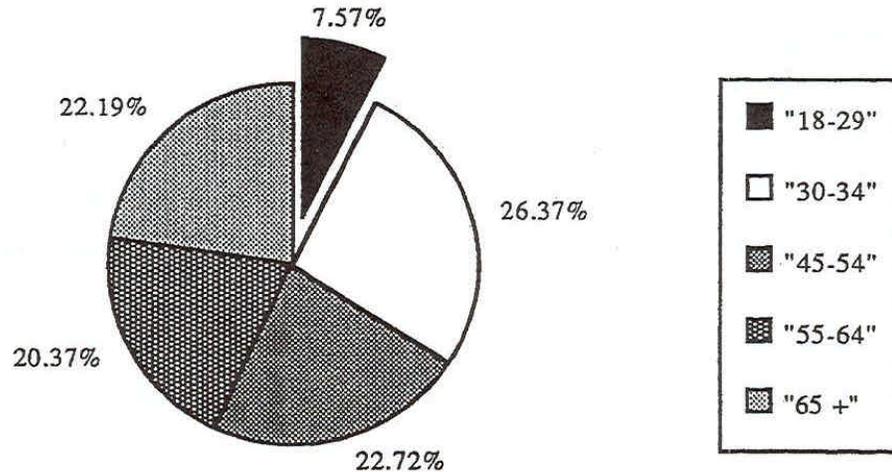
**Table 1-8  
Age Distribution of the Population  
Little Compton and Rhode Island**

<b>Age Group</b>	<b>1980 Little Compton Population</b>	<b>Percent of Total</b>	<b>1980 State Population</b>	<b>Percent of Total</b>
Under 5	165	5.35	56,511	6
5- 9	219	7.10	60,973	6.4
10-14	269	8.72	74,670	7.8
15-19	289	9.37	89 897	9.5
20-24	189	6.13	89,860	9.5
25-34	431	13.97	146,356	15.5
35-44	410	13.29	99 121	10,5
45-54	311	10.08	97,422	10.3
55-64	311	10.08	105,432	11.1
65-74	310	10.05	75,966	8
75+	181	5.87	50,946	5.4
<b>Total</b>	<b>3,085</b>	<b>100.00</b>	<b>947,154</b>	<b>100</b>

U.S. Dept. of Commerce, Bureau of the Census, 1980.

<sup>2</sup>Note: the survey had different age categories than did the Census report, therefore it is not possible to compare the results on a one-to-one basis.

**Figure 1-4**  
**Age Distribution 1990**  
**Citizen Survey**

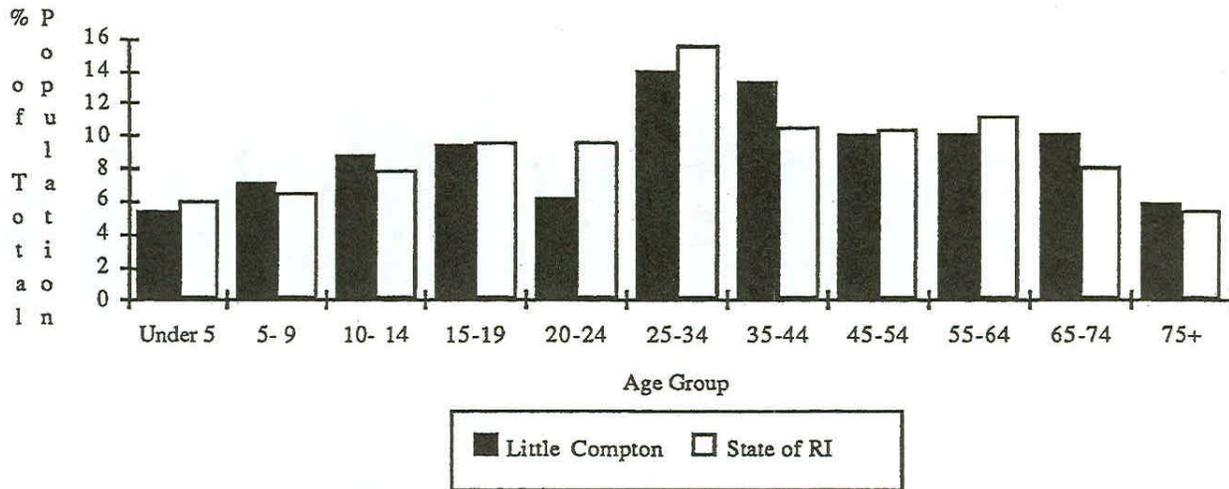


Source: U.S. Dept. of Commerce, Bureau of the Census, 1980.

Figure 1-5 illustrates Town and State population, distributed by age. The distribution of Town residents' ages generally followed the State distribution, although it was a somewhat older population. Variations from the State's age distribution patterns include Little Compton having a higher percentage of people in the 65 + age groups. The State as a whole had a higher percentage of people in the middle age groups than did Little Compton. The State had fifty-seven percent in the 20 to 64 age groups, whereas Little Compton had fifty-four percent in this same group. Little Compton, in 1980, had the fifth highest median age among the 32 towns in the State which had 2,500 or more people.

Projections indicate there will be decreases in population in the 0 to 4, 15-19, 20-24, 25-29 and 30-34 year age groups (see Table 1-9 and Figure 1-6). The largest decrease in an age group, approximately 33 percent, is expected in the 25 to 29 year age group. With trends leaning toward longer life expectancy, the Town's older population is expected to continue to increase as a percentage of the total population. Age groups 65 and older increased over 18 percent since 1980, and are expected to increase by 36 percent during the next 20 years.

**Figure 1-5  
Comparison of Age Distribution  
Little Compton and Rhode Island**



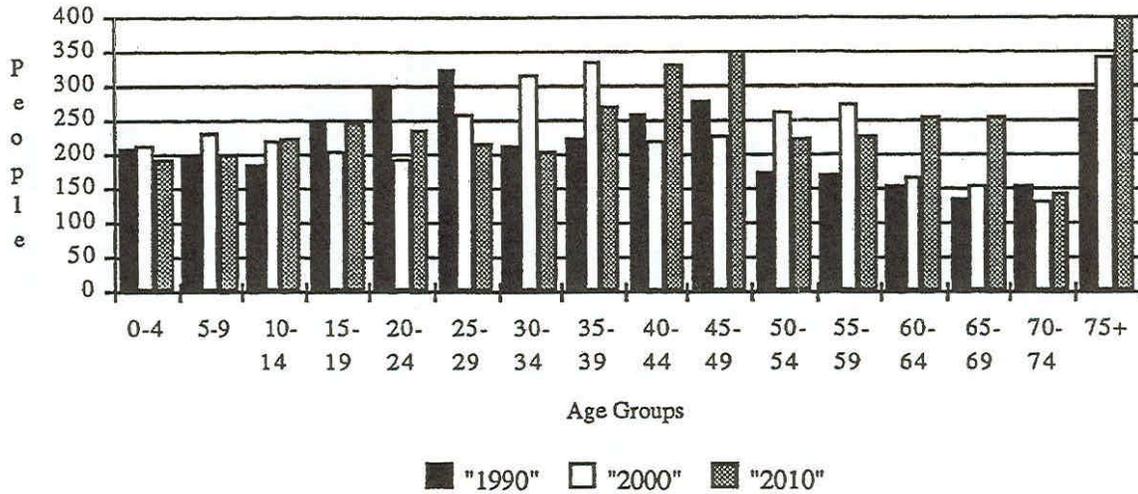
Source: U.S. Dept. of Commerce, Bureau of the Census, 1980.

**Table 1-9  
Population Projections by Age, 1990 to 2010**

Age Group	1990	% of Total	2000	% of Total	2010	% of Total	% Change 1990-2010
0-4	208	5.96	209	5.62	190	4.82	-8.65
5-9	194	5.56	229	6.15	201	5.09	3.61
10-14	185	5.30	220	5.91	223	5.65	20.54
15-19	246	7.04	203	5.45	244	6.18	-0.81
20-24	300	8.59	192	5.16	233	5.90	-22.33
25-29	322	9.22	256	6.88	215	5.45	-33.23
30-34	209	5.99	314	8.44	203	5.14	-2.87
35-39	221	6.33	335	9.00	268	6.79	21.27
40-44	258	7.39	218	5.86	329	8.34	27.52
45-49	275	7.88	227	6.10	350	8.87	27.27
50-54	172	4.93	260	6.99	221	5.60	28.49
55-59	167	4.78	271	7.28	225	5.70	34.73
60-64	154	4.41	164	4.41	253	6.41	64.29
65-69	135	3.87	153	4.11	252	6.39	86.67
70-74	154	4.41	129	3.47	141	3.57	-8.44
75+	292	8.36	342	9.19	398	10.09	36.30
Total	3,492	100.00	3,722	100.00	3,946	100.00	13.00

Source: RI. Department of Administration, Division of Planning

**Figure 1-6  
Distribution of Population by Age, 1990, 2000, 2010**



Source: RI. Department of Administration, Division of Planning

### 1.4 Household and Family Composition

In 1980, Little Compton had 3,085 persons in 1,113 households. Average household size was 2.77 persons. Within these households, there were 799 families, 55 percent of which had children under the age of 18. The combined total of children under age 19 was 942 or, 1.18 children per family. The percentage state-wide was very close, at 1.14 children per family.

1990 census data show an increase in the number of households and families, a reduction of household size and approximately the same number of children per family.

	1980	1990
Households	1,113	1,287
Families	799	973
Persons Per household	2.77	2.59
Children Per Family	1.18	1.176

The citizen survey revealed a slightly greater household size with 2.85 persons per household, a lower percentage with children under 18 (44%), and a larger family size with 1.89 children per family.

## **1.5 Education**

Approximately 71.2 percent of the Little Compton population over age 25 had completed high school and 24.3 percent had completed college in 1980. State-wide, slightly over 61 percent of residents over age 25 in the region had completed high school in 1980, and 15.4 percent had completed college in 1980.

Over one quarter (28%) of the citizen survey respondents had college degrees, 20 percent had graduate degrees and around the same number had some college. Close to another quarter (24%) have received their high school diploma.

## CHAPTER 2 LAND USE

### 2.1 Introduction

Little Compton is a unique representation of the typical New England seaside town, and is generally characterized as a rural community. The sum of its many parts -- the Commons and village of Adamsville, the farmland, the seasonal shorefront houses, and the unparalleled shoreline environment -- equals a landscape unlike any other in Rhode Island.

Development in Little Compton is relatively homogeneous. Single family residences on large lots dominate the landscape, interspersed with sizable areas of agriculture, forested areas and wetlands. The shorefront areas are somewhat more diverse than inland areas, ranging in intensity of use from conservation land to large acreage residential estate development to the high density cottage development at Briggs Beach. Large areas of agricultural lands are located throughout the Town, primarily west of Long Highway. Active farms range in size and complexity, including small family farms to a large commercial vineyard. There is no intensive commercial or industrial development. The village of Adamsville and the Commons form the Town's main commercial areas and the center of Town government. Figure 2-1 shows existing land use in the Town.

The primary factors which govern land use in Little Compton include:

- Complete community reliance on groundwater for drinking water supply.
- Environmental constraints, including substantial wetland area, coastal ponds, flood hazard areas, public drinking water watershed area.
- No public sewer or water service.
- A geographic location which limits accessibility.

A combination of these factors and resident sentiment that the unique rural character of the Town be preserved serves to guide future land use in the community.<sup>1</sup>

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<sup>1</sup> Refer to Chapter 10, Public Participation and Consistency Requirements, for results of citizen opinion survey.

**2.1.a Existing Land Use**

The Town's total area encompasses 14,850+/- acres, of which 1,024+/- acres are inland open water, 2,200+/- acres are wetland, and the remainder, 11,450+/- acres, is upland area.<sup>2</sup> Of this upland area, approximately 1,700+/- acres are protected recreation, conservation and open space land.<sup>3</sup> One quarter of the land area, about 2,700+/- acres, supports some type of agricultural activity.<sup>4</sup> Agriculture has historically been an important economic activity in the Town.

Approximately 17 percent of the land area supports residential uses (2,500+/- acres), i.e., year round and seasonal single family homes, mobile homes, cottages etc. Commercial and industrial uses in Little Compton are limited. Business and commercial establishments account for approximately 100+/- total acres.

Over 550+/- acres are classified as public/institutional uses, of which 450+/- acres are used for streets and utilities, and the remainder for public buildings, cemeteries, and other public uses. Removing the developed and protected land from the total land area leaves approximately 3,900+/- acres, slightly more than the 3,150+/- acres which has been developed to date (residential, commercial, industrial, public/institutional). Table 2-1 illustrates this finding.

**Table 2-1  
 Land Use Changes, 1974 - 1990**

<b>Land Use Type</b>	<b>1974 Acres</b>	<b>Percent of Total</b>	<b>Estimated 1990 Acres</b>	<b>Percent of Total</b>
<i>Dedicated Open Space</i>	396	2.7	4,076	27.4
<i>Inland Water</i>	1,024	6.9	1,024	6.9
Agriculture	2,800	18.9	2,700	18.2
Residence	1,450	9.8	2,500	16.8
Commercial & Industrial	50	0.3	100	0.7
Public & Semi-Public	430	2.9	550	3.7
Land Not in Use	8,700	58.5	3,900	26.3
<b>Total Land Area</b>	14,850	100.0	14,850	100.0

Note: Since the land use designations shown on the 1974 "Comprehensive Community Plan" map are schematic, broad estimates of land area are computed for each of the use types.

Sources: Little Compton, Rhode Island Comprehensive Community Plan, Little Compton Planning Board, Little Compton Conservation Commission, 1974, Albert Veri & Associates interpolation, 1990.

<sup>2</sup> Rhode Island Basic Economic Statistics, Rhode Island Department of Economic Development, 1989/90, p. 33.

<sup>3</sup> Includes Town, State, semi-public and privately protected properties.

<sup>4</sup> Not all of this acreage is utilized for traditional farming activities such as raising crops or live stock. Portions of each parcel may be uncultivated but are none the less considered to be part of an active farm

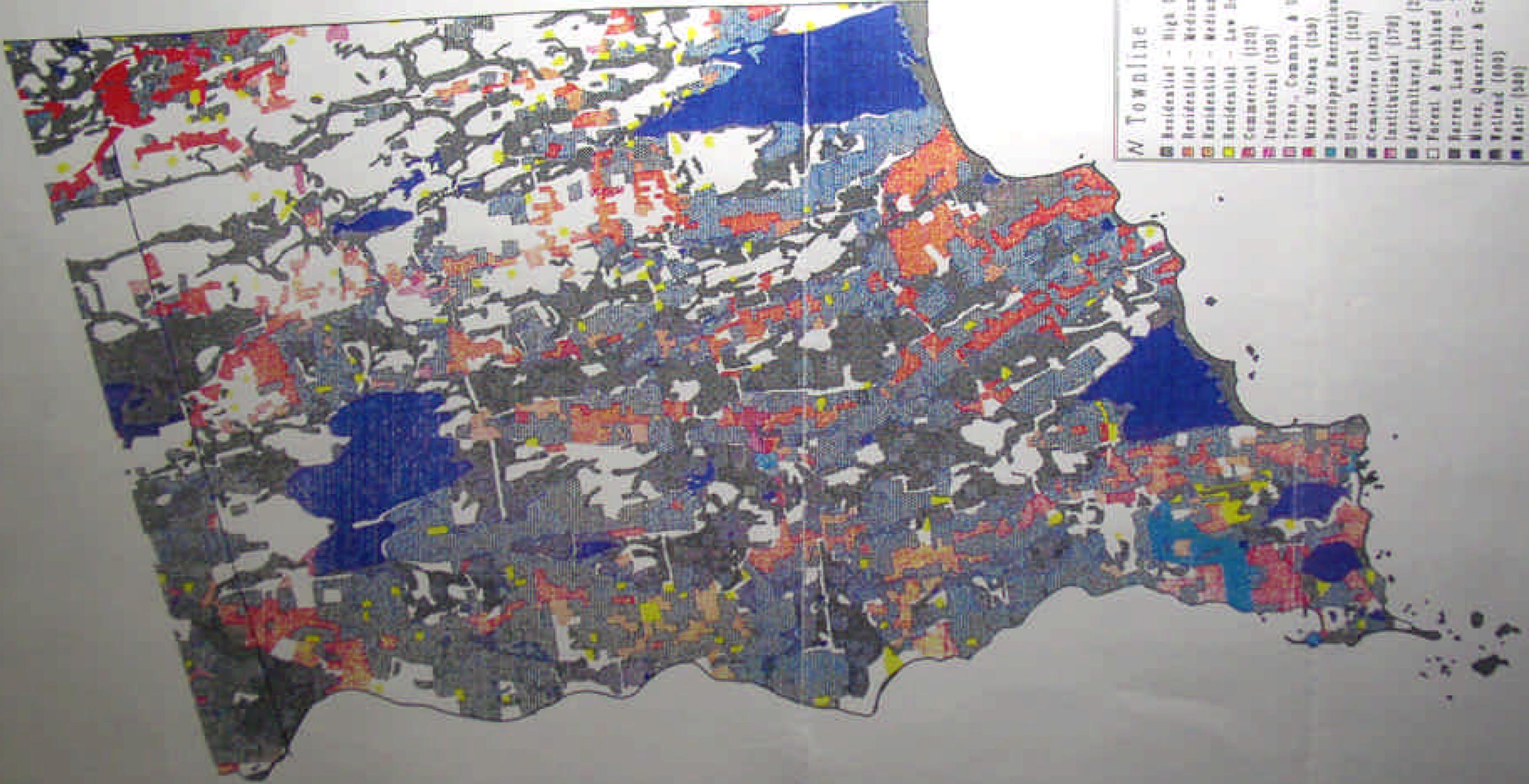


Figure 3-1

# LAND USE COMPREHENSIVE PLAN

Town of Little Compton, Rhode Island

1/2" = 1/4" MI



## W Townline

- Residential - High Density (110,122)
- Residential - Medium Density (113)
- Residential - Medium Low Density (114)
- Residential - Low Density (115)
- Commercial (120)
- Industrial (120)
- Town, Common, & Mill (161 - 167)
- Mixed Urban (150)
- Developed Recreation (160)
- Urban Vacant (162)
- Cemeteries (163)
- Institutional (170)
- Agricultural Land (210 - 250)
- Forest & Brushland (310 - 400)
- Barren Land (710 - 730, 750, 760)
- River, Quarries & Gravel Pits (740)
- Wetland (800)
- Water (900)

Land use map prepared from 1988 aerial photographs at 1:25,000 scale. The land use data is preliminary and has not been fully reviewed by the RIDES database. All colored and pattern coded designations may vary as necessary. Refer to the Wetlands Map for wetland designations. The information depicted on this map is subject to change without notice. It may not be subject to legal boundaries or regulatory requirements.

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## 2.1.b Zoning

Little Compton's existing zoning ordinance, originally enacted in 1968, was amended in its entirety in 1987, and has been periodically amended since then. Agricultural development is allowed anywhere in Town in a residence district. The ordinance separates the Town into three zoning districts, as follows (see Figure 2-2):

- **Residence (R) District** - Approximately 13,650 acres (90+ percent) of the Town is zoned for residential use. Areas within this district are considered suitable for "residential, agricultural and related development" at a density of one single family residence on a lot of two acres, minimum. The minimum lot size relates directly to groundwater supplies having relatively low yields, and community-wide reliance upon individual sewage disposal systems (ISDS). There are no distinctions made between shorefront and inland areas.
- **Business (B) District** - The business zoning district encompasses approximately 90 acres in three areas through the community, Adamsville, the Commons/Meeting House Lane and Sakonnet Point. There is no minimum lot size requirement for a business use within this district, but lots must be of sufficient size to accommodate the required off-street parking and loading area, and a "safe and adequate" water supply and ISDS. The business district in Adamsville supports light retail and office uses, while the district at Sakonnet Point is largely marine-related businesses, a restaurant and residential uses. The Commons business zone includes light retail and office, government and institutional, and recreational uses.
- **Industrial (I) District** - There is one industrial zone in the Town, located on the Tiverton Town boundary, north of Tompkins Lane, west of Long Highway and east of Pachet Brook Road. Most of this zone is currently developed for residential use, with single family homes on two acre+/- lots. The remaining undeveloped area in the zone is largely wetland. Neither public sewer or water is available in this zone, and access is limited. No industrial uses have been identified within other zoning districts in the Town.

The ordinance will need significant modification and amendment to meet the requirements of the State Zoning Enabling Legislation. Existing elements which should be examined for their ability to adequately address present-day zoning concerns include the following:

- Definitions list - expand and revise;
- Re-evaluate the permitted and special exception uses within each district;
- Nonconforming uses - expand and revise;
- Off-street parking and loading requirements - expand and revise, in accordance with revised uses;
- Substandard lots of record - review the combination of two or more substandard lots to form one parcel if necessary to assure compliance with provisions of the zoning ordinance;
- Performance standards - review. Consider adding standards pertaining to storage of materials, supplies and equipment, erosion control, dish antennae, electrical interference, wind energy conversion systems, landscaping;
- Signs - expand and revise;
- Supplementary Regulations and Exceptions - expand and revise.

New sections which should be considered include the following:

- Site plan review procedure for non-subdivision residential developments, and all commercial, institutional and industrial development
- Cluster development overlay ordinance.
- Explanation of the duties of the Planning Board, particularly in relation to the site plan review procedures.
- Specific new districts which are recommended in other elements of this plan, eg., Scenic overlay district, natural resource protection overlay zone.

### **2.1.c Land Use Consistency with Current Zoning**

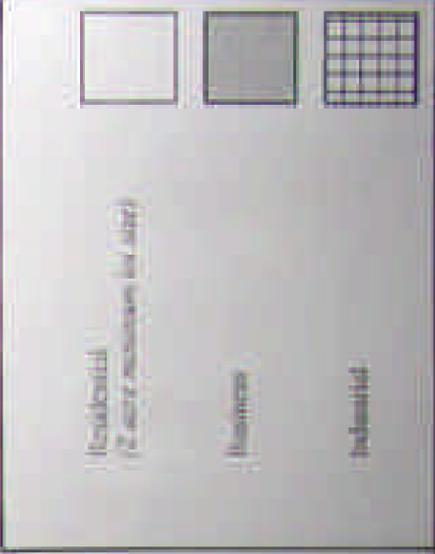
Land use in Little Compton is generally consistent with existing zoning, with minor exceptions such as backyard automobile repair businesses or other small businesses in the residential zone.

### **2.2 Buildout Analysis**

The buildout (land capability) analysis is a theoretical study which determines the amount of development possible in a given area based on different zoning scenarios and combinations of environmental constraints. This analysis is based on previous studies including the environmental constraints analysis, the existing land use study and the community profile.



Scale: 1" = 1000'



Existing Zoning Districts  
 Figure 2-2

Little Compton has a limited carrying capacity for development. Theoretically that capacity is reached when every buildable parcel of land is subdivided so that it satisfies the minimum zoning requirements and is built. It is possible for Little Compton to reach this theoretical capacity, although unlikely because of the nature of the community. Some buildable land can be expected to remain in farm use or as open space preserved for its aesthetic or environmental value.

Through the use of historical building records, it is possible to estimate when Little Compton will reach its buildout capacity. For example, if it is determined that buildout will be reached with the addition of 2,510 housing units and an average of 33 permits for new residences were issued per year in the last decade, it is estimated buildout may be attained in approximately 76 years.<sup>5</sup> Factors such as the economy, technological advances and environmental regulations will affect the development rate, and no amount of historical analysis provides an incontestable depiction of the future development rate.

In any decade in the future there are likely to be peaks and valleys in the economy. The 1980's and 90's are a good example of how swings in the economy affect the rate at which development occurs. The recessionary economy of the early 1980's saw a sharp decline in residential development, while the mid-eighties, characterized as a boom economy, saw a surge in residential building rates. The residential building rate in Little Compton for the second half of the 1980's was double that of the first half of the decade. Currently, the rate has slowed.

The buildout analysis considers existing land use, undeveloped land, developable land, number of housing units permitted by current zoning, and the environmental capability of the land to support development. Based upon the acreage of available, developable land, the number of housing units or commercial or industrial space which could potentially develop in the Town is estimated.

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<sup>5</sup> Based on Little Compton Buildout Scenario No. 1. See Table 2-3.

### 2.2.a Assumptions

The analysis is based upon a series of assumptions, as follows:

1. Land not currently used for residential, commercial, industrial, recreational, public/semi-public, institutional or dedicated open space purposes, was defined as undeveloped, developable land.
2. The 100 foot buffer area maintained by the Newport Water Supply Company around the Watson Reservoir is considered undevelopable.
3. Agricultural land is considered undeveloped land.
4. To determine development potential of the undeveloped land described in Assumption 1, environmental conditions were considered, including inland wetlands, steep slopes, soils with limited development capability, and flood hazard areas.
5. Residential property may fully develop in all residential zones, although inadequate access, water supply and property ownership patterns may exist to prevent this.
6. Current household size (persons per owner-occupied dwelling unit) is 2.65 persons per the 1990 Census of Population. For the purposes of this analysis, a persons per unit figure is used, as shown on Table 2-2. The range of 1.62 to 1.80 persons per unit is used to provide the estimated population generated per new dwelling unit.<sup>6</sup>

**Table 2-2**  
**Recent Housing Trends and Persons Per Unit**

		Total Housing	Persons Per
Year	Population	Units	Unit
1970	2,385	1,329	1.79
1980	3,085	1,694	1.82
1990	3,339	1,850	1.80
1990*	3,339	2,061	1.62

\* Total Units as per 1991 Revaluation. U.S. Dept. of Commerce, Bureau of the Census 1970, 1980, 1990.

7. Minimum lot sizes required by the existing zoning ordinance were used in determining the potential number of housing units. These are as follows:

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<sup>6</sup> Persons per unit were used in these calculations rather than household size figures to accommodate the seasonal/rental unit population impact.

Zoning District	Lot Area (Sq. Feet)
Residential	87,120
Business	87,120
Industrial	87,120

Source: Little Compton Zoning Regulations, Rev. Ord. Supp. 1/88.

8. Nonconforming lots of record are lots created prior to the enactment of the zoning ordinance, which can legally be developed by the owner irregardless of zoning restrictions.

Lots with less than the minimum two acres required by existing zoning are considered in this analysis. Many of these nonconforming lots are the side or rear yards of developed lots, and may not ever be used as a house lot. However, they are considered to have development potential.

Some nonconforming lots have less than 5,000 square feet of area, with very limited development potential. Siting a house, a water supply well, and a septic system on substandard lot of this size would be very difficult. Despite the size limitations these lots are considered developable in this analysis.

## 2.2.b Analysis Methodology

The buildout analysis involves the following steps:

1. *Environmental constraint mapping including soils, wetlands, steep slopes and flood hazard zones* - A constraints map was compiled using various data sources. Three categories of constraint were defined: severe, high and moderate.

Severely Constrained Areas - Areas identified as wetlands by the U.S. Fish and Wildlife Service are considered severely constrained for development. The Service defines wetlands as "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: 1) at least periodically, the land supports predominantly hydrophytes; 2) the substrate is predominantly undrained hydric soil; and 3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year."<sup>7</sup>

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<sup>7</sup> Ibid, Page 5.

U.S. Soil Conservation Service maps are used to identify soil groups which are severely constrained for building development. Soils which have a seasonal high water table at or near the surface all year or, from late fall through midsummer ( primarily Aa, Ma, and Mc types), and soils which are subject to tidal flooding (Mk soil) were considered severely constrained for development. Generally, use of on-site septic systems is not feasible without extensive filling in areas where these soil types are prevalent.

**Highly Constrained Areas** - Areas considered highly constrained for development include soils which have a seasonally high water table. These soils (primarily Se soils) have water tables which are near the surface from late fall through spring, and or have slow or very slow permeability. The high constraint soils also include beach areas (Ba soils) which are subject to severe erosion during storms. Large areas which have slopes in excess of 15 percent were also considered to be highly constrained for development purposes. Areas subject to flooding from a 100 year storm event are also included in the high constraint category.

**Moderately Constrained Areas** - All other land areas not included in the above categories, and areas subject to flooding from a 500 year storm event are included in the moderately constrained category, and are considered fully developable.

2. *Mapping developed and undeveloped land* - An existing land use map was developed through a detailed, parcel by parcel survey using aerial photography and tax assessor parcel maps. Developed land includes un-subdividable parcels currently used for residential, commercial, recreational, institutional or other active land use. Undeveloped land includes the vacant portion of subdividable parcels minus the minimum lot size requirement, unprotected agricultural land, and unprotected open space and all other undeveloped land.
3. *Measurement of developable land* - The acreage of undeveloped, environmentally constrained land is determined by computer-assisted measurement from a 1"=1,000' base map. The acreage of developed and environmentally constrained land is subtracted from the known acreage of the Town yielding the acreage of developable land in Little Compton.

4. *Measurement of vacant developable land by zoning districts* - Vacant developable land within each zoning district is measured from a 1"=1,000' base map.
5. *Subtraction of a percentage for roads and infrastructure* - In order to estimate future development potential, a factor must be subtracted to account for land that would be used for roads, service easements and municipal uses, as well as nonconforming lots and thus would not be available for development. A factor of 15 percent was used, based on past experience.
6. *Calculation of the number of dwelling units* - Once total developable land is calculated, the number of dwelling units is determined. This is based upon the minimum lot requirements as specified by the zoning regulations. Vacant nonconforming lots of record with less than 2 acres were added to the total number of units in the buildout. A percentage of these lots were eliminated because of environmental constraints. The percentages of lots with high and severe constraints were assumed to be the same as the percentage of all undeveloped areas with constraints.
7. *Calculation of square feet of commercial and industrial space* - This is determined in the same manner as residential land, taking into account minimum lot size.
8. *Calculation of potential buildout population* - The buildout population is calculated based on the total number of new dwelling units that can potentially be built. This number is multiplied by the Town's average household size to give the total saturation or buildout population. The additional number of dwellings and population is then added to the 1990 figures. This can be used to estimate the need for future facilities, services and infrastructure.
9. *Annual development rates* - Rates for residential uses are based on recent residential building permit trends. Table 2-3 shows an average of 32.6 dwellings per year were built in Little Compton in the 1980's.

Table 2-4 shows the anticipated development rate through the year 2020. It is assumed that the rate of development will decrease through the next 20-30 years, largely because the amount of developable land is limited and local land use regulations

**Table 2-3**  
**New Housing Units Constructed in Little Compton, 1980-89**

Year	New Units	Year	New Units
1980	16	1985	37
1981	14	1986	59
1982	27	1987	50
1983	30	1988	40
1984	32	1989	21
<b>Total</b>			326
<b>Annual Average</b>			<b>32.6</b>

Source: Town of Little Compton.

further limit the intensity of development. The development rate of the 1980's is used as a base for determining the future rate. Predicting this rate 20 years into the future is difficult, and the actual rate may vary considerably from that which is forecasted.

**Table 2-4**  
**Anticipated Future Development Rate**

Years	Actual/Anticipated No. of Units Built	% of Average Units Built Per Five Years in 1980's
1985-1990	163	100%
1990-1995	147	90%
1995-2000	125	77%
2000-2005	100	61%
2005-2010	75	46%
2010-2015	52	32%
2015-2020	34	21%

Source: Projections based upon Town 1980's building records

Swings in the economy, technology, and environmental regulation will ultimately affect future development. The reduced development rate reflects past population trends, and a decreasing rate of population growth, and a decline in building activity due to the scarcity of developable land.

### **2.2.c Buildout Scenarios**

Two buildout scenarios were developed to explore alternate development climates. The scenarios are based upon a certain percentage of marginal land being built. Buildout scenario number 1 is based on historical evidence which shows that approximately eight percent of the land considered having high constraints for development has been developed. Scenario number 2 considers potential greater development pressure which would force 15 percent of high constraint land into development

**Buildout Scenario 1-** In this scenario, buildout is limited by existing zoning and soil constraints with eight percent of the areas in the high constraint category considered developable. As the Town has developed, approximately eight percent of land which is considered to have high constraints for building has been developed. It is therefore assumed in Scenario 1 that eight percent of the land in the high constraint category will be developed. Table 2-5 shows the potential new dwelling units, and a future population range based on alternative 1990 housing totals and persons/unit figures.

**Table 2-5  
 Anticipated Future Dwelling Units and Population - Buildout Scenario 1**

Year	Dwelling units	Estimated Pop.	Percent Change
		(1.62 persons/unit)	
1990	2 061 (1)	3,339	--
2000	2,333	3,779	13.1
2010	2,507	4,061	7.5
2020	2,593	4,200	3.4
Remaining Additional	1,980	3,200	
Buildout Total	4,570	7,400	—
		(1.80 persons/unit)	
1990	1,850 (2)	3,339	--
2000	2,122	3,820	13.1
2010	2,296	4,133	7.5
2020	2,382	4,288	3.4
Remaining Additional	1,980	3,564	—
Buildout Total	4,360	7,850	—

Notes: (1) Per 1991 revaluation findings.  
 (2) - Per the U.S. Census, 1990.

Under Scenario 1, it is estimated that Little Compton could accommodate 2,500+/- additional dwelling units (see Table 2-6). At buildout there would be between 4,360 and 4,570 units, and population may range from 7,400 to 7,850 people. By the year 2020 approximately 21 percent of the new dwelling units may be built.

Approximately four acres of developable commercial land is available. It can be anticipated that this will develop on an irregular basis, as has been the case in the past. Most of the Town's industrially zoned land has been developed for residential uses. It is not likely that the remaining industrial land will be used for its intended purpose because the Town's sole industrial zone has been largely developed with residential uses, and much of the the remainder is wetland.

**Table 2-6**  
**Buildout Analysis Scenario No. 1**

TOTAL AREA	Notes	Residential Zone (Acres)	% of Total	Business Zone (Acres)	% of Total
Total Acres	1	13,648	100.0	90	100.0
Developed Acres	2	3,287	24.1	71	78.9
Undeveloped Acres	3	10,361	75.9	19	21.1
<b>UNDEVELOPED LAND</b>					
		Residential Zone (Acres)	% of Undeveloped	Business Zone (Acres)	% of Undeveloped
Undeveloped Area with High Constraints	4	2,719	26.2	12	63.2
Developable Area with High Constraints	5	218	2.1	0	0.0
Undeveloped Area with Severe Constraints	6	2,610	25.2	3	15.8
Undeveloped Area with No Constraints	7	5,250	50.7	4	21.1
15% Design Factor for Roads, etc.	8	787	7.6	0	0.0
Total Developable Area	9	4,462	43.1	0	0.0
Potential Housing Units	10	2,231		0	0.0
<b>UNDEVELOPED NONCONFORMING LOTS</b>					
		Lots	% of Total Lots		
Vacant Nonconforming Lots Less Than 2 Acres	11	549	100.0		
Nonconforming Lots with High Constraints	12	144	26.2		
Developable Nonconforming Lots with High Constraints	13	12	2.1		
Nonconforming Lots with Severe Constraints	14	138	25.2		
Nonconforming Lots with No Constraints	15	278	50.7		
Potential Housing Units	16	278			
<b>POTENTIAL ADDITIONAL HOUSING UNITS</b>					
Total Potential Housing Units	17	2,509			

- Notes: 1 - Digitized measurement from 1"=800' base map. Does not include inland waters.  
2 - Digitized measurement from 1"=800' land use map. Includes residential, commercial, institutional, roads, utilities, dedicated recreation and open space.  
3 - Row 1 minus Row 2.  
4 - Digitized measurement from 1"=800' environmental constraints map.  
5 - Historically, 8 percent of the areas considered as having high constraints have been developed. The remainder is considered undevelopable.  
6 - Digitized measurement from 1"=800' environmental constraints map.  
7 - Row 3 minus Rows 5 and 6.  
8 - Design factor to accommodate area used up by roads, utilities, easements etc. Applied to Row 7.  
9 - Net developable land, Row 7 minus Row 8.  
10 - Row 9 divided by 2 (minimum lot size = 2 acres).  
11 - Lots with tax code "13", vacant residential having less than two acres. Approximately 315 acres total from 1989 Assessor's records.  
12 - Percentage of lots with constraints is assumed to be the same percentage as undeveloped areas with constraints, i.e., 27.1 percent.  
13 - Historically, 8 percent of the areas considered as having high constraints have been developed. The remainder is considered undevelopable.  
14 - Percentage of lots with constraints is assumed to be the same percentage as undeveloped areas with constraints, i.e., 2.1 percent.  
15 - Row 11 minus Rows 13 and 14.  
16 - Assume one unit per nonconforming lot.  
17 - Total potential housing units on conforming and nonconforming lots.

**Table 2-7**  
**Buildout Analysis Scenario No. 2**

<b>TOTAL AREA</b>	Notes	Residential Zone (Acres)	% of Total	Business Zone (Acres)	% of Total
Total Acres	1	13,648	100.0	90	100.0
Developed Acres	2	3,287	24.1	71	78.9
Undeveloped Acres	3	10,361	75.9	19	21.1
<b>UNDEVELOPED LAND</b>					
		Residential Zone (Acres)	% of Undeveloped	Business Zone (Acres)	% of Undeveloped
Undeveloped Area with High Constraints	4	2,719	26.2	12	63.2
Developable Area with High Constraints	5	408	3.9	0	0.0
Undeveloped Area with Severe Constraints	6	2,610	25.2	3	15.8
Undeveloped Area with No Constraints	7	5,440	52.5	4	21.1
15% Design Factor for Roads, etc.	8	816	7.9	0	0.0
Total Developable Area	9	4,624	44.6	0	0.0
Potential Housing Units	10	2,312		0	0.0
<b>UNDEVELOPED NONCONFORMING LOTS</b>					
		Lots	% of Total Lots		
Vacant Nonconforming Lots Less Than 2 Acres	11	549	100.0		
Nonconforming Lots with High Constraints	12	144	26.2		
Developable Nonconforming Lots with High Constraints	13	21	3.9		
Nonconforming Lots with Severe Constraints	14	138	25.2		
Nonconforming Lots with No Constraints	15	288	52.5		
Potential Housing Units	16	288			
<b>POTENTIAL ADDITIONAL HOUSING UNITS</b>					
Total Potential Housing Units	17	2,600			

Notes:

- 1 - Digitized measurement from 1"=800' base map. Does not include island waters.
- 2 - Digitized measurement from 1"=800' land use map. Includes residential, commercial, institutional, roads, utilities, dedicated recreation and open space.
- 3 - Row 1 minus Row 2.
- 4 - Digitized measurement from 1"=800' environmental constraints map.
- 5 - Assumes that development pressure caused by the scarcity of developable land will result in more marginal land being developed. Fifteen (15) percent of the areas considered as having high constraints are considered developable. The remainder is considered undevelopable.
- 6 - Digitized measurement from 1"=800' environmental constraints map.
- 7 - Row 3 minus Rows 5 and 6.
- 8 - Design factor to accommodate area used up by roads, utilities, easements etc. Applied to Row 7.
- 9 - Net developable land, Row 7 minus Row 8.
- 10 - Row 9 divided by 2 (minimum lot size = 2 acres).
- 11 - Lots with tax code "13", vacant residential having less than two acres. Approximately 315 acres total from 1989 Assessor's records.
- 12 - Percentage of lots with constraints is assumed to be the same percentage as undeveloped areas with constraints, i.e., 27.1 percent.
- 13 - Fifteen (15) percent of the lots considered as having high constraints are considered developable. The remainder is considered undevelopable.
- 14 - Percentage of lots with constraints is assumed to be the same percentage as undeveloped areas with constraints, i.e., 2.1 percent.
- 15 - Row 11 minus Rows 13 and 14.
- 16 - Assume one unit per nonconforming lot.
- 17 - Total potential housing units on conforming and nonconforming lots.

**Buildout Scenario 2**

Scenario 2 assumes 15 percent of the areas in the high constraint category to be developable some time in the future (see Table 2-7). This is based on the assumption that the amount of developed land found in areas considered highly constrained for development will increase due to development pressure caused by the scarcity of prime development land in the latter years of the buildout. More desirable parcels will presumably be developed before marginal land because it is typically less time consuming and less costly. As these parcels become scarce, developers will begin to develop property with marginal development potential despite the added cost.

**Table 2-8  
 Anticipated Future Dwelling Units and Population  
 Buildout Scenario 2**

Year	Dwelling units	Estimated Pop.	Percent Change
		(1.62 persons/unit)	
1990	2,061 (1)	3,339	--
2000	2,333	3,779	13.1
2010	2,507	4,061	7.5
2020	2,593	4,200	3.4
Remaining Additional	2,068	3,350	
Buildout Total	4,660	7,550	--
		(1.80 persons/unit)	
1990	1,850 (2)	3,339	--
2000	2,122	3,820	13.1
2010	2,296	4,133	7.5
2020	2,382	4,288	3.4
Remaining Additional	2,068	3,722	
Buildout Total	4,450	8,010	--

Notes: (1) Per 1991 revaluation findings.  
 (2) - Per the U.S. Census, 1990

Source: Projections based upon Town's 1991 revaluation and 1990 Census data..

Based on the assumptions carried in Scenario 2, it is estimated that the Town of Little Compton could accommodate 2,600 additional dwelling units, 90+/- more units than in Scenario 1 (see Table 2-8). At buildout there would be 4,450 to 4,660 units and between 7,550 and 8,010 people, a 2.0 percent increase over Scenario 1.

**2.2.d Summary of Buildout Analysis**

The Town of Little Compton may anticipate ultimately providing services and facilities for more than double its existing population.

This has ramifications in a number of areas. First, there will be additional demands placed upon the Town's primary finite natural resource: land. When buildout is reached, under the above scenarios, approximately 60 percent of the Town's land area will be developed, compared to the current 24 percent.

Other resources will be tested, particularly the water resource. While groundwater is a replenishing resource, a one time contamination may ruin part of Town's drinking water source for decades. Maintaining the balance between land development and protection of the Town's sole existing drinking water source is paramount.

Other services and facilities will require expansion and/or improvement, including roads and streets, recreational facilities, Town administrative services, schools and libraries and others. A total ultimate population of under 10,000 will not transpose Little Compton into an urban community, but it will have definite impact upon the current way of life.

### **2.3 Land Use Goals and Recommendations**

Orderly development ensures that suitable land will be available for development to serve future generations, and land better suited to remain open space for purposes which may include groundwater protection, landscape preservation, wildlife conservation, or other health, safety and welfare purposes will remain undeveloped.

It is anticipated that over the next decade, another 270 +/- houses occupying at a minimum 540 acres, and 500 +/- people will reside in Little Compton. The challenge is to properly site these units so that the character of the community is preserved.

The following goals and recommendations should be implemented to ensure preservation of Little Compton's existing character, and to provide for appropriate development.

#### **2.3.a Goals**

- A. Ensure clean, safe drinking water for present and future, without town water or sewer.
- B. Preserve and enhance open space. Preserve air, water, and land quality.
- C. Preserve wetlands and wildlife habitat.
- D. Preserve and enhance rural and agricultural areas.
- E. Preserve and enhance the traditional visual appearance of the town.
- F. Preserve and provide access to coastal areas.
- G. Provide reasonable housing opportunities for all segments of the town's population.
- H. Preserve historic land resources.
- I. Preserve and enhance land for outdoor recreation opportunities.
- J. Promote fair tax policies which support the above goals.

## **2.3.b Recommendations**

### **Groundwater Quality**

2. 1. a Seriously consider creating a Groundwater Protection Board to deal specifically and effectively with drinking water quality and sources of supply.
  - a) Funded adequately and enabled to procure professional staff and services.
- 2.1 .b Groundwater Protection Board powers and responsibilities.
  1. Develop an overall master plan that addresses protection strategies for the town's groundwater, soil fertility and wetland purification, etc.
  2. Assume responsibility for implementing the hydro-geological study (refer to Action 5.2);
  3. Assume administration of the proposed Wastewater Management District, if established (refer to Action 5.4);
  4. Develop and propose such groundwater protection ordinances as may be needed; and,
  5. Maintain an ongoing public information program, including annual reports to the Town Council.
- 2.2 If need is demonstrated, establish a wastewater management district starting in critical areas that would:
  - a) Establish a well-testing program with voluntary monitoring program;
  - b) Identify and map septic systems and wells;
  - c) Identify and map "critical environmental resource areas (CERAs)" and create overlay zones to ensure strict groundwater protection.
  - d) Establish a cycle of inspection and if necessary and appropriate, pump out schedule for septic systems.
- 2.3 Continue to pursue regulatory program based on State enabling legislation for existing underground storage tanks that are exempt from State regulations.
- 2.4 Study the adoption of State guidelines for road salt use as in the Scituate Reservoir Watershed for the Watson Reservoir Watershed.
- 2.5 Recommend investigation of the Town's total sustainable groundwater yield.

### **Groundwater Quantity**

- 2.6 Prepare a comprehensive plan of wetland protection to protect the Town's wetlands for the recharge of groundwater supplies.
- 2.7 Town ordinances should be reviewed and amended to encourage shared use of private drives, and to promote porous surfacing materials (crushed stone, shell etc.) for suitable specific applications. Suitable drainage plans for porous roads should also be contained within the new ordinance.

- 2.8 Encourage low water use appliances and practices.
- 2.9 Educate residents of the dangers of saltwater intrusion to water wells.
- 2.10 Study the need to develop, and if necessary, institute a system of drainage permits.

### **Wetlands**

- 2.11 Amend existing subdivision ordinance to require all subdivisions (in designated wetland areas as per the Town wetlands map/Town soils map per Action 2.7) submit to a wetlands determination by the State and/or qualified private biologist.
- 2.12 Initiate the process of having wetlands within the Town mapped at a scale compatible with the Town Plat Maps.
- 2.13 Study State standards for wetland setbacks and alternate standards that have been adopted by other communities.
- 2.14 Adopt a comprehensive plan to protect Little Compton's wetlands.

### **Agriculture and Open Space**

- 2.15 Continue to support the efforts of the Little Compton Agricultural Conservancy Trust (LCACT) to preserve town farm land and open space.
- 2.16 Study and if appropriate, develop a more effective/flexible Farm, Forest and Open Space property tax program in cooperation with the State.
- 2.17 Develop a financial study comparing residential land versus agricultural/open space land in Little Compton showing property tax income versus town service expenditures.
- 2.18 Establish a new zoning district or overlay district for open space purposes. This district would cover contiguous parcels that are owned by the Town, State, the Little Compton Agricultural Conservancy Trust (LCACT), Audubon Society, Sakonnet Preservation Association or other similar conservation group.

### **Historic Resources**

- 2.18 Initiate an active program to protect historic resources throughout town with special emphasis on particular areas such as the Commons.
- 2.19 Consider establishing a Little Compton Historic Preservation Advisory Board which would specifically address scenic character, historical and archaeological resources and architectural integrity.
- 2.20 Consider establishing an Historic District Commission as an outgrowth of the Historic Preservation Advisory Board specifically to address historical design integrity within the Commons, Adamsville and other potential historic structures, sites and districts.

- 2.21 Prepare and distribute a handbook to inform residents and potential builders of the historic trends and events which combined to create the "sense of place" and the "townscape".
- 2.22 Consider creating an Historic Marker Program to help identify and promote the numerous historic sites and buildings throughout town.
- 2.23 Study the wisdom of initiating a special permit process for the demolition of any building which is a) within a National Register Historic District; b) individually listed on the National Register of Historic Places; or c) in whole or part 50 years or more old.

### **Preservation of Traditional Appearance**

- 2.24 Maintain the Town's existing zoning ordinance minimum requirement of one single family dwelling unit per two acres of land.
- 2.25 Prepare a cluster zoning ordinance to encourage future subdivision to be developed in a more visually attractive manner. If a cluster zoning ordinance is deemed feasible or advisable, the ordinance would originate with the Planning Board and be forwarded to the Town Council for consideration.
- 2.26 Study the legal position and if practical adopt a substandard lot ordinance requiring the consolidation of substandard lots when two or more adjacent lots are owned by the same individual and contain hydric soils.
- 2.27 Study the desirability and the legal situation concerning the creation of a scenic zoning ordinance, and if practical adopt such an ordinance, relating to the following areas:
  - Intersections and street corners.
  - Approaches to villages.
  - Water views and other scenic views.
- 2.28 Encourage visual setbacks for construction along public roads and off-road development whenever possible.
- 2.29 Review the current sign ordinance, compare with other progressive rural communities and modify the regulations to better meet the Town's scenic quality preservation objectives.
- 2.30 Encourage installation of underground utilities in all future developments.
- 2.31 Rezone the existing industrial zone on the Tiverton Town boundary, north of Tompkins Lane, west of Long Highway and east of Pachet Brook Road, pending review of the Land Use Committee. Considering that most of this zone is currently developed for residential use, and the remaining undeveloped area in the zone is largely wetland, it would be appropriately rezoned for residential uses.

- 2.32 Consider designating the business zone at Sakonnet Point as a commercial waterfront zone which would support shore-oriented businesses, pending review of the Land Use Committee.
- 2.33 Revise Town ordinances to accommodate the changing needs of farm operations.
- 2.34 Initiate a study of the Town's residential zoning with the intent to test the potential benefits and costs of establishing two to three zoning classifications, i.e., coastal residential, general residential and rural residential.
- 2.35 Establish a new zoning district or overlay district for open space purposes.

### **Recreation**

- 2.35 Prepare and implement a comprehensive management plan for each town recreation area, natural area, and right-of-way.
- 2.36 Make special efforts to expand existing recreational areas by acquiring adjacent properties whenever available.
- 2.37 Explore establishment of a town-wide system of bike paths.
- 2.38 Consider/study the use of "micro-parking" (five cars or less) as a way to access certain natural areas and rights-of-way.
- 2.39 Maintain and enforce existing public rights-of-way available to Town residents.

### **Tax Policies**

- 2.40 Conduct a study of the Town's tax policies relating to farm, forest and open space property.

## **2.4 Future Land Use Plan Map**

The planned future land use of the Town of Little Compton is illustrated on Figure 2-3. 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.

Essentially this map follows the existing zoning pattern of the Town, with the following changes:

1. Elimination of the industrial zone in the north central part of the Town. Rezone this area for residential land use, and rezone small portion on north western side of Long Highway for business use.
2. Establish a new zoning district or overlay district for open space purposes. The new district would include certain properties owned by the following entities, in accordance with procedures set forth below:
  - a) Town of Little Compton
  - b) State of Rhode Island

- c) Little Compton Agricultural Conservancy Trust
- d) Audubon Society
- e) Sakonnet Preservation Association
- f) Nature Conservancy
- g) Little Compton Scouts
- h) Rhode Island Scouts
- i) Other Public Agency or Private Conservation Organization

The following conditions for establishing the new district are required. All conditions must prevail:

- a) The land must be in fee simple ownership by the entity noted above. If the entity noted above owns development rights on a given parcel, which remains in private ownership, such parcel does not qualify for inclusion in the district.
- b) The entity must give its permission for inclusion in the new zoning district in writing to the Town Council.
- c) Any areas for consideration in the new zoning district must comprise not less than ten (10) acres. This is to prevent against any unnecessary spot zoning.

**OTHER CONDITIONS, WHICH MAY NOT BE APPARENT AT THIS TIME (JUNE, 2001), MAY BE USED TO EXPAND THE NEW OPEN SPACE DISTRICT, PROVIDED THAT THE TOWN COUNCIL SHALL MAKE FINDINGS THAT SUCH CONDITIONS ARE WARRANTED AND ARE IN KEEPING WITH THE REST OF THE COMPREHENSIVE PLAN.**

The following procedure must be used for establishing the new zoning district:

- a) Parcels that tentatively qualify for inclusion in the district are depicted on Figure 2-3. The lots are also listed by plat, lot, ownership and acreage.
  - b) The Town Council will contact all property owners affected in writing to inform them of a pending action by the Town to rezone their land into an open space district or overlay district.
  - c) The property owners will also be informed as to the nature and content of the proposed open space district or overlay district, as noted below.
  - d) After receiving written affirmation or objection from the property owners, a final map and list of parcels will be prepared for consideration in the zoning amendment.
3. Amend the Zoning Ordinance to attain and maintain consistency with this Comprehensive Plan and Figure 2-3, Future Land Use Map.
  4. Amend the Zoning Ordinance to implement the 2004 update of the Housing Element, and specifically, the affordable housing actions recommended therein.



**LEGEND**

**Future Land Use Categories**

- Business
- Open Space
- Residential/Agricultural
- Points

The information depicted on this map is for general planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation.

Figure 2-3  
 Town of Little Compton, Rhode Island  
**FUTURE LAND USE MAP**

Overlay zones identified for implementation in the plan are not shown on this map.

Scale 1:38,000

North Arrow

Planning and Zoning Service, Inc. 10/13/02

# **Little Compton, Rhode Island**

## **Affordable Housing Plan**

### **Comprehensive Plan Chapter 3 — Housing Element**

**Adopted by the Planning Board and Town Council**

**on**

**November 29, 2004**

**Revised June 16, 2005**

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# Chapter 3

## Housing

### 3.1 Introduction

In 1994, the Town of Little Compton prepared its Comprehensive Plan, which included the required Housing Element in accordance with the State Handbook on Local Comprehensive Plans that was in effect at that time. The Statewide Planning Program approved the Town of Little Compton Comprehensive Plan on March 29, 2004.

This revised version of the Housing Element is specifically designed to address affordable housing needs and implement an affordable housing plan for the Town of Little Compton. It builds upon the work of the 1994 version but is substantially revised to meet newly promulgated statutes and guidelines for the preparation of affordable housing plans in the State of Rhode Island.

The State recently revised Handbook #16 which for the first time sets forth specific criteria for an affordable housing plan to be incorporated into the Housing Element of the Comprehensive Plan. The purpose of the new guidelines is to address principles outlined in the Rhode Island Low and Moderate Income Housing Act, (Title 45, Chapter 53 of the Rhode Island General Laws). The Act specifically allows developers to submit a single application to the Zoning Board of Review seeking relief from the Zoning Ordinance, including its density standard, subdivision approval and any other form of regulatory review and approval, if the Town of Little Compton fails to meet the 10% housing standard for affordable housing articulated in the Act. With this affordable housing plan, the Town will be in a better position to address its own affordable housing needs for its citizens and direct appropriate housing development in accordance with its own comprehensive plan and prevent or limit developments (both rental and owner-occupied) that would otherwise far exceed the density limits (both legal and infrastructure) of Little Compton.

This affordable housing plan is now a requirement of RI General Law Section 4553-4 since February 13, 2004. The amendment to 45-53-4 placed in effect a moratorium on a for-profit developer's use of this fast-track review process and placed a mandate on communities to adopt an affordable housing plan by December 31, 2004.

The following is the Act's citation of what now constitutes a required Housing element as of July 2, 2004.

*Rhode Island General Laws 45-22.2-6 (3) Housing element. Consists of identification and analysis of existing and forecasted housing needs and objectives including programs for the preservation, including but not limited to, the preservation of federally insured or assisted housing improvement, and development of housing for all citizens. The housing element enumerates local policies and implementation techniques to promote the production and rehabilitation of housing that achieves a balance of housing choices, recognizing local, regional, and statewide needs for all income levels and for all age groups, including but not limited to, the affordability of housing and the preservation of federally insured or assisted housing. The element identifies specific programs and policies for inclusion in the implementation program necessary to accomplish this purpose and takes into account growth management and the need to phase and pace development in areas of rapid growth. The housing element includes an affordable housing plan that identifies housing needs in the community, including but not limited to, the needs for low and moderate income housing, establishes goals and policies to address those needs, consistent with available resources and the need to protect public health, including drinking water supplies and safety and environmental quality. The affordable housing plan includes an implementation program of actions to be taken to effectuate the policies and goals of the affordable housing plan.*

It is clear now that an affordable housing plan with specific implementation strategies must be included in the housing element and a 10% plan for the creation and maintenance of low and moderate income housing which requires some form of government subsidy, whether that be federal assistance or insurance, state housing subsidies or any town subsidy, must be part of that plan.

### **3.2 Required Elements**

The comprehensive planning process involves an analysis of existing conditions, projections of future needs based on trends, issues identification, establishment of goals and policies, and finally recommendations and implementation. The Comprehensive Planning and Land Use Regulation Act requires that the comprehensive plan reflect its goals, objectives and policies for housing, as well as other elements. At a minimum, the Town's housing policies must address the following:<sup>1</sup>

- A plan to meet the state established goal of 10% low and moderate income housing as defined in RIGL 45-53-3(5);
- Rehabilitation of deteriorating and substandard housing;

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<sup>1</sup> Handbook on the Local Comprehensive Plan, Handbook Number 16, Rhode Island Department of Administration, Division of Planning, June 1989, revised June 2004.

- Providing new housing opportunities geared to the needs of all elements of the population;
- Identifying steps to enhance the affordability of housing and identifying resources to be used in this regard.
- Identifying resources and steps designed to achieve housing goals and implement housing policies:
  - Specific steps to enhance housing affordability;
  - Municipal agency responsible for housing;
  - Code and ordinance changes and innovations to encourage achievement of housing goals;
  - Public and private resources to be utilized in achievement of housing goals;
  - Sites for housing development (location and types);
  - Potential conversion of existing structures to housing use; and,
  - Financial strategies to be developed for housing.
- Describe the methods and actions that will be used to preserve existing affordable housing, both subsidized and unsubsidized, so as to maintain its accessibility to persons and families of low and moderate income.

### **3.3 Early Settlements**

The first humans to arrive in Little Compton were temporary summer visitors, though they could hardly be considered vacationers. Nomadic hunting parties of Native American Indians pursued migratory herds of caribou and other game across southern New England. The first full-time residents were Native American Indians of the Archaic Period. By the late 1670's yet another wave of immigrants arrived. This time they were English farmers from the nearby, newly founded communities of Plymouth and Duxbury. On hand to greet them was the Sogkonate tribe, heirs to the Woodland Culture. Relations were peaceful and the land, destined to soon become the Town of Little Compton, was quickly "purchased" by the English. Sogkonate culture and population rapidly diminished. Within 100 years, less than 30 members of the tribe remained and the last Sogkonate died in 1827.

The Town's new residents were primarily farmers and they established their farmsteads atop the rich glacial drumlins. Along the crests and sides of these ridges they also laid out many of the Town's streets. As the woods were cleared, dramatic views across stone walls and rolling field were revealed. Sections of West Main Road, Willow Avenue/South of Commons, and East Main Road/Maple Avenue provide good examples. Today, substantial portions of this scenic resource remain, although threatened by development as is the open character of the Town.

### 3.4 Growth in Housing Units

The early summer visitors often boarded with local farm families but soon began building or purchasing vacation homes of their own, a practice that continues today. Table 3-1 shows the growth of Little Compton's housing stock from 1970 to 2000. The production of housing was greatest during the 1970's. The number of units increased 27.5 percent and was out paced by population that grew by 29.4 percent. The housing stock grew by 9.2 percent during the 1980's while population grew by only 8.2 percent. The number of occupied units grew 40.7 percent during the 1970's. This large percentage increase may be attributed to the conversion of seasonal homes to permanent housing. The 2000 census showed an increase in population of 7.6%. Total housing units and occupied housing grew at twice that rate. Fewer people in more units are reflective of shrinking household size. Indeed Little Compton's average household size dropped from 2.6 in 1990 to 2.4 in 2000 and persons per occupied unit dropped from 2.65 to 2.49 in that same period.<sup>2</sup>

**Table 3-1**  
**Housing Units 1970-2000**

Year	1970	1980	1990	2000	% Change 1970 - 1980	% Change 1980 - 1990	% Change 1990 - 2000
Population	2,385	3,085	3,339	3,593	29.4%	8.2%	7.6%
Total Housing Units	1,329	1,694	1,850	2,103	27.5%	9.2%	13.7%
Occupied units	792	1,113	1,287	1,475	40.5%	15.6%	14.6%

Source: RI Statewide Planning

Little Compton is part of a larger housing market area, made up of Newport and Bristol Counties. They include Little Compton, Tiverton, Bristol, Barrington, Warren, Portsmouth, Middletown, Newport and Jamestown. The East Bay market area constitutes 12.5 percent of the state's total land area. Different components of Little Compton's housing are compared to the East Bay housing market Area. While the Town represents a small portion of the region's population and housing stock, many of the communities are affluent waterfront communities like Little Compton, and are faced with similar issues regarding housing. Table 3-2 shows the composition of Little Compton's housing stock compared with that of the East Bay region as a whole.

<sup>2</sup> Statewide Planning Program.

**Table 3-2**  
**Occupancy & Vacant Units**  
**Town & Region, 2000**

	Little Compton	% Of Total LC Units	Region	% Of Total Region Units	Little Compton % of Region
Total Population	3,593		136,081		2.6%
Total Housing Units	2,103	100%	59,442	100%	3.5%
Occupied Housing Units	1,475	70.1%	54,264	91.3%	2.7%
Owner Occupied Units	1,013	48.2%	29,418	49.5%	3.4%
Renter Occupied Units	252	11.9%	18,902	31.8%	1.3%

Source: Statewide Planning

Table 3-3 compares the type of structures found in the Town from 1990 to 2000. The vast majority (92.6%) of the structures in Little Compton are single unit detached. The total number of detached units increased by 16% in ten years. It is also interesting to note that attached units that include accessory dwelling units almost doubled. At 3.4% the Town has a fairly high percentage of mobile homes although this has declined since 1990.

**Table 3-3**  
**Units In Structure**  
**Little Compton 1990 and 2000**

Year	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Units in Structure						
Total Units	1,850		2,103		253	13.7%
1 Unit Detached	1,678	90.7%	1,947	92.6%	269	16.0%
1 Unit Attached	26	1.4%	49	2.3%	23	88.5%
2 to 4 Units	51	2.8%	36	1.7%	(15)	-29.4%
5 to 9 Units	1	0.1%	0	0.0%	(1)	-100.0%
10 or More Units	0	0.0%	0	0.0%	0	0.0%
Mobile Home, Boat or RV	94	5.1%	71	3.4%	(23)	-24.5%

Source: Statewide Planning

Since 2000, the Town added approximately 113 new homes, bringing the number of single detached units to over 2,000. From 1994 to 2004, the Town added an average of 23.1 new homes per year.<sup>3</sup> These figures correspond closely to the census comparison figures from 1990 to 2000 shown in Table 3-3, whereby all units increased by approximately 25.3 per year and detached units rose by 26.9 over the ten-year period.

<sup>3</sup> Source: Figures obtained from the Town and prepared by William L. Moore, September 2, 2004

Table 3-4 below shows the number of new homes constructed between 1994 and 2004. Based on this past decade, the Town is producing an average of 23 units per year.

Table 3-4  
New Homes 1994-2004

Year	New Housing Units
1994	17
1995	18
1995	23
1997	24
1998	31
1999	18
2000	14
2001	33
2002	26
2003	27
2004	25
Total	256

Source: Town of little Compton

One of the most significant components of Little Compton's housing stock is the seasonal and vacant housing units. The number of housing units that are vacant or used on a seasonal basis accounted for 30.4 percent of the Town's total housing stock in 1990, while in the region only 10.3 percent of the housing stock was vacant and seasonal housing.<sup>4</sup>

In 2000, seasonal housing still accounts for almost 28% of all housing in Little Compton. The US Census indicates that there are 1,516 non-seasonal housing and 587 seasonal dwellings.<sup>5</sup> Pursuant to R.I.G.L. 45-53-4 (as amended), and for the purposes of this Affordable Housing Plan, the permanent year-round housing units will be used to determine the need for additional affordable, low and moderate-income housing.

The Town's homeowner vacancy rate was 2.2% in 1990. In 2000, the vacancy rate dropped to 1.95%.

### **3.5 Substandard Housing**

Substandard housing as defined by the Census Bureau includes units lacking complete plumbing facilities or kitchen facilities. In 1990, only 8 units lacked a full bath and that dropped to 5 in 2000.

<sup>4</sup> State of Rhode Island Comprehensive Housing Affordability Strategy. Rhode Island Housing 1991.

<sup>5</sup> Source: US Census.

The general condition of housing in town is above average. Minimum standards for housing are being met and in most cases being exceeded. Pride of ownership is evident throughout the town. With very few exceptions properties appear to be well-maintained. It is significant to note that most of the un-insulated homes have been converted to year-round units with the addition of insulation. There appear to be few sweat equity bargain possibilities remaining in Town.

### **3.6 Housing Affordability**

Affordability is often defined as a housing cost to household income ratio. In the new context of this revised plan, affordable housing also includes a subsidy. An affordable home is one that is within the means of a household at any income level paying 30 percent or more of household income for housing expenses. The median cost of a single-family house in Little Compton was \$228,200 in 2000, a 5.3% increase over the previous year. With a median household income at \$55,368 in 2000, more than half of households in Little Compton cannot afford a house costing \$228,200. Assuming a 30 year fixed mortgage rate of 5.74 percent and a 10 percent down payment, the household would have to pay \$14,367 per year in principal and interest. The total monthly expense including property taxes, hazard insurance and mortgage payment would bring the cost to about \$21,000 per year. To support the median cost of housing, the household would need an income of over \$70,000, based on the guideline that housing cost should not exceed 30 percent of household income.

Rhode Island Housing has income guidelines that are used to qualify new and existing housing for various programs.

**Table 3- 5**  
**2004 HUD HOME Program Income Limits Effective March 15, 2004**

Household Size	30% of median	50% (very low)	60% (low)	80% (low)
1 Person	\$14,250	\$23,750	\$28,500	\$38,000
2 Person	\$16,300	\$27,150	\$32,580	\$43,450
3 Person	\$18,350	\$30,550	\$36,660	\$48,900
4 Person	\$20,350	\$33,950	\$40,740	\$54,300
5 Person	\$22,000	\$36,650	\$43,980	\$58,650
6 Person	\$23,650	\$39,400	\$47,280	\$63,000
7 Person	\$25,250	\$42,100	\$50,520	\$67,350
8 Person*	\$26,900	\$44,800	\$53,760	\$71,700

\* For each person in excess of eight, 8 percent of the four-person base should be added to the eight-person income limit.

Source: Rhode Island Housing.

From 1990 to 2000, owner occupied housing rose from 801 units to 1,013. The presentation of data by the Census Bureau from 1990 to 2000 does not lend itself to comparison by categories of household income. The table below presents only the 2000 data that indicate that not all Little Compton households are wealthy. In the category of those earning less than \$20,000, there are 160 households or almost 16% of all households. Households earning less than \$50,000, represent almost 36% of the total households.

**Table 3-6**  
**Household Income in 1999 by value for Specified Owner-Occupied Household Units**

Household Income	No. of Units	Per Cent
Less than \$10,000	29	2.86%
\$10,000 to \$19,999	131	12.93%
\$20,000 to \$34,999	76	7.50%
\$35,000 to \$49,999	128	12.64%
\$50,000 to \$74,999	210	20.73%
\$75,000 to \$99,999	170	16.78%
\$100,000 or more	269	26.55%
	1,013	100.00%

Source: Census 2000

The 2000 median price of a house in Little Compton was shown to be \$228,200 by the US Census of Housing. The reality is that figure has grown by 143% from 2000 to March 2004. The median selling price in 2003 of \$393,500, jumped to \$495,000 in 2004. In the first quarter of 2004 that median grew to \$555,000.<sup>6</sup> A current search for single family houses on the internet shows the least expensive offering to be a 3 bedroom + 1 bath raised ranch to be listed at almost \$330,000. There are no multifamily or any kind of rental available in the Fall of 2004.

The cost of undeveloped parcels is even higher than housing. A search of available parcels listed in October of 2004 indicates that six parcels are available. The average lot size is 3.5 acres. The average asking price is over \$640,000 per acre, making an average 2 acre lot in excess of one million dollars.

Table 3-7 shows sales activity in Little Compton from 1992 to 2004.

**Table 3-7**  
**Home Sales —1992 to 2004**

Year	Number	Median Sale
------	--------	-------------

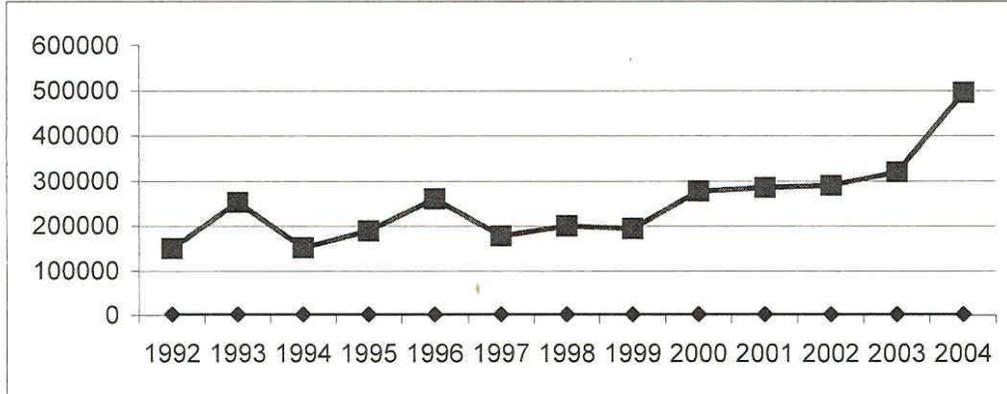
<sup>6</sup> www.riliving.com

1992	N/A	\$ 150,000
1993	N/A	\$ 252,200
1994	N/A	\$ 151,500
1995	N/A	\$ 189,900
1996	9	\$ 260,000
1997	9	\$ 178,000
1998	26	\$ 200,000
1999	20	\$ 193,500
2000	23	\$ 277,000
2001	20	\$ 285,500
2002	17	\$ 290,000
2003	24	\$ 320,000
2004*	9	\$ 495,000

\* First six months only.  
 Source: www.riliving.com

The chart below illustrates the rise in median sales from 1992 to 2004. It shows that median sales did not always rise dramatically. In the early 1990s, the prices dipped and held steady through to the end of the century. It was during the early in 2000 and leading up to 2004 that prices shot upwards.

**Figure 3-1**  
**Median Sale of Housing**  
**1992 to 2004**



Historically, housing costs have been higher in areas of lower density housing, especially where such areas are in close proximity to, or offer a clear view of, the shore (e.g. Warren's Point, West Main Road). More recently, the proximity to and view of the shore has driven prices higher regardless of housing density or size of dwelling.

Another fact of Little Compton housing that is known anecdotally is now tabulated below. Of all the assessed value of land and buildings, by far the most value is in the land and not so much in the building. Among 2,072 parcels of residential uses, 60% of the value is reflected in the land, while 40% is in the buildings.

**Table 3-8**  
**Residential Land and Building Values 2003**

	Residential Improved	Residential Vacant	Residential Apartment
Parcel Count	2,072	833	57
Total Land Value	\$ 804,349,300	\$ 199,158,100	269,900
Land Value per Unit	\$ 388,199.47	\$ 239,085.35	\$ 4,735.09
Building	\$ 527,139,900	\$ 3,354,800	1,049,400
Building Value per Unit	\$ 254,411.15	\$ 4,027.37	\$ 18,410.53
Total	\$ 1,331,489,200	\$ 202,512,900	1,319,300
Percent Land to Total	60%	98%	20%
Percent Building to Total	40%	2%	80%

Source: Town of little Compton, 2003

### 3.7 Rental Housing

While the analysis above applies to purchase housing, affordable housing also includes rental units. In 1990 contract rents for units in Little Compton were comparable to those in other market area communities. In 2000, rental units were increased by 20, an 8.6% increase. Rents also rose by 10.5%.

**Table 3-9**  
**Renter Occupied Housing Units, 1990 to 2000**

Value	No. of Units 1990	Percent 1990	No. of Units 2000	Percent 2000
Less than \$300	0	0%	4	1.6%
\$300 - \$499	33	14.2%	8	3.2%
\$500 - \$749	83	35.8%	111	44.0%
\$750 - \$999	62	26.7%	59	23.4%
\$1000 - More	14	6.0%	42	16.7%
No Cash Rent	40	17.2%	28	11.1%
Total Renter Occupied	232		252	
Median Rent	\$655		\$724	

Source: U.S. Census of Housing, 1990 and 2000.

### 3.8 Affordable Housing Legislation

In 1991 the Rhode Island General Assembly passed legislation that provides public agencies, non-profit housing organizations or limited equity housing cooperatives and private developers the opportunity to develop low or moderate income housing without going through a protracted review process. The Rhode Island Low and Moderate Housing Act (Title 45, Chapter 53 of the Rhode Island General Laws) specifically allows de-

velopers to submit a single application to the Zoning Board of Review seeking relief from the Zoning Ordinance, including its density standard, subdivision approval and any other form of regulatory review and approval, if the Town of Little Compton fails to meet the 10% housing standard for affordable housing articulated in the Act.

On February 13, 2004 the General Assembly amended its General Laws Section 45-53-4 that called for a moratorium on a for-profit developer's use of this fast-track review process and placed a mandate on communities to adopt an affordable housing plan by December 31, 2004.

Low or moderate income housing is defined as "any housing subsidized by the federal, state or municipal government under any program to assist the construction or rehabilitation of housing as low or moderate income housing as defined in the federal or state statute or local ordinance, whether built or operated by any public agency or non-profit organization or limited equity housing cooperative or any private developer, that will remain affordable for ninety-nine (99) years or such other period that is either agreed to by the applicant and town but shall not be for a period less than thirty (30) years from initial occupancy through a land lease and/or deed restriction or prescribed by the federal or state subsidy program but shall not be for a period of less than thirty (30) years from initial occupancy through a land lease and/or deed restriction."<sup>7</sup>

In 2004, Little Compton had two low or moderate-income housing units according to the above definition. With 1,516 units (which does not include 'seasonal' units), the Town's ratio is 0.13%. To meet the 10% requirement, Little Compton would need a total of 152 low or moderate-income housing units just to meet the current gap. Spread over twenty years, the Town would need to add a minimum of eight units per year, if no new housing at all were to be built for the next twenty years. But on average over the last twenty years, building permits have been issued for approximately 23 new housing units per year.<sup>8</sup> As the housing inventory rises, the need for low or moderate income housing units will also rise. Therefore, the Town should be looking at a goal of about 9<sup>9</sup> low or moderate-income units per year, at the current growth rate within the Town. This relative goal is however affected by the low number of overall permits that can be reasonably anticipated. Therefore, a longer time horizon than twenty years may be required.

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<sup>7</sup> Rhode Island General Laws Section 45-22.2-6 (3)

<sup>8</sup> See Table 3-4 on page 3-6 of this plan.

<sup>9</sup> Section 3.10 notes that the projection is based on year round units only; seasonal housing is not included in the calculation.

### **3.9 Housing Programs**

Several possible alternatives are available for housing programs. The Town will pursue some or all of the following:

#### **A. U.S. Department of Agriculture, Farm Home Assistance (FHA)**

- Rural Housing Service: The Rural Housing Service (RHS), an Agency of the U.S. Department of Agriculture, offers the Guaranteed Rural Rental Housing Program (GRRHP) which is designed to serve the rental housing needs of low- and moderate-income rural households by providing loan guarantees for newly constructed or rehabilitated rental property in eligible rural areas. (For information on RHS programs, please call (401) 826-0842).

#### **B. Rhode Island Housing Mortgage and Finance Corporation (Source: RI Housing. More information available from RI Housing.com)**

- First Mortgage Financing: Tax exempt and taxable first mortgage financing is available for both construction and permanent financing for a term of up to thirty years. Borrowers must be single-asset entities and must have a satisfactory credit history. First mortgages are non-recourse and may not exceed 90% of as-built value as determined by an independent appraisal. Requests for tax-exempt financing which require an increase in bonding authorization for RIH are subject to approval by the Rhode Island Housing Board of Commissioners (the Board).
- Targeted Loan Funds: Targeted loan funds are anticipated to be made available to write down the cost of developments as needed. These funds may be used as second mortgage financing but not as an operating subsidy and are only available to those developments utilizing RI Housing first mortgage finance.
- Housing Tax Credits: The Housing Tax Credit (HTC) is a direct dollar-for-dollar offset against a taxpayer's federal income tax liability. These tax credits are sold in exchange for equity investments in qualified low-income housing developments.
- RIH Predevelopment Loan Program: The Predevelopment Loan Program is an initiative designed to provide non-profit developers with the resources necessary to determine the feasibility of and obtain site control for an affordable housing development.
- HOME Investment Partnerships Program, funded through the US Department of Housing and Urban Development (HUD): RIH is responsible for administering the federal HOME Program on behalf of the State. HOME funds may be used for acquisition, rehabilitation, new construction and tenant-based rental as-

sistance. Eligible applicants include nonprofit and for-profit developers, municipalities and Public Housing Authorities.

- Affordable Housing Trust: The Affordable Housing Trust is an independent non-profit trust created by RIH to further the preservation of low-income housing.

**C. Church Community Housing Corporation, 50 Washington Square, Newport, RI 02840**

- Church Community Housing Corporation. Within Newport County, Church Community Housing Corporation (CCHC) has developed 375 units of low-income rental housing including family, elderly, homeless, and special needs housing. In addition, it has developed over 100 units of housing for first-time homebuyers and has provided rehabilitation loans for over 1200 units of housing in Newport County. CCHC has also assisted two resident organizations develop housing cooperatives that serve 35 families. Their homebuyer-training program has graduated over 180 families. CCHC also works with local municipalities to fund public sidewalk replacement, tree planting programs, sewer line installations and community center improvements.
- In 1989 the Town contracted with CCHC to administer the RIH Home Repair Loan Program. Since its inception, seven applicants have attempted to obtain loans through the program. There has been one successful closing, two properties did not qualify, and two applicants were refused loans for failure to meet income-expense ratio requirements. As a result, the Town applied to the State of Rhode Island and received a \$10,000 grant for use in the establishment of a locally sponsored home repair program, as described below.

**D. Locally Sponsored Home Repair Loan Program**

- Administered by the Church Community Housing Corporation, the local program "backs-up" the Rhode Island Housing Program by providing those applicants who fail to meet income/debt ratio requirements for the R.I. Housing Program, a less stringent, more flexible alternative to obtaining a home repair loan. The Town has the final decision in approving loans and the fund is expected to grow based on interest payments. The Town may also apply to the State for additional funds.

**E. Tax Abatement Programs:**

- Property Tax Relief Program - Chapter 44.33 of the Rhode Island General Laws provides for property tax relief for the elderly homeowner/taxpayer through application to the State. A more complete description is given in the cited chapter of the General Laws of Rhode Island.

- Local Tax Abatement Program - The Town sponsors a tax abatement program for low income and disabled property tax payers. Low income is defined as those households earning less than \$20,000 per year. Currently, 27 taxpayers in those categories receive abatements ranging from \$3,820 to \$120,000, which in turn saves them between \$17.30 and \$543.60 in actual tax savings.<sup>10</sup>

**3.10 Housing Needs**

The Department of Housing and Urban Development (HUD) disseminates housing affordability data through its State of the Cities Data Systems (SOCDS) website. The Comprehensive Housing Affordability Strategy (CHAS) database documents priority housing needs for all localities in the United States. CHAS data are used by cities and towns using HOME and Community Development Block Grant (CDBG) to prepare consolidated housing plans. In 2000, the government published special tabulation data showing housing problems and the availability of affordable housing for states, counties, places, and towns.

Housing needs are divided between renters and owners. Within each category, there are needs of the elderly, small families (2 to 4 members), large families (5 or more members), and all other which includes single person and special needs households. The government uses the term "Any Housing Problem" to mean situations where a household must pay more than 30% its income for housing and/or overcrowding and/or lacking complete kitchen or plumbing facilities. In Little Compton, there are 331 households in that category, representing 21.8% of all year-round household units. The table below, indicates the breakdown by family type, within renters and owners.

**Table 3-10**  
**Families Earning up to 80% of Median Family Income**  
**Paying More than 30% Towards Housing Costs**

Family Type	Owners	Renters	Total Households	Percentage
Elderly	144	4	148	44.71%
Small Family (2-4)	89	25	114	34.44%
Large Family (5+)	14	0	14	04.23%
All Other*	35	20	55	16.62%
Total	282	49	331	100.00%

\* Single person and special needs households

Source: State of the Cities Data: Comprehensive Housing Affordability Strategy (CHAS) Data, 2000

<sup>10</sup> Town of Little Compton Assessors Office, October 13, 2004.

In addition to the 331 existing Little Compton residents in need, the next table summarizes CHAS data for the category of residents earning  $\leq 50\%$  of median income having "any housing problem," i.e. paying more than 30% of its income for the cost of housing.

**Table 3-11**  
**Families Earning  $\leq 50\%$  of Median Family Income**  
**Paying More than 30% Towards Housing Costs**

Family Type	Owners	Renters	Total Households	Percentage
Elderly	118	4	122	75.31%
Small Family (2-4)	15	0	15	9.26%
Large Family (5+)	N/A	N/A	N/A	N/A
All Other*	25	N/A	25	15.43%
Total	158	4	162	100.00%

\* Single person and special needs households

Source: State of the Cities Data: Comprehensive Housing Affordability Strategy (CHAS) Data, 2000.

Likewise, the following table depicts those families within the 50% to 80% of median income.

**Table 3-12**  
**Families Earning  $> 50\%$  to  $\leq 80\%$  of Median Family Income**  
**Paying More than 30% Towards Housing Costs**

Family Type	Owners	Renters	Total Households	Percentage
Elderly	40	0	40	43.01%
Small Family (2-4)	38	15	53	56.99%
Large Family (5+)	N/A	N/A	N/A	N/A
All Other*	N/A	N/A	N/A	N/A
Total	78	15	93	100.00%

\* Single person and special needs households

Source: State of the Cities Data: Comprehensive Housing Affordability Strategy (CHAS) Data, 2000.

It is clear from the tables that the elderly represent the greatest need for affordable housing among Little Compton residents. The second greatest need is for small families of two to four members, followed by single person and special needs households. These trends are not surprising as there are elderly on fixed incomes who are finding it increasingly difficult to stay in their own homes and many young people and families who struggle to maintain their homes in town.

The next table is a summary of the SCODS data for the so-called "any housing problems" for all households in Little Compton.

Table 3-13  
 SOCDs Census Data

Little Compton		Source of Data: CHAS Data Book				Data Current as of: 2000					
		Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
Total Households	24	98	10	150	282	403	563	97	120	1,183	1,465
% with Any Housing Problems	16.7	25.5	0.0	13.3	17.4	35.7	15.8	14.4	29.2	23.8	22.6
% Cost Burden >30	16.7	25.5	0.0	13.3	17.4	35.7	15.1	10.3	29.2	23.2	22.0
% Cost Burden >50	16.7	0.0	0.0	0.0	1.4	20.1	2.1	0.0	12.5	9.1	7.6

**Definitions:**

**Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

**Other housing problems:** overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

**Elderly households:** 1 or 2 person household, either person 62 years old or older.

**Renter:** Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

**Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

According to figures provided annually by Rhode Island Housing and updated in July 2004, there are 1,516 year-round housing units and 2 units that qualify under the definition of low and moderate income (LMI). To achieve the 10% goal, the Town will need 152 units, less the existing two, which equals 150 units. This is the gap or "delta" towards which this plan will attempt to close. The affordable housing strategy must take into account the CHAS needs and provide the means for many elderly and families who are paying more than 30% of their income to continue living in Little Compton.

For the purposes of meeting the affordable housing goal, the delta of 150 units will meet the required 10% of current year-round housing units. But as new housing is built that delta will proportionately rise as well. The projected delta by the year 2025 is 186 LMI units. This is based on the assumption that 28% of housing units will be for seasonal

dwellings, and 72% for year round housing. The projected year-round total will more likely be 17 units per year or 72% of the 23 projected units per year. By 2025, there should be 1,856 year round units, of which 10% or 186 must be LMI. Spread over the 20 year period, the Town must produce 9 LMI units per year.

The strategies to carry out that goal will have to account for that reality. In addition, the housing needs for 331 households described in Table 3-10 must also be addressed in the proportion to that need. In other words, approximately 45% of the affordable units should go for elderly, 34% for small families, and almost 17% for special needs families, and finally about 4% for large families.<sup>11</sup>

### 3.11 Income

The SOCDs web site provides data on the percentage of poverty in relation to the Providence-Fall River-Warwick, RI-MA Metropolitan Statistical Area. The table indicates a relatively low poverty rate for Little Compton, which has actually dropped from 1969 to 1999.

**Table 3-14**  
**SOCDS Census Data**  
**Poverty Rate (Percent) in Little Compton**

	Providence - Fall River — Warwick, RI - MA MSA	Little Compton	Suburbs**
1969	10.3	9.4	7.7
1979	10.1	3.8	7.0
1989	9.5	3.7	6.0
1993 Estimated*	12.4	4.2	7.8
1995 Estimated*	11.5	4.1	7.2
1997 Estimated*	11.5	3.8	7.1
1998 Estimated*	10.7	3.6	6.6
1999	11.8	3.4	6.9

\*Estimated poverty rates for 1993, 1995, 1997, and 1998 are derived from the Census Bureau's Small Area Income and Poverty Estimates.

\*\*Suburb data are defined as the total for the Providence-Fall River-Warwick, RI-MA MSA less the sum of data for these cities: Attleboro, MA ; Fall River, MA ; Pawtucket, RI ; Providence, RI Warwick, RI ; Woonsocket, RI.

<sup>11</sup> Proportions reflect CHAS data — see Table 3-16.

The 2000 Census indicates that the Town's median income is \$55,368. The next table indicates how Little Compton's income levels relate to the region. For the lower end of income, Little Compton is below the rates in the metropolitan region. Conversely, the Town's income levels are substantially higher for the middle and high income brackets.

**Table 3-15**  
**SOCDS Census Data:**  
**Percent of Families in National Income Brackets**

		Providence - Fall River – Warwick, RI - MA MSA	Little Compton	Suburbs*
<b>Low Income</b> (National Lowest 20%)	1969	16.6	11.3	13.2
	1979	19.3	12.1	14.9
	1989	16.2	10.5	11.7
	1999	19.5	11.4	13.5
<b>Middle Income</b> (National Middle 60%)	1969	65.7	67.9	66.7
	1979	64.4	61.3	65.9
	1989	62.5	59.0	62.6
	1999	60.5	55.3	61.9
<b>High Income</b> (National Top 20%)	1969	17.7	20.8	20.2
	1979	16.2	26.5	19.2
	1989	21.3	30.5	25.7
	1999	20.0	33.4	24.6

\*Suburb data are defined as the total for the Providence-Fall River-Warwick, RI-MA MSA less the sum of data for these cities: Attleboro, MA ; Fall River, MA ; Pawtucket, RI ; Providence, RI ; Warwick, RI ; Woonsocket, RI.

**3.12 Elderly**

In 2000 16.3 percent of all Little Compton residents were at least 65 years old but only 11.6 percent of the households were headed by persons 65 years or older, indicating that many of Little Compton's older residents live in households headed by younger people. The lack of affordable and subsidized housing for the elderly in Little Compton limits the housing options for elderly residents. Additional subsidies, assistance in keeping elderly residents in their own homes, and smaller rental units affordable to people on Fixed incomes are needed for this segment of the population. As noted earlier, a large

proportion of those households who cannot afford to stay in their own homes are the elderly.

### **3.13 Homeless**

Homelessness is an issue, which is difficult to quantify, and is often overlooked at the local level. Despite the lack of definitive numbers on the number of homeless people, the problem is undoubtedly growing rapidly. Homelessness is not a new phenomenon but is one that has changed due to shifts in composition of the homeless population.

Traditional views of the homeless (skid-row transient older men) have changed as the population has come to include, working low income families and individuals, people forced from homes by eviction and de-institutionalized. Economic shifts have left many unskilled and low skilled people without jobs and subsequently without the means to find shelter.

Currently Little Compton has no official provisions for the homeless within the Town. The RI Emergency Food & Shelter Board noted that in 2002-2003, there were 5,686 homeless people in Rhode Island.<sup>12</sup> Of that only one (1) listed Little Compton as the last address. While that number was the lowest in the state, nearby towns like Tiverton had 11, Portsmouth 25, Middletown 39 and Newport 225. The low numbers may belie the needs of households at risk, including battered women and people with AIDS. Faith-based or social service agencies in the Town may become necessary to identify and address such needs. In addition, households at risk need to be addressed on a regional level. Actions may include keeping a list of local shelters or emergency contact numbers for battered women.

### **3.14 Housing Goals and Recommendations**

In preparing the 1992 version of the Housing Element, certain issues arose which were raised in the meetings and workshops of the Comprehensive Plan Advisory Committee. Input on housing issues was also obtained from Little Compton residents by means of a scientific survey. The statement of issues, which follows, is a result of these participatory mediums and data analysis. Goals, policies and recommendations developed to address the issues are similarly derived.

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<sup>12</sup> The RI Emergency Food & Shelter Board Report, 2003, page 29.

Many communities in Rhode Island speak of rural character and of maintaining a sense of the historic villages, landscapes, views, working farms and homesteads, scenic rural roads, beaches and vital wildlife habitats but few have maintained these components of rural character comparable to Little Compton. Little Compton's identity is so closely tied with its rural nature that the mention of its name conjures images of a long past era when the horse and wagon ruled the road. The horse no longer rules but much of Little Compton's rural charm remains. The overall goal is therefore, to preserve the things that make Little Compton the most unique community in Rhode Island.

### **3.15 Goals**

- A. To preserve the quality and affordability of existing housing stock, while planning for future housing needs of residents.
- B. To provide a mix of housing opportunities for a diverse population of people regardless of age, race, income or social status, and to provide realistic housing options for the children of residents, and people who are employed in the Town and residents with special needs.
- C. To adhere to general community goals: Protection of groundwater, maintenance of open space and other visual, historical amenities, and protecting residential areas by targeting housing construction that preserves the town's rural character and natural resources.
- D. Develop mechanisms to manage growth responsibly taking into account:
  - Drinking water - quality and quantity
  - Wetland systems
  - Salt ponds and marshes
  - Shoreline
  - Prime farmland
  - Historic structures and landscapes, and
  - Available resources.
- E. To provide some form of municipal government subsidy and develop strategies which add approximately 10 to 15 low and moderate income housing units to the Town's year-round housing stock each year, until the goal is achieved and maintained. (See Implementation Strategies section below.)

### **3.16 Objectives**

- 3.1 Develop a comprehensive permit process to meet specific and documented housing needs, e.g., elderly housing and low income housing, for the express purpose of accommodating new federal and state subsidized units.
- 3.2 Establish a Little Compton Housing Trust (LCHT), through Town Ordinance, whose members will be appointed by the Town Council, and will serve as an advocacy group for any person or group desiring to address the problem of housing affordability or housing for the elderly and families of low and moderate income. The LCHT will be enabled to apply for and receive state and federal grant money, contract with housing agencies such as Rhode Island Housing and Church Community Housing, contract for consultant services, recommend to the Town council property tax abatements for low and moderate income households, generally oversee the implementation of this Affordable Housing Plan, and monitor long term housing affordability.
- 3.3 Create a forum for the elderly community to elaborate on specific housing needs, in order to ensure that planning for such housing meets articulated needs from within the town.
- 3.4 Revise zoning ordinance to allow "manufactured homes" and "mobile homes" for the express purpose of providing such units to be subsidized and therefore remain low or moderately priced for both families and elderly.
- 3.5 Encourage local control over the development of elderly, affordable and special needs housing by:
  - a. Creating a non-profit organization within the Town to develop elderly and family, affordable and/or special needs housing.
  - b. Studying the possibility of amending enabling legislation for the Agricultural Conservancy Trust to include acquisition of land for elderly, affordable and special needs housing.
  - c. Encouraging the RI General Assembly to fund the Rhode Island Housing and Conservation Trust and the Governor to provide all municipalities the administrative support required to manage local Housing Trusts under the auspices of a State mandated program.

- 3.6 Maintain the status quo with respect to allowing mobile homes by right in all districts in the Zoning Ordinance.
- 3.7 Amend the zoning ordinance to allow multi-family housing in business zones by right, including provisions for mixed use development e.g. commercial on the first floor with apartments above, with development plan review by the Planning Board, if the units are restricted to low and moderate income residents with thirty-year affordability restrictions in place.
- 3.8 Consider the development of a Cluster Housing Ordinance which would create an overlay zone and which would allow the Planning Board flexibility.
  - a. Parcel size will remain flexible, but density of overall development will not exceed 1 dwelling unit per 2 acres.
  - b. A conventional subdivision layout may be required with any submission of a cluster proposal. The overall density of the cluster development should not exceed the density of the conventional layout. The conventional layout should meet all zoning and subdivision requirements and should not include lots whose area is comprised of more than 50 percent wetlands or lots with significant areas of excessive slope (15 percent or more).
  - c. All open space in cluster developments will remain in perpetuity in accordance with the provisions of state law.
  - d. All cluster proposals shall be approved by the Planning Board, with an advisory opinion by the LCHT.
- 3.9 Mandate the inclusion of at least 20% low and moderate-income qualifying units in any new subdivision.
- 3.10 Develop a housing and parcel database using data from the latest revaluation.
- 3.11 Revise zoning ordinance to reflect, as appropriate, changes in the Housing Element to accommodate affordable housing with continuing monitoring.
- 3.12 Require all room rentals to register with the Town for purposes of safety and health inspection and to monitor affordability.

3.13 Consider amending ordinances to establish residential height restrictions, which will be consistent with existing scale and bulk of surrounding housing in any given neighborhood in Little Compton. No house to be higher than 30 feet.

3.14 Amend 14-4.2.d.2(d) of the Zoning Ordinance to specifically add "protection of groundwater" to the list of conditions and safeguards applied which appear as criteria for special use permit.

*The following recommendations are made in full recognition of the balance, which must be struck between concerns of housing and groundwater protection:*

3.15 Continue to allow an attached accessory dwelling of not more than 800 square feet on lots having a minimum of three acres, provided that site planning and ISDS criteria are met.

3.16 Continue to allow a temporary accessory family dwelling unit as defined in the present zoning ordinance.

3.17 Amend the Town's existing Low Income and Disabled Property Tax Abatement Program to define low and moderate income families in accordance with the Low-and Moderate-Income Housing Act which are those residents earning  $\leq$  80% of the area median income (AMI), and that the tax abatement to residents living in affordable housing units be set on a sliding scale based on actual household income, so that the lowest income residents receive the highest abatement. This is intended to significantly increase the incentive for creating affordable housing with a local tax subsidy.

### **3.17 Strategies**

#### **A. Basic Assumptions**

The ten strategies outlined here are aimed at producing up to 186 units in twenty years, or 9 units per year. Many of the strategies are aimed at new construction and some are aimed at assisting households in existing units. In all cases, the affordable units will have restrictions ranging from 30 to 99 years.

In 2000, the Town had 2,103 housing units, with 1,516 that were deemed to be year-round or non-seasonal. In the 1994 Comprehensive Plan's Land Use Element (Sec. 2.2c), the build out analysis estimated that the Town's land use policies, reflecting zoning and natural constraints, could result in as many as 4,450 units at some point in the future.<sup>13</sup> It is interesting to note that the build-out analysis that was prepared in 1992 projected 2,122 units by the year 2000, only 19 units more than what was actually built. While the plan does not advocate full build out, with the addition of about 23 houses per year, there could be over 2,500 housing units in twenty years. The build-out analysis noted that in 1992, the Town's developed land represents only 25% of all land area. Taking into account constraints such as soil and steep slopes, more than 50% of the vacant land or over 5,000 acres have no constraints and can be developed.

The overall goal of maintaining rural character in Little Compton and the goal to achieve affordable housing are not necessarily mutually exclusive. With careful planning and making positive advances to close the affordability gap for its citizens, Little Compton can achieve the goals through the strategies listed here.

Because of the rural character, the affordable housing goal faces unique challenges. One of these concerns is projecting the location of future affordable units. Building a single high rise in a specific location to accommodate several hundred LMI units is not an option. Rather, integrating such housing into the general low-density housing pattern is far more desirable.

The underlying assumption with all the strategies is that the Town must create, by ordinance, a "Little Compton Housing Trust" (LCHT). The Town Council would appoint the members. The LCHT's mission shall be to advocate the creation and maintenance of affordable housing in accordance with this plan. The responsibilities of the LCHT will include, but not necessarily be limited, to apply for and receive state and federal grant money, contract with housing agencies such as Rhode Island Housing and Church Community Housing, contract for consultant services (but not necessarily staff), recommend to the Town Council property tax abatements for low and moderate income households, generally oversee the implementation of this Affordable Housing Plan, and monitor long term affordability.

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<sup>13</sup> Section 2.2 Build out Analysis, begins on page 2-4 of the Land Use Element of the 1994 Comprehensive Plan. Though the base year was 1990, the projection has proven to be somewhat accurate through 2004. The build out methodology included mapping of environmental constraints, developed and undeveloped land and development rates based on zoning, whose density requirements have remained unchanged.

In addition, these strategies will require the active participation of Church Community Housing and Rhode Island Housing to carry out many of the strategies below. In particular the availability of HUD HOME grants and low-interest loans to encourage construction or rehabilitation of affordable housing will be key to the success of this plan.

Strategies to achieve affordable housing.

Strategy	Action Required	Yield	Location
<p>1. Allow one (1) additional dwelling unit with a total of two (2) detached single household units on minimum of 3 acres, where one unit is affordable. The affordable unit will be eligible for the Town's low income and disabled property tax relief Condominium conversion of the affordable unit will enhance its affordability into perpetuity, because land cost will not be a significant factor in the resale of the unit. A further incentive is to link this strategy to subsidized financing available through local, state or federal agencies. While no one can predict human behavior, it is the legislative finding of the Little Compton Planning Board and Town Council that it is reasonable to believe that the strategy will be successful given local customs and the culture of Little Compton.</p>	<p>Amend the Zoning Ordinance to allow, by right, the construction of a second house on a 3-acre parcel provided that DEM ISDS approval is obtained and 30-year affordability restrictions are in place. The LCHT shall monitor long-term affordability and apply for any available government subsidies for affordable housing.</p>	<p>Approximately 1 unit per year. The yield assumption is based on the zoning board having approved 9 such units within the past 10 years. By making this permissible and by adding tax relief, LCHT advocacy and availability of state or federal funds, it is reasonable to assume the 1 to 2-unit yield per year.</p>	<p>Scattered throughout the Town. At this time, there is only one residential zone for the entire Town.</p>
<p>2. Sec. 14-5.5.b. allows accessory dwelling unit by right on one and two acre parcels. Attached unit could be existing or new, as long as the unit will be affordable. Currently accessory dwelling units are allowed only on a minimum of three (3) acres. The Town's local subsidy is opening such dwelling units to one and two acre lots, by right, provided that such units are affordable. A further incentive is to link this strategy to subsidized financing available through local,</p>	<p>Amend the section to state that if the unit is affordable and 30-year affordability restrictions are in place, and provided that DEM ISDS approval is obtained, it will be eligible For the Town's low in-come and disabled property tax relief The LCHT shall monitor long-term affordability and apply for my available government subsidies for affordable housing.</p>	<p>Approximately 1 unit per year.</p>	<p>Scattered throughout the Town. At this time, there is only one residential zone for the entire Town.</p>

Strategy	Action Required	Yield	Location
state or federal agencies.			
<p>3. (a) Allow multi-household dwellings by right in the Business zone, with development plan review by the Planning Board. The Business zones are identified as the Commons, Adamsville, Sakonnet Point, an area near the Tiverton border, and an area near the land fill (although the landfill is not intended as a site for affordable housing). The town council will also consider affordable housing proposals within 1/4 mile of existing b zone. (See attached zoning map showing existing B zones, at the end of this plan).</p> <p>(b) Allow conversion of lawfully existing commercial structures which are legal non-conforming by use into multiple-household affordable housing units by special use permit.</p>	<p>Amend the Zoning Ordinance (Sec. 14-3.e; Use Code # R3, from S to Y) to allow, by right, multi-household dwellings (maximum of 6 units, i.e. 6 units per building) in the Business zone, without limitation on bedrooms, provided that DEM ISDS approval is obtained and 30 year affordability restrictions are in place. The LCHT shall monitor long-term affordability.</p>	<p>Approximately 6 units every 5 years. There are 16 vacant lots in the business zone. With zoning incentives, tax breaks, availability of state and federal funds and advocacy by the LCHT, it is reasonable to assume that there could be 24 units within the next 20 years.</p>	<p>All existing Business Zones, including Commons, Adamsville, and at Tiverton border.</p>
<p>4. (a) Allow Duplexes (two household units) throughout the Town, on 3 acres by right or 2 acres by special use permit, provided that one unit is affordable.</p> <p>(b) Allow legally established lot of record to be used for a Duplex, as of right, provided both units shall be affordable and that DEM ISDS approval is obtained. Condominium conversion of the units will enhance their affordability into perpetuity.</p>	<p>Amend the Zoning Ordinance (Sec. 14-3.e; Use Code # R2), add the following: "Two household units, provided that DEM ISDS approval is obtained and that one unit has 30 year affordability restrictions in place." Distinguish between 3-acre sites, which are allowed by right and 2 acres that will require a special use permit. The LCHT shall monitor long-term affordability.</p>	<p>Approximately 1 to 2 units per year. There are 844 vacant lots throughout the town. With zoning incentives, tax breaks, availability of state and federal funds and advocacy by the LCHT, it is reasonable to assume that at least 2 units per year could be developed with this provision.</p>	<p>Scattered throughout the Town. At this time, there is only one residential zone for the entire Town.</p>
<p>5. Rehabilitate any existing (prior to 1/1/2005) housing unit to an affordable unit. No new construction. The affordable</p>	<p>LCHT and Church Community Housing to implement by purchasing the land on which the house sits at fair market value</p>	<p>Approximately 1 unit per year. The "buy out" of the land value is a powerful incentive for low and moderate-</p>	<p>Scattered throughout the Town. At this time, there is only one residential zone for the entire Town.</p>

Strategy	Action Required	Yield	Location
unit will be eligible for the Town's low income and disabled property tax relief See Strategy #1.	and leasing it back to the homeowner on a 99-year lease. No "buy back" option is available for the 99 years. A portion of the land purchase funds must be dedicated to rehabilitation.	income elderly and families.	
6. Require that all future major subdivisions (5 or more lots) shall have 20% affordable units. The affordable unit or units will also be eligible for the Town's low income and disabled property tax relief An option would be to donate a fee in lieu of the affordable unit to the LCHT. The fee would be at least 20% of the fair market value of lots in the subdivision.	Amend the Subdivision Regulations to require that for all subdivisions of 5 or more lots, 20% of the lots shall have 30-year affordability restrictions and be eligible for the Town's low income and disabled property tax relief. The LCHT will use the lot to develop an affordable house or use the optional fee to purchase land elsewhere for the same purpose.	Approximately 1 unit per year. Within the past 10 years there were 11 major subdivisions, of which 8 or 9 resulted in 5 or more lots. If that trend continues into the future, there could be 12 such lots in 10 years. Although there were few units that were developed as a direct result of recent subdivisions, it is not unusual to have subdivided lots of record to remain vacant for many years. The LMI restricted lots will be far more attractive for development due to the relatively lower cost of the land.	
7. Ground Lease Program for 99 years, funded by LCHT, Rhode Island Housing and/or the State Housing Trust Fund (when and if funded).	The LCHT will purchase land with Church Community Housing to sublease for 99 years and implement. Funding sources to include Rhode Island Housing, federal HOME funds and the like, for appropriately scaled developments.	Approximately 1 unit every 2 years.	Scattered throughout the Town. At this time, there is only one residential zone for the entire Town.
8. Allow Town-owned properties to be leased by the LCHT and/or Church Community Housing affordable housing for 99 years. See subsection C below and Table 3-16	The LCHT will lease the lots, on behalf of the Town Council, for 99 years. The housing will be built with Church Community Housing using Rhode Island Housing and other federal or state funds.	There are 33 parcels the Town owns. Of that number, 9 parcels that may be eligible for possible use. Approximately 1 unit every year.	Scattered throughout the Town. At this time, there is only one residential zone for the entire Town.
9. HUD Section 811 Supportive Housing for persons with disabilities. The Town will be receptive to a comprehensive permit	Church Community Housing to implement and manage. The Zoning Ordinance shall be amended to set forth specific criteria	Approximately 10 units in 5 to 20 years.	To be determined

Strategy	Action Required	Yield	Location
<p>for such projects, provided that public health, safety and welfare concerns are met, particularly the need for potable water and ISDS suitability, and provided that each structure contain no more than 6 dwelling units, regardless of lot size. We cannot be specific as to which sites will be developed since the strategy is really town-wide. Remember that there is only one residential zone and one commercial zone for the entire Town, and there is no water or sewer infrastructure anywhere in the Town at all. Preference will be given to the B zones or areas within a 1/4 mile of the B zones as noted earlier, since these areas are most likely to have some services for the disabled and elderly such as post office, restaurants and general stores.</p>	<p>for sites for such uses.</p>		
<p>10. HUD Section 202 Housing for the Elderly. The Town will be receptive to a comprehensive permit for such projects, provided that public health, safety and welfare concerns are met, particularly the need for potable water and ISDS suitability, and provided that each structure contain no more than 6 dwelling units, regardless of lot size. We cannot be specific as to which sites will be developed since the strategy is really town-wide. Remember that there is only one residential zone and one commercial zone for the entire Town, and there is no water or sewer infrastructure anywhere in the</p>	<p>Church Community Housing to implement and manage. The Zoning Ordinance shall be amended to set forth specific criteria for sites for such uses.</p>	<p>Approximately 10 units in 5 to 20 years.</p>	<p>To be determined</p>

Strategy	Action Required	Yield	Location
Town at all. Preference will be given to the B zones or areas within a 1/4 mile of the B zones as noted earlier, since these areas are most likely to have some services for the disabled and elderly such as post office, restaurants and general stores.			

**B. Summary of Yield**

The strategies noted above will produce about 186 units over a twenty-year period. The table below, projects the growth in five-year increments. Each five-year increment shows the cumulative units expected over time. For example, Strategy # 1 will result in 22 units in twenty years, with about 5 in the first five years, plus 7 to equal 12 in ten years and so on.

The projected growth of affordable housing units resulting in the 10% goal in 20 years is based on the assumption that the Town will continue to add market housing each year. Straight-line projections are often unreliable predictors of future trends. While the Town has been adding approximately 23 market rate new houses each year for the past ten years, in all likelihood there will be growth in that range over the next twenty years. There is certainly capacity to assume that the trend will continue. This will mean that there may be about 1,850 year round units by the year 2025. With 186 affordable units, the ratio of affordable housing will be just at about 10%.

The strategies are aimed at a mixture of owner occupied and rental units. The HUD projects will be all rental, as would the six unit buildings in the business zones. The duplex units could be half owner occupied and half rental, although there is nothing to prevent all rental duplexes.

**C. Town Owned Properties**

Strategy # 8 above calls for the availability of Town-owned properties to be leased by the LCHT and/or Church Community Housing as affordable housing for 99 years. Of the 33 town-owned sites, 9 are eligible for development, representing approximately 15.8 acres in total. All parcels are unimproved. The table below identifies this sites by plat, lot and street address and comments.

**Table 3-16**  
**Town-Owned Parcels**

ID	PLAT	LOT	ADDRESS	SQ EA AR FT	ZONE	COMMENTS
1	32	163	15 Pond View Dr.	50,175	residential	from tax sale
2	1	167	16 Carey Ln	82,764	residential	
3	1	78	21 West Main Rd	5,000	residential	
4	40	91-1	144 Amy Hart Path	312,761	residential	Road will have to be constructed to gain access to lot
5	43	1	16 Colebrook Rd	13,000	residential	small lot on hill near cemetery
6	31	40-1	36C So. Of Commons Rd	126,324	residential	Road will have to be constructed to gain access to lot
7	28	39	68 Willow Ave	4,700	residential	drainage easement may pose restriction.
8	41	30	88 Long Highway	56,628	residential	
9	41	16	87 Long Highway	21,000	residential	
			Total	672,352		

**Comprehensive Plan - Housing Element**

Little Compton, Rhode Island

June 16, 2006

NOTE: THE PROJECTED NUMBERS OF AFFORDABLE HOUSING UNITS FOR EACH 5 YEAR INCREMENT ARE CUMULATIVE, AND ARE NOT TO BE ADDED ACROSS ROWS. FOR EXAMPLE, STRATEGY #1 WILL RESULT IN 22 UNITS IN 20 YEARS, WITH 5 OF THEM PROJECTED IN FIRST 5 YEARS, PLUS 7 UNITS IN YEARS 6 THROUGH 10 TO EQUAL 12 UNITS IN 10 YEARS, AND SO ON.

<b>Strategy</b>	5 Years	10 Years	15 Years	20 Years	Population Served	Units to Meet CHAS Data Needs
1. Two Units on one lot. The LCHT will seek out potential households that include elderly, offspring who wish to remain in Town and others who may benefit from this program. The units could be owner occupied or rental.	5 units	12 units	18 units	22 units	Large and Small Family & Elderly	4 Large Family 10 Small Family 8 Elderly
2. Attached unit in existing structure. The LCHT will seek out potential households that include elderly, offspring who wish to remain in Town and others who may benefit from this program. The units could be owner occupied or rental.	5 units	12 units	18 units	22 units	Elderly	22 Elderly
3. Multi-household – maximum 6 units. The LCHT will purchase or lease land within the business zones, and if necessary, request the Town Council to rezone to "Business" up to 1/4 mile of the existing B zone, and seek development proposals to construct and manage such units. Rental.	6 units	6 units	18 units	24 units	Special Needs Elderly and Small Family	4 Special Needs 10 Small Family 10 Elderly
4. Duplex units. The LCHT will purchase or lease land, with assistance from RIH and Church Community Housing. Potential beneficiaries will include town employees, teachers and public safety. Owner occupied and rental.	7 units	15 units	22 units	30 units	Small Family	30 Small Family
5. Conversion of existing housing. The LCHT will seek out potential households that include elderly, off-	5 units	10 Units	15 units	20 units	Elderly	20 Elderly

**Comprehensive Plan - Housing Element**

Little Compton, Rhode Island

June 16, 2006

<u>Strategy</u>	<b>5 Years</b>	<b>10 Years</b>	<b>15 Years</b>	<b>20 Years</b>	<b>Population Served</b>	<b>Units to Meet CHAS Data Needs</b>
spring who wish to remain in Town and others who may benefit from this program. Primarily owner occupied.						
6. 20% Affordable Units in major Subdivisions. The LCHT will be the beneficiary of receiving the affordable lots or the fee in lieu, with assistance from RIH and Church Community Housing, to construct affordable units. Potential beneficiaries will include town employees, teachers and public safety. Primarily owner occupied.	3 units	9 units	15 units	20 units	Large and Small Family and Special Needs	4 Large Family 11 Small Family 5 Special Needs
7. Ground Lease. The LCHT will purchase or lease land, with assistance from RIH and Church Community Housing. Potential beneficiaries will include town employees, teachers and public safety. Primarily owner occupied.	2 units	4 Units	6 units	8 units	Small Family Elderly and Special Needs	2 Small Family 4 Elderly 2 Special Needs
8. Town-owned parcels. The LCHT will contract with the Town Council to lease land, with assistance from RIH and Church Community Housing. Potential beneficiaries will include town employees, teachers and public safety. Owner occupied and rental.	5 units	10 Units	15 units	20 units	Small Family Elderly and Special Needs	2 Small Family 6 Elderly 12 Special Needs
9. HUD Section 811 Rental	10 units	10 units	10 units	10 units	Special Needs	10 Special Needs
10. HUD Section 202 Rental	10 units	10 units	10 units	10 units	Elderly	10 Elderly
<b>TOTAL</b>	<b>54 units</b>	<b>99 units</b>	<b>149 units</b>	<b>186 units</b>		

**Table 3-16**  
**Little Compton's Future Low and Moderate Income (LMI) Needs by CHAS data**

Strategy	Large Family	Small Family	Elderly	Special Needs	Total
1	4	10	8	0	22
2	0	0	22	0	22
3	0	10	10	4	24
4	0	30	0	0	30
5	0	0	20	0	20
6	4	11	0	5	20
7	0	2	4	2	8
8	0	2	6	12	20
9	0	0	0	10	10
10	0	0	10	0	10
<b>Total</b>	<b>8</b>	<b>65</b>	<b>80</b>	<b>33</b>	<b>186</b>
<b>Percentage</b>	<b>4%</b>	<b>34%</b>	<b>43%</b>	<b>18%</b>	<b>100%</b>

## **CHAPTER 4 ECONOMIC DEVELOPMENT**

### **4.0 Introduction**

Economic development in Little Compton has not previously been comprehensively explored. Residents who work within the Town have historically relied on farming, small service/retail businesses, and home-based trades/occupations for their livelihoods. In more recent years, the community has attracted a larger seasonal population, resulting in the growth of numerous small businesses serving the needs of summer residents. Many residents commute to work at locations outside the Town, primarily other east bay towns, Providence and Fall River.

Commercial development has been largely centered in three areas, the Commons, the Village of Adamsville and at Sakonnet Point. The Commons is the activity center of the Town, serving as the seat of government and as a gathering place for residents and visitors. A few retail and service businesses are located in the Commons. Adamsville is more a residential village, with a few stores serving the local and visiting population.

The location of Sakonnet Point, exposed to the brutality of the sea, has made ongoing commercial and residential development difficult.<sup>1</sup> The harbor provides some facilities for commercial fishing activities and recreational boating, but is limited in capacity. While recreational fishing, clamming and lobstering have been part of the lives of many Little Compton residents, fishing was never a predominant or typical livelihood for residents.<sup>2</sup> Commercial and wholesale businesses have come and gone, and most are now largely fishing trade-related, i.e., wholesale fish dealers, etc.

Intensive economic development opportunities in Little Compton are limited by the lack of infrastructure, highway access and perhaps, most importantly, the desire of residents to maintain the unique rural/village character of the community. Many residents participating in the development of this Plan have expressed the desire to be able to work in Town, and to have local jobs available for their children.

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<sup>1</sup> Historic and Architectural Resources of Little Compton, Rhode Island, Rhode Island Historical Preservation Commission, 1990, pages 15-16.

<sup>2</sup> Historic and Architectural Resources of Little Compton, Rhode Island, Rhode Island Historical Preservation Commission, 1990, pages 15-16.

The purpose of this element is to present the economic development limitations of Little Compton, and to focus on those areas where the local economy may be enhanced while maintaining its unique historic character.

#### **4.1 Citizen Survey**

Features of the Town that survey respondents (Town residents - seasonal and year round) liked best include the quiet, seclusion, the private nature, and rural, country, farming character of the community. Nearly all respondents believed historic and farmland preservation were important activities for the Town to pursue.

Most people thought it was unimportant for the Town to allow industrial development, while there was a 50-50 split for allowing limited commercial development in designated parts of Town. Most of those interviewed were opposed to new commercial development on the Commons, and were in favor of imposing an exterior design review process for buildings on the Commons. Less than one-quarter of the respondents felt it was important for the Town to promote tourism.

These responses suggest that Town residents like the rural character of the community, and would like to maintain that quality. They are generally satisfied with the level of businesses and services existing in Town, and want to ensure that new economic development will be closely monitored. In general, survey respondents support the continuation of the Town as a rural community with limited new commercial development, and expanding economic development

#### **4.2 Economic Profile**

The Town's economy is defined through a profile of its labor force, employment, commuting patterns, commercial and industrial land and building trends, retail sales and fiscal information.

##### **4.2.a Labor Force and Employment**

The total labor force in Little Compton increased 13.0 percent from 1980 to 1990, as shown in Table 4-1, compared with an 8.2 percent increase in population over the same period. More than 42 percent of the Town's population is in the labor force.

**Table 4-1**  
**Labor Force, Participation Rate and Employment, 1980, 1985, 1990**

Year	Total Population	Total Employed Persons	Total Unemployed Persons	Unemp. Rate	Overall Labor Force Participation Rate	Total Labor Force
1980	3,085	1,169	91	7.2	40.8	1,260
1985	3,301	1,331	68	4.9	42.4	1,399
1990	3,339	1,329	96	6.7	42.7	1,425
% Change 80-90	8.2	13.7	5.5	-6.9	4.7	13.0

Note: Total population in 1985 - RI Dept. of Administration, Division of Planning.  
Source: RI Dept. of Administration, Division of Planning, RI Dept. of Economic Development.

Of the 1,425 people in the labor force in 1990, 96 were unemployed, about the same number as in 1980. In 1991 the unemployment rate increased to 9.7 percent from the 1990 level of 6.7 percent

More than half of Little Compton residents have managerial/professional or technical/sales/administrative support occupations (60+ percent as shown in Table 4-2).

**Table 4-2**  
**Occupational Categories of Employed Persons, 1980, 1990**

Occupation	1980 Total Employed Persons	Percent of Total	1990 Total Employed Persons	Percent of Total
Managerial and professional	317	26.1	567	33.6
Technical, Sales, Administrative Support	298	24.5	448	26.5
Private household occupations	NA	-	13	0.7
Services	227	18.7	171	10.1
Farming, Forestry, Fishing	130	10.7	155	9.2
Craftsman, Repairman	133	10.9	194	11.5
Operators, Fabricators, Laborers	111	9.1	142	8.4
<b>Total</b>	<b>1,216</b>	<b>100.0</b>	<b>1,690</b>	<b>100.0</b>

U.S. Dept. of Commerce, Bureau of the Census, 1980.

The number of residents employed in service-related occupations has declined, while the number employed in farming and fishing has actually shown a slight increase. The 1990 Census included private household occupations, i.e., home-based trade/industry, in which

13 individuals indicated they were employed.<sup>3</sup> Local knowledge indicates that there is likely a larger number of home-based businesses than suggested by this data.

The Rhode Island Department of Employment and Training estimates that the largest number of job openings Statewide through 1995 are expected in the sales workers and professional/technical occupational categories.

Little Compton provides less than one percent of the State's total employment, although the number of available jobs has increased over the past decade (see Table 4-3). Available employment increased from 229 positions in 1980 to 500 in 1990, approximately 118 percent. The current recession has impacted businesses in Town, as over 100 jobs were lost within one year (1989-90).

Retail trade businesses employs the greatest number of people in Little Compton. In 1990, 231 of 500 total jobs in Town were retail/wholesale trade jobs (see Table 4-3). This represents 46 percent of those employed in Little Compton. The service industries provide some 100 jobs, higher than the early 1980's, but somewhat less than the mid-late 1980's.

Agriculture, forestry and fisheries jobs have been level through the past decade, ranging from 36 to 50, and currently running at 41. Local experience indicates that many of these jobs are filled by non-resident employees.<sup>4</sup> State employment forecasts show Little Compton with 577 jobs in the year 2000 and 600 jobs by 2010.<sup>5</sup>

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3 Home-based trade/industry is defined in this element as a business which is owner-operated and situated in a principal personal residence or within an accessory structure to the residence. It may range from an accountants office to a small machinery repair shop. The zoning ordinance definition is "customary home occupation" with requirements including "limited to activities customarily carried out within a residential structure of an existing accessory structure using only tools, equipment or facilities normally utilized within a residence. Examples are sewing, knitting, painting, drawing, drafting, individual tutoring or instruction, handicraft manufacture, small instrument or small appliance repair, photography, day care for no more than three nonresident children, telephone answering or sales and occupations of a similar nature and intensity. The business shall be carried out "entirely within the principal residential structure" and "by a resident of the premises with no more than one nonresident employee or associate." Other requirements for off-street parking and other conditions are also included in the ordinance.

4 Little Compton Comprehensive Plan Committee, subcommittee on Economic Development, August 12, 1992.

5 Rhode Island Employment Forecasts, Year 2010, The State, Cities and Towns, and Analysis Zones, Division of Planning, Rhode Island Department of Administration, Technical Paper No. 127, August, 1987.

**Table 4-3  
Employment Available in Little Compton**

1980-1990

Employment Category	Year												Percent Change 80-90
	80	81	82	83	84	85	86	87	88	89	90		
Agriculture, Forestry & Fishing (1)	39	37	36	48	50	50	50	45	41	45	41	5.1	
Construction	42	44	35	35	42	54	70	89	98	109	72	71.4	
Service Industries	62	70	79	80	96	105	128	127	114	131	100	61.3	
Retail Trade	86	92	101	141	168	178	190	245	268	258	231	168.6	
Finance, Insurance, Real Estate							9	7	7	7	--	NA	
Manufacturing									23	30	--	NA	
Transportation, Communications & Utilities							21	23	27	29	27	NA	
Wholesale Trade							4	9	6	5	--	NA	
TOTAL	229	243	251	304	356	387	472	545	584	614	500	118	

Notes: 1989 figures are averages for the first three quarters.

(1) Categories are defined as follows:

*Agriculture, Forestry & Fishing* - production of field crops, vegetables, fruits, horticultural specialties, livestock, poultry and eggs; agricultural services relating to veterinary care, animal services and landscaping; harvesting of finfish, shellfish and marine products; tree farms, forest nurseries and establishments engaged in gathering forest products.

*Construction* - building construction by general contractors or by operative builders; other construction by general contractors (such as heavy construction of roads, bridges etc.), and construction by special trade contractors (masonry, painting, electrical work etc.)

*Service Industries* - hotels and other lodging places, establishments providing personal, business, repair and amusement services; legal engineering, and other professional services, membership organizations; and other miscellaneous services.

*Retail Trade* - includes establishments that sell merchandise for personal or household consumption and that provide services associated with the sale of goods.

*Finance, Insurance and Real Estate* - banks and trust companies, credit agencies other than banks, holding companies, other investment companies, brokers and dealers in securities and commodity contracts, and security and commodity exchanges.

*Manufacturing* - establishments engaged in the mechanical or chemical transformation of materials or substances into new products. These establishments are usually described as plants, factories or mills and characteristically use power driven machines and materials handling equipment

*Transportation, Communications & Utilities* - includes establishments providing passenger and freight transportation, communication services, electricity, gas, steam, water or sanitary services.

*Wholesale Trade* - includes establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm or professional business users, or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies.

Sources: Rhode Island Department of Economic Development 1986, 1988-1990, Rhode Island Dept. of Employment and Training 1980-1985, 1987. Rhode Island Employment Forecasts; Year 2010 - The State, Cities and Towns, and Analysis Zones, Division of Planning, Rhode Island Department of Administration, August, 1987.

#### 4.2.b Commuting Patterns

Over 90 percent of Little Compton's labor force commutes out-of-town for work. The mean travel time to work is 27+ minutes. In 1980, 82 percent of the workers were employed in the Fall River standard metropolitan statistical area (SMSA), which includes

some towns in the east bay area, and towns which surround Fall River.<sup>6</sup> Of those who work in the Fall River SMSA, 52 percent worked in Little Compton, 18 percent worked in Tiverton, and 17 percent worked in Fall River. The remaining 13 percent worked in Portsmouth, Swansea, or Westport, Massachusetts. Twenty-eight percent of the workers worked outside the Fall River SMSA.

#### 42.c Family Income

In 1989 (the year reported in the 1990 census with respect to income), median family income in Little Compton was \$44,292, as compared to the State's median family income of approximately \$37,500.<sup>7</sup> Table 4-4 illustrates income by number of families. It is striking to note that in 1979, seven percent of local families earned over \$50,000, while in 1989, 43 percent had incomes above \$50,000.

**Table 4-4**  
**Family Income in Little Compton, 1979, 1989**

Income	No. of Families, 19 79	No. of Families, 1989	Percent Change, 1979-1989
Less than \$5,000	73	0	-100.0
5,000 - 9,999	175	35	-80.0
10,000 - 14,999	219	50	-77.2
15,000 - 24,999	285	128	-55.1
25,000 - 34,999	122	111	-9.0
35,000 - 49,999	114	249	118.4
50,000 or more	74	440	494.6
<b>Total</b>	<b>1,062</b>	<b>1,013</b>	<b>-4.6</b>

Source: U.S. Census, 1980, 1990.

Approximately two percent of Little Compton's families have incomes below the poverty level (\$12,100 for a family of four).

#### 4.2.d Retail Sales

Gross retail sales of businesses in Little Compton have increased by over 200 percent since the early 1980's (\$6,000,000+ in 1982 to \$20,000,000+ in 1990). Based on the current State tax applied to these sales, the Town contributes approximately \$1.4 million to State coffers.

<sup>6</sup> The 1990 Census has not provided detailed information on commuting patterns at the date of this writing.

<sup>7</sup> Little Compton figure from 1990 U.S. Census, Income and Poverty Status in 1989; Rhode Island figure from Rhode Island Housing Mortgage Finance Corporation.

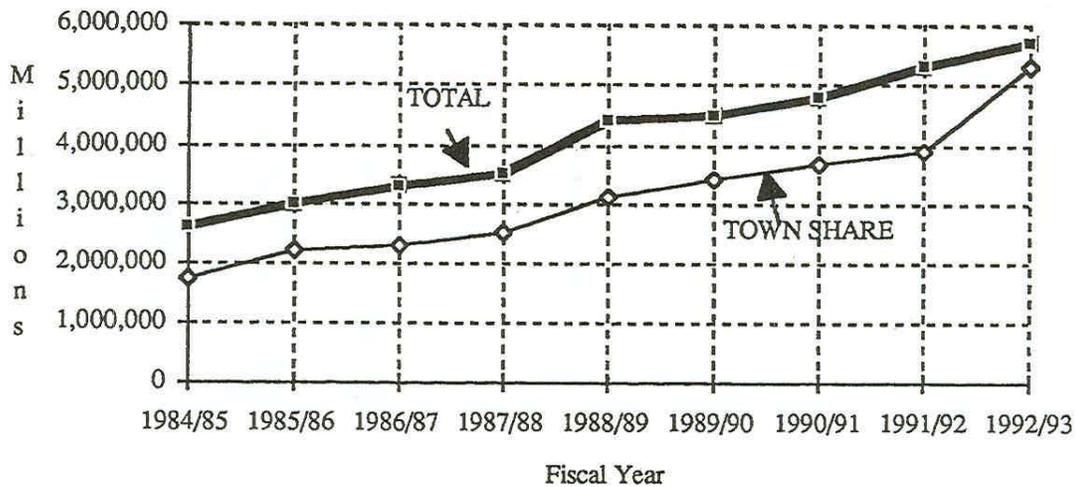
### 4.2.e Public Finances

Providing community services and facilities is closely tied into the fiscal condition of the community, including local budgeting, revenues and expenditures, and capital improvement programming.

**Town Budget** - The Town's budget reflects its assets in terms of revenues and liabilities including expenditures and transfers. Municipal departments submit budget requests to the Town Council, which reviews each request and analyzes each appropriation. Requests are reviewed at public meetings by a budget committee elected at the Annual Financial Town Meeting. The Budget Committee prepares the warrant which is submitted to the voters and Financial Town Meeting. The results of this process appear as the Town's Recommended Budget. In May, eligible residents set the tax rate for the next fiscal year.

Figure 4-1 shows trends in the total Town budget and the Town's share from fiscal year 1984/85 to 1992/93. The Town's contribution to the budget has remained fairly consistent over this period, with the exception of the present year, when State revenue was substantially decreased.

Figure 4-1  
Trends in the Little Compton Budget



Source: Little Compton Taxpayers Association, April, 1992.

**Expenditures** - Little Compton is typical of Rhode Island communities in its distribution of municipal budget expenditures in that the majority of its expenses are for the school system. Table 4-5 shows the 1984/85 to 1992/93 (estimated) fiscal year budget expenditures.

Expenditures are divided by budget requests, i.e., independent, municipal, schools and town council. An explanation of each group is included in the notes to Table 4-5. The council controls over 28 percent of the budget, the school committee over 60 percent, other

**Table 4-5  
Expenditure Trends In Little Compton**

	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93
Independent	22,500	28,500	34,000	20,200	22,200	25,200	32,700	95,200	529,315
Municipal	153,367	150,585	166,713	176,650	219,340	245,416	259,540	302,885	395,627
Schools	1,679,780	1,985,958	2,109,781	2,262,088	2,656,379	2,863,173	3,099,141	3,420,807	3,414,725
Town Council	718,233	798,771	868,973	1,013,210	1,384,323	1,302,045	1,489,916	1,461,783	1,450,890
<b>Total</b>	<b>2,573,880</b>	<b>2,963,814</b>	<b>3,179,467</b>	<b>3,472,148</b>	<b>4,282,242</b>	<b>4,435,834</b>	<b>4,881,297</b>	<b>5,280,675</b>	<b>5,790,557</b>

Notes:

**Independent** category includes: Teen cafe, fire ponds, public library, lower town dock, Memorial Day Parade, Administrative Assistance, waste management, fire house land, study and construction, grant writer, renovate grange, Wilbour Woods, public library, and after school club.

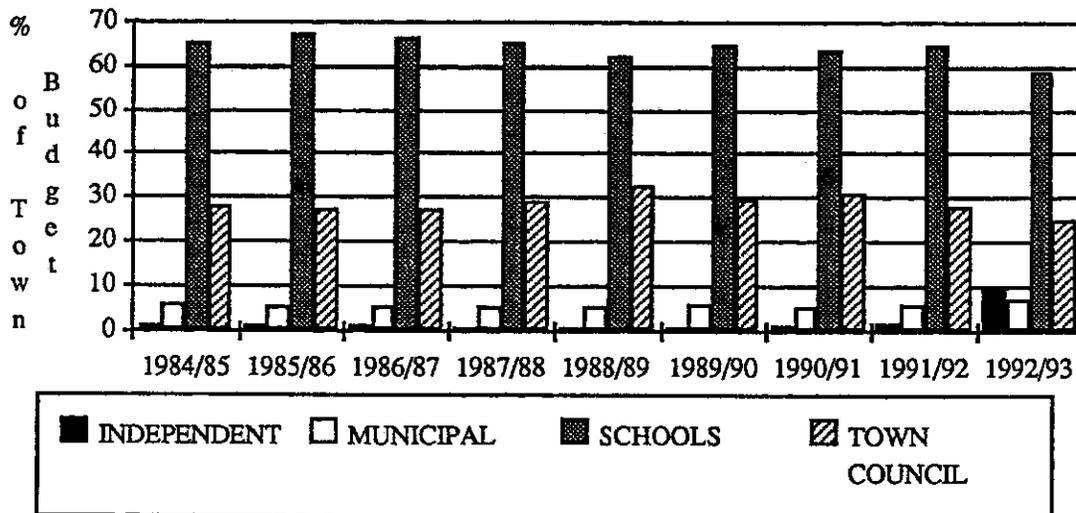
**Municipal** category includes: town clerk, board of assessors, treasurer, budget committee, highway services, board of canvassers, July 4th celebrations, beach commission, town records, road improvements and maintenance.

**Schools** category includes: school budget, teacher salaries, building loans.

**Town Council** category includes: town hall addition, capital expenditures, police department, fire department, fire truck fund, miscellaneous such as FICA, Blue Cross etc., pension plan, legal services, contingency fund, town council, building official, probate judge, unemployment insurance, civic recreation, transfer station, town maintenance, tree warden, computer service, tax books, and town grants.

Source: Little Compton Taxpayers Association data, May 10, 1992.

**Figure 4-2  
Expenditures as a Percent of Total Budget**

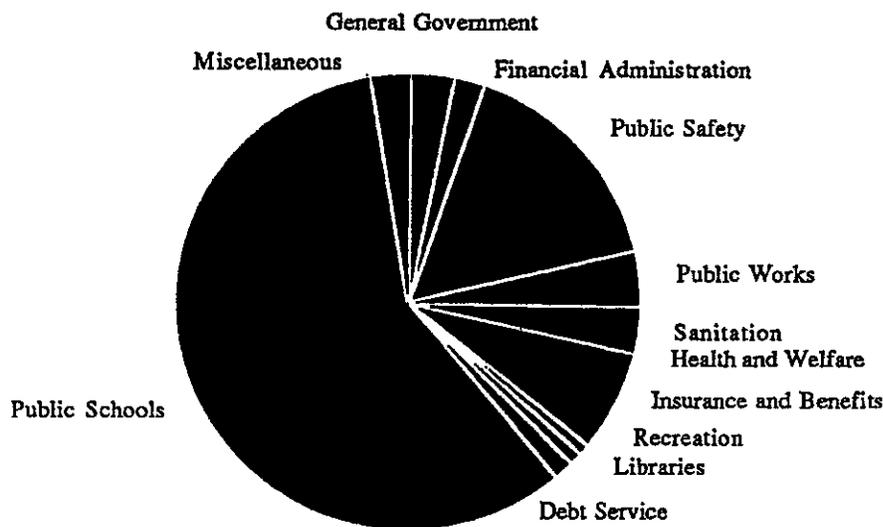


Source: Little Compton Taxpayers Association, May, 1992.

municipal activities control 5+ percent, and independent activities over 7 percent Figure 42 shows that municipal administration/management percentages have remained fairly consistent over the past few years, with requests by the Town Council ranging from 27 to 32 percent of the total budget, and municipal department requests from 5 to 7 percent. Requests by independent groups and the school committee had sizable variations, from 1 to 9 percent and 59 to 67 percent, respectively.

Over sixty percent of the Town's budget is spent for educational purposes, followed by police and fire protection, and insurance and benefits (based on 1991/1992 fiscal year data) (see Figure 4-3). Spending in most categories has increased since 1984. The largest increase over this period (320+ percent) was in independent budget expenditures for activities such as the library, lower town dock, waste management, grange renovation and fire house-related activities<sup>8</sup> Figure 4-3 illustrates the changes in budget expenditure requests since 1984/85. Demands for increased services, such as the new fire house, a central meeting place such as the grange and improvements to the public library are reflected in these greater budget requirements.

**Figure 4-3**  
**General Distribution of Expenditures in Little Compton**



Source: 1990 Annual State Report on Local Government Finance and Tax Equalization, Rhode Island Department of Administration, Office of Municipal Affairs, Division of Planning, 1992.

<sup>8</sup> Little Compton Taxpayers Association Membership Meeting handout, April 22, 1992.

Per capita municipal expenditures are derived by dividing the total budget by the population. Higher spending may reflect the delivery of a broad range of services, high local wealth or high service needs. In 1989, the last year of comparable data, Little Compton ranked 16th of 39 communities (1 equals highest spending per capita, 39 is lowest spending per capita) with \$1,290 in expenditures per capita.<sup>9</sup> The State average in 1989 was \$1,271 spent per capita. Rankings for communities in the immediate vicinity of Little Compton were: Tiverton - 28th, Middletown - 22nd, Portsmouth - 13th. Communities of similar population size to Little Compton ranked as follows: New Shoreham - 1st, Foster -9th, West Greenwich - 38th, and Richmond - 2nd.

Revenues - The composition of the revenue used to meet the budget requirements presented above is shown on Table 4-6 and Figure 4-4. Over 90 percent of the Town's revenues are generated through local property taxes and the remaining 10+ percent through miscellaneous revenue-producing activities. Little Compton has historically relied upon property taxes and State grants for the bulk of its revenues. The majority of State aid (80 percent) has been in the form of school operations assistance which guarantees a minimum educational program for every pupil. However, the poor condition of the State's economy has resulted in substantial reductions in the amount of aid to schools. In the 1990/91 fiscal

**Table 4-6  
Composition of Revenue**

	Fiscal Yr. ending 6/30/89		Fiscal Yr. ending 6/30/90		Fiscal Yr. ending 6/30/91	
	Actual	% of Total	Actual	% of Total	Actual	% of Total
Property Tax	\$3,126,583	87.4	\$3,250,496	87.7	\$3,681,799	90.5
Licenses	32,800	0.9	60,239	1.6	5,947	0.1
Fines and Penalties	0	0.0	60,877	1.6	31,513	0.8
Rents and Interests	80,209	2.2	89,062	2.4	115,262	2.8
Grants - State	164,526	4.6	124,608	3.4	68,167	1.7
Grants - Federal	3,839	0.1	0	0.0	0	0.0
Departmental	132,169	3.7	105,131	2.8	90,053	2.2
Miscellaneous	35,917	1.0	17,826	0.5	77,169	1.9
Adjustment (1)	NA	NA	-1,424	0.0	0	0.0
Total (2)	\$3,576,043	100.0	\$3,706,815	100.0	\$4,069,910	100.0

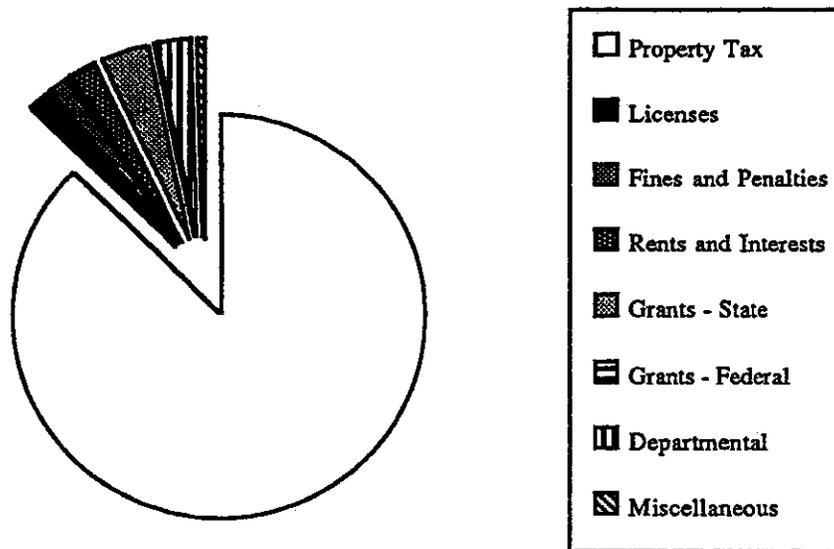
Notes: (1) Amount July and August 1989 receipts exceeded July and August 1990 receipts.  
(2) Does not include State Aid to schools.

Sources: 1990 Annual State Report on Local Government Finance and Tax Equalization, Rhode Island Department of Administration, Office of Municipal Affairs, Division of Planning, 1992.  
Town of Little Compton Financial Statements, June 30, 1990, Hoff, Raiche, Koziara and Martland, LTD., 1992.

<sup>9</sup> In 1991, per capita municipal expenditures were \$1,214 per person. Annual State Report on Local Government Finances and Tax Equalization, Rhode Island Department of Administration, 1989, page 9.

year, State aid to schools was \$623,000+, in 1991/92 it was \$519,000+, while the proposed aid for fiscal year 1992/93 is \$63,000+.

**Figure 4-4**  
**Revenue Sources for Little Compton**



**Sources:** 1990 Annual State Report on Local Government Finance and Tax Equalization, Rhode Island Department of Administration, Office of Municipal Affairs, Division of Planning, 1992. Town of Little Compton Financial Statements, June 30, 1990, Hoff, Raiche, Koziara and Martland, LTD., 1992.

Nearly 90 percent of the Town's property tax revenues are generated by residential property (see Table 4-7). This raises the issue of a balanced economic base, in which more commercial/industrial land provides additional revenues while demanding generally fewer services than residential uses. All indications in Little Compton point toward its continued residential orientation, which means that residents will continue to maintain the tax burden.

The ratio of revenues generated to expenditures by land use for the 1989/90 fiscal year yielded the following results:<sup>10</sup>

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<sup>10</sup> Annual State Report on Local Government Finances and Tax Equalization. Rhode Island Department of Administration, 1989. Expenditures determined as 6 percent of general government, 75 percent of public safety, 15 percent of public works, 2 percent of health and welfare and 2 percent of recreation expenditures per The Fiscal Impact Handbook: Estimating Joint Costs and Revenues of Land Development, Robert W. Burchell, David Listokin, 1980, p. 125.

Land Use	Revenues	Expenditures	Ratio
Residential	\$2,907,244	\$3,292,772	1.13
Commercial/Industrial	\$96,865	\$45,000	0.47

For every \$1.00 of revenue brought in by the residential sector, \$1.13 in expenditures was generated. In the nonresidential sector, the ratio was 1.00:0.47, or \$1.00 in revenue versus 0.47 cents in expenditure. Typically, residential land uses are more service intensive than commercial and/or industrial uses. In terms of agricultural land, an American Farmland Trust study showed that for every dollar paid in taxes by a farmer, \$0.11 in services were received.<sup>11</sup>

**Table 4-7**  
**Analysis of Tax Revenue**

Source	Percent of Contribution
Residential	89.44
Commercial	2.98
Industrial	0.00
Utilities	0.95
Motor Vehicles	6.22
Other	0.41
Total	100.0

Sources: 1990 Annual State Report on Local Government Finance and Tax Equalization, RI Department of Administration, Office of Municipal Affairs, Division of Planning, 1992. Town of Little Compton Financial Statements, June 30, 1990, Hoff, Raiche, Koziara and Martland, LTD., 1992.

**Property Taxes** - Little Compton levies the same annual property tax rate on all categories of land use, and taxes are based on the assessed value of property. Property tax rates (tax per thousand dollars assessed valuation) are shown on Table 4-8. The tax rate is determined by eligible residents at the annual Financial Town Meeting. Section 44-5-2 of the Rhode Island General Laws provides that a municipality may not levy a tax in any year in an amount more than 5.5 percent in excess of the amount levied for the prior year, unless it qualifies for certain exceptions relating to loss in non-property tax revenue, emergencies and payment of debt service.

<sup>11</sup> Town Farmland Protection, Theresa M. Levins, Connecticut Department of Agriculture, American Farmland Trust, May, 1987, page 57.

Equalized tax rates (effective tax rates) are a measure of the local property tax burden and can be compared between municipalities since they are based on comparable property values which adjust for the date a municipality last revalued its property. Little Compton's equalized tax rate has remained relatively consistent through the 1980s. Based on the most recent data available for comparison (1988), Little Compton ranked 31st out of 39 municipalities (1 indicates the high rate) in equalized tax rate, low in comparison to surrounding communities (Tiverton - 27th, Middletown - 21st and Portsmouth - 25th).<sup>12</sup> Communities of similar population size to Little Compton ranked as follows: New Shoreham - 34th, Foster - 38th, West Greenwich - 39th, and Richmond - 36th.

**Table 4-8  
 Tax Rate Trends, 1985 - 1992**

Fiscal Year	Tax Rate
1992	12.43
1991	10.89 (Reval)
1990	15.35
1989	14.06
1988	13.75
1987	12.24
1986	10.93
1985	9.96

Source: 1990 Annual State Report on Local Government Finance and Tax Equalization, Rhode Island Department of Administration, Office of Municipal Affairs, Division of Planning, 1992.

**Assessed Valuation** - The net assessed value of real property (land, buildings and personal property) in Little Compton for 1990 and 1991 are as follows:

December 31,	Net Assessed Value
1991	358,011,307
1990	240,910,235

Source: Tax Book of the Town of Little Compton, 1990, 1991.

The residential component, including one family residences, two family residences, apartments and vacant residential land, contributed approximately 89 percent, higher than the State average of 65 percent. Locally, commercial uses contributed three percent and indus-

<sup>12</sup> Annual State Report on Local Government Finances and Tax Equalization, State of Rhode Island and Providence Plantations, Department of Administration, 1990.

trial uses contributed zero percent. Statewide, the average for commercial contributions was 19 percent and 5 percent for industrial contributions. Table 4-9 compares the percentage of total assessed valuation for Little Compton and Statewide.

Equalized Assessed Valuation - Equalized assessed valuation is a measure of the Town's total taxable wealth, in that it measures the strength of the local tax base. Little Compton's equalized assessed valuation has increased steadily in recent years, growing 260+ percent from 1982 to 1988. In the 1988 fiscal year (the most recent comparative data) Little Compton ranked 31st in equalized assessed value (1=highest, 39=lowest), compared to Tiverton (24th), Middletown (21st), Portsmouth (25th), Foster (38th) and New Shoreham (34th).

**Table 4-9**  
**Comparison of Total Assessed Valuation,**  
**Little Compton and Rhode Island**

Type	% of Total Assessed Valuation	State Average
Residential	89.02	65.21
Commercial	3.12	18.52
Industrial	0.00	4.61
Utilities and RR	0.94	2.07
Motor Vehicles	6.53	8.98
Other	0.39	0.61
Total	100.00	100.00

Sources: 1990 Annual State Report on Local Government Finance and Tax Equalization, RI Department of Administration, Office of Municipal Affairs, Division of Planning, 1992.

**Capital Improvement Programming** - Little Compton does not have a formal capital improvement program in place. Currently, capital improvements are forecast informally through individual departments. The capital budget is composed of capital expenditure items such as purchase of new police vehicles, communications equipment, new fire trucks and equipment, Town Hall renovations, library additions, etc. The Town Council receives the budget requests of each department, reviews and discusses the requests with department heads, and makes a recommendation *as to* how each should be funded. Those requests are reviewed at public meetings by a budget committee elected at the Annual Financial Town Meeting. The Budget Committee prepares the warrant which is submitted to the voters and Financial Town Meeting. The results of this process appear as the

Town's Recommended Budget. In May, eligible residents set the tax rate for the next fiscal year.

The Town's capital budget is critical to the operation of many Town departments, including purchase of equipment necessary to meet certain accreditation standards. Consideration of the importance of this fund in terms of providing preventive maintenance for local infrastructure, and development of a systemized methodology for all departments to prepare their capital improvement requests should be a priority.

Establishment of a capital improvement program was recommended in the 1977 Comprehensive Community Plan to "assist in the scheduling of major items of capital expenditure in a manner that will minimize severe fluctuations in annual revenue requirements." The Plan indicates that the task is usually assigned to the Planning Board by ordinance, in an advisory capacity to the Council and Budget Committee.<sup>13</sup>

Indebtedness - All of the Town's general obligation debt now outstanding or authorized but unissued has been authorized pursuant to the General Laws of Rhode Island. After referendum approval has been secured, the borrowing must be authorized by the Town Council. No Rhode Island municipality may incur any debt which would increase its aggregate indebtedness beyond three percent of the taxable property of the municipality. All of the Town's bonds and notes outstanding are either specifically excepted from the three percent debt limit or are within such limit.

The current three percent debt limit of the Town is \$7.2+/- million based on the net assessed valuation at December 31, 1989. The Town's outstanding debt is approximately \$3,633,080, and includes debt service on three bonds, two for Town Hall improvements and one for school improvements.

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<sup>13</sup> Town of Little Compton, Rhode Island Comprehensive Community Plan, Little Compton Planning Board/Little Compton Conservation Commission, October, 1977, page 47.

## Public Finance Issues

- **Capital Improvements Programming** - The Town currently has no capital improvements program (CIP). Capital needs/improvements are forecast through informal individual departmental efforts. The capital budget is critical to the operation of many Town departments. The CIP should outline, by department, the particular request, the year in which the request must be satisfied, the anticipated annual cost, the Town's recommendation and the anticipated effect on the Town budget. Preferably CIP preparation would occur prior to budget submission time (September/October) to give departments the opportunity to realistically analyze their long term needs.

Consideration of the importance of this activity in terms of providing preventive maintenance for local infrastructure, and development of a systemized methodology for all departments to prepare their capital improvement requests should be a priority.

- **Tax Base** - As indicated previously in this chapter, the bulk (89+ percent) of the Town's tax revenues are contributed by residential property. As State grants and aid are further reduced, the Town's reliance on the property tax or other revenue forms will continue to increase.

The inclusion of farmland, forest land and open space in the Farm, Forest and Open Space program reduces the revenue generating potential of these lands. However, the program is useful in meeting the objectives of farmland and open space preservation. In addition, it should be recognized that farmland demands few public services such as police protection. A study conducted by the American Farmland Trust (AFT) showed that for every dollar paid in taxes by a farmer, \$0.11 in services were received.<sup>14</sup> A residential landowner received approximately \$1.28 in services for every tax dollar paid.

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<sup>14</sup> Town Farmland Protection, Theresa M. Levins, Connecticut Department of Agriculture, American Farmland Trust, May, 1987, page 57.

- Service Demand - As the Town's year-round population increases, new residents place new demands on improved and new municipal services. This is becoming evident in the desires for a community center, improved library services, better local health services, a new fire/police facility, and more sophisticated town administration. With Little Compton's limited capacity to substantially expand its tax base, the Town must carefully balance service demands with its ability to pay for such services and facilities.

### **4.3 Business in Little Compton**

There are over 100+/- small businesses in Little Compton (classified *as* having a maximum assessment of \$10,000), and 40+/- larger businesses (classified as having a minimum assessment of \$10,000).<sup>15</sup> Small businesses are diverse in nature, including, but not limited to, electrical contractors, beauty salons, carpenters, lawn care, home-based industries/tradespeople, small engine repair, fish markets and computer services, etc. Larger businesses include excavating contractors, the vineyard, nurseries/landscaping, restaurants and retail stores.

A substantial number of businesses operating in Town are home-based industries/trades, defined as a business which is owner-operated and situated in a principal personal residence or within an accessory structure to the residence. It may range from an accountants office to a small machinery repair shop. The Town's zoning ordinance regulates such businesses as "customary home occupations."

Such home-based industries/trades have a long history in the community, and are seen as a vital component of the Town's economy. Home-based businesses are often inter-dependent and supportive of each other, and provide an opportunity for local residents to be economically self-sufficient. As a dynamic part of the local economy, these activities should be encouraged, supported and permitted by zoning and other regulations.

Community economic development is dependent on a number of conditions:

- Available land suitable for intensive development;
- Infrastructure - sewers, water, electricity, gas, communications;
- Adequate transportation access;

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<sup>15</sup>Town of Little Compton List of Tangible Tax Codes Sorted by Tax Code, As of January 19, 1990.

- Appropriately zoned land;
- Available skilled labor force;
- Marketing; and,
- Taxes and financial conditions.

Little Compton has 90 acres of business-zoned land, 80 percent of which is developed. Its 220+ acres of industrially zoned land has been largely developed with residential uses, and the remaining land within the zoning district is wet. Soils, while largely unsuitable for intensive development, are more suited for agricultural activities.

The Town has two existing zoning districts which support economic development, an "I" zone for industrial development, and a "B" zone for commercial development. The business zoning district encompasses approximately 90 acres in three areas through the community, Adamsville, the Commons/Meeting House Lane and Sakonnet Point. There is no minimum lot size requirement for a business use within this district, but lots must be of sufficient size to accommodate the required off-street parking and loading area, and a "safe and adequate" water supply and ISDS. The business district in Adamsville supports light retail and office uses, while the district at Sakonnet Point is largely marine-related businesses and residential uses. The Commons business zone includes light retail and office, government and institutional, and recreational uses.

There is one industrial zone in the Town, located on the Tiverton Town boundary, north of Tompkins Lane, west of Long Highway and east of Pachet Brook Road. Most of this zone is currently developed for residential use, with single family homes on two acre+/- lots. The remaining undeveloped area in the zone is largely wetland. Neither public sewer or water is available in this zone, and access is limited. No industrial uses have been identified within other zoning districts in the Town. The State Division of Planning indicates that this zone is "developed primarily with incompatible uses" and should be rezoned.<sup>16</sup>

The Town has no public water or sewer, and no piped gas supply. The local calling area of the telephone system is limited, especially within Rhode Island, and the sophistication of the system is also limiting to those who may perform computer work via modem. The Town lacks immediate access to interstate highways, railroads, and airports. The labor force is diverse, but weighted heavily toward the managerial/professional type of occupation.

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<sup>16</sup> Industrial Land Use Plan, Report No. 66, State Guide Plan Element 212, Rhode Island Department of Administration, Division of Planning, May 1990.

Economic development has not been actively promoted in the community. The Town has relatively high taxes per capita, ranked 16th of 39 communities in 1989.<sup>17</sup>

These conditions have directed the types of economic development existing in Little Compton. Traditionally the economy has been tied to agriculture, fishing and more recently, seasonally-oriented retail businesses. The available labor force has few choices but to work outside of the community, and forecasts indicate that few new jobs can be expected in the future. Little Compton's workers are employed in predominantly white collar positions, earning above the State's median family income.

The seasonal increase in population, estimated at approximately 2,700 summer residents plus day and short term visitors, provides a regular boost to the economy.<sup>18</sup> Local business is substantially enhanced during the summer months.

The slow growth of the Town's economy is attributable to its geographic location, limited accessibility, poor environmental conditions for building, and lack of infrastructure for intensive development. The citizen survey indicates that residents support the continuation of the Town as a quiet, rural farming-oriented community with limited economic development.

#### **4.3.a Agriculture**

Little Compton has historically been a farming community, beginning in the late 1600's. There are now 15 to 20 active farms in the Town.<sup>19</sup> Active farms range in size from five+/- acres to over 250 acres, and comprise over 1,300 acres of land in the Town. The Town's tax rolls also identify over 250 land parcels considered farmland under the provisions of the Farm, Forest and Open Space Act (P.L. 1980, Chapter 252).<sup>20</sup> Little Compton farms produce crops including corn, grapes, vegetables, Christmas trees and nursery stock, as well as some livestock.

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<sup>17</sup> Annual State Report on Local Government Finances and Tax Equalization, Rhode Island Department of Administration, 1990.

<sup>18</sup> Recreation, Conservation and Open Space Plan, Town of Little Compton, Rhode Island, 1988.

<sup>19</sup> Rhode Island Department of Environmental Management, Division of Agriculture, Survey of Active Farmland, 1990, telephone communication with Mr. Steve Volpe of Division of Agriculture, 8/17/92. Active farms are defined in this survey as those farms of five or more acres actively engaged in agricultural production.

<sup>20</sup> Town of Little Compton List of Tangible Tax Codes Sorted by Tax Code, As of June, 1992.

While no Town-specific figures are available, an estimate of the value of Little Compton farm products is approximately \$3 million, approximately two percent of the State's total farm production value of \$140 million.<sup>21</sup> This estimate is based on ideal conditions, that is, 100 percent of the total active farm acreage in production, at \$2,600 of value per crop acre.

Little Compton residents have been vigorous in working toward preserving the community's rural agricultural character. The Town established the Little Compton Agricultural Conservancy Trust in 1985 to preserve agricultural property, open space and other undeveloped natural areas toward preserving the "open rural character" of Little Compton. The Trust has taken action by acquiring development rights to parcels and acquiring others. The Trust is financed through a tax assessment (not more than five percent) on the transfer of real property in the Town. The amount of a transfer in excess of \$75,000 is subject to this tax.

Over 4,950 acres of property in Little Compton is included in the Farm, Forest and Open Space Program (Chapter 44-27 and sections 44-5-39 through 41 of the Rhode Island General Laws), one third of the Town's land area. The total assessed value of property under the Act is \$26,866,499.<sup>22</sup> Approximately 1,570 acres of this, under 29 separate owners, is classified as "farm" land, versus forest or open space.

Property in this tax relief program provides a tax reduction to those farms which qualify on the basis of size and production. The property assessment is based on the current undeveloped value of the land rather than the "highest and best" use possible. The purpose of this program is to benefit landowners willing to make a long term commitment to reserving their land for agriculture or forestry production, or the maintenance of open space.<sup>23</sup> This impacts the Town's revenue income from this property, but achieves the Town's goals for farmland and open space preservation. Farmland, however, generally demands few public services such as police protection. An American Farmland Trust study showed that for

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<sup>21</sup> Based on 1,311 acres of active farmland, 100 percent producing, at approximately \$2,600 of value per crop acre. Telephone communication with Mr. Steve Volpe of Division of Agriculture, 8/17/92.

<sup>22</sup> List of Property Tax Codes Sorted by Tax Code as of June 9, 1992, Town of Little Compton, Rhode Island, Total Assessments for Code 33.

<sup>23</sup> Rhode Island Forest Resources Management Plan, Report No. 45, State Guide Plan Element 161, Rhode Island Office of State Planning and RI Division of Forest Environment, April, 1984.

every dollar paid in taxes by a farmer, \$0.11 in services were received.<sup>24</sup> In Little Compton, a residential landowner received approximately \$1.13 in services for every tax dollar paid.

#### **4.3.b Commercial Fishing**

Sakonnet Harbor supports a small, yet diverse and flexible fishing fleet of smaller boats. This is due to several factors, including its optimal location between the ports of Newport and New Bedford, close proximity to the fishing grounds of the Atlantic Ocean and relatively easy access to major east coast markets. Approximately 23 commercial fishing vessels are based in Sakonnet Harbor.<sup>25</sup>

Commercial lobstering is the most common fishing activity out of the Harbor, accounting for 75 percent of the fishing vessels. The other boats are involved in finfishing and shellfishing.

The lobster industry is essentially composed of independent fishermen who actively lobster from April to November. Two wholesale buyers exist within the harbor, and the balance of the catch is landed in Westport, Massachusetts or Tiverton. During the past three years, finfish landed in Little Compton and Tiverton have ranged from 21 to 31 million pounds, at \$8,000,000 to \$8,200,000 in value.<sup>26</sup> Approximately 6,000,000+ total pounds of shellfish are taken annually by harbor fishing vessels.<sup>27</sup> This equals approximately \$12,900,000+ for shellfish in value. The completion of the Town dock resulted in increased wholesale competition from Point Judith and New Bedford, resulting in a benefit to local revenues.

#### **4.4 Findings**

Based on economic development subcommittee input, a number of issues relating to supporting and sustaining local economic development while not detracting from the unique character and rural setting of the community have been developed. These are as follows:

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<sup>24</sup> Town Farmland Protection, Theresa M. Levins, Connecticut Department of Agriculture, American Farmland Trust, May, 1987, page 57.

<sup>25</sup> Little Compton Harbor Advisory Commission data, August, 1992.

<sup>26</sup> U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service data, August, 1992.

<sup>27</sup> U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service data, August, 1992.

- Any economic development activities which occur in Little Compton must be sensitive to the high environmental and aesthetic quality of the community.
- The Town should encourage and promote economic development activities which are compatible with and sustaining of its existing character.
- The Town's ordinances and regulations may not be as supportive of the local economy as they could. Particular attention should be given to regulations governing fanning, fishing, and home-based trades/industries.
- The Town's natural, recreational and open space resources are important contributors to the local economy.
- Farming, agriculture, commercial fishing and aquaculture are traditional local activities which provide economic, visual, and ecological benefits to the community.
- Home-based trade/industries are traditional local economic pursuits which, along with farming and fishing, form the core of the Town's economy.
- Communications systems which serve the Town, particularly telephone service, make doing business from Little Compton difficult
- The Town lacks a central gathering place which could serve as a multi-purpose facility, aiding the local economy by providing space for local artisans to exhibit their wares etc.
- There is no individual, department, agency or group charged with community development and economic development activities. These activities have traditionally been left up to the individual businessperson, who seek out assistance on interpreting local regulation, obtaining information on loan programs etc. from the State or other sources.
- Activities which could fit into the overall local economic development scheme include elderly care/support facilities, education-related economic development, and bed and breakfast establishments.

- Cultural resource activities can be used to promote economic development.
- The Town has no established capital improvement program.

#### **4.5 Goals and Recommendations**

The Town has elected to retain its rural atmosphere through choices it has made in land use (two acre minimum lot sizes, little commercial and industrial-zoned land), and through limited provision of community services (no sewers, no public water). Its environmental characteristics (wetlands, poor soils for development, reliance on groundwater, sensitive coastal ponds) are constraining to intensive development. The Town's geographic location and limited accessibility serve to further discourage intensive economic development.

As the Town's primary economic activities, farming and fishing do not provide the number of jobs necessary to support the local population. Residents have been left with few choices in terms of employment opportunities in Town. Many commute to jobs out of the Town, others pursue home-based trades/occupations, and others own or work in retail or service establishments in Town.

Because of these factors, the Town's tax base is heavily reliant on residential property taxes for revenue. Based on these findings, the Town's goals for economic development are as follows:

- A. To promote a favorable economic climate in the Town of Little Compton which increases job opportunities for its residents, and provides for a broader tax base, and which is aesthetically and environmentally compatible with and sustaining of the Town's rural nature.
- B. To retain the existing economic development character of the Town as not infrastructure-intensive, including farming, fishing and support businesses (such as home-based trades/industries) to these industries.
- C. To retain farming and fishing as a significant contributor to the Town's economy, coupled with scenic and farmland preservation objectives.
- D. To consider the summer resident population as an important contributor to the local economy.

## **4.5.a Recommendations**

### **Administration**

- 4.1 The Town's ordinances and regulations should be comprehensively examined with regard to the impact they may have on local economic activities. Particular attention should be given to regulations governing farming, fishing, and home-based trades/industries. Regulations should be supportive of these activities, while providing guidelines and standards which maintain the public health, safety and welfare, as well as preserving the Town's character.

### **Services**

- 4.2 A concerted effort should be made to improve telephone communications systems which serve the Town, particularly telephone.
- 4.3 Establish a Community Center in the renovated Grange Hall.
- 4.4 Should a Town Administrator/Planner position be established the job description for the position should include community development and economic development activities.

### **Industry**

- 4.5 Rezone the existing industrial zone on the Tiverton Town boundary, north of Tompkins Lane, west of Long Highway and east of Pachet Brook Road, pending review of the Land Use Committee. Considering that most of this zone is currently developed for residential use, and the remaining undeveloped area in the zone is largely wetland, it would be appropriately rezoned for residential uses.

### **Commercial Business**

- 4.6 As appropriate, amend the Zoning Ordinance to encourage business development which is compatible with and sustaining of the Town's environmental and aesthetic resource base.
- 4.7 Preserve existing commercially-zoned areas.
- 4.8 Provide guidelines which support the appropriate development of home-based trade/industries through modification of the Zoning Ordinance. Review and revise

the Zoning Ordinance as needed to provide adequate standards and to ensure that such industry is compatible with the overall environmental, aesthetic and economic goals of the community.

- 4.9 Provide guidelines which support the appropriate development of elderly care/support facilities.
- 4.10 Consider permitting and providing guidelines for education-related economic development, including executive/management training or retreats, research centers, private educational enterprises.
- 4.11 Provide guidelines which support the appropriate development and regulation of bed and breakfast establishments.

### **Recreation**

- 4.12 Ensure public access to Town beaches and shoreline.
- 4.13 Provide guidelines for natural resource/recreation and open space-based economic activities.

### **Agriculture and Fishing**

- 4.14 Revise Town ordinances to accommodate the changing needs of farm operations.
- 4.15 Consider promoting a farmer's market, possibly as part of the community center.
- 4.16 Continue to support traditional fishing and encourage new technologies such as aquaculture in salt water ponds.

### **Culture and the Arts**

- 4.17 Provide non-financial support to cultural resource activities which promote economic development.

### **Public Finance**

- 4.18 Consider establishing a formal capital improvement program with 3 to 5 year horizons.

## **CHAPTER 5**

### **NATURAL AND CULTURAL RESOURCES**

*"Shall provide an inventory of the significant natural resource areas such as water, soils, prime agricultural lands, natural vegetation systems, wildlife, wetlands, aquifers, coastal features, floodplains and other natural resources and the policies for the protection and management of such areas. The element shall include policies for the protection of historic and cultural resources of the municipality and the state. The policies and implementation techniques must be identified for inclusion in the implementation program element." -- Rhode Island Comprehensive Planning and Land Use Regulation Act*

#### **5.1 Introduction**

Little Compton is rich in natural resources: shorelines with some of the finest beaches and natural harbors, scenic open spaces, valuable wetlands, high quality surface water, prime agricultural lands and unique historical areas. The Town's natural environment adds immeasurably to its quality of life. Although many large areas of undeveloped land exist in Little Compton, these lands, including land currently devoted to farming, are feeling direct and indirect impacts from residential and other forms of development. Development impacts not only affect land use but all natural resources such as ground water and air quality. Proper use and protection of natural resources may require greater initial expense, but it is generally far less costly to anticipate environmental problems and take measures to avoid them than to correct past mistakes. Certain resources, such as groundwater, are jointly owned and require a community-wide and multi-town effort to ensure that its quality is maintained and improved where possible. Other resources, such as clean air, must be protected on a regional and statewide basis. Compliance with federal and state standards, including monitoring of air quality, become important factors in the overall protective measures within the scope of this element of the Comprehensive Plan.

Among the unique characteristics of the Town are its open spaces and natural beauty, the type of which has been lost to development in other communities in Rhode Island. The sense of openness in the Town is due to the considerable number of active farms. Yet, while the casual observer may note the beauty and harmony of the area, much of the natural resources in Little Compton are not protected in perpetuity. Indeed, most of the Town is susceptible to development as rising property values continue to spur more intensive land uses.

Fortunately, the Town has recognized that choices are available; planning for the future is an option to manage the growth of the Town and preserve valuable parts of the land for recreation, conservation and agricultural purposes.

### **5.1.a Purpose**

The Comprehensive Planning and Land Use Regulation Act requires that this element "provide an inventory of the significant natural resource areas such as water, soils, prime agricultural lands, natural vegetation systems, wildlife, wetlands, aquifers, coastal features, floodplains and other natural resources and the policies for protection and management of such areas. The element shall include policies for the protection of historic and cultural resources of the municipality and the state. The policies and implementation techniques must be identified for inclusion in the implementation program." This element considers the nature of the environment, the ability of the Town's natural resources to support future development, the impact the Town's current regulations have upon the environment, and how the resources can be best protected in the future.

The element also considers the Town's cultural resources, an amalgam of ethnic, occupational, institutional, geographic and social elements. The Town's historical heritage continues to influence the present character of the community, and this element considers the importance of preserving the Town's past while serving a modern purpose. The first section of this element addresses the community's natural resources, followed by its cultural and historical resources.

### **5.2 Natural Resources**

The Town of Little Compton, Rhode Island is located in Newport County, approximately thirty-two (32) miles southeast of Providence, R.I. and twelve (12) miles south of Fall River, Massachusetts. Bounded by the Town of Tiverton, R. I. to the north, Massachusetts to the east, the Atlantic Ocean to the south and the Sakonnet River to the west, the Town comprises approximately 14,848 acres or 23.2 square miles. Little Compton has a population of approximately 3,339 full time residents and approximately 2,688 summer residents.<sup>1</sup> The Town is characterized as a rural community with numerous active farms, forested areas and open meadows. Industry consists primarily of agriculture and fishing with small scale neighborhood-serving commercial activity.

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<sup>1</sup> Selected Population and Housing Characteristics: L990, Little Compton town, Newport County, Rhode Island, U.S. Bureau of the Census.

The existing and potential future impacts that are imposed upon the Town's natural and cultural resources by increased development are numerous. The very elements which drew residents to the community face disruption and in some cases, destruction, by increasing demands placed on them by the growing year round and seasonal population. Mitigating the effects of human habitation on the Town's natural resources while providing a balanced climate in which residents can live, work and play is the challenge of this Plan element.

### 5.2.a Natural Features

The natural features of Little Compton, combined with its cultural context, help to create the unique character of the Town. This subsection presents a synopsis of the natural features and some of the management implications relating to these features. The following figures describe the general geographic status of the community:<sup>2</sup>

#### Area

Total	23.2 square miles
Land area	21.6 square miles
Inland water	1.6 square miles

#### Climate

Mean Temperature in January	29.2 degrees
Mean Temperature in July	70.2 degrees
Mean Annual Precipitation	37.9 inches

United States Geological Survey Quadrangles:	Sakonnet Point, Tiverton, and Westport
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### 5.3 Water Resources

Little Compton's water resources include rainfall, streams, freshwater ponds and reservoirs, freshwater wetlands, and coastal ponds and wetlands. Water resources are of paramount concern in Little Compton, since every resident depends upon groundwater for domestic use, and the City of Newport depends, in part, upon the Watson Reservoir for its drinking water supply. These resources are critical to the future functioning of Little Compton in terms of providing a continued safe drinking water supply, flood storage capacity, wildlife habitat, as well as secondary benefits such as recreation and scenic enjoyment. Groundwater is the common resource which is the basis for the overall health of the residents of Little Compton. A summary of the local resources, existing forms of protection and regulation, and threats to water quality follows.

<sup>2</sup> Rhode Island Basic Economic Statistics, Rhode Island Department of Economic Development, 1987, p. 34.

### 5.3.a Groundwater

All residents of the Town of Little Compton rely on groundwater for drinking water and other domestic purposes. Every home has a private well which taps into the glacial till soils or underlying bedrock to produce the quantity of water necessary to support daily household use. Groundwater is essentially held in common ownership by the residents of Little Compton, and is the Town's most important resource in terms of the health, safety and welfare of all residents.

**Definitions** - *Groundwater* is water found underground which completely fills the open spaces between particles of sand, gravel, clay, silt and consolidated rock fractures.<sup>3</sup>

Groundwater results from precipitation seeping into the ground and being temporarily stored there. A *groundwater aquifer* is a geologic formation capable of yielding a significant amount of water.<sup>4</sup> There are two types of aquifers, bedrock aquifers and aquifers in surficial glacial deposits.

Bedrock aquifers are solid rock formations that transmit water through cracks and fractures. Surficial glacial deposits are sediment over bedrock which was deposited by glaciers thousands of years ago. Two types of glacial sediment exist in Little Compton, till and stratified drift. *Till* typically consists of unsorted boulders, gravel, sand, silt and clay, and exhibits a low permeability. It functions primarily as a storage area that supplies water by natural gravity drainage to underlying bedrock. The average thickness of till is 20 feet. Wells dug in till have low and often variable yields.

*Stratified drift* is unconsolidated, sorted sediment composed of layers of sand, gravel, silt or clay, deposited by meltwater from glaciers. Coarse-grained stratified drift contains space between the gravel and sand particles which can hold large amounts of water without restricting its flow. A thick deposit of stratified drift has an excellent chance of yielding large quantities of water. An area of stratified drift with a saturated thickness of 40 feet or greater, and an average transmissivity of 4,000 square feet per day or greater is called a *groundwater reservoir*.<sup>5</sup>

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3 Rhode Island Groundwater Protection Act of 1985, Chapter 13.1 of the Rhode Island General Laws.

4 Rhode Island Groundwater Protection Act of 1985, Chapter 13.1 of the Rhode Island General Laws.

5 The State of the State's Groundwater, State of Rhode Island and Providence Plantations, Department of Environmental Management, April, 1990.

The area beneath the land surface can be divided into two zones. In the upper zone, known as the unsaturated zone, open fractures in rocks or open spaces between soil particles are only partially filled with water. Beneath this zone all the open spaces are filled with water. The space where the water is held within these materials is called the zone of saturation.<sup>6</sup> Water within this zone is called *groundwater*, and its upper boundary is known as the *water table*.

**Little Compton's Groundwater** - The Town of Little Compton is almost entirely underlain by till aquifer, a type of glacial sediment which yields the lowest amount of groundwater of the soil types found in the State. There are a few small areas of stratified drift in the Town, which is a higher yielding soil type, as described above. These areas have not been mapped. There are *no groundwater reservoirs* located in Little Compton.

The saturated thickness of till in Little Compton averages between 5 and 10 feet. In winter and spring, when water tables are high, water levels in till commonly are within 5 to 10 feet of land surface, even in hilly areas. Till may become unsaturated during dry periods of summer and fall, and is generally an unreliable source of water in many areas. In Little Compton, some older homes may have shallow wells in till, but new homes generally have wells drilled into the underlying bedrock.<sup>7</sup> There are a number of combined wells located along the Adamsville Brook in the northeast part of Town. Well yields of 50 gallons per minute were reported in this area. This indicates the likely presence of stratified drift in this area.

The Town currently has no municipal wells. Residents use private wells for all domestic water needs. There is concern about the adequacy of water yields in wells in certain areas of Little Compton. Recent well completion reports submitted to the Groundwater Division of RIDEM indicate 3.5 to 4 gpm yields. Water yields in rock range from 1/2 gpm to 75 gpm, and eight out of ten wells yield less than 10 gpm.

**Groundwater Quality** - Groundwater in Little Compton is rated class GA, defined as "sources which may be suitable for public or private drinking water without treatment."<sup>8</sup>

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6 Rhode Island Groundwater Protection Act of 1985, Chapter 13.L of the Rhode Island General Laws.

7 Rhode Island Ground-Water Resources, National Water Summary - Rhode Island, U.S. Geological Survey Water-Supply Paper 2275, page 376.

8 Class GAA consists of the State's major stratified drift aquifers and the critical portion of their recharge area as delineated by RIDEM, a 2,000 foot radius around community public supply wells, groundwater dependent areas, where in the event of contamination, alternative water supplies are not, as determined by the director, economically or technologically feasible to utilize.

Groundwater quality is generally good, attributable to the generally low density of development and the lack of major industrial and commercial development. The primary threats to groundwater quality in Little Compton are individual sewage disposal systems (ISDS), leaking underground storage tanks not identified by or registered with RIDEM, and non-point sources such as fertilizers and pesticides used in agriculture or for home lawns.

High soil fertility and healthy wetlands are the purification and filtering systems for the maintenance of groundwater quality. "The upper foot of native soil is the major zone of treatment for potential groundwater contaminants."<sup>9</sup> Fertile soil, rich in organic matter with high biological activity, has the capacity to remove heavy metals and many organic chemicals (but not all) before they reach the underlying groundwater. When pollutants "are placed into the environment below the surface soil, the potential for transport to the groundwater is markedly increased."<sup>10</sup> However, topsoil does have a finite capacity to remove pollutants. If it has poor fertility or if its fertility has been killed by contaminants, its lack of purification capacity becomes a threat to groundwater quality.

**Potential Sources of Groundwater Contamination** - Groundwater quality may be affected by "point" sources of pollution (coming from a specific source) and "nonpoint" (coming from disperse activities). Point pollution sources identified by RIDEM in the Groundwater Section Facility Inventory include landfills, dumps, underground injection control sites, surface impoundments, septic systems, salt storage sites, leaking underground storage tanks, and other miscellaneous sites. The inventory is not all-encompassing - additional potential contamination sources are likely to exist. Sites identified in Little Compton include the following:

- Little Compton Landfill and Transfer Station;
- Possible contamination of corner of Willow Avenue and Simmons Road, (former service station), and
- State Public Works Facility - potential leaking underground storage tanks registered with RIDEM, salt storage site..

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<sup>9</sup> North Kingstown Environmental Review Team Report, "Water for the future" Match, 1988. R.I. Resource Conservation and Development Area. Page 55.

<sup>10</sup> Ibid., page 54.

Other underground storage tank facilities registered with RIDEM are mapped in the facilities inventory. The Town is requiring that smaller tanks also be registered, and these will be added to this inventory when the registration process is completed.

Nonpoint sources of pollution include pesticides, fertilizers, septic systems, road salt application, radon and others.<sup>11</sup> In areas where groundwater is presumed suitable for drinking water use, the Town should pursue measures to reduce and/or mitigate such pollution.

Nonpoint sources such as active farms using pesticides and fertilizers, residential lawns, roadway runoff, and runoff from other paved surfaces threaten groundwater quality.<sup>12</sup>

Nitrates are a specific concern, as they may be introduced to the groundwater through individual septic systems as well as through fertilizers applied to residential lawns and active agricultural lands. The EPA drinking water standard for nitrate-nitrogen is 10 milligrams per litre (mg/L), and is intended to prevent methemoglobinemia (blue baby syndrome).<sup>13</sup>

Determination of the amount of nitrates which may potentially be introduced to the groundwater from a particular activity may be modeled in nitrogen loading studies, which a number of Rhode Island communities have recently instituted. In a report prepared for the Town of North Kingstown, entitled "Water for the Future", it was noted that a three bedroom home generates approximately 31 pounds of nitrate-nitrogen per year. To dilute this mass of nitrate to the drinking water standard of 10 mg/L requires approximately 366,000 gallons of water recharging the groundwater. To reach an average concentration of 10 mg/L would require a lot of more than one acre, as 1.0 acre of pervious lawn plus the paved or built areas on the lot (based on a 3 bedroom home) would be necessary to provide adequate dilution.<sup>14</sup>

Maintaining the current zoning requirement of at least 2 acres for a building lot in Little Compton will help to ensure that nitrates are adequately filtered.

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<sup>11</sup> United States General Accounting Office Report to Chairman, Environment, Energy and Natural Resources Subcommittee on Government Operations, House of Representatives, "Water Pollution, More Emphasis Needed on Prevention In EPA's Efforts to Protect Groundwater," December, 1991, pages 10-18.

<sup>12</sup> The State of the State's Groundwater, State of Rhode Island and Providence Plantations, Department of Environmental Management, April, 1990.

<sup>13</sup> The Land Management Project, Land Use and Water Quality Series, Septic Systems, Fact Sheet No. 1, August, 1989.

<sup>14</sup> On Long Island, a concentration of 6.2 mg/L nitrate was used to ensure that drinking water will not exceed the 10 mg/L standard. To reach this concentration, the lot would need 1.46 acres of lawn in addition to paved and built areas. An 80,000 square foot lot would have to maintain less than 20 percent impervious surfaces to meet the standard. Water for the Future, Environmental Review Team Report, Town of North Kingstown, Rhode Island Resource Conservation and Development Area, March, 1988.

**State Groundwater Protection Measures** - The State administers the Underground Storage Tank and Leaking Underground Storage Tank program, Oil Spill Emergency Response and Oil Storage programs, groundwater investigations, groundwater classification, the Wellhead Protection program and private well drilling regulations. State underground storage tank regulations require that tank owners and operators obtain certificates of registration from RIDEM and follow defined procedures for proper closure of tanks no longer in service. More stringent requirements apply to existing facilities located in sole source aquifers as designated by EPA or for new facilities located in an area where a leak could affect groundwater or surface water used for present or future public water supplies.<sup>15</sup>

The State requires a minimum of 100 feet between an individual well and an ISDS. The ISDS Task Force report published in 1987 indicates that 150 feet may be a more appropriate setback in areas of excessively permeable soils or fractured bedrock.<sup>16</sup> In addition, 150 feet is recommended as the setback for an ISDS from any coastal pond.

**Local Groundwater Protection Strategies** - Effective protection of groundwater resources may be achieved through local measures, including detailed hydrological studies, zoning and other land development regulations, and regulation of potentially hazardous activities. Existing zoning strategies for maintaining groundwater quality include the residential zoning "R" district, which requires a minimum lot area of two acres, and Section 14- 3.6 which indicates that no facility designed to leach fluid wastes into the soil shall be located closer than one hundred (100) feet to a water body, stream river or shoreline, including a fresh water or tidal wetland. The Town's subdivision regulations authorize the Plan Commission to require the provision of lots in excess of the minimum requirement if RIDEM, CRMC or other agency with jurisdiction indicates that larger lot sizes are required for the provision of adequate sewage disposal, adequate water aquifer or recharge zone or the protection of a valuable natural resource.

**Hydrogeological Studies** - To properly plan groundwater protection measures, the Town must have an understanding of its hydrogeological conditions. During the winter of 1991-92, research into these conditions in Little Compton was initiated. A preliminary

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<sup>15</sup> The State of the State's Groundwater, State of Rhode Island and Providence Plantations, Department of Environmental Management, April, 1990.

<sup>16</sup> Water for the Future, Environmental Review Team Report, Town of North Kingstown, Rhode Island Resource Conservation and Development Area, March, 1988.

analysis of the effects of groundwater contamination was conducted by Szepatowski Associates, Inc.<sup>17</sup>

This study of nitrogen loading in the Town's groundwater uses "a widely known simulation model...known as BURBS" developed by Cornell University. The study provides a preliminary foundation for the community's future efforts to prevent contamination of its water supply. It recommends that further work on this process, including establishment of a well-testing and monitoring program, be undertaken. The study is included in Appendix 5-A.

Neighboring towns have already begun to experience the contamination of significant numbers of private wells;<sup>18</sup> the cost for them to solve these problems could be enormous.<sup>19</sup> While Little Compton has been given an "acceptable" rating by RIDEM regarding its potable water quality, there is concern that nitrogen levels may be increasing in some wells around the Town.

The next step should be to undertake more extensive research into the basic geological and hydrological conditions that affect Little Compton's groundwater. The Town should expand upon the Szepatowski study to provide additional background information for future planning efforts. This effort is also important for maintenance of Townwide health and safety standards.

A hydrogeologic study identifies the geologic and groundwater conditions of an area, and may include the following items:<sup>20</sup>

- Groundwater watersheds, groundwater flow direction and groundwater topography;
- Surface water watersheds, flow direction and topography;

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<sup>17</sup> Szepatowski Associates, Inc. is an environmental engineering and planning firm located in Jamestown, Rhode Island. The firm conducted a preliminary study free of charge. Mr. David Emilita, Little Compton resident and an employee of Szepatowski, directed the study.

<sup>18</sup> Private Well Contamination in Massachusetts: Sources, Responses and Needs, April 1988, prepared for the special legislative commission on water supply - Commonwealth of Massachusetts. By June M. Weintraub, Senior Environmental Analyst

<sup>19</sup> "Contamination found in 13 wells near Turners Road", (Middletown) article in Providence Journal-Bulletin, December 18, 1991; "Residents concerned about wells", (Middletown) article in Providence Journal-Bulletin, December 19, 1991.

<sup>20</sup> Water for the Future, Environmental Review Team Report, Town of North Kingstown, Rhode Island Resource Conservation and Development Area, March, 1988.

- Geologic characteristics from bedrock to ground surface;
- Land use in surface and groundwater watersheds;
- List of known contaminant sources in the surface water and groundwater watersheds; and,
- Water quality sampling results which may include total coliform bacteria, fecal coliform bacteria, sulfate, nitrate, nitrites, turbidity, color, sodium, chlorides, iron, hardness, pH, total solids, sediment, manganese, specific pesticides or any other item of concern.

A base hydrogeologic study may be prepared for the Town as a whole, and the Town may also require such studies for developments. The Town should focus its efforts on groundwater protection through the following avenues:<sup>21</sup>

1. Inventory of present and future groundwater resources, land use and water supply demand - hydrogeologic study.
2. Establish land use regulatory programs through planning and zoning. Prohibit high-risk uses. Consider how such uses can be accommodated without threatening groundwater resources.
3. Maintain and increase townwide soil fertility and wetland health for groundwater purification.
4. Ordinances directed at the storage, use and disposal of hazardous materials; and, the underground storage and transmission of fuel to residences.
5. Groundwater monitoring - establish a testing program to determine whether water quality is acceptable.
6. Education - informing the public about the proper disposal and handling of potential pollutants and the roles that soil fertility and wetland health play in groundwater cleansing.
7. Municipal activities - proper salt storage and road salting/sanding procedures.

**Summary** - Recognizing that the Town of Little Compton depends solely upon groundwater for its drinking water supply, and that alternatives to this supply are few and prohibitively expensive, it is critical that a comprehensive program of groundwater protection measures be instituted.

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<sup>21</sup> Protecting Connecticut's Groundwater, A Guide to Groundwater Protection for Local Officials, Connecticut Department of Environmental Protection, September, 1984.

### 5.3.b Rhode Island Sound

Little Compton is bounded by the Rhode Island Sound to the south. The coastline has been an attraction for residential development, as many people desire to live along the coast for its scenic beauty. It is dotted with residential development, both estates on large lots and smaller, high density cottage type development. Interspersed with the development are coastal ponds, beaches, and rocky shores.

There are a number of public access points to the ocean, including Lloyd's Beach, the Town Landing, the Town Beach, and Goosewing Beach. CRMC has classified Briggs Beach, Round Pond Beach, Ship Pond Cove, and Quicksand Pond Beach as undeveloped bather beaches. Moderately developed barrier beaches include Tunipus Pond Beach, and Watch House Pond Beach. These designations limit the extent and type of new development permissible on these beaches. Undeveloped barrier beaches are intended to remain as conservation areas, with no future development permitted. New development is prohibited on moderately developed bathers, with specific exceptions detailed in the CRMP handbook.<sup>22</sup>

Other coastal features in Little Compton are also regulated by the CRMC, including coastal beaches and dunes, barrier beaches, coastal wetlands, coastal cliffs, bluffs and banks, rocky shores, and manmade shores. Waters within 500 feet of the mean high water mark of Little Compton's coastline are classified as Type 1 by CRMC.<sup>23</sup> These are 1) water areas that are within the boundaries of designated wildlife refuges and conservation areas, 2) water areas that have retained undisturbed natural habitat or maintain scenic values of unique or unusual significance, and 3) water areas that are particularly unsuitable for structures due to their exposure to severe wave action, flooding and erosion?" Waters beyond this 500 foot mark east of the southern tip of West Island near Sakonnet point are Type 4 waters. These are multipurpose waters which support a variety of commercial and recreational activities while maintaining good value as fish and wildlife habitat, and water adjacent to shorelines that could support water-dependent commercial, industrial and/or high-intensity recreational activities. Each type of water has an associated list of activities which either require an assent from the Council or are prohibited, such as filling, removal and grading of shoreline features, residential structures, marinas, municipal sewage treat-

<sup>22</sup>The State of Rhode Island Coastal Resources Management Program, As Amended, Coastal Resources Management Council, The Coastal Resources Center, Graduate School of Oceanography, University of Rhode Island, New Edition, 1990.

<sup>23</sup>Ibid.

<sup>24</sup>Ibid, page 38.

ment facilities and individual sewage disposal systems. The waters along the Little Compton's southern coast line are class SA waters, the highest water quality class, considered suitable for bathing and contact recreation, shellfish harvesting for direct human consumption, fish and wildlife habitat. It is important that the quality of these waters be maintained to protect the Little Compton shoreline for continued commercial fishing, tourism and recreational uses.

### **5.3.c Sakonnet Harbor**

Sakonnet Harbor, on the southwestern tip of Little Compton, is one of the Town's most valuable natural - and cultural - resources. Located on the east side of the entrance to the Sakonnet River, it is a fairly shallow, rockbound cove that is open to the river on the north, protected on the south and east by land, and on the west by an 800-foot riprap breakwater.

The harbor has a water surface of some 25 acres, 12 acres of which are dredged to a depth of eight feet. (RIDEM has given the harbor an SA Water Quality condition and Classification). The southern shore of the harbor consists of a Federally protected bather beach and, behind it, a natural tidal wetland owned by the state and management by RIDEM as a wildlife refuge. The western side is composed largely of commercial fishing and pleasure boating docking facilities; the eastern side consists of the Sakonnet Yacht Club and numerous private residences.

CRMC has divided the use of the harbor into two classifications. Waters adjacent to the bather beach area are considered Type 2, low intensity use. This includes "waters in areas with high scenic value that support low-intensity recreational and residential uses. These waters include seasonal mooring areas where good water quality and fish and wildlife habitat are maintained."<sup>25</sup> The remainder of the harbor is designated Type 5, commercial and recreational waters. CRMC policy for Type 5 waters is to maintain the diversity of water-related activities (such as recreational boating, commercial fishing) while maintaining and/or enhancing the character of the area and promoting the most efficient use of space.<sup>26</sup>

Sakonnet Harbor is the site for a variety of water-related activities: recreational boating, commercial fishing, swimming scuba diving and sailboarding. While commercial fishing

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<sup>25</sup> Ibid, page 40.

<sup>26</sup> Sakonnet Harbor Master Plan, Little Compton, Rhode Island, Henderson Planning Group, 1987, page 2.4.

is the primary winter activity, it continues at a high level throughout the year. In warm weather, recreational boating also reaches its peak.

Further issues and policies regarding the harbor, and the ongoing needs of both the commercial fishing and the recreational boating interests, are identified in a newly-revised Sakonnet Harbor Management Plan.

#### **5.3.d Rivers, Ponds and Streams**

The Sakonnet River forms the western boundary of the Town, running from the Taunton River through Mount Hope Bay into Rhode Island Sound. The River's waters are considered RIDEM Class SA, as described previously. Waters within 500 feet of the mean high water mark of the Sakonnet River shoreline are classified as CRMC Type 1, and waters beyond this 500 foot line are Type 2 waters.

There are three (3) major freshwater stream systems flowing from north to south. The easternmost is Adamsville Brook, rated as Class-B waters along its entirety.<sup>27</sup> Wetlands associated with this system in Little Compton are forested wetlands. It meanders along the east side of Crandall Road before flowing into Mill Pond in Westport. From there it passes under Adamsville Road and into the West Branch of the Westport River. Adamsville Brook is stocked with trout and used extensively by fishing enthusiasts in the spring. The Sakonnet Preservation Association owns some of the land between Adamsville Brook and Crandall Road, assuring access for fishing enthusiasts.

The second major freshwater system includes Colebrook and its associated forested wetlands, shrub swamps and wet meadows. It originates in Tiverton just north of the Town line. It flows into Simmons Pond (an old mill pond) and then through a series of manmade ponds before becoming West Brook and reaching Quicksand Pond. The part of the brook that has been classified, from Simmons Pond to Quicksand Pond, is considered Class-A water. Simmons Pond supports largemouth bass, chain pickerel, sunfish and an occasional osprey. Wood ducks nest there and other species of ducks including black ducks, mallards and buffleheads have been observed. There is very little residential devel-

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<sup>27</sup> For inland surface waters, RIDEM considers Class A suitable for existing or proposed drinking water supply, fish and wildlife habitat, recreational use, agricultural use, industrial supply and other purposes. Class B is considered suitable for bathing, fish and wildlife habitat, recreational use, agricultural use, industrial supply and other legitimate uses, including navigation. Class C is considered suitable for recreational use, fish and wildlife agricultural and industrial water supply, industrial cooling, sewerage discharges and other legitimate uses, including navigation.

opment along Colebrook, increasing its value as wildlife habitat. The Sakonnet Preservation Association has acquired various lots bordering the brook in an attempt to protect this freshwater system. The Little Compton Agricultural Conservancy Trust has acquired development rights to a parcel swaddling the brook. After meandering through several miles of undisturbed woods, Colebrook enters Quicksand Pond.

The third freshwater system is Dunderry Brook. This brook and associated forested wetlands, shrub swamps and wet meadows originates south of Peckham Road and flows southward into a small pond on the north side of Meeting House Lane at "The Ponderosa." From there, Dunderry Brook flows under Meeting House Lane and meanders a little more than a mile through undeveloped woodlands before flowing into Town-owned Wilbour Woods on the north side of Swamp Road. Dirt roads and trails through Wilbour Woods provide access to the brook where the Town maintains a few picnic sites.

The section of Dunderry Brook north of Meeting House Lane is rated as Class-B water. Below Meeting House Lane until the Brook reaches Wilbour Woods, the Brook is considered Class-C water, from Wilbour Woods South to Briggs Marsh the water is upgraded to Class-B. The brook supports trout, so fishing enthusiasts as well as picnickers, hikers, and runners use the area. Local garden clubs conduct walks along the brook to see the streamside flowers that bloom there. In addition, teachers from the Wilbour School occasionally bring their classes to Wilbour Woods to conduct field trips along the brook. From Wilbour Woods, the brook flows under Swamp Road before entering Briggs Marsh. Dunderry Brook is a valuable natural feature and is used in a variety of ways by many people. The Town of Little Compton protects part of it and makes it accessible through its ownership and maintenance of Wilbour Woods. The Sakonnet Preservation Association has acquired some lots bordering the brook and continues to pursue strategies for protecting more of Dunderry Brook.

A number of other intermittent streams are found throughout the Town, in addition to numerous small natural and manmade ponds (Simmons Mill Pond, Grays Mill Pond). These water bodies serve as part of the Town's natural drainage system, channeling overland runoff into wetlands, ponds, the Sakonnet River, and Rhode Island Sound.

The Harold E. Watson Reservoir is a 375 acre reservoir owned by the City of Newport as part of its public drinking water supply. It is classified as Class A, suitable for drinking water supply. Streams feeding the reservoir include Pachet Brook and a number of small,

unnamed streams. The City owns 300 watershed acres surrounding the reservoir. The watershed stretches from the Tiverton boundary south to a point north of Simmons Road, west to the Sakonnet River shore and east to the high ground beyond Long Highway. To the northwest of the reservoir are two hills, Windmill Hill and Richmond Hill, rising approximately 130 to 140 feet above sea level. Most of the steep land in these areas is owned by the City of Newport, and will remain undeveloped.

Protection of the quality of this reservoir as a drinking water supply for the City of Newport is critical, and the City has taken and continues to take measures to maintain the water quality in its water resource management plans. Activities which occur around the reservoir may affect the quality of the water, for example, salting of Peckham Road or Willow Avenue within the watershed. As the host community for this resource, Little Compton has the responsibility to ensure that such activities do not degrade the reservoir's quality. Maintaining vegetated buffers around the tributary streams which feed the reservoir will help maintain the water quality. The Scituate Reservoir Watershed Management Plan provides good direction for establishment of such buffers.<sup>28</sup> The Town has perpetual rights to acquire or purchase water from the Reservoir through its agreement with the City of Newport (Rhode Island General Laws, Chapter 78, Section B, page 276, 1957-58).

A number of large coastal ponds, Quicksand Pond, Tunipus Pond, Briggs Marsh, Round Pond and Long Pond area located along the southern shore.

### **5.3.e Coastal Wetlands and Ponds**

Coastal wetlands include salt marshes and freshwater or brackish wetlands contiguous to salt marshes. Areas of open water within coastal wetlands are considered a part of the wetland. In Little Compton, the entire shoreline has been defined by RIDEM as marine/estuarine unconsolidated shore. Coastal ponds identified as estuarine open water include Quicksand Pond, Briggs Marsh, Round Pond, Little Pond, Watch House Pond, Tunipus Pond and Long Pond. Many of the ponds are surrounded by estuarine emergent wetlands, typically salt marshes.

By their nature, coastal ponds and salt marshes are more susceptible to pollutants from nitrates than are fresh water wetlands. Government standards of 10 milligrams per liter for fresh water cannot be applied uniformly to saline solutions. For the protection of aquatic

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<sup>28</sup> Scituate Reservoir Watershed Management Plan, Report No. 70, State Guide Plan Element 125, Division of Planning, Rhode Island Department of Administration, December, 1990.

life and to prevent eutrophication, anywhere between .4 and .6 milligrams per liter should be not be exceeded.<sup>29</sup>

All the coastal ponds are designated as Type 1 Waters, Conservation Areas, by the Rhode Island Coastal Resources Management Council (CRMC).<sup>30</sup> Type 1 waters are 1) water areas that are within the boundaries of designated wildlife refuges and conservation areas, 2) water areas that have retained undisturbed natural habitat or maintain scenic values of unique or unusual significance, and 3) water areas that are particularly unsuitable for structures due to their exposure to severe wave action, flooding and erosion.<sup>31</sup> By designating these areas Type 1, CRMC indicates the intention to preserve and protect the ponds from "activities and uses that have the potential to degrade scenic, wildlife, and plant habitat values, or which may adversely impact water quality and the diversity of natural shoreline types."<sup>32</sup>

The salinity of the water in coastal ponds changes throughout the season when breachways break through the barrier beaches separating them from the sea. The mixture of seawater and freshwater creates a brackish water community that is different from both fresh and saltwater communities. Such ecosystems are very productive and have been used as food sources throughout the Town's history.

Coastal ponds support a variety of species of fish. Alewives and perch migrate from the sea into coastal ponds each spring to lay eggs in the streams that flow into them. Eels and

<sup>29</sup>For more detailed discussion see Dr. Daniel Urish, "R.I. Site Suitability Assessment Manual for Large Flow and Multiple Flow On-site Sewage Disposal Systems," January, 1991.

<sup>30</sup>The State of Rhode Island Coastal Resources Management Program. As Amended, Coastal Resources Management Council, The Coastal Resources Center, Graduate School of Oceanography, University of Rhode Island, New Edition, 1990.

<sup>31</sup>The State of Rhode Island Coastal Resources Management Program, As Amended, Coastal Resources Management Council, The Coastal Resources Center, Graduate School of Oceanography, University of Rhode Island, page 38, New Edition, 1990.

<sup>32</sup>The State of Rhode Island Coastal Resources Management Program, As Amended, Coastal Resources Management Council, The Coastal Resources Center, Graduate School of Oceanography, University of Rhode Island, New Edition, 1990. Type 2, Low Intensity Use Waters, includes waters in areas with high scenic value that support low-intensity recreational and residential uses. These waters include seasonal mooring areas where good water quality and fish and wildlife habitat are maintained. Type 3, High-Intensity Boating Waters, include intensely utilized water areas where recreational boating activities dominate and where the adjacent shorelines are developed as marinas, boatyards, and associated water-enhanced and water-dependent businesses. Type 4, Multipurpose Waters support a variety of commercial and recreational activities while maintaining good value as fish and wildlife habitat, and water adjacent to shorelines that could support water-dependent commercial, industrial and/or high-intensity recreational activities. Type 5, Commercial and Recreational Harbors, are adjacent to waterfront areas that support a variety of tourist, recreational and commercial activities. Type 6 waters are industrial waterfronts and commercial navigation channels.

white perch live in some of the ponds and those with lower salinity can even support bass. Migrating ducks including canvasback, bufflehead, grebes, coot, goldeneye, black ducks, and mergansers are seen on the ponds. In addition, Canada Geese use these ponds extensively during annual migration and for nesting. Quicksand Pond is also an extremely valuable seasonal feeding area for osprey.

Quicksand Pond is the least disturbed coastal pond in Rhode Island and has been identified by the Rhode Island Department of Environmental Management (RIDEM) as an important open space, deserving priority consideration for protection. The Little Compton Agricultural Conservancy Trust, the Sakonnet Preservation Association, the Nature Conservancy and the Town of Little Compton are working together to try to preserve the land on the southwest side of the pond as well as the bather beach along its southern edge.

### **5.3.f Bather Beaches**

A barrier beach is defined as "narrow strips of land made of unconsolidated material, usually extending parallel to the coast and separated from the mainland by a coastal pond, tidal water body, or coastal wetland. Undeveloped bather beaches are essentially free of commercial/industrial buildings (excluding public utility lines), houses, surfaced roads and structure shoreline protection facilities. Moderately development bather beaches are those that are free of houses, commercial/industrial buildings and/or facilities (excluding public utility lines) that contain surfaced roads, recreational structures, and/or structural shoreline protection facilities. Developed barrier beaches contain houses and/or commercial/industrial structures; they may also contain surfaced roads and structural shoreline protection facilities."<sup>33</sup>

CRMC has classified Long Pond Beach, Round Meadow Pond, High Hill Marsh Bather (eastern portion), Briggs Beach, Round Pond Beach, Ship Pond Cove, and Quicksand Pond Beach as undeveloped barrier beaches. Moderately developed barrier beaches include Sakonnet Harbor Beach (eastern portion), Tunipus Pond Beach, and Watch House Pond Beach. No developed barrier beaches are located in Little Compton. These designations limit the extent and type of new development permissible on these beaches. Undeveloped barrier beaches are intended to remain *as* conservation areas, with no future development

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<sup>33</sup> The State of Rhode Island Coastal Resources Management Program, As Amended, Coastal Resources Management Council, The Coastal Resources Center, Graduate School of Oceanography, University of Rhode Island, New Edition, 1990.

permitted. New development is prohibited on moderately developed barriers, with specific exceptions detailed in the CRMP handbook.<sup>34</sup>

### **5.3.g Freshwater Wetlands**

The dominant type of inland wetland in Little Compton is the forested wetland, commonly known as the wooded swamp (see Figure 5-1). Most of the wooded swamps are vegetated with broad-leaved deciduous trees, including red maples, gum, oak and others. Small wooded swamps dominated by coniferous vegetation are also found in Little Compton.

The scrub/shrub wetland, also known as a shrub swamp, is the second most common inland wetland type found in Little Compton. Though not as common as the wooded swamp, the scrub/shrub swamp is found in most areas of the Town, with the largest swamp located west of West Main Road south of the Meetinghouse Road intersection. These swamps are characterized by a dominance of shrubs or tree saplings less than 20 feet tall, broad-leaved shrubs and other low growing plants including bottombush, sweetgale, highbush blueberry, swamp azalea, winterberries and others. They may also be intermixed with emergent wetlands which are vegetated by nonpersistent grasses, rushes, sedges, and other herbaceous or grass-like plants.<sup>35</sup>

The U.S. Fish and Wildlife Service defines wetlands as "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: 1) at least periodically, the land supports predominantly hydrophytes; 2) the substrate is predominantly undrained hydric soil; and 3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year."<sup>36</sup> The formation of "hydric" (water-saturated) soils, and certain plants and animals which have adapted to living in a "wet" environment, indicate the presence of a land in which the water table is at, near or above the ground surface, i.e., wetland. Many wetlands occur between uplands and open water bodies, others are found in upland areas where there is a seasonally high water table.

Wetlands provide several important functions, as follows:<sup>37</sup>

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<sup>34</sup> Ibid.

<sup>35</sup> Wetlands of Rhode Island, U.S. Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, September, 1989.

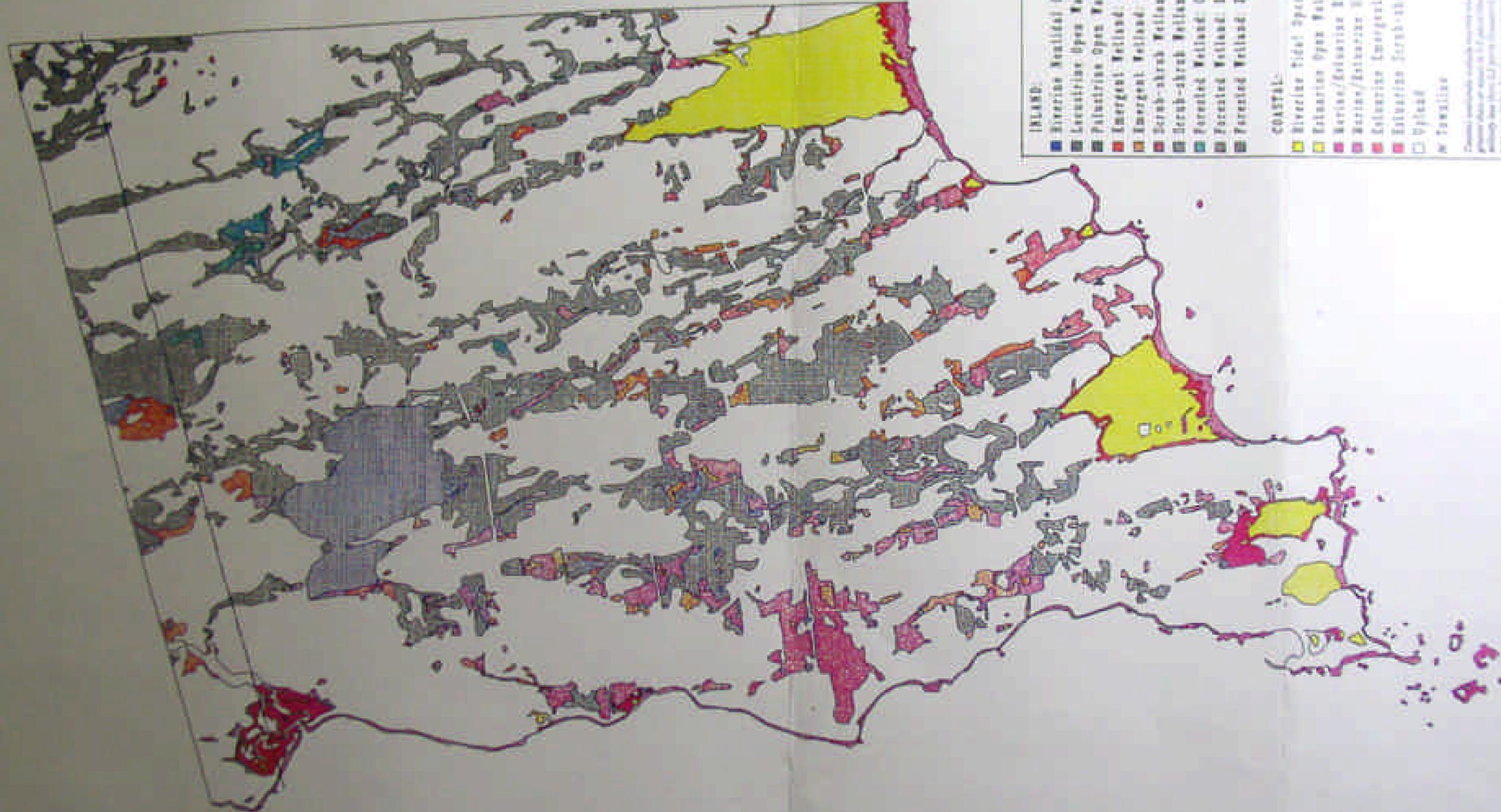
<sup>36</sup> Ibid, Page 5.

<sup>37</sup> Ibid, Page 52.

Scale 1:50,000



Scale 1:50,000



- INLAND:**
- Emergent Wetland: Open Water
  - Emergent Wetland: Open Water
  - Palustrine: Open Water
  - Emergent Wetland: Marsh/Wet Meadow
  - Emergent Wetland: Emergent Fen or Bog
  - Scrub-shrub Wetland: Shrub Swamp
  - Scrub-shrub Wetland: Shrub Fen or Bog
  - Forested Wetland: Coniferous
  - Forested Wetland: Deciduous
  - Forested Wetland: Broad
- COASTAL:**
- Emergent Wetland: Open Water
  - Emergent Wetland: Open Water
  - Marine/Estuarine Rocky Shore
  - Marine/Estuarine Unconsolidated Shore
  - Emergent Wetland
  - Emergent Wetland
  - Wetland
  - Wetland

Created by the Rhode Island Department of Environmental Management, Division of Wetlands, in cooperation with the Rhode Island Department of Environmental Management, Division of Wetlands, and the Rhode Island Department of Environmental Management, Division of Wetlands. The information contained on this map is intended for general informational purposes only and is not intended to be used for any other purpose. For more information, contact the Rhode Island Department of Environmental Management, Division of Wetlands, at (401) 863-7300.

# WETLANDS

## COMPREHENSIVE PLAN Town of Little Compton, Rhode Island



Little Compton  
Rhode Island

Figure 5-1

- *Environmental Quality* - Water quality maintenance: pollution filter, sediment removal, oxygen production, nutrient recycling, chemical and nutrient absorption, aquatic productivity;
- *Socio-economic Values* - flood control, wave damage protection, shoreline erosion control, groundwater recharge, water supply timber and other natural products, energy source (peat), livestock grazing, fish and shellfishing, hunting and trapping, recreation, aesthetics, education and scientific research.
- *Ecological values* - fish and shellfish habitat, waterfowl and other bird habitat, mammal and other wildlife habitat.

Wetlands are particularly important as natural water filters, working to improve water quality by transforming, removing, storing and releasing organic and chemical elements in stormwater.<sup>38</sup> Nutrients, such as nitrogen and phosphorus, are removed from water largely during the growing season, and exported during the winter, when plants die back and are decaying.<sup>39</sup> Wetlands also serve to remove sediments from stormwater runoff, allowing water to remain in the wetland for a few days promoting the settling of particles and attached pollutants.<sup>40</sup> The process of adsorption may then occur, where dissolved particles adhere to suspended solids, bottom sediments or vegetation and are removed from the water column.<sup>41</sup> The efficiency of a wetland to remove pollutants from runoff depends on the climate, precipitation, vegetation, soil type and watershed and stormwater characteristics.<sup>42</sup>

Wetlands are also critical as wildlife and waterfowl habitat. Areas surrounding wetlands are important for providing the seclusion waterfowl need to rest and carry out their activities without predation and disturbance. Geese, mute Sans and black ducks all regularly nest in the coastal wetland areas of Little Compton.<sup>43</sup> Shorebirds, herons and egrets feed in Little Compton marshes. Many mammals and other wildlife inhabit wetlands, including muskrats, river otter, mink, beaver, raccoon, skunk, red fox, fisher, and weasel. Reptiles and amphibians, such as turtles, snakes, toads and frogs also make their homes in wetlands. The type of wetland and its diversity plays an important role in determining its

<sup>38</sup> The Land Management Project, Land Use and Water Quality Series, Artificial Wetlands, Best Management Practices Fact Sheet No. 3, September, 1990.

<sup>39</sup> Ibid.

<sup>40</sup> Ibid.

<sup>41</sup> Ibid.

<sup>42</sup> Ibid.

<sup>43</sup> Rhode Island's Coastal Natural Areas: Priorities for Protection and Management, George L.. Seavey, Coastal Resources Center, University of Rhode Island, Marine Technical Report No. 43.

habitat value. Wetlands which now provide habitat to rare, threatened or endangered species should be given priority consideration for protection.

Buffering wetlands from areas of human activity will help to remove additional pollutants before they reach the wetland. Buffer widths have been recommended from 25 feet to 300', depending on the nature of the receiving water body, the significance of the habitat, soil types, slope conditions and other factors. Currently the Town provides for a buffer of 100 feet between structures and/or septic systems and wetlands. When the area to be disturbed is determined to be a significant wildlife habitat, a buffer of at least 300 feet is suggested." This is considered the minimum distance that will prevent disturbance of wildlife from development, noise, pollution and other human activities." Many states have established ranking systems to determine appropriate buffer widths, based on criteria such as soil conditions, slope, quantity and quality of vegetation, potential water quality impacts from the activity and proximity of the activity to valuable resource areas, eg. drinking water supplies, important wildlife habitat. An evaluation of buffer widths should be an undertaking for the future.

### **5.3.h Regulation of Wetlands**

Freshwater wetlands in Little Compton are regulated by the State Freshwater Wetlands Act, (R.I.G.L. 2-1-18, et. seq.) and coastal wetlands are regulated by the Coastal Resources Management Act (R.I.G.L. 46-23-1 et. seq.). The Rivers and Harbors Act of 1899 (Section 10) and the Clean Water Act of 1977 (Section 404, formerly Federal Water Pollution Control Act of 1972) are administered by the U.S. Army Corps of Engineers and regulate tidal wetlands below the mean high water mark, nontidal wetland below the ordinary high water mark and wetlands contiguous with all waters of the United States.

The Freshwater Wetlands Act requires that a permit be obtained from RIDEM Freshwater Wetlands Section before any freshwater wetland is altered in any way. Filling, grading, clearing of vegetation or construction is considered alteration of a wetland." The Act protects land that is clearly wet, such as ponds, rivers, marshes, streams and bogs, as well as those areas which may seem dry for much of the year, such as wooded swamps, where water is not observed on the surface, and areas subject to storm flow and flooding.

<sup>44</sup> The Land Management Project, Land Use and Water Quality Series, Vegetated Buffer Strips, Best Management Practices Fact Sheet No. 4, September, 1990.

<sup>45</sup> Buffer Zones: The Environment's Last Defense, A Report Submitted by: Massachusetts Audubon: North Shore to the City of Gloucester, Massachusetts, 1989.

<sup>46</sup> Freshwater Wetlands Act Information Sheet, Rhode Island Department of Environmental Management.

Wetlands include swamps of 3 or more acres, marshes of 1 or more acres, bogs and ponds of 1/4 acres or greater. The law also considers as wetlands certain areas which might be dry all year round, such as the area 50 feet around ponds, marshes, swamps and bogs, along with the area 100 feet from flowing bodies of water less than 10 feet in width and the area 200 feet from flowing bodies of water greater than 10 feet in width.

Coastal wetlands are regulated by CRMC, which requires a Council Assent for "all alterations and activities" that are proposed for "1) tidal waters within the territorial sea (including coastal ponds, some of which are not tidal but which are coastal waters associated with a barrier beach system); 2) shoreline features; and 3) areas contiguous to shoreline features. Contiguous areas include all lands and waters directly adjoining shoreline features that extend inland two hundred (200) feet from the inland border of that shoreline feature." Shoreline features are defined as 1) coastal beaches and dunes, 2) barrier beaches, 3) coastal wetlands, 4) coastal cliffs, bluffs and banks, 5) rocky shores, and 6) manmade shores.

**Local Wetland Protection** - The Town has exercised the option of placing more restrictive regulations upon wetlands within its boundaries. Section 14-3.6 of the Town of Little Compton Zoning Ordinance, Setback from Water Bodies, indicates that "no building, structure or sign may be located within one hundred (100) feet of any water body, stream, river or shoreline except for boat sheds, piers, bathhouses, cabanas and similar structures. No facility designed to leach fluid wastes into the soil shall be located closer than one hundred (100) feet to any such water body, stream river or shoreline, including a fresh water or tidal wetland. Buffering wetlands from areas of human activity will help to remove additional pollutants before they reach the wetland. An evaluation of buffer widths may be an undertaking for the future.

### **5.3.i Flood Hazards**

The entire coastline of Little Compton is vulnerable to flooding and severe wave action during powerful storms. The Federal Emergency Management Agency (FEMA) has designated all shoreline areas in the Town as "V zones", which are areas subject to 100-year coastal flooding with potentially damaging wave action.<sup>47</sup> Landward of the V zones are "A zones" which are also subject to flooding during 100-year storms, but are not exposed to

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<sup>47</sup> Flood Insurance Rate Map, Town of Little Compton, Rhode Island, Newport County, Community-Panel Number 440035 0002 D, Map revised February 15, 1985, Federal Emergency Management Agency.

wave action. Development in these areas is subject to damage or destruction during severe storms. Adjoining these areas in some locations are "B zones" which include land between the limits of the 100-year and 500-year flood zones, or certain areas subject to 100 year flooding with average depths less than one foot.

Ponds and streams with adjoining "A zone" flood hazard areas include Simmons Pond, segments of Colebrook, the area surrounding Watson Reservoir, segments of Pachet Brook, Almy Creek, segments of Dunderry Brook, Briggs Marsh, Quicksand Pond, Tunipus Pond, Long Pond and Round Pond (see Figure 5-2). Development in special flood hazard areas has the potential to reduce flood storage capacity by increasing the amount impervious surface in a flood zone.

Local controls governing development in flood hazard areas include Zoning Ordinance Section 14-2.5, Construction or Development in Special Flood Hazard Areas, the Building Code, and Section 13-5.6 of the Subdivision of Land Ordinance, Land Subject to Flooding. The Town requires that any development in a flood hazard area (zones A or V), receive a building permit, and prohibits certain types of development in these areas.

#### **5.4 Soils**

High soil fertility contribute to the purification and filtering systems for the maintenance of groundwater quality. Fertile soil, rich in organic matter with high biological activity, has the capacity to remove most but not all heavy metals and many organic chemicals before they reach the underlying groundwater. Topsoil does have a finite capacity to remove pollutants. If it has poor fertility or if its fertility has been killed by contaminants, its lack of purification capacity becomes a threat to groundwater quality. <sup>48</sup>

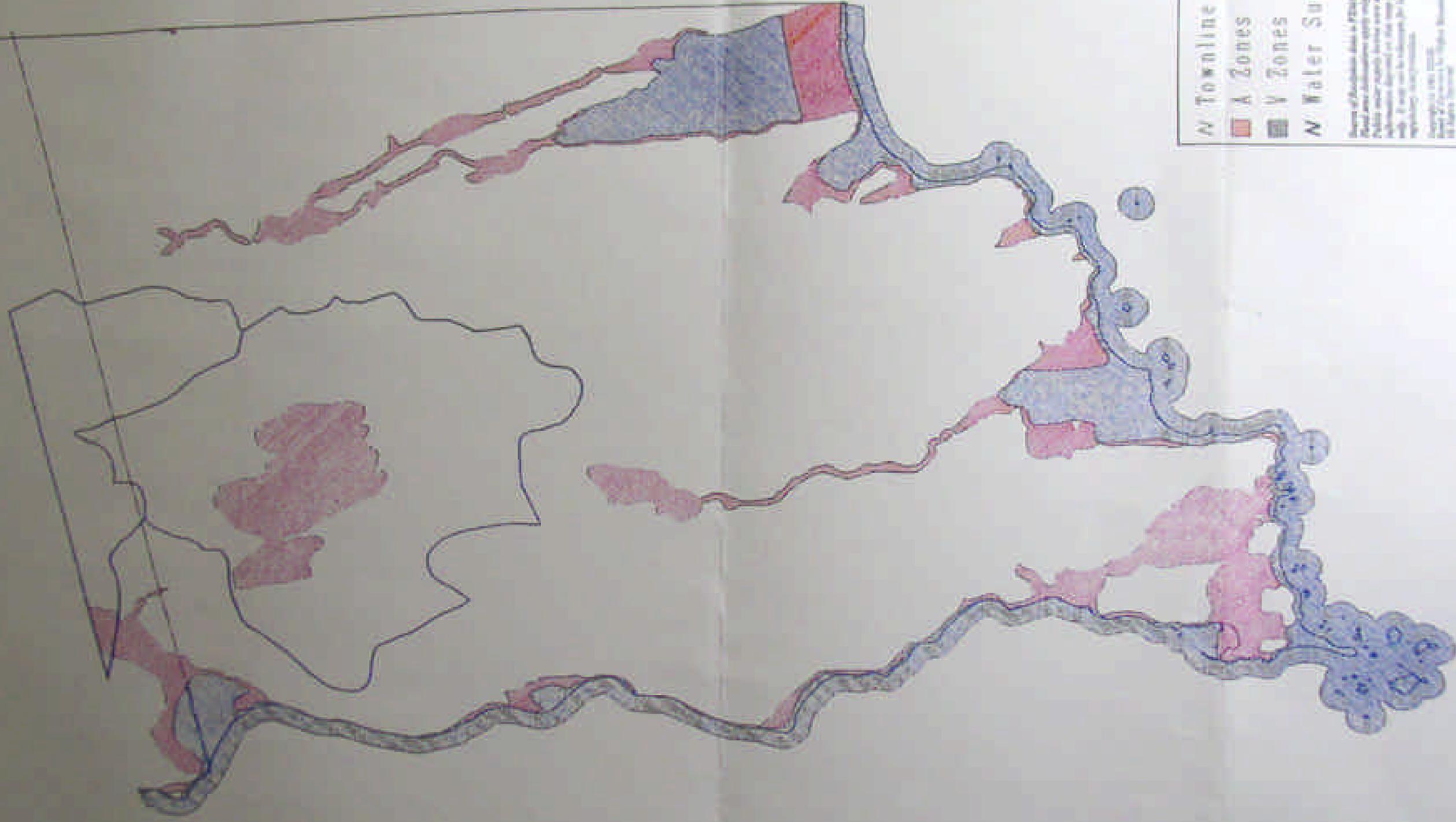
Certain soil characteristics lend themselves to use for crops and pastures, while others may serve well as locations for buildings or transportation routes. Soils with poor drainage and high flooding frequency may be unsuitable for development. Soils with a high water table, rapid permeability or shallow depth to bedrock may preclude installation of on-site septic systems unless special design features are incorporated to mitigate these problems. Decisions regarding individual development applications should be based upon site specific soils data. For the purposes of this Plan, soils are defined as follows (see Figure 5-3): <sup>49</sup>

<sup>48</sup> See also section on groundwater on page 5 of this report.

<sup>49</sup> Rhode Island Geographic Information System, 1991. Note that the map on Figure 5-3 has multiple layers which, in some areas overlap, and thereby may produce colors that do not appear in the legend.

10000'

10000'



- W Townline
- A Zones
- V Zones
- W Water Supply Basin

Source of boundary data is FEMA's Flood Insurance Rate Maps. Flood zone delineations apply only to the extent of the delineation. Public water supply areas were delineated by ADEQ. The delineation depicted on this map is suitable for planning purposes only. It will not be suitable for legal boundary delineation or regulatory uses.

Prepared by: W&A  
 Date: 12/15/2011  
 W&A Engineers, Inc.

Figure 6-4

### HYDROGRAPHICALLY SENSITIVE AREAS

### COMPREHENSIVE PLAN Town of Little Compton, Rhode Island



Scale 1:50,000



Scale 1:50,000

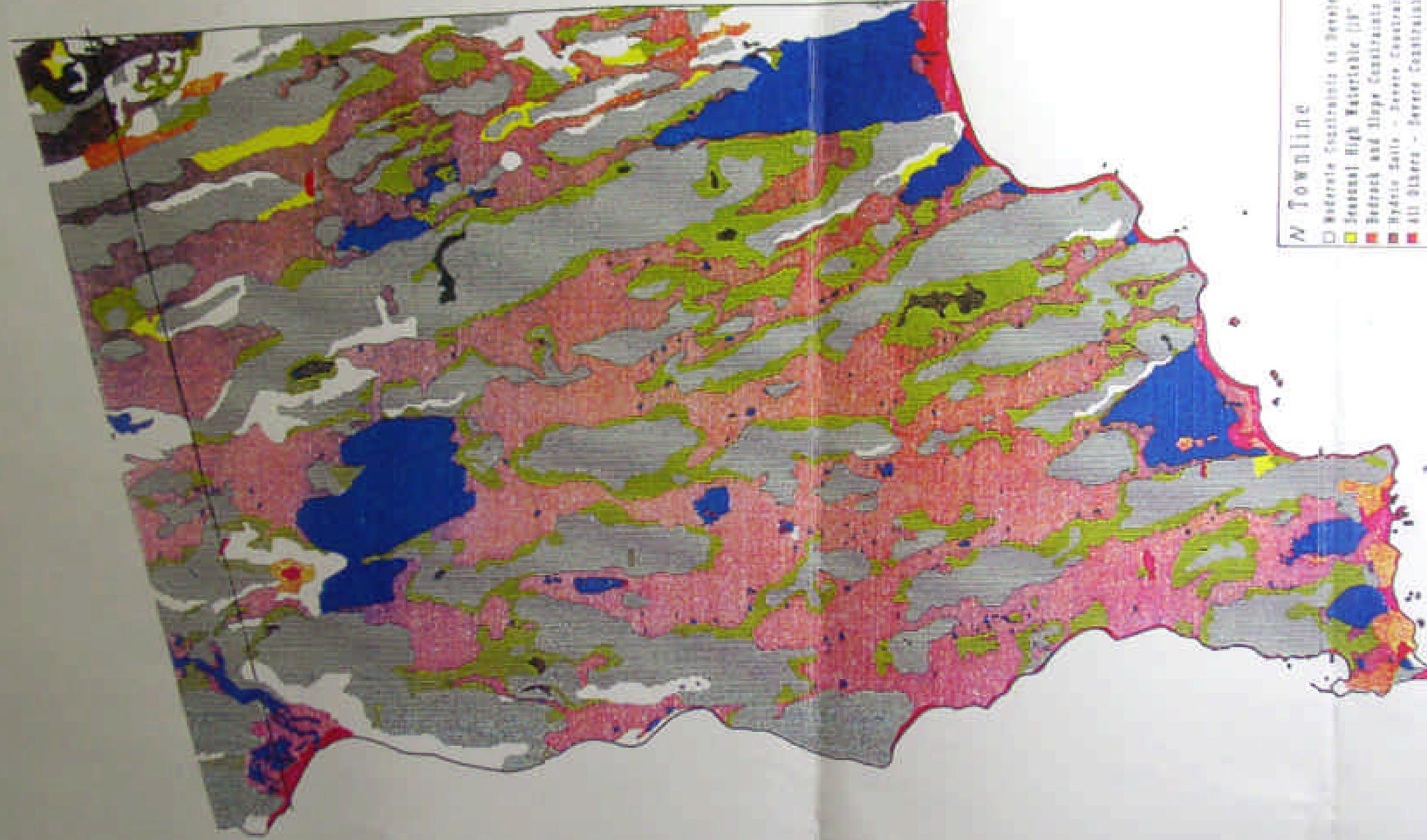


Figure 5-3

# SOILS ANALYSIS

## COMPREHENSIVE PLAN Town of Little Compton, Rhode Island

### W Townline

- Moderate Constraints to Development
- Intense-High Waterable (10" - 12" depth)
- Bedrock and Slope Constraints (> 15% slope)
- Hydric Soils - Severe Constraints (0" - 10" depth)
- All Others - Severe Constraints (rock, sand, etc.)
- Prime Agricultural Soils
- Waterbodies (SEA delineated)

Soils were mapped by the Soil Conservation Service, U.S. Dept. of Agriculture, and delineated at a scale of 1:50,000. The information presented here is an analysis of the soils and constraints associated with the soils. The information is presented as a general guide only. The information is not intended to be used as a basis for any specific action. The information is not intended to be used as a basis for any specific action. The information is not intended to be used as a basis for any specific action.

Map prepared by the Town of Little Compton, Rhode Island, 1995.



**Soils with Moderate Constraints to Development** - Soils which are generally suited to residential development. Some soils in this group have moderate soil constraints for development and evaluations must be made on a case by case basis. The constraints consist of: 1) very rapidly permeable soils which have a higher potential for groundwater contamination; 2) slowly permeable soils which tend to have greater septic system failure rates and 3) extremely stony soils, which are expensive to excavate and grade for residential development. Also included are disturbed areas which are often suitable for residential development, but which need site specific evaluation. Prime agricultural soils, defined as those best suited for producing food, feed, forage, fiber and oilseed crops, and also available for these uses, are also classified as having moderate constraints to development.

**Soils with High Constraints to Development** - Soils in this group have slopes in excess of 15 percent (greater than 15 percent slope - 15 feet of vertical rise over 100 feet of horizontal distance), and/or have significant shallow to bedrock areas, or seasonal high water tables. Steep slopes increase the potential for soil erosion during construction, and make construction of on-site septic systems difficult. Shallow soils, and rock outcrops impair the construction of roads, buildings, buried utilities and on-site septic systems.

Soils with a seasonal high water table (19 inches to 42 inches depth) are considered to have high constraints to development. They generally have a seasonal high water table at a depth of 1.5 to 3.5 feet from the surface for significant periods during the year. Many of these soils have additional constraints to development, such as slow permeability or, in a few instances, very rapid permeability.

**Soils with Severe Constraints to Development** - These are hydric (wet) soils (0 -18 inches depth) which have water at, or near, the surface for significant periods of the year. Other severe constraints (rock, sand etc.) which consist of miscellaneous soil types that have significant constraints for residential development. Soils underlying barrier beaches may also be considered as having severe constraints to development. Development on or near hydric soils poses many more concerns in terms of potential water resource and/or wetlands impacts, as well as many of the above-mentioned concerns. In most cases, development on soils in this group is not possible because of State wetlands regulations. Presence of hydric soils on a development site should trigger further investigation of wetlands, and the potential impacts that such development may have on the function of the wetland.

Agricultural Soils - Little Compton is underlain, to a large extent, by prime agricultural soils. Approximately one-half of the Town is comprised of this soil grouping, making these lands highly susceptible to development. These areas run in broad, north-south strips, separated by broad strips of hydric soils which follow stream and wetland systems. Nearly all the frontage along West Main Road, and a significant portion of frontage along Long Highway, South Commons Road, Willow Avenue, and East Main Road, among others, is underlain by prime farmland soils. In many areas, prime farmland soils are limited by a seasonally high water table. Pockets of soils with severe constraints to development other than hydric soils are found along the coastline, as beaches or rocky shore.

Development on prime farmland soils is generally attractive because permitting requirements are generally few when soils are flat, well-drained etc., and land development costs are usually lower with less site work involved. Impacts to the community which may be associated with development on these soils are not necessarily low, however, and may include loss of water purification capability, loss of visual and scenic qualities, loss of open field and field edge type habitats, economic impacts in terms of the loss of active agricultural businesses, and others.

Techniques the Town may consider to avoid significant impacts from farmland soil development include land acquisition programs, conservation restrictions, purchase of development rights, design guidelines, and visual easements. The Town's Agricultural Conservancy Trust and the Sakonnet Preservation Association have been actively pursuing the preservation of farm and open space property throughout the Town. The Trust utilizes outright purchase or acquisition of development rights as their primary preservation techniques. It also may receive land donations.

### **5.5 Vegetation and Wildlife**

The vegetation and wildlife populations of Little Compton's uplands reflect the past use of the land which was determined, to a great extent, by the underlying soils. The east side of Little Compton is mostly woodland. Much of this area was farmland at one time but, having poorer soils, these farms were abandoned. Some of the soils in this section of Town were so poorly suited for crops that they were never farmed, serving instead as woodlots. The types of woodland communities developing along the eastern side of Little Compton depend on the topography. Hardwood forest types, and the wildlife populations associated with them, are found on higher ground. Stands of black gum and tupelo are found in low areas with wet soil types and wooded swamps are dominated by red maple stands. The

woodlands provide suitable habitat for deer, grouse, woodcock, great horned owls, grey and red fox, raccoons, snowshoe rabbits, screech owls, flickers, and numerous species of song birds.

**Farmland** - Entering the Town from West Main Road, there are large tracts of land which are actively farmed or have recently become idle farmland. This area, stretching along the western side of the Town, has the most productive agricultural soils in the community. For the most part, they are more fertile and less stony than the soils underlying the eastern part of the Town.

Approximately one hundred years ago, at the height of Rhode Island's agrarian economy, more than 80 percent of all the land in the state was farmed. A variety of economic factors caused a decline in farming and a conversion of farms to other uses or simply a reversion to woodlands. Farms on better soils have tended to remain active while those on poorer soils have not, exemplified by the ongoing operation of the West Main Road farms.

Although much of the farm area is devoted to crops and does not have large areas of natural vegetation, the farms support a variety of wildlife. Stone walls dividing fields are often lined with native trees and shrubs, becoming narrow ribbons of woodland crisscrossing the agricultural land. These field borders, and upland areas associated with them, support wildlife including pheasants, quail, redtail hawks, sparrow hawks, doves, and woodcock. In addition to avian species, these areas are also inhabited by a number of mammals which typically exist in Rhode Island, i.e., fox, rabbit, skunk, woodchuck, deer, etc. The topography of the farms is not uniform and many have wet lowlands that are unsuitable for agriculture. Such wetlands and the land immediately surrounding them provide another valuable type of wildlife habitat. Animals utilizing these habitats include wood ducks, black ducks, mallards, snipe, rails, egrets, ibis, herons, kingfishers, marsh hawks, muskrats, mink and otter.

The West Main Road farms not only provide wildlife habitat but also afford spectacular views of the Sakonnet River by virtue of their tree-less terrain. If these farms become idle, natural plant succession would occur in the fields, or these areas may be developed.<sup>50</sup>

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<sup>50</sup> This is not to exclude the possibility that this land may revert to farming use in the future. However, recent experience in Rhode Island supports the finding that farmland which ceases to be used for farming purposes is more likely to be developed as a more intensive land use unless it is protected by easement, development rights, etc.

Eventually tall trees or structures may interrupt the views of the river and eliminate the feeling of openness now experienced when traveling West Main Road. These farms are an important part of Little Compton's character, and have been identified by RIDEM as deserving high priority for preservation. The Little Compton Agricultural Conservancy Trust is aggressively attempting to preserve this unique facet of the community and other farms throughout the Town. Similar woodlands can be seen in the central part of Town, in the vicinity of Swamp Road. The Sakonnet Preservation Association has acquired and permanently preserved numerous woodlands throughout the Town ensuring that they will always remain wildlife habitat and will provide passive recreation areas for activities compatible with a conservation area.

### **5.5.a Habitat Maintenance**

Critical to the continuance of common wildlife species in Little Compton is preservation of habitat diversity, that is the different types of vegetation which provide living space for organisms. Wildlife diversity depends upon habitat for food and cover, water sources and specific climatic, topographic and geographic conditions.<sup>51</sup> Vegetation and aquatic systems are the most important features of the environment for most forms of wildlife.<sup>52</sup> In Little Compton, preservation of habitat diversity should include measures which will maintain large areas of undisturbed land. Maintaining ecological stability should be a consideration in open space protection efforts, and in the development review process. Overall, the Town should try to maintain the balance of vegetational cover types in the community, i.e., forest, wetland, open field etc.<sup>53</sup> In planning for future open space protection actions, consideration should be given to preserving large undisturbed areas and connecting future acquisitions with existing protected areas. In development review processes, habitat values should be included *as an* element for inclusion in subdivision and/or site plan reviews.

### **5.5.b Rare and Endangered Species and Habitats**

The historical and current status of species of plants and animals suspected of being rare or declining has been monitored for the past decade by the Rhode Island Natural Heritage Program (NHP). According to the NHP, there are 25 rare and exemplary natural com-

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<sup>51</sup> Planning for Wildlife, A Design Guide for Wildlife Protection and Conservation for Transportation Facilities, American Association of State Highway and Transportation Officials, 1976, page 7.

<sup>52</sup> Ibid. p. 7

<sup>53</sup> The most recent figures available for these cover types indicate approximately 4,800 acres of agriculture or open land (33 percent of total land area), 7,000 acres of forest land (49 percent of total land area), and 1,400 acres of wetland (10 percent of total land area). Remote Sensing Land Use and Vegetative Cover in Rhode Island, William P. MacConnell, University of Massachusetts, Cooperative Extension Service Bulletin No. 200, July, L974.

munities (wildlife, flora and fauna) occurring in Little Compton.<sup>54</sup> They are shown on Table 5-1.

The term "State Endangered" indicates a native species in imminent danger of extirpation from Rhode Island. State threatened denotes native species which are likely to become state endangered in the future if current trends in habitat loss or other detrimental factors

Table 5-1  
Rare Species and Exemplary Natural Communities in Little Compton

1.	Piping Plover	Federally Threatened
2.	Roseate Tern	Federally Threatened
3.	Sandplain Gerardia	Federally Endangered
4.	Pale Green Orchid	State Endangered
5.	Lizard's Tail	State Endangered
6.	Grasshopper Sparrow	State Threatened
7.	Common Barn Owl	State Threatened
8.	Scotch Lovage	State Threatened
9.	Seabeach Knotweed	State Threatened
10.	Blue-winged Teal	Species of State Interest
11.	Marsh Wren	Species of State Interest
12.	Double-crested Cormorant	Species of State Interest
13.	Sora	Species of State Interest
14.	Least Tern	Species of State Interest
15.	Wild Leek	Species of State Interest
16.	False Dragonhead	Species of State Interest
17.	Saltmarsh Bulrush	Species of State Interest
18.	Leafy Bulrush	Species of State Interest
19.	Seaside Sparrow	Species of Concern
20.	Gadwall	Species of Concern
21.	Seaside Gerardia	Species of Concern
22.	Tall Wormwood	Species of Concern
23.	Mudwort	Species of Concern
24.	Seabeach Amaranth	State Historical
25.	Pied-billed Grebe	State Extirpated

Source: Rhode Island Department of Environmental Management, Natural Heritage Program, October, 1990

remain unchanged. Species of State Interest are those native species not considered State Endangered or Threatened at the present time, but occur in 6 to 10 sites in the State. Species of concern are native species which do not apply under the above categories but are additionally listed by the Natural Heritage Program due to various factors of rarity and/or vulnerability, or for which status information is presently not well known. Species listed

<sup>54</sup> Correspondence dated October 3, 1990, to Albert Veri & Associates, Inc., from Joanne Michaud, Natural Heritage Program, Rhode Island Department of Environmental Management

as State Historical are those which have been documented for the State during the last 100 years, but for which no current occurrences are known.

### 5.5.c Sites of Particular interest

The NHP and Audubon Society notes the following sites to be of particular interest as unique habitat sites:<sup>55</sup>

- **Quicksand Pond/Goosewing Beach** - considered to be one of the most important natural areas in Rhode Island, ranking eighth of 142 sites Statewide in terms of biological diversity and urgency of protection. The fine examples of coastal pond/saltmarsh and coastal sand dune/beach communities provide valuable habitat for at least two rare shorebird species and five rare plant species. The natural cycle of opening and closing the breachway maintains a healthy system of mudflats, which provide habitat for rare flora, as well as supporting an invertebrate population essential for the shorebirds' survival. A successful protection campaign by the Goosewing Preservation Coalition has reduced the threats to the beach/dune area; the remaining threat of disturbance by recreational users is being addressed by the ongoing warden/fencing/posting program. Protection efforts for the Quicksand Pond system should be concentrated on the preservation and management of the wetlands which feed into the Pond, including adjacent Colebrook, where the State's only occurrence of the rare plant Saururus cernuus (Lizard's Tail) is found.
  - **Brigg's Marsh/Truesdale Beach**, ranked 21st of 142 sites, provides similar habitat for rare nesting shorebirds and flora. Likewise, management of human visitors is needed, although the recreational pressures here are not as intense as at Goosewing.
- The rocky shorelines of West and East Islands** provide significant bird nesting sites. Limited access and low development potential serve to protect these areas at the present time.
- **Fogland Marsh**, the wetland surrounding Almy Brook, is primarily owned by The Nature Conservancy and RIDEM. It is considered one of the best quality saltmarshes

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<sup>55</sup> Correspondence dated October 3, 1990, to Albert Veri & Associates, Inc., from Joanne Michaud, Natural Heritage Program, Rhode Island Department of Environmental Management. Audubon Society Inventory of Unique Natural Areas in Rhode Island.

in the state, never having been ditched or drained for mosquito control, and thus serves as a fertile nursery for fm and shell fish, and critical habitat for wading birds and shorebirds.

- Sakonnet Point - the most southerly point of land in Little Compton, this area is composed almost entirely of rock outcrop extending into the sea. The area is highly scenic and supports considerable fishing, sightseeing and diving activity. It is an important contributor to the coastal features of the State.

These sites would benefit from additional protection in the form of protective zoning, acquisition of buffer zones, and through an increase in setbacks.

Preserving biological diversity through the protection and management of state- and federally-listed rare species habitat areas and ecologically significant natural communities is an important objective of the Comprehensive Plan. The Town should consider maintaining contact with the Natural Heritage Program regarding the above sites and naming the Natural Heritage Program as a reviewing agency in the establishment of any environmental impact review process. This would help establish the framework for protection of rare species occurrences discovered after the completion of the Plan, as well as review of projects planned for those known habitat areas which have not yet been protected.<sup>56</sup>

### 5.6 Visual and Aesthetic Resources

"Sense of place" comes from a recognized character or uniqueness of an area, which makes it special to residents or visitors to that area. Attributes which provide a sense of place are based on the following:<sup>57</sup>

- Aspects of the existing natural environment such as land form and topography, climate, and the presence of water;
- Cultural expressions such as bridges, churches or other features which are a reaction to landscape, social history, physical location, human activities; and,
- The visual interaction of culture with the existing landscape.

<sup>56</sup> Statement of Goals/Checklist for Inclusion of Rare Species Data, Rhode Island Natural Heritage Program, Rhode Island Department of Environmental Management.

<sup>57</sup> Garnham, Harry Launce, Maintaining the Spirit of Place, A Process for the Preservation of Town Character, 1985, page 1.

Little Compton's sense of place can be identified with its Town center, the many farm fields lining its roadways, views to the water, its coastline and its beaches. These features, which represent the spirit of a community, have and will continue to change as the Town grows and its population expands. Transportation system expansion, shifts in population, real estate speculation and other activities place pressure on the Town's visual integrity. The Town must guide these changes to avoid destroying the original character of the place.

Visual quality in the environment makes a significant contribution to the Town's overall quality of life. The character and interplay between topographic features, natural and man-made landmarks, the form of open space and development, as well as historic and culturally meaningful structures and sites, has created a community identity unlike any other in Rhode Island.

Incongruous elements in, or aberrations to this perceived landscape or the lack of a perceivable form and order adversely affects residents' and visitors' attitudes toward the community. As such, the erosion of the visual and cultural character of a community can have not only psychological impacts, but also economic impacts through depreciated real estate and failing marketability to prospective new businesses and residents.

### **5 6.a Rhode Island Landscape Inventory**

The Rhode Island Landscape Inventory published by RIDEM in 1990 identified a number of important views and vistas in Little Compton. Criteria by which these sites were identified were complex, but essentially included the following:

- Common or typical natural/cultural or historical features of the Town's landscape;
- Distinctive or unique natural landscapes of high scenic quality in the Town, eg., areas of outstanding topographic and geologic features, areas with a variety of natural or pastoral vegetation, lakes, ponds, rivers, wetlands which are pristine, untouched and unpolluted;
- Cultural and historical features - specific locations which are the most distinctive or unique landscapes of high scenic quality which have cultural and historical value -eg., historic farm, estate;
- Scenic views - the most scenic views in the Town, from a hilltop, across water, across a large scenic tract of open space etc.

Little Compton sites included in this report were:<sup>58</sup>

- Harold A. Watson Reservoir - 645 acres, well-sited farms and views to water,
- Little Compton Historic Center - 313 acres, historic, well-sited and well-maintained Town center;
- Old Stone Road/Crandall Road Farms (part in Tiverton) - 971 acres, open farm fields bordered by fieldstone walls;
- Quicksand Pond - 660 acres, excellent views across pond, varied vegetation; and,
- Little Compton agricultural lands - 4,401 acres, exquisite beaches, beautiful farms and homes.

The above sites do not form a complete list of scenic areas in Little Compton. Many more sites exist, and each individual is likely to have a different list of special views and vistas. Rather than attempt to identify a comprehensive list of sites, the intent here is to establish the understanding that such features contribute to the sense of place in Little Compton and its overall quality of life.

### **5.6.b Landscape Protection**

Efforts which focus on identifying, protecting and preserving the landscape are one way to maintain a balance between the preservation of the traditional landscape and demands for new development.<sup>59</sup> Because of the large sums involved, many communities are moving away from the traditional method of preserving open space, i.e., acquisition. Techniques such as conservation restrictions, limited development techniques, visual easements, transfer of development rights, scenic criteria built into zoning regulations, and public education programs help to maintain the quality of the scenic landscape. Establishing a local committee/commission with the responsibility of identifying areas with scenic vistas, and establishing design guidelines or protective measures for these areas will help to direct these efforts.

### **5.6.c Scenic Roadways**

The importance of views from Little Compton's roadways should not be overlooked. Farmland lining West Main Road afford outstanding views of the Sakonnet River, and many other routes provide interesting and attractive views of farmland, the shoreline, for-

<sup>58</sup>The Rhode Island Landscape Inventory, Rhode Island Department of Environmental Management, January, 1990.

<sup>59</sup>The Rhode Island Landscape Inventory, Rhode Island Department of Environmental Management, January, 1990.

est, fields and other natural areas, among many. Roadways should also be considered as important connectors between activity nodes in the Town, for example, the routes between the Town Center and the beaches and Sakonnet Harbor, and the gateways into the community. The Town's roads may be considered integral elements of an interconnected linear greenspace system.

Maintaining the visual quality of Little Compton's roadways is critical to ensure the scenic beauty of the Town. Designating roadways and vistas as "scenic roads" is a method of protecting the visual values of the roadways. State highways may be designated as scenic roads by the State's Scenic Highway Board.

Once the roads are identified, application is made to the Board through the R.I. Department of Transportation. Although there is question as to the actual authority provided with the scenic road designation, the intent is to allow the town to communicate to RIDOT that future road improvements must be sensitive to the visual quality of the corridor.<sup>60</sup>

Little Compton should pursue the protection of other visually important spaces through a variety of techniques, including, but not limited to:

- Purchase of development rights - acquisition of a conservation easement for the rights of development of a parcel to ensure preservation of the property as an undeveloped open space in perpetuity.
- Visual easements - a conservation restriction or easement which protects the visual or scenic elements of a parcel of land;
- Public education.
- Gifts to the Sakonnet Preservation Association and the Agricultural Conservancy Trust.

### **5.7 Natural Resource Issues, Goals and Recommendations**

The issues facing the Town are defined in terms of the original goals of the Natural and Cultural Resources Subcommittee, followed by some discussion about them, a review of state regulations currently in force to protect some of those resources; and some possible strategies to be considered.

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<sup>60</sup>The rules and regulations of scenic road designation are in the process of being revised. The Town should follow the progress of these changes.

### 5.7.a Goals

- A. To preserve the Town's drinking water quality and protect its limited sources of supply.
- B. To conserve the Town's valuable natural resources, restore and protect its ecological systems, including but not limited to valuable wetland areas, the entire coastal environment, and rare and endangered species.
- C. To monitor and, where necessary, to regulate development that would present a potential hazard to public health or safety.
- D. To provide for orderly development which would preserve the attractive natural and rural character of the community.
- E. To ensure that the local planning process is aimed at restoring and protecting natural resources and that future development shall respect these valuable resources, i.e. ground water quality, including soils, wetlands, streams and ponds, the shoreline, open spaces and visual quality.

## Water Resources

### Groundwater - Issues

- All residents of the Town of Little Compton rely on groundwater for drinking water and other domestic purposes. They are the joint custodians of their commonly held groundwater resource.
- Wells dug in till have low and often variable yields. Till may become unsaturated during dry periods of summer and fall, and is generally an unreliable source of water in many areas. In Little Compton, some older homes may have shallow wells in till, but new homes generally have wells drilled into bedrock.
- There are *no groundwater reservoirs* located in Little Compton. (A groundwater reservoir is defined by RIDEM as an area of stratified drift with a saturated thickness of 40 feet or greater, and an average transmissivity of 4,000 square feet per day or greater.)
- There is growing concern about the adequacy of water yields in wells in certain areas of Little Compton.
- Overall, the Town's groundwater quality is generally good, attributable to the generally low density of development and the lack of major industrial and commercial development

- High soil fertility and healthy wetlands are the purification and filtering systems for the maintenance of groundwater quality. The upper foot of native soil is the major treatment zone for potential groundwater pollutants.
- The primary threats to groundwater quality in Little Compton are individual sewage disposal systems (ISDS), leaking underground storage tanks either not identified by or registered with RIDEM, and nonpoint sources such as certain fertilizers and pesticides.

Buffering wetlands from areas of human activity will help remove additional pollutants before they reach wetlands. Many states have established ranking systems to determine appropriate buffer widths, based on a wide range of appropriate criteria (eg. soil conditions; slope; quantity, type and quality of vegetation; potential water quality impacts). A review and evaluation of buffer widths should be a priority undertaking for the town.

- Point pollution sources previously identified by RIDEM in Little Compton include the Town transfer station, the State salt storage site, and leaking underground fuel storage tanks. The inventory is not all-encompassing - additional potential contamination sources are likely to exist.
- The State requires that underground storage tanks holding 1,100+ gallons must be registered. The Town has identified a particular concern relating to underground fuel oil and gasoline storage tanks, particularly those not registered with the State. As of February 1992, the Town requires registration of all tanks regardless of size.

Nonpoint sources of pollution include failing septic systems, certain pesticides and fertilizers, road salt application, radon and atmospherically-borne pollutants. The Town should develop ordinances which supplement the State groundwater protection laws and pursue measures to identify, reduce or eliminate such nonpoint sources of pollution.

Nitrates are introduced to the groundwater through rainfall, individual septic systems and through certain fertilizers applied both for agricultural and residential purposes. The cumulative impact of nitrates including the relative rates of build-up versus dissipation and filtration are not fully understood and therefore are causes for concern and require further study and monitoring.

Determination of the amount of nitrates which may potentially be introduced to the groundwater from a particular activity has been modelled in nitrogen loading studies.

### **Groundwater - Recommendations**

- 1. The Town should seriously consider establishing a Groundwater Protection Board** to deal specifically with issues concerning the Town's drinking water quality and sources of supply. (State enabling legislation should be sought to undertake any of the listed responsibilities not currently provided for under local authority). Among other responsibilities, this board should:
  - a. Be funded adequately and enabled to procure such professional staff and/or services as may be required to carry out its functions;

- b. Develop an overall master plan to address management and monitoring strategies for protection of the town's groundwater, including maintenance of its soil and wetland purification processes.
  - c. Assume responsibility for carrying forward the proposed hydrogeological study (see recommendation 2, below);
  - d. Assume administration of the proposed Wastewater Management District, if established (see recommendation 4, below);
  - e. Identify and map "critical environmental resource areas" (CERAs - containing freshwater wetlands, areas with high water tables, major ponds and watersheds, etc.) and develop and propose overlay zones within which an additional set of regulations will apply to ensure strict water resource protection<sup>1</sup>; and,  
Maintain an ongoing public information program, including annual reports to the Town Council.
2. In the intermediate term, **the Town should enlist public and/or private support to design a comprehensive hydrogeological study** that would help determine the flow and potential sources of contamination of the Town's freshwater supply, and its coastal wetlands and ponds.
- Such a study will help to provide basis for planning decisions affecting land use, housing, and the Town's overall growth patterns.
- a. The first step in this process -- a priority implementation action -- would be the compilation of the baseline data required for implementing this study.
  - b. This task should be one of the first actions of the proposed Groundwater Protection Board (see recommendation 1, above) when established. However, until it is established, the Planning Board and Conservation Commission should jointly form a "groundwater working group" to initiate and carry forward the data base compilation phase of the study.
3. If need is demonstrated, **establish a Town-wide Wastewater Management District** as provided for under State law, that would:
- a. Establish a well-testing program with voluntary monitoring program;
  - b. Identify and map septic systems and wells; and
  - c. Establish a cycle of inspection and if necessary and appropriate, pump out schedule for septic systems
4. **The Little Compton Conservation Commission should adopt a more proactive stance** and assume (or be given) greater responsibility for dealing with problems affecting a wide range of local conservation issues, with special emphasis on the quality and quantity of the Town's drinking water.

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<sup>1</sup> The Town will consider changing references to the "Groundwater Protection Board" to a "Water Resource Protection Board" in item L on p. 5-34 and elsewhere in the plan, where applicable.

- a. It should, together with the Planning Board, jointly form a "groundwater working group" responsible for initiating the data base compilation for the proposed hydrogeological study.
  - b. Work closely with the proposed Groundwater Protection Bond when established, to develop strategies for strengthening the Town's groundwater protection measures.
  - c. Develop and maintain a systematic review process for monitoring the significant conservation issues affecting the Town's health and safety, and its crucial environmental resources (i.e.: its wetlands, streams and coastal ponds, its soil fertility, vegetation and wildlife communities, endangered species, etc.; see for example recommendations 5.5, 5.10-5.14, 5.15-5.17, 5.25-5.31).
  - d. Work with other local agencies and conservation organizations to develop an ongoing public information program on these and other conservation issues.
5. **Maintain the Town's present 100-foot buffer** (between wetlands and structures and/or septic systems) pending the aforesaid hydrogeological study and development of a buffer ranking system for such setbacks.
6. **Encourage environmentally compatible agricultural techniques** among Little Compton residents and growers to reduce the residual (long term) pollution potential on groundwater resources from certain fertilizers and pesticides.
7. Build on the two-year groundwork laid by the Joint Committee on Environmental Concerns established by the town's two garden clubs and develop a high visibility public information and education program affecting a broad range of natural resource issues, including but not limited to:
- residual groundwater pollution inherent in the use of certain fertilizers and pesticides, heavy metals, paints solvents, oils and fuels,
  - toxic-substance source reduction by promoting non-toxic substitutes among the town's homeowners and businesses.
- Target audiences should include homeowners, lawn care workers, course grounds-keepers, landscapers and arborists, growers, contractors, light and heavy engine equipment users and mechanics, local boards and commissions, and the public at large.
8. Work with state agencies and environmental organizations to establish long-term monitoring of air and rain pollution to determine over time what pollutants are entering Little Compton's groundwater from long-range atmospheric sources.
9. Work with these same agencies to monitor coastal and inland waters, soils, wildlife and vegetation for signs of similar pollution from long-range atmospheric sources.

10. **Review present land use controls to ensure that activities potentially threatening to the environment are minimized.** To ensure the public health and safety, develop ordinances that specify responsible citizen action in the proper use, storage and disposal of the following:

- Oil based or enamel paints
- Alkaline or rechargeable nickel-cadmium batteries
- Thinners
- Solvents
- Stains
- Strippers
- Aerosols
- Degreasers
- Cleaners
- Waxes
- Polishes
- Poisons
- Petrochemical fertilizers
- Wood Preservatives
- Photo chemicals
- Chemistry sets
- Anti-freeze
- Rodenticides
- Mothballs
- Insecticides, herbicides, fungicides, and molluscicides

11. **Maintain a capacity in fire and police departments** for rapid and appropriate response to small spills and other accidents involving hazardous materials.

12. **Properly store supplies of road salt** and consider environmentally acceptable substitute which does not threaten public health.

13. **Continue to pursue regulatory program based on State enabling legislation for existing underground storage tanks that are exempt from State regulations.** Tank removal should be implemented over the long term and tax incentives for rapid removal should be provided.

14. **Continue to maintain a collection center** for disposal of used motor oil.

#### Coastal Waters - Issues

- Coastal ponds include Quicksand Pond, Briggs Marsh, Round Pond, Little Pond, Watch House Pond, Tunipus Pond and Long Pond. These ponds are particularly susceptible to nitrate loading that may adversely impact water quality, and can in turn affect wildlife and plant habitat values. Many of the ponds are surrounded by estuarine emergent wetlands, typically salt marshes. Such ecosystems are very productive, support a variety of species of fish, and provide nesting, feeding and resting grounds for ducks and shorebirds. They are protected by CRMC regulations, U.S. Army Corps regulations, and local and state land acquisition programs.
- Quicksand Pond is the least disturbed coastal pond in Rhode Island. Consideration should be given to further protective efforts, i.e., land acquisition, buffering of tributary streams and the pond itself.

#### Coastal Waters - Recommendations

15. Maintain and improve the quality of coastal waters to protect the Little Compton shoreline for continued commercial fishing, tourism and recreational uses by:

- a. Continuing to pursue acquisition of key shoreline areas, particularly those important for habitat preservation, recreational opportunities, visual enhancement and public shoreline access.
  - b. Coordinate with RIDEM and CRMC to determine locations of public shoreline access.
16. Consideration should be given to further protective efforts for coastal ponds, including, land acquisition, buffering of tributary streams and the pond itself, and systematic monitoring to detect excessive nitrate loading.
17. Local setbacks of structures and/or septic systems from coastal ponds, inland waters (ponds and streams), and wetlands should be reviewed to determine the most appropriate buffer widths for resource protection (i.e., in connection with the aforesaid buffer ranking system - refer to Recommendation 5).

### **Inland Waters - Issues**

- Streams and ponds serve as part of the Town's natural drainage system, channeling overland runoff into wetlands, ponds, the Sakonnet River, and Rhode Island Sound. Maintaining adequate vegetated buffers is critical .

As the host community for the Watson Reservoir, Little Compton has the responsibility to ensure that activities in its watershed do not degrade the reservoir's quality. Maintaining vegetated buffers around the tributary streams which feed the reservoir will help maintain the water quality. Road salting methods should be investigated to ensure they are suitable for use within the watershed.

- Wetlands provide several important functions that include water quality, maintenance of wildlife and aesthetic values. In terms of water quality maintenance, wetlands contribute towards pollution filtration, sediment removal, oxygen production, nutrient recycling, chemical and nutrient absorption, and groundwater recharge. In addition, wetlands contribute towards flood control, wave damage protection, and shoreline erosion control. Wetlands also protect livestock grazing, fish and shell-fishing, and provide recreational opportunities *as well as* education and scientific research.
- Wetlands are critical as wildlife and waterfowl habitat. Areas surrounding wetlands provide the seclusion waterfowl need to rest and carry out their activities without predation and disturbance.
- The type of wetland and its diversity plays an important role in determining its habitat value. Wetlands which now provide habitat to rare, threatened or endangered species should be given priority consideration for protection.
- Buffering wetlands from areas of human activity will help to remove additional pollutants before they reach the wetland. The Town provides for a buffer of 100 feet between structures and/or septic systems and wetlands. When the area to be disturbed is determined to be a significant wildlife habitat, a larger buffer may be appropriate.

### **Inland Waters - Recommendations**

- 18. Investigate road salting methods and sand/salt mixes** for both State and local roads to ensure they are suitable for use within the watershed. Monitor inland waters to detect excessive nitrate loading.
- 19. Wetlands which now provide habitat to rare, threatened or endangered species, and ensure groundwater protection, should be given priority consideration for protection.**
- 20. Maintain vegetated buffers around the tributary streams which feed the Watson Reservoir** to help maintain its water quality.

### **Flood Hazards - Issues**

- The entire coastline of Little Compton is vulnerable to flooding and severe wave action during powerful storms.
- The Federal Emergency Management Agency has designated all shoreline areas in the Town as "V zones", which are areas subject to 100-year coastal flooding with potentially damaging wave action.
- Landward of the V zones are "A zones" which are also subject to flooding during 100-year storms, but are not exposed to wave action. Development in these areas is subject to damage or destruction during severe storms.
- Development in special flood hazard areas has the potential to reduce flood storage capacity by increasing the amount of impervious surface in a flood zone.
- The Town requires that any development in a flood hazard area (zones A or V), receive a building permit, and prohibits certain types of development in these areas.

## **Flood Hazards - Recommendation**

### **21. Maintain conformance with existing Federal, State and local flood hazard regulations.**

## **Soils**

### **Soils - Issues**

- Approximately 50 percent of the Town is comprised of prime agricultural soils, highly susceptible to development. Impacts may include loss of water purification capability, loss of visual and scenic qualities, loss of open field and field edge type habitat, economic impacts in terms of the loss of active agricultural businesses, and others.
- Techniques the Town may consider to avoid significant impacts from farmland development include land acquisition programs, conservation restrictions, purchase of development rights, designated prime farmland overlays, designated farmland districts, design guidelines, and visual easements.
- Presence of hydric soils on a development site should trigger further investigation of wetlands, and the potential impacts that such development may have on the function of the wetland.

### **Soils - Recommendations**

- 22. Continue public and private land acquisition programs, conservation restrictions, and the purchase of development rights, and adopt design guidelines, and visual easements, and designated farmland overlays and districts to avoid loss of farmland areas to development.**
- 23. Monitor, maintain and promote increased soil fertility** on a townwide basis to ensure groundwater purification.
- 24. Note the presence of hydric soils on the development application** in site plan and/or subdivision review at the preliminary stages to indicate the need for further investigation of wetlands.

## **Vegetation and Wildlife**

### **Vegetation and Wildlife - Issues**

- The vegetation and wildlife populations of Little Compton's uplands reflect the past use of the land which was determined, to a great extent, by the underlying soils.

The area along the western side of the Town has the most productive agricultural soils in the community.

- Farms on better soils have tended to remain active while those on poorer soils have not, exemplified by the ongoing operation of the West Main Road farms.
- Farms support a variety of wildlife.
- The West Main Road farms provide clear views of the Sakonnet River by virtue of their tree-less terrain.
- The West Main Road farms are an important part of Little Compton's character, and have been identified by RIDEM as deserving high priority for preservation.
- The eastern and central parts of Little Compton are mostly woodland. Hardwood forest types are found on higher ground. Stands of black gum are found in low areas with wet soil types and wooded swamps are dominated by red maple stands.
- Critical to the continuance of common wildlife species in Little Compton is preservation of habitat diversity.
- Wildlife diversity depends upon habitat for food and cover, water sources and specific climatic, topographic and geographic conditions.

Vegetation and aquatic systems are the most important features of the environment for most forms of wildlife.

- Preservation of habitat diversity should include measures which will maintain large areas of undisturbed land and buffers around areas of critical habitat.
- Maintaining ecological stability should be a consideration in open space protection efforts, and in the development review process.
- Monitoring of predator populations should be coordinated with RIDEM.
- The graceful Tupelo, or black gum tree, cleanses the soils through its root system and provides large crops of small berries for the birds.

### **Vegetation and Wildlife - Recommendations**

25. The Conservation Commission, in consultation with the State Natural Heritage Program, should prepare surveys of vegetation and wildlife communities. The plan should be reviewed periodically *as* new information becomes available to the Commission.
26. Endangered species, as covered below, should be a major component of the Vegetation and Wildlife Management Plans.
27. The surveys should be used as a guide by the Planning and Zoning Boards and the Town Council to determine potential adverse impacts on vegetation and wildlife communities in regard to land acquisition; any public use including outdoor recreation and building activity; changes in land use and zoning; and subdivision of land.

### Endangered Species - Issues

There are 25 rare and exemplary natural communities occurring in Little Compton. These include wildlife and plant communities that are native to this region and are in danger of extermination (see Table 5-1).

- The Rhode Island Natural Heritage Program (NHP) and Audubon Society notes the following sites to be of particular interest as habitat for rare and endangered species, or as unique examples of specific habitats: Quicksand Pond/Goosewing Beach, Brigg's Marsh/Truesdale Beach, West and East Islands, Fogland Marsh, Sakonnet Point.
- Preserving biological diversity through the protection and management of rare and endangered species habitat areas and ecologically significant natural communities is an important natural resources objective.

### Endangered Species - Recommendations

28. **The Conservation Commission should coordinate with Rhode Island Natural Heritage Program and the Rhode Island Audubon Society** on a regular basis to determine sensitive habitat locations of the town's endangered species.
29. **Protection and management recommendations for each identified habitat location should be developed** in coordination with the Rhode Island NHP and maps should be prepared identifying these locations.
30. **The following sites should be reviewed periodically with the NHP** for additional habitat protection: Quicksand Pond/Goosewing Beach, Brigg's Marsh/Truesdale Beach, West and East Islands, Fogland Marsh, Sakonnet Point, and the Mill Pond in Adamsville.

### Visual and Aesthetic Resources

#### Visual and Aesthetic Resources - Issues

- Scenic and aesthetic qualities are an important part of what residents consistently value highly about the Town.
- Nearly two-thirds of the respondents in the 1990 phone survey said it was Little Compton's "rural character" that appealed to them most about the Town.
- Little Compton's sense of place can be identified with its Town center, the many farm fields lining its roadways, views to the water, its coastline and its beaches. Transportation system expansion, shifts in population, real estate speculation and other activities place pressure on the Town's visual integrity. The Town must guide these changes to avoid destroying the original character of the place.
- Visual quality in the environment makes a significant contribution to the Town's overall quality of life. The character and interplay between topographic features,

natural and man-made landmarks, the form of open space and development, as well as historic and culturally meaningful structures and sites, has created a community identity unlike any other in Rhode Island.

- Erosion of the visual and cultural character of a community can have not only psychological impacts, but also economic impacts through depreciated real estate and failing marketability to prospective new businesses and residents.
- The Rhode Island Landscape Inventory published by RIDEM identifies a number of important views and vistas in Little Compton. They do not form a complete list of scenic areas in Little Compton; the intent into establish the understanding that such features contribute to the sense of place and its overall quality of life.
- West Main Road affords outstanding views of the Sakonnet River, and many other State and local routes provide interesting and attractive views.
- Roadways should also be considered as important connectors between activity centers in the Town.
- Focusing on identifying, protecting and preserving the historic working landscape is one way to maintain a balance between the preservation of the historic working landscape and demands for new development.
- Maintaining the visual quality of Little Compton's roadways is critical to ensure the scenic beauty of the Town.

### Visual and Aesthetic Resources - Recommendations

31. **Under the proposed Historical Preservation Advisory Board (see recommendation 36 under cultural resources), encourage increased citizen interest in and concern with activities that affect the Town's visual environment;** when established, the Historical Preservation Advisory Board should consider forming a special subcommittee on Visual Environmental Impact which, among other things could:
  - a) Identify areas of town with outstanding scenic vistas, (i.e. countryside or coastal viewpoint areas), which should be reviewed by the Board and other appropriate town bodies when development or construction is being considered.
  - b) Work on appropriate "design guidelines" for construction in those areas.
  - c) Create a public informational tool (i.e., a "citizen's guide for preserving Little Compton's scenic landscape") to educate residents on ways they can help preserve this critical natural resource.
  - d) Consider the creation of "overlay districts" along scenic roads to identify special visual and aesthetic features (such as trees and other vegetation, stone walls, outstanding views, etc.), and the development of design guidelines for new construction in these areas. (Such guidelines might address both the road bed and road side, as well as adjoining land uses.)

32. Support and encourage the continued efforts of the Little Compton Agricultural Trust and the Sakonnet Preservation Association to preserve the Town's open spaces, and other areas of natural and scenic beauty in the Town.
33. Develop educational material and other programs to maintain and increase the current acreage of the town's working farmland. Use designated prime farmland overlays and active agricultural districts to encourage the continued use of property as agricultural and allow for limited density residential development.
34. Little Compton should pursue the protection of other visually important spaces through a variety of techniques, including, but not limited to:
  - Purchase acquisition of land;
  - Purchase conservation easements;
  - Purchase of development rights;
  - Visual easements or "overlay districts/zones;"
  - Gifts to the Sakonnet Preservation Association and the Little Compton Agricultural Conservancy Trust; and
  - Public education.

## General Recommendations

35. **Consider creating the position of the Town Planner** in the town's administrative structure on a full (or at least, part) time basis.
36. **The Town Council should consider appointing an Environmental Advocate** for Little Compton as provided under the State's Environmental Advocacy Act.
37. **Work together with Tiverton, Westport and the Newport Water Board** to maintain regional environmental and groundwater quality.

## 5.8 Cultural Resources

Little Compton's cultural resources include historical, archaeological, landscape and architectural elements, as well as religious and institutional resources. A recent report entitled the "*Historic and Architectural Resources of Little Compton, Rhode Island*" published in 1990 by the Rhode Island Historical Preservation Commission (RIHPC) provides a comprehensive summary of the Town's historical and architectural resources.<sup>1</sup>

The purpose of the cultural resources section of this element is to protect and preserve the Town's historic and archaeological resources and to integrate historic preservation into the comprehensive planning process. The Rhode Island Comprehensive Planning and Land Use Regulation Act states that this element "shall include policies for the protection of historic and cultural resources of the municipality and the state. In addition, the element includes information and recommendations regarding other cultural activities and resources.

The cultural integrity of Little Compton has been preserved partly because of its remote location, removed from the secondary development pressures often created by new transportation corridors, railways and the like. Its character in Rhode Island is unique. Stonewalled farms, traditional houses, an historic village common, outstanding summer homes, many of unique architecture, intermixed with its environmental qualities brings Little Compton its status as a special coastal New England community.

The *Historic and Architectural Resources of Little Compton, Rhode Island* report notes "Few towns in New England can tell so well the story that Little Compton does. Architecturally, the town is home to notable seventeenth and eighteenth century structures, modest yet important civic buildings, nineteenth century farm complexes, and exceptionally well-done country houses of the late nineteenth and early twentieth centuries. Historically, it documents many phases of New England's rural, agricultural and recreational past that have long since disappeared elsewhere. Above all, its historical legacy, a pre-eminent part of the town's collective consciousness, and its natural setting remain mutually balanced and enhanced."<sup>2</sup>

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<sup>1</sup> *Historic and Architectural Resources of Little Compton, Rhode Island*, Rhode Island Historical Preservation Commission, 1990.

<sup>2</sup> *Ibid.*, page 34.

### 5.8.a Local History<sup>3</sup>

The history of Little Compton begins about 14,000 years ago, as the Buzzards Bay lobe of the great Laurentide Ice Sheet began to melt away to the north. Previously covered by ice up to a mile thick, the topography of the town began to emerge as a series of long low hills called glacial drumlins. These fertile, gently sloping ridges stretch north to south and are bounded by the waters of the Sakonnet River to the west and the Atlantic Ocean on the south. The drumlins are separated from each other by swales or drainage ways that flow to the ocean.

As the sea level rose to its present height, the drumlins' southern edges became exposed to the sea. Erosive forces cut into the ridges and created headlands, such as Warrens Point and Briggs Point overlooking the Atlantic Ocean. The material eroded from these headlands was washed by the waves and redeposited across the drainage ways to form the barrier beaches. Their outlet to the ocean now blocked, the inland side of these low areas filled with water to form coastal ponds. Together, these headlands, barrier beaches and coastal ponds comprise a significant portion of the town's recreational and open space resources.

The first humans to arrive in Little Compton were temporary summer visitors, though they could hardly be considered vacationers. Nomadic hunting parties of Native American Indians pursued migratory herds of caribou and other game across southern New England. The first full-time residents were Native American Indians of the Archaic Period. These hunters and gatherers arrived and settled the area about 5,000 years ago. They used stone bowls and other stone cookware, harvested nuts from the recently established hardwood forests and caught fish in large scale weirs or traps. About 2,000 years ago, new American Indian settlers arrived from the Ohio River Valley and mingled with the Archaic peoples. They brought with them two notable technologies: ceramics and agriculture. Little Compton is rich in prehistoric artifacts from the culture of this period, known as the Woodland Period.

By the late 1670's immigrant English farmers arrived from the nearby, newly founded communities of Plymouth and Duxbury. On hand to greet them was the Sogkonate tribe, heirs to the Woodland Culture. Relations were peaceful and the land, destined to soon become the town of Little Compton, was quickly "purchased" by the English.

Sogkonate culture and population rapidly diminished. Within 100 years, less than 30 members of the tribe remained and the last Sogkonate died in 1827.

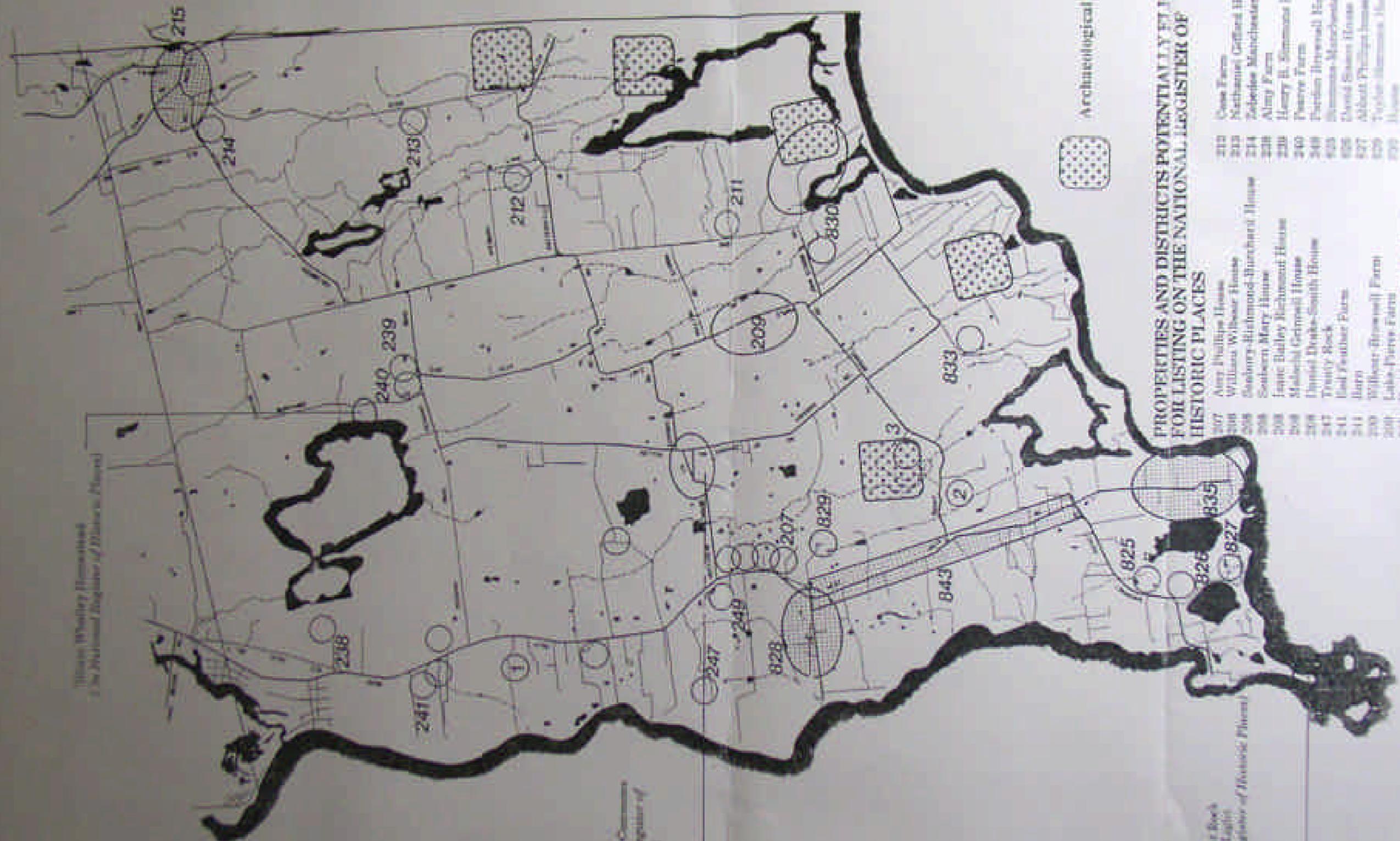
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<sup>3</sup> Excerpted from the *Recreation, Conservation and Open Space Plan, Town of Little Compton, Rhode Island, May, 1989.*

Woods Wharf (Remnants)  
On National Register of Historic Places

Little Compton Center  
On National Register of  
Historic Places

Little Compton Cove  
National Point Light  
On National Register of Historic Places



Archaeological Site

PROPERTIES AND DISTRICTS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

207	Avery Phillips House	212	Coon Farm
208	William Wilcox House	213	Nathaniel Gilbert House
209	Salisbury-Richmond-Burchard House	214	Salisbury Manse
210	Sonsbeary Mary House	215	Almy Farm
211	Jane Bailey Richmond House	216	Henry B. Simmons House
212	Malachi Gerrish House	217	Pease Farm
213	David Drake-Smith House	218	British Episcopal House
214	Trinity Rock	219	Simmons-Manchester House
215	East Pease Farm	220	David Blake House
216	Barn	221	Albion Phillips House
217	William Brownell Farm	222	Taylor Simmons House
218	Lake-Pease Farm	223	Blake Farm
219	Peckham-Brownell-Dyer Farm	224	Walter Wood
220	John Squire Farm	225	Richard Lee Farm
221	J. Edward Newton residence	226	Worcester Park House
222	P.C. Southwick residence	227	Walter Wood
223	Abnerville Hubert District	228	Walter Wood
224	Timber's Lane-Howard District	229	Walter Wood

The town's new residents were primarily farmers and they established their farmsteads atop the rich glacial drumlins. Along the crests and sides of these ridges they also laid out many of the town's streets. As the woods were cleared, dramatic views across stone walls and rolling fields were created. Sections of West Main Road, Willow Avenue/South of Commons, and East Main Road/Maple Avenue provide good examples. Today, substantial portions of this scenic working landscape remain, although threatened by development as is the open character of the town.

By 1860 summer visitors were beginning to make use of the recreational assets of Little Compton. This trend became so well-established that on September 18, 1868 the *New Bedford Standard Times* made note:

"Those individuals who come here seeking health and strength, with those who make annual visits to this favorite summer resort for pleasure, have nearly all returned to their homes. The mermaids and mermen have laid aside their sea robes and disappeared landward. The season for bathing, sailing, croqueting, clam-baking and other outdoor amusements is nearly passed."

The early summer visitors often boarded with local farm families but soon began building or purchasing vacation homes of their own, a practice which continues today.

About 1890 a steamship line began service from Providence to Sakonnet Point, which continued for almost 30 years. Along with freight and the previously mentioned summer folk, the steamships brought something new to the town's recreational scene, "day trippers."

A substantial hotel and dinner pavilion were built to entertain the tourists and, by the turn of the century, Sakonnet Harbor boiled with activity at the height of the season.

As the automobile became popular, other parts of the town became accessible to the day trippers. Today their influence is felt most noticeably along the South Shore and Goosewing Beaches, the Commons, the Sakonnet River rights-of-way at Taylors' Lane and Town Way, as well as Sakonnet Point where it all began.

The eventual decline in steamship service left Sakonnet Harbor to the commercial fishing industry and recreational boaters. For many years space and facilities in the harbor were adequate for both these interests. Now however, the expansion of traditional uses of the harbor threatens to cause conflicts due to space limitations. While the community wishes to accommodate both needs, these issues remain unresolved.

The improved roads and overland transportation which put an end to the steamers had a beneficial effect on the town's farmers.

By 1900, Little Compton counted 162 foreign born residents, of them 60 percent Portuguese, 20 percent English or Scot and less than ten percent Irish. The Portuguese were the only nineteenth-century immigrant group to come to Little Compton in significant numbers. Arriving by the late 1870's from both the mainland and the Azores, they worked almost exclusively as farm hands. According to census data, they remained, unlike the Irish before them. By the early twentieth century, they had begun to establish themselves by acquiring property and continuing to farm--not as farm hands, but as proprietors. Further, the Portuguese community led the way to the formation of the town's first Roman Catholic Church, St. Catherine of Siena, established in 1910.

Toward the close of the 19th century, local farmers had developed a successful poultry industry. It was during this time that the famous Rhode Island Red breed of fowl was developed here. As this enterprise became unprofitable in the 1920's, good roads, and dependable trucks enabled farmers to move fresh milk quickly to market. Throughout the town, dairy farms flourished and the Little Compton landscape became well-endowed with pastoral scenes featuring large barns, rustic silos and herds of cows.

In 1940, the United States government purchased three parcels of land in the south end of town for military fortifications. Known collectively as Fort Church, these three parcels were located on both sides of West Main Road south of Swamp Road. Each of the three sections, located on high ground, was armed with eight- or sixteen-inch guns and prepared to defend the coastline in the event of an attack by hostile forces. These buildings were designed as farm complexes to avoid detection from the air. In the late 1940's they reverted to private ownership.

By the 1960's, changing economic conditions forced many large land users out of business. Today agriculture in Little Compton is diverse, though generally small in scale, and is encountering considerable pressure from residential development.

Finally, within the past 20 or 30 years, another small but significant wave of newcomers has arrived in Little Compton. Retired persons, many of whom were former summer visitors, make up a growing segment of the town's residential community.

The serious challenge facing this community in the closing years of the 20th century is to preserve the recreation, historic, conservation and open space resources while allowing for the reasonable growth and development of the town.

### **5.8.b Existing Historic and Archaeological Resources**

The *Historic and Architectural Resources of Little Compton, Rhode Island* identifies a selective list of sites, structures, objects, buildings and districts considered important to an understanding of the town's past and sense of place.<sup>4</sup> Some 280 +/- properties were included in this list, including 19 already listed on the National Register of Historic Places, as follows:<sup>5</sup>

- William Whalley Homestead, ca. 1820, Burchard Avenue;
- United Congregational Church (1832, 1871, 1974, 1986), Commons;
- House, (1825, 1839, 1840), Commons;
- Mrs. Wilbur House, (ca. 1860), Commons;
- Old Burying Ground, (1675), Commons;
- Union Cemetery, (1850), Commons;
- Abram Wordell's Blacksmith Shop (late 19th century), Commons;
- Josephine F. Wilbour School (1929), Commons;
- Methodist Church (1840, 1872), Commons;
- Grange Hall (1902), Commons;
- Number 8 Schoolhouse (ca. 1845, 1986-87), Commons;
- Town Hall (1880-82), Commons;
- Brownell Library (1929, 1961-63), Commons;
- Oliver C. Brownell House (ca. 1850), Commons;

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<sup>4</sup> Excerpted from the *Historic and Architectural Resources of Little Compton, Rhode Island*, Rhode Island Historical Preservation Commission, 1990, page 39.

<sup>5</sup> The National Register of Historic Places includes the State's most important historic places, and is the official federal list of significant historic properties worthy of preservation. Benefits of being on the National Register include official recognition of the property's importance; eligibility to apply for federal planning and restoration grants when funds are available; eligibility for federal investment tax credits for certified substantial rehabilitations of income-producing properties; and protection from the adverse effects of state or federally funded or licensed projects through a review and assessment program. Listing on the Register does not require the owner to preserve or maintain the property. Unless the owner applies for and receives special federal or state benefits, she/he can do anything with the property which is permitted by local ordinances.

- Brownell House (18th century, 1823), Meetinghouse Lane;
- Wilbur's Store (early/mid-19th century, 1980) South of Commons Road;
- Brownell-Bailey-Richmond House (early 19th century), South of Commons Road; and,
- Sakonnet Point Light, Little Cormorant Rock.

There is one National Register Historic District in the town, the Commons area. Many of the above properties are contributing elements to that district.

Based upon initial research, a number of additional properties in the community appear to have the qualities necessary for inclusion in the Register. These properties, which are listed in the RIHPC study, require further investigation and documentation to determine their eligibility.<sup>6</sup>

In addition to those individual properties, the following areas deserve consideration as National Register Historic Districts:

- Adamsville Historic District
- Taylor's Lane Historic District
- Warren's Point Historic District
- West Main Road Historic District
- South of Commons Road

Figure 5-4 illustrates the approximate location of these historic properties and districts.

**Historic Landscape Resources** - Little Compton's landscape is truly one of the most unique in Rhode Island. It continues to be a good representation of the town's agricultural heritage, its one-time position as part of the Massachusetts Bay Colony and as a popular summer resort. With this in mind, the RIHPC has identified a number of properties and areas which are considered outstanding from a landscape perspective, as follows:<sup>7</sup>

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<sup>6</sup> *Historic and Architectural Resources of Little Compton, Rhode Island*, Rhode Island Historical Preservation Commission, 1990, page 36.

<sup>7</sup> Rhode Island Historical Preservation Commission, *Inventory of Historic Designed Landscapes in Rhode Island*, unpublished draft, obtained from MacKenzie Woodward, February, 1992.

- **Little Compton Commons** - an irregularly shaped lot bordered on all sides with commercial, religious, civic and residential buildings, forming the physical and spiritual center of the town. Reflects the town's connections to the Plymouth Colony and the settlement patterns of Massachusetts towns;
- **Edward Gray Homestead**, South Road (this property was not found) - according to Gardens of Colony and State, Edward Gray's son cleared many acres in Little Compton in 1694. In 1721 he died and left his widow "use of the new garden." The house and orchard were still standing in 1930, but this property was not found in the RIHPC survey;
- **William Peabody House**, West Main Road - house and grounds continue to reflect the open, pastoral landscape for which Little Compton is noted;
- **Isaac Richmond Residence**, South of Commons Road - best example of Victorian architecture and residential landscape design with large trees shading the wide expanses of lawn around the house;
- **Wilbour Woods** (Isaac Wilbour's Park) - this public park includes markers with names of Native Americans who had lived in the park. Picnic areas are similar to those constructed around Rhode Island under the WPA during the depression;
- **Seaconnet Point Farm** - platted in 1886 and again in 1895 was the largest and most creatively designed summer resort plat in Little Compton. Portions of the plat plan were developed and remain extant, however, a large number of lots in the western portion of the plat were purchased by the Lloyd family, reducing the overall housing density;
- **Watch House/Haffenreffer Estate**, Washington Road - the Watch House, constructed in the late 19th century, provided expansive views of the ocean to the west, south and east, and overlooked Watch House Pond to the north. The Watch House was heavily damaged in the 1938 hurricane, and during World War II, the site was used by the U.S. War Department as part of its fortification system. Mr. and Mrs. Carl Haffenreffer purchased the site in 1957, took down the old house and built a new house on top of the fortifications. The property today includes the main house and Sasaki-designed sheltered gardens, an in-ground swimming pool, carriage house, barn, greenhouse, and three guest houses. The buildings and gardens combine to form a modern estate landscape which continues the traditions of turn-of-the-century Rhode Island;
- **J. Edward Newton residence**, West Main Road - could be an excellent example of designer Fletcher Steele's use of space and vistas, however, most of the site today is covered with vines and shrub plantings. Driveway and octagonal entrance courtyard are unusual and interesting examples of Steele's non-traditional design sense;
- **F.C. Southworth residence**, Swamp Road - important example of smaller, early twentieth century residential development. A classic example of designer Arthur Shurcliff's interest in New England farmsteads translated onto smaller properties; and,
- **Bumble Bee Farm**, West Main Road - Designed in 1940, the site is not only an excellent example of Colonial Revival garden design, but another example of the

continued interest in the character, design and appreciation for Little Compton's privately maintained open space, geography, townscape and town history.

Wilbour Woods, the Southworth and Newton residences, and Bumble Bee Farm are being prepared by RIHPC for consideration for listing in the National Registers.<sup>8</sup>

**Archaeological Resources - RIHPC** has identified a number of archaeological sites in the town, shown on Figure 5-4. These include Indian burial sites as well as areas where chipping debris or flakes of stone have been found, indicating a pre-historic occupation. Several sites within the town are traditionally associated with the Indians.<sup>9</sup> None of these sites is listed on the National Register. There are likely many more archaeological sites which have not been identified or documented.

The generalization can be made that agricultural activity over the past 300 years has probably turned up many of the artifacts that are near the surface and some may still be waiting to be found. Also, it appears that most of the local Indian activity was along the coast where they gathered to fish and spend the summer. It is likely that there are artifacts still existing deeper in the earth and there is the possibility that any excavation may bring them to sight. Any excavation activity, especially along the coast, should be flagged to alert the participants to watch for and to report the signs of earlier activity, such as shell mounds, campsites or burial grounds. Changes in topography due to natural occurrences have altered the coast line so that activity within hundreds of feet from the present coast may be in an area that once was next to the water.

An archaeological site is usually documented only if required by law as part of a Federally-funded project, such as a new roadway or power line. Occasionally a property owner contacts RIHPC or the State Archaeologists Office with information on potential sites, and if warranted, a site visit is made.

**Cemeteries -** A list of cemeteries in Little Compton is attached as Appendix 5-B. Where known, a location on the town Tax maps is included. Some of them are located off the road, and may not be optimally maintained due to their location. There are other small plots even further removed from the roadside.

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<sup>8</sup> Per telephone conversation with Mack Woodward of the Rhode Island Historical Preservation Commission on June 9, 1992. RIHPC is systematically nominating historic designed landscapes identified in the *Inventory of Historic Designed Landscapes in Rhode Island*.

<sup>9</sup> Ibid., page 4.

### **5.8.c Historic Preservation Activities**

The Little Compton Historical Society was founded in 1937 and adopted as its purpose "the preservation of landmarks and the identification of historical sites in the town of Little Compton, the encouragement of research into matters pertaining to the early and current history of the town, the assembling, acquisition and preservation of books, documents, paintings, photographs, agricultural equipment and other materials relating to Little Compton." Since 1955 the Society has been housed in the historic Wilbur House on West Main Road where it sponsors lectures and exhibits. Wilbur House is open for visiting during the summer season. The Society also maintains a farm museum, a 1725 school house and a Friends Meeting House.

The Adamsville Historical Association was formed in 1989 to maintain the historical character of the Historic District. To recognize the importance of the District, the Association applied for and received a grant from the R.I.H.P.C. to purchase and install colonial-type lampposts in the District. This grant was implemented over a three year period.

Currently, there is no historic district commission in Little Compton.

### **5.8.d Existing Resource Protection**

With the exception of those properties listed on the National Register, there are no explicit protections for historic/archaeological resources in Little Compton. Cultural resources are at risk in the absence of local authority to protect them.

The State Coastal Resources Management Council's stated policy is to, "where possible, preserve and protect significant historic and archaeological properties in the coastal zone...The Council shall require modification of, or shall prohibit, proposed actions subject to its jurisdiction where it finds a reasonable probability of adverse impacts on properties listed in the National Register of Historic Places...Prior to permitting actions subject to its jurisdiction on or adjacent to properties eligible for inclusion (but not actually listed in) the National Register of Historic Places, and/or areas designated as historically or archaeologically sensitive by the Historical Preservation Commission as the result of their predictive model, the Council shall solicit the recommendations of the Commission regarding possible adverse impacts on these properties."<sup>10</sup>

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<sup>10</sup> The State of Rhode Island Coastal Resources *Management Program, As Amended, L990, page 64.*

**Responsible Agencies** - There are a number of boards, commissions and individuals within the town's administrative network which can, by their nature, contribute to the preservation of historic/archaeological resources in the community. The Planning and Zoning Boards, by their implicit involvement in land use decisions through zoning and subdivision regulations, as well as the Conservation Commission and the Little Compton Agricultural Conservancy Trust, can have impact on the protection of cultural resources. Of course the town Council, through its role as policy- and law-maker for the community, has a continuing responsibility for resource protection activities of this kind. And, finally, educating the town's young people about its local history and traditions is a role the Little Compton Schools should undertake.

### **5.8.e Other Cultural Resources**

Other cultural resources play an important role in defining the town's identity. Special interest groups, locations within the community, and places of formal and informal assembly are all considered contributing cultural resources. A listing of cultural organizations and establishments follows (see Appendix 5-C):

#### **Artistic Groups**

- Sakonnet Painters Cooperative

#### **Churches**

- United Congregational Church
- St. Andrews by-the-sea Episcopal
- St. Catherine of Siena, Roman Catholic Church
- Old Stone Baptist Church

#### **Civic Improvement and Beautification Organizations**

- Little Compton Garden Club
- Sogkonate Garden Club
- Joint Committee on Environmental Issues (established by both garden clubs)
- Village Improvement Society
- Little Compton Community Center Inc.

#### **Seniors Groups**

- Little Compton Senior Citizens
- Tuesday Girls

#### **Young Peoples Groups**

- Teen Cafe

#### **Fraternal Groups**

- Little Compton Grange Patrons of Husbandry #32
- International Order of Odd Fellows
- International Order of Rebeccas

### **Health Groups**

- Little Compton Substance Abuse Prevention Task Force
- Alcoholics Anonymous
- Little Compton Nursing Association
- New Visions

### **Historical Societies**

- Adamsville Historical Association
- Little Compton Historical Society

### **Libraries**

- Brownell Library/Little Compton Public Library
- Wilbur/McMahon School Library

### **Local Government Agencies**

- Little Compton Conservation Commission
- Little Compton Planning Board
- Little Compton Zoning Board of Review
- Gymnasium/Auditorium Committee
- Little Compton School Committee
- Little Compton Agricultural Conservancy Trust
- Little Compton Harbor Commission
- Little Compton Beach Commission
- Little Compton Tree Committee

### **Summer Organizations**

- Little Compton Summer Association

### **Veterans Groups**

- American Legion
- American Legion Auxiliary
- Veterans of Foreign Wars of the United States

### **Environmental Groups**

- Sakonnet Preservation Association

**The Artistic Community** - Little Compton has been home to recognized professional artists of all kinds for over a century. Visual artists in particular have found Little Compton's sea and sky landscape a compelling and inspiring place in which to work.

Today, as in the past, sweeping open pastoral vistas move, under dramatic weather skies, into pink granite outcroppings toward the blue-beyond.: Everywhere is that great wide horizon nourishing any artist's task of bringing the infinite into finite form. Especially today, as development suburbanizes open space, Little Compton's natural color qualities, terrain formations, and spaciousness remain unique and significant resources for the inspiration of artistic work.

Since Thomas Worthington Whitridge, whose famous *A Breezy Day on Sakonnet Point* was painted in the 1880's, the list of celebrated painters and sculptors who have lived or spent summers here is impressive indeed: Frederick and Reginald Marsh, Lloyd Goodrich, Molly Luce, Betty Burroughs Woodhouse, Sidney Burleigh, Audrey Buller Parsons, John Sloan, and Sue Walker, to name only a few.

A Sakonnet Art Association flourished in the area in recent years, particularly in the summers when it held community arts, crafts and antique shows in the Brownell House, sponsored art classes for both children and adults, and otherwise supported and encouraged the work of local artists. Interest in the Art Association declined in the mid-1980's; it was dissolved soon after water-color artist Mary Post's death, and nothing similar has come along to take its place. In 1991, however, a group of eight local painters formed a consortium called Sakonnet Painters Cooperative and has opened a small gallery on the Commons where their work can be continuously exhibited and marketed.

Although nothing formal yet binds together the community's professional artisans, Little Compton has from the beginning provided a hospitable and productive atmosphere for the artistic work of individual craftspeople of all kinds: Woodworkers, furniture makers, weavers, jewelry makers, potters and ceramicists, among others. The work of area photographers, both amateur and professional, has also received considerable attention in recent years, a likely outcome of the photographic exhibitions held each summer at the Brownell House in recent years.

The performing arts - professional and semi-professional theater groups as well as summer theaters and community theater organizations - have also been a recurrent, if not continuous, part of Little Compton's cultural scene over the years. And recently both music and dance have made new inroads here; there is for example, growing interest among several groups of Sakonnet-area music-lovers in sponsoring soloists and chamber music groups from around the region for occasional concerts.

With this kind of small-community artistic history, and the growth of its present-day audiences and patrons, Little Compton should consider providing both institutional recognition and economic support for its present-day artists and craftspeople. Establishing an Arts and Cultural Council might offer a way to accomplish this and, at the same time, embrace the broader and more diversified cultural elements that continue to shape the character of the community.

**Community Center Concept** - Through, and prior to, the comprehensive planning process, much interest had been expressed about the potential for uniting the community goals of historic preservation and establishing a community center. The 1990 telephone survey of Little Compton residents gave a clear indication of how most resident feel about this topic.

Over 70 percent considered it important for the town to provide a community center. Over 95 percent said it was important for the town to preserve historic areas and properties. And 76 percent believed that the town should review the exterior design of all new or renovated buildings on the Commons. The responses to these questions show a convergence of interest at the concept level between community center needs and historic preservation needs.

The current need for community meeting space is primarily carried by private organizations. More than 16 community groups currently use the facilities of the churches of Little Compton, 32 community groups currently use the Brownell House (not a public building), a number of groups use the school, and an increasing number now use the Town Hall and its "Legion Hall" adjunct. Demands for community meeting space far exceed available facilities and scheduling for additional uses of what is available is difficult indeed.

There is widespread town support for a professionally supervised meeting place for teenagers, who traditionally have had none except the churches and the school. After the 8th grade, most Little Compton young people leave town to attend a parochial or private school, or public high school in Middletown; they are spread out in many directions, and have no central location to bring them together in their home town, which is their own expressed desire. In recent years, volunteers organized a teen center which opened in July, 1990, and currently operates in the old Fish and Game Club. Little Compton residents have expressed overwhelming support for this effort by providing funding and other assistance.

The need for a gathering place for seniors is expressed demographically. An increase of approximately 36 percent is expected in the 65+ age group. With trends toward longer life expectancy, the town's older population is expected to continue to increase as a percentage of the total population. In a recent needs assessment effort, seniors reported a need for a senior center, but a priority need is transportation to reach it and other activities.

These needs may shortly be answered in a number of ways, including the ultimate reactivation and use of the historic Grange Hall on the Commons as a community center. At present,

citizens are discussing a great variety of programs which might be housed or administered there. The following list is indicative:

- An apprenticeship program, whereby adults in town can share professional expertise and information with young people;
- An "Arts and Cultural Council" (see below), whose programs could include:
  - Musical programs (both chamber and folk performances); rehearsal space and performance nights for local musicians.
  - Modest studio spaces for artists or craftspeople (or workshop space for teaching same);
  - Rehearsals and performances by local theater and play-reading groups;
  - A writing center, with workshops, classes, readings and a journal;
- A food co-op and farmer's market (both traditional Grange activities).
- An oral history project. (It is recommended that this endeavor should involve not only adults but also upper-level students from the Wilbur School in a community-wide project to collect and preserve, in audio-taped (or perhaps video or film) interviews, the rich recollections of the town's older citizens about its cultural and historic past. See below for further details).

The committee spearheading the Little Compton Community Center effort is currently engaged in a major building fund drive aimed at renovating both the interior and the exterior of the Grange hall to provide a home for just such programs and activities as these.

#### **5.8.f Cultural Resource Concerns**

The following were identified from factual findings in the preceding text and input from the Natural and Cultural Resources Committee as significant cultural resources issues:

1. **Balancing Natural and Cultural Resources** - Maintaining the existing balance between natural and cultural resources, in which they continue to complement and enhance one another, will continue to be a challenge. "The visual cogency of Little Compton's historic development and the town's magnificent physical setting have made the town increasingly desirable... (and) as a result, the demand for new construction mounts yearly, and the price of real estate similarly escalates. The pressure for increased

development will continue partially because of the heavy reliance this quiet, seaside town on the seasonal presence of part-time residents, both as taxpayers and *as* consumers."<sup>11</sup>

2. **Protective Measures** - The lack of local protective mechanisms for historical and archaeological resources continues to place these important elements of the town's character at risk. Listing on the National Register of Historic Places provides minimal protection to these properties.
  - a. **National Register Nominations** - There is the potential to provide additional protection to qualified historic resources through National Register nomination. These properties listed the Rhode Island Historic Preservation report require further investigation and documentation to determine their eligibility.<sup>12</sup> The ultimate objective should be to have all eligible properties listed, providing at least minimum protection for each site.
  - b. **Design Guidance Measures** - Much of Little Compton's charm lies in the design coherence of its architecture. This coherence can be upset by unsympathetic design or layout. Mechanisms to guide the siting and design of structures to be compatible with the landscape and surrounding properties are important to this element of the town's character.
  - c. **Land Use** - The location of historic properties within the spectacular setting that is Little Compton provides a landscape that is without equal in Rhode Island. Maintaining this rural seaside community character is a priority. Current zoning and subdivision regulations do not provide explicit protection for historic or archaeological resources.

The existing requirement of two-acre minimum residential lot sizes throughout most of the town may eventually encourage a land use pattern of sprawling subdivisions which consume large areas. Understanding that the basis for this requirement is grounded in water resource protection, and ultimately public health and welfare, it is not suggested that the town abandon the regulation. However, as recommended in the report "*Historic and Architectural Resources of Little Compton, Rhode Island*,"

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<sup>11</sup> *Historic and Architectural Resources of Little Compton, Rhode Island*, Rhode Island Historical Preservation Commission, 1990.

<sup>12</sup> See *Historic and Architectural Resources of Little Compton, Rhode Island*, Rhode Island Historical Preservation Commission, 1990. page 36.

the town should be sensitive to the concept of maintaining its existing village character in areas such as the Commons and Adamsville that lend themselves to compact and clustered development. Other parts of the town may also warrant consideration of lower densities than currently exist, and cluster housing is a concept the town may wish to explore.<sup>13</sup>

There is no provision for site plan review within the town's zoning ordinance. This limits the town's ability to require developers to consider architectural and landscape suitability as well as historical and archaeological resources. Subdivision regulations do not require any reference to the presence of historical or archaeological resources on or near the subject property, nor of the architectural or landscape features of adjoining property. The town may wish to amend the subdivision review process to require such notation, and if necessary, establish a subdivision review committee to oversee the protection of these values and resources.

**d. Historic Landscapes - Designed and Natural** - Unique designed landscapes, (eg. gardens, farmsteads, residences, estates etc.), have been identified throughout Little Compton by the RIHPC. These features make a special contribution to the town's sense of place and its position in history.

In the same way, features of the town's natural landscape also define its character and reveal its history. The town should consider identifying and protecting areas of special visual quality, areas, for example, that accommodate such rewarding natural elements as stone walls, hedgerows, indigenous vegetation, meadows and open space.

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<sup>13</sup> Cluster housing is defined as "a site planning technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space and/or preservation of environmentally, historically, culturally, or other sensitive features and/or structures. The techniques used to concentrate buildings shall be specified in the ordinance and may include, but are not limited to, reduction in lot areas, setback requirements and/or bulk requirements with the resultant open land being devoted by deed restrictions for one (1) or more uses. Under cluster development there is no increase in the number of lots that would be permitted under conventional development except where ordinance provisions include incentive bonuses for certain types of conditions of development Excerpted from An Act Relating to Cities and Towns — Zoning Enabling Statute, amending Chapter 45-24 of the Rhode Island General Laws.

### 5.8.g Cultural Resource Issues, Goals and Recommendations

**1. Historic Resources** - Our historic structures serve as a guideline to the character of the town and as such their preservation should be encouraged. In the areas of town which were settled earliest, the buildings are relatively close together; in other areas they are more widely dispersed. As time goes by they change ownership and often the new occupants do not know their history. Sometimes structural changes are made that unknowingly violate the integrity of the building. Continuing educational programs as to the value of these structures should be part of the overall approach to cultural resource preservation.

**2. Arts and Culture** - Little Compton has been a home to professional artists of all kinds over the years - and remains so today.

The town's governing boards and private agencies, and the public at large, should remain cognizant of the powerful role which the town's open space plays in the working lives of the town's resident artists, of others who visit for short professional working periods, and on the community at large. This valuable cultural resource should, therefore, be routinely included in the town's land use planning activities.

The town should also consider ways to provide both institutional recognition and economic support to its present-day artists and craftspeople and, at the same time, embrace the broader and more diversified cultural elements that continue to shape the character of this community.

**3. Community Center** - The community needs a central gathering place where groups of all ages and interests can meet. The Brownell House, the Town Hall (and its Legion Hall adjunct) and the village churches are all used for meetings; but a larger, more versatile center is needed for large meetings and to relieve the pressure caused by competition for space now. The projected Grange Hall renovations are expected to answer that need shortly.

**4. Library** - The Brownell Library serves an important need now, but years of underfunding have put it in the position of being behind the needs of the community. Stack space is limited, the children's room is crowded and the cataloguing system could be updated. Computerizing the system would allow better coordination with the school library.

**5 . Oral History** - Much of the heritage of an ancient community like Little Compton is often developed informally, passed down by word-of-mouth from generation to generation, and at some point it is shaped into written font. Earlier phases of the heritage of this village have, in part at least, been amassed in this manner and ultimately woven into the written documents that record its history.

An attempt should be made by concerned citizens in the town to carry on this tradition with its unfolding present-day history. This could be done by establishing an official Little Compton oral history project to ensure that this kind of indigenous collective memory about our heritage is not lost to future generations.

**6 . Archaeological** - Early American artifacts may be disturbed or destroyed by indiscriminate earth movement. Care must be taken around even small "finds" in case there are more articles nearby. A number of small family burial plots are not recorded in town records and should not be allowed to disappear due to neglect.

**7 . Sakonnet Harbor** - **The** harbor is a visible tribute to the culture of the fishing community which has been such an integral part of Little Compton. It is summarized in the Natural Resources section of this Plan, but is well worth noting under the Cultural Resource Section as well. Full details of the harbor can be found in the recently updated Sakonnet Harbor Management Plan.

**8 . Rights-of-Way** - There are numerous rights-of-way in Little Compton that are part of the town's heritage. Little used and/or mapped rights-of-way are neglected and their locations are forgotten. In order that they are not lost, they should be delineated and preserved.

**9 . Stone Walls** - The adaptation of the land to agriculture is manifested dramatically by the stone walls lining most of our roads. Not only do they bear silent witness to the labors of the early settlers to move tons of stone so casually deposited by the glaciers to make the land tillable, but they are also a vital contributor to the character of the town. Well beloved by most residents and an outstanding attraction for visitors, they deserve to be preserved and rebuilt.

**10. Scenic Quality** - The Rhode Island Landscape Inventory published by RIDEM in 1990 noted most of Little Compton as having distinctive or unique natural landscapes of high scenic quality, e.g., areas of outstanding topographic and geologic features, areas

with a variety of natural or pastoral vegetation, lakes, ponds, rivers, wetlands which are pristine, untouched and unpolluted. Specifically noted were the "beautiful farms and homes" dotting the landscape. Such features contribute to the sense of place in Little Compton and its overall quality of life.

- 11. Special Places** - "Special places" are places which are most important to the character and quality of life in the Town. In some cases, these places are of ecological or historic importance, but often they are vulnerable to inadvertent change.<sup>14</sup>

### 5.8.h Cultural Resource Goals

1. **Historic Resources** - To identify landscapes, sites and buildings that assume an historic significance so that they can be preserved and protected.
2. **Arts and Culture** - To support artistic and cultural aspects of the town which play an important role in establishing the town's identity, including such elements as specific ethnic and interest groups, locations of historical and traditional importance within the community, and the creation and usage of places of formal and informal assembly.
3. **Community Center** - To establish additional community meeting places for young people, the elderly and other specific interest groups.
4. **Library** - To support expansion of the Brownell/Little Compton Public Library and the coordination of its operations with the Wilbor/McMahon School Library.
5. **Oral History** - To encourage recording of the oral history known to long-time residents so that the heritage represented in all ethnic, cultural and occupational groups may be preserved.
6. **Archaeological** - To identify and thereby help prevent the destruction of known and yet-to-be discovered archaeological sites, including the major community cemeteries and the many smaller family burial plots.
7. **Sakonnet Harbor** - To keep Sakonnet Harbor a viable location for the fishing industry and the recreational boating community.

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<sup>14</sup>*New Shoreham Comprehensive Plan, Discussion Draft, August 5, 1991, page 13.*

8. **Rights-of-Way** - To delineate and preserve the town's historic rights-of-way so that the heritage they represent is not lost.
9. **Stone Walls** - To preserve and restore the stone walls that line the town's roads and traverse our historic working landscapes.
10. **Scenic Quality** - To identify and protect the views and viewsheds of the historic working landscapes and seascapes which give Little Compton its unique scenic quality.
11. **Special Places** - To identify, preserve and protect from deliberate or inadvertent change the Town's special places; views and viewsheds, places of ecological and historic importance, and objects or places of character and meaning to the Town's residents.

#### **5.8.i Cultural Resource Recommendations**

(numbering continued from natural resources recommendations)

38. **Consider establishing a Little Compton Historical Preservation Advisory Board** which would address the Town's scenic character, historical sites and structures, architectural integrity and archaeological resources. More specifically, the Board would:
  - Consist of members who are representative both of the relevant local organizations (public and private) and of individuals with a knowledge of and interest in history, architecture, landscape design and archaeology;
  - Prepare an Historical Preservation Plan to identify the Town's resource protection needs, including residences, historic designed gardens and working landscapes, scenic areas, and townwide greenway linkages, among others.
  - Document local historic sites, structures and resources, and encourage property owners to nominate qualified properties to the State and National Registers of Historic Places;
  - Designate appropriately preserved historic sites and structures with descriptive site markers -- on a budget specifically allocated for such purposes;
  - Use educational, administrative and other mechanisms to guide construction or development where building permits are being considered in areas identified under the Preservation Plan;

- In the long term, consider establishing an Historical Preservation **Commission** as an out-growth of the Advisory Board -- to address more purposefully the historical design integrity within The Commons and Adamsville, and to move toward a complete listing of eligible historic structures, sites and districts on State and National Registers.

Little Compton residents appreciate and have taken steps individually to maintain its historic and landscape character -- but the Town must ensure that new as well as current residents of the community understand the importance of maintaining this character. Expanding the nature and frequency of educational and informational programs toward this end should be an integral part of the Town's overall approach to cultural resource preservation.

39. **Consider encouraging a Little Compton Arts and Cultural Council.** The Council would serve to develop and coordinate programs supporting the town's diversified artistic and cultural resources. Among its envisioned activities are:

- Arranging for community exhibitions, concerts and performances;
- Sponsoring classes and workshops;
- Providing scholarships for Little Compton students wishing to pursue careers in the arts.
- Encourage development of cottage industries in the arts and crafts fields.

It is proposed that this Council be set up initially under the aegis of the Village Improvement Society, with the ultimate goal of becoming a separate entity within the new Community Center as that institution becomes a reality.

40. **As private funding becomes available, complete renovation of Grange Hall** for use as a community center and assist the Little Compton Community Center Inc. in this goal, so that the Grange Hall can become the town's social, educational and cultural centerpiece.
41. **Expand the resources and the technical support of the Brownell/Little Compton Public Library** to a level that will enable it to expand its services, upgrade its equipment and improve its coordination with the Wilbor/McMahon School library.
42. **Establish, as soon as possible, a community Oral (and filmed) History Project** to seek out and interview long-time Sakonnet-area residents and record their

recollections of the town's recent history for a permanent archive--in the Brownell Library or Historical Association.

- Develop a major element of the program in cooperation with the Wilbor/McMahon School to encourage participation by upper grades students and their teachers as part of the language arts and social studies curriculum.
- Student involvement as researchers, interviewers and documentors would be based on the "cultural journalism" approach conducted successfully around the country for over 25 years by the Georgia-based Foxfire educational program.
- The Project could remain, administratively, with the schools; or ultimately could become a part of the Library program, or be included as a program of the Community Center when it becomes operational.

**43. Small private cemeteries** should be listed with the town (and State Historical Preservation Commission) and plotted on the Town's assessor's plats. An ordinance should be passed requiring builders, developers and excavators to notify the Town's Building Official if any Native American artifacts turn up during their operation. The Building Official should advise the homeowner/builder of this requirement.

**44. Study the Town's historic rights-of-way to preserve them on maps so that they are safeguarded during the development process when approvals are sought through the Planning Board and Building Official.**

**45. Preserve the fishing culture and recreational boating atmosphere at Sakonnet Harbor.**

**46. Provide incentives** via the Planning Board, Conservation Commission and consider tax relief to property owners to maintain their stone walls.

**47. Encourage and support the preservation of the Town's distinctive or unique natural landscapes of high scenic quality.**

- Prepare an inventory of special landscapes, with consideration given to scenic roads, villages, designed historic landscapes, outstanding views and vistas, farms and farmland, among others. Use the recent RIDEM and RIHPC reports (described previously) on scenic areas and landscapes as a starting point.<sup>15</sup>
- Develop a program for the protection of the identified landscape areas, including easements, zoning measures (overlays, site plan review, cluster option), subdivision regulations, public, landowner, and town official education.

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<sup>15</sup> Rhode Island Historical Preservation Commission, *Inventory of Historic Designed Landscapes in Rhode Island*, unpublished draft, obtained from MacKenzie Woodward, February, 1992. *The Rhode Island Landscape Inventory*, Rhode Island Dept. of Environmental Management, 1990.

- Reference recommendations in Natural Resources section of this element

**48. Encourage and support the preservation of the Town's special places.**

- Prepare an inventory of places which have meaning and significance for the Town's residents. Special places may be views and viewsheds of land, sea and farm, gathering places, may have ecological and historical significance, or may be special objects, i.e., a tree, a boulder, a stone wall etc.
- Develop a program for protection of identified special places, including easements, zoning measures (overlays, site plan review, cluster option), subdivision regulations, public, landowner and town official education.

## APPENDIX 5-B

- 18 Amesbury Lane: Case Farm (18th century)
- 64 Colebrook Road: Zebedee Manchester Homestead (ca. 1790)
- 178 John Dyer Road: Nathaniel Gifford House (18th century)
- 26 John Sisson Road: House (17th [?], 18th century, 1967)
- 500 Long Highway: John Sowle Farm (ca. 1850)
- 61 Maple Avenue: Wilbour-Brownell Farm (ca. 1827 [?], 19th century)
- 68 Maple Avenue: Lake-Pierce Farm, (ca. 1840)
- 89 Maple Avenue: Peckham-Brownell-Dyer Farm (late 19th/early 19th century [?])
- 90B Old Main Road: Almy Farm (late 18th century)
- 10 Old West Main Road: Amy Phillips House (1941-42)
- 16B Old West Main Road: Taylor-Simmons House (late 18th century)
- 79 Peckham Road: Pearce Farm (mid-18th century, later 18th/early 19th century, mid-19th century)
- 63 Peckham Road: Henry B. Simmons House (ca. 1850)
- 97 Round Pond Road: Abbott Phillips house (1926-27)
- 106 Sakonnet Point Road: Simmons-Manchester House (mid-19th century, ca. 1898)
- 122 Sakonnet Point Road: David Sisson House, the "Stone House" (ca. 1854)
- 5 Shaw Road: Pardon Brownell House (late 18th century)
- 100 Shaw Road: Briggs Farm (early/mid-18th century)
- 12 South of Commons Road: William Wilbour House (ca. 1850);
- 31 South of Commons Road: Seabury-Richmond-Burchard House (ca. 1840, mid-20th century)
- 35 South of Commons Road: "Seaborn Mary" House (ca. 1730, 1937)
- 59 South of Commons Road: Isaac Bailey Richmond House (ca. 1830, ca. 1890)
- 60 South of Commons Road: Malachi Grinnell House (mid-18th century, 1948)
- 23 Taylor's Lane South: Daniel Drake-Smith House (1928-29)
- 60 Treaty Rock Road: Treaty Rock

- 191 West Main Road "Red Feather Farm", the Almy Farm (18th century)
- 193 West Main Road: Barn (18th century)
- 228 West Main Road: John Hunt Farm (18th century)
- 234 West Main Road: Friends Meeting House (1815)
- 311 West Main Road: David White Farm (ca. 1840)
- 316 West Main Road: "Bumble Bee Farm," the Frenning House
- 411 West Main Road: Brownell Farm (1804)
- 420 West Main Road: "Old Acre," the Church-Burchard House (ca. 1841, 1890)
- 438 West Main Road: Simmons-Wood Planer House (18th century, early 19th century)
- 466 West Main Road: Church Farm (late 18th century)
- 2 Wilbour Woods: Wilbour Woods (1847, ca. 1890, 1937)

## CHAPTER 6 SERVICES AND FACILITIES

*"Shall provide an inventory of existing and forecasted needs for the facilities and services used by the public such as, but not limited to, educational facilities, public safety, water, sanitary sewers, libraries, and community facilities. The policies and implementation techniques must be identified for inclusion in the implementation program element " -Rhode Island Comprehensive Planning and Land Use Act.*

### 6.1 Introduction

The purpose of this section is to provide an accurate description of the Town's facilities and services (see Figure 6-1). This element will summarize existing conditions, and where appropriate, relate these to general planning principles and concerns. Included are Town Administration, school, library, fire, police, parks/recreation, and highway department. On the whole, Town services were rated "good" by the highest percentage of those responding to the community survey (AVA, L990). However, Little Compton is not a "full service" community, providing residents with a municipal sewage collection system with advanced treatment and municipal water distribution systems. Water supply and wastewater disposal are provided by individual wells and facilities. Additionally, the Town does not have a staffed highway department, but does have an elected highway superintendent who handles the private contracts for road resurfacing, maintenance including grass cutting, culvert and ditch repair, and snow plowing.

The Facilities Committee, as a sub-committee of the Comprehensive Plan Advisory Committee, was responsible for collecting data and conducting the inventory of Town facilities. The following information was collected (where available):

- Number of personnel;
- Equipment-type/age/condition;
- Available studies of needs;
- Department budget.

### 6.2 Town Government

Little Compton is governed by a five member Town Council which is headed by the Council President. Council members are elected for 2 year terms. Other elected posts in the Town include:

Position	# of Posts	Term	Position	# of Posts	Term
Town Clerk	1	2 years	Town Moderator	1	2 years
Treasurer	1	2 years	Tax Assessor	3	6 years
School Committee	5	4 years			

The following are administrative positions appointed by the Town Council:

- Local Emergency Management Agency Director
- Police Chief
- Fire Chief
- Building Official
- Director of Public Works
- Town Sergeant
- Welfare Director

The Little Compton Town Hall, located on the Commons, functions as the Town's center of local government. The structure houses the operations of the Town Clerk and associated storage, the Building Inspector's Office, Town Council Office and Chambers, Tax Collector, Treasurer, and the Tax Assessor's Office. Recent renovations and expansions have been made to accommodate the space needs of various offices and to bring the building into compliance with handicap accessibility needs. The building, with new additions, appears to provide adequate space for operations, at present and anticipated staffing levels.

Storage space within various offices is inadequate. Rearrangement of existing space could alleviate the storage space problems in some areas. Expansion into the Legion Hall should be the next option explored for meeting the space needs of the town Hall. Future expansion of the building could be achieved by adding a second story above the recently completed addition.

**Table 6-1  
Town Hall Budget Trends 1984 - 1990**

<b>Year</b>	<b>Actual Expenditure</b>	<b>Real 1989 Dollars</b>	<b>% Change in Real Dollars</b>
1984	\$278,185	\$339,740	
1985	\$275,632	\$326,995	-4%
1986	\$325,730	\$377,038	15%
1987	\$367,185	\$407,069	8%
1988	\$424,165	\$447,846	10%
1989	\$494,379	\$494,379	10%

Source: Town of Little Compton, 1990.

### 6.3 Schools

Currently Little Compton operates one school facility, located on the Commons. This facility houses classrooms and associated activity space, cafeteria, a gymnasium, and administration for grades K-8. The Town does not provide a school for high school students. Students in grades 9-12 within the Town, attend other public high schools in the area on a tuition basis. The majority of these students attend Middletown High School.

Money to upgrade the existing facility was appropriated in May of 1990. Overall, the building is in fair condition. The School Building Needs study done by KLQ Inc. provides a detailed analysis of the school facilities including a description of the building conditions and observations as to the adequacy of spaces in the newly constructed areas, as well as the older parts of the building. The study identified many deficiencies in the school facilities.

These deficiencies generally fall into one of the following categories:

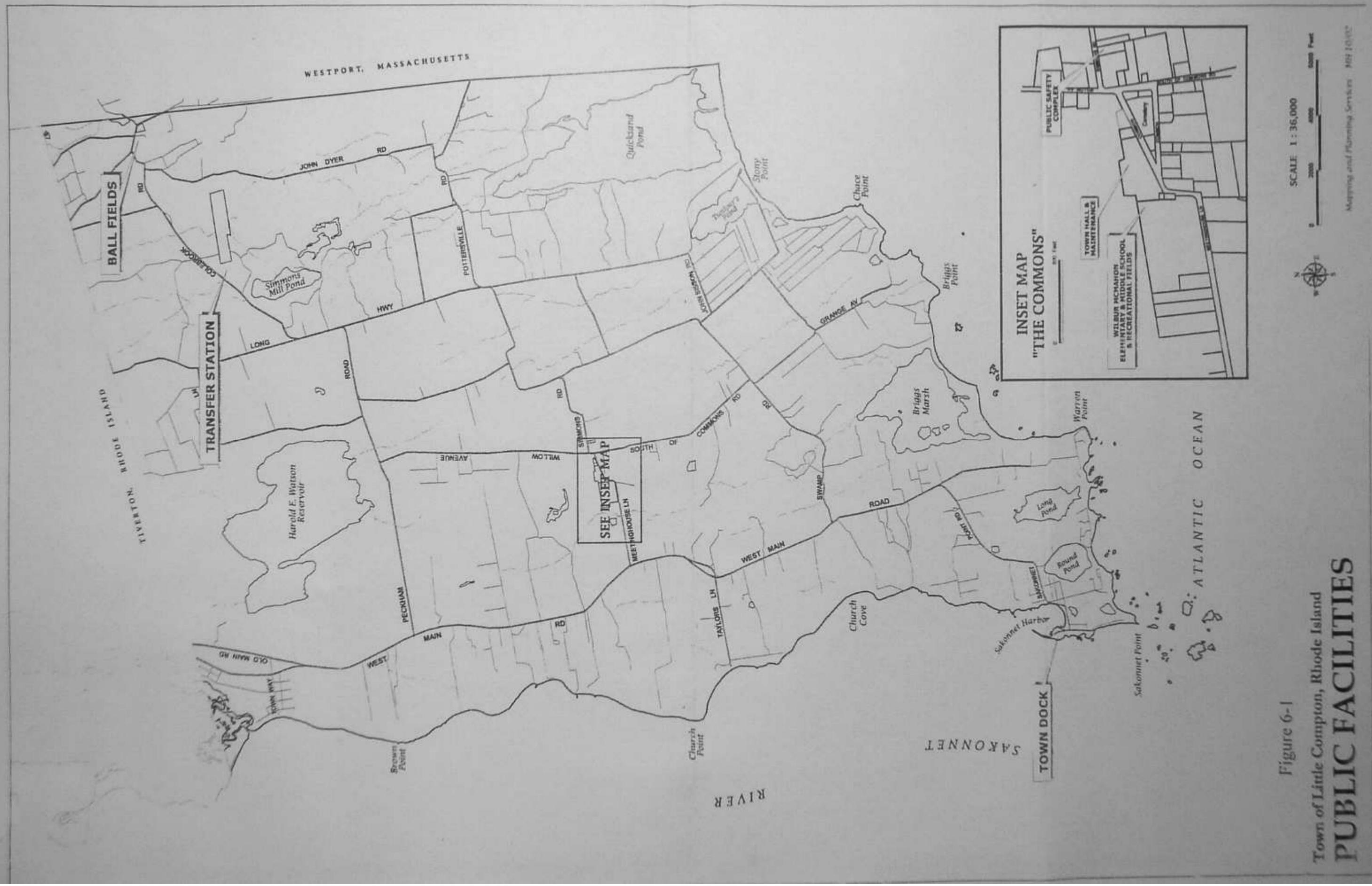


Figure 6-1

Town of Little Compton, Rhode Island  
**PUBLIC FACILITIES**

- handicapped access (nearly non-existent)
- space for programs
- ventilation
- heating systems
- acoustical problems
- roof systems
- fire code compliance
- asbestos removal
- protected play yards
- Town shelter

Money has been appropriated to address many of the problems identified in the study. Of the \$2.2 million appropriated for improvements, \$988,000 was allocated for internal repairs and \$1,016,000 is being used to construct 2 new classrooms and 2 resource rooms at the rear of the building and 2 administrative offices in the front of the building, and also to improve handicapped access. The remaining \$.19 million is being used for asbestos removal and financing.

As of July 9, 1991, additions and renovations were approximately 50 percent complete. The facility is slated to be completed for occupancy in early September, with punch list work items continuing into the early part of October.

Additions at the rear of the building have effectively eliminated a playground area previously used by older children. This area may now be suitable for some staff parking, possibly 10 vehicles, which would alleviate some of the problems with on-street parking in the Commons area.

Enrollment trends and two set of projections based on different assumptions were done by KLQ Inc. in July of 1989 (see Tables 6-2 to 6-4). The first set of projections indicate that total enrollment will decrease slightly (2.2 %) by the 1998-99 school year. The projection of school aged children using two year averages for number of birth-to-kindergarten students, and average survival ratios using the last three years, has school enrollment increasing through 1991-92, with a total enrollment of 335, and then decreasing gradually to 309 by the 1998-99 school year.

**Table 6-2  
Enrollment Trends by Grade Group**

Year	Grade								Total	
	K	1	2	3	4	5	6	7		8
1978-79	38	44	50	46	41	48	53	40	58	418
1979-80	24	42	41	46	40	40	42	54	41	370
1980-81	26	30	34	40	45	45	37	42	57	356
1981-82	25	25	29	30	38	46	41	38	40	312
1982-83	25	29	30	31	33	39	46	38	41	312
1983-84	31	25	30	32	31	32	38	47	39	305
1984-85	50	32	27	35	35	36	34	39	47	335
1985-86	41	41	33	27	31	38	33	36	39	319
1986-87	44	38	41	30	27	27	39	31	34	311
1987-88	29	44	38	40	29	24	28	37	28	297
1988-89	39	34	39	37	44	29	24	33	37	316

Source: KLQ Inc. School Building Needs Study, December, 1989.

**Table 6-3  
Enrollment Projections by Grade Group - Projection No. 1**

Year	Grade								Total	
	K	1	2	3	4	5	6	7		8
1989-89	39	34	39	37	44	29	24	33	37	316
1989-90	47	40	33	37	38	40	30	24	31	320
1990-91	35	48	38	31	38	35	42	31	23	321
1991-92*	42	36	46	36	32	35	36	43	29	335
1992-93	30	43	35	44	37	29	36	37	41	332
1993-94	36	31	41	33	45	34	30	37	35	322
1994-95	36	37	30	39	34	41	35	31	35	318
1995-96	36	37	36	29	40	31	43	36	29	317
1996-97	36	37	36	34	30	37	32	44	34	320
1997-98	36	37	36	34	35	28	38	33	42	319
1998-99	36	37	36	34	35	32	29	39	31	309

Birth-to-kindergarten average of the last 2 years (.89) is used.

For grades 1-8, average survival ratios of the last 5 years are used.

Source: KLQ Inc. School Building Needs Study, December, 1989.

\* 1989 through 1992 - Actual Figures.

The projection of school aged children using five year averages for number of birth-to-kindergarten students, and average survival ratios using the last five years, has school enrollment increasing through 1998, with a total enrollment of 309. By 1999 enrollment is expected to drop from 406 to 392 students. Actual enrollment figures for kindergarten students for the 1990-91 school year (43 students) was closer to Projection #2 (Table 6-4) using five year averages (42 students) than to Projection #1 (Table 6-3) using two and three year averages. However, School Department estimates for kindergarten enrollment in the 1991-92 school year are closer to the figures used in Projection #1.

**Table 6-4  
Enrollment Projections by Grade Group - Projection No. 2**

Year	Grade									Total
	K	1	2	3	4	5	6	7	8	
1989-89	39	34	39	37	44	29	24	33	37	316
1989-90	57	39	34	39	37	44	30	25	31	336
1990-91	42	56	39	34	39	37	45	31	24	347
1991-92	50	42	56	39	34	39	38	46	29	373
1992-93	36	50	42	57	39	34	40	39	44	381
1993-94	43	36	50	42	58	39	35	41	37	381
1994-95	43	43	36	51	42	58	40	36	39	388
1995-96	43	43	43	36	52	42	59	41	34	393
1996-97	43	43	43	43	36	52	43	61	39	403
1997-98	43	43	43	43	43	36	53	44	58	406
1998-99	41	43	41	43	41	43	37	55	42	392

Birth-to-kindergarten average of the last 5 years (1.07) is used.  
For grades 1-8, average survival ratios of the last 3 years are used.  
Source: KLQ Inc. School Building Needs Study, December, 1989.

Additions to the existing school facility are thought to be sufficient to handle the number of students in either set of projections. According to Projection #2, staffing levels may have to be increased within the next 10 years to handle an additional 90 students.

**Table 6-5  
School Department Budget Trends 1984 - 1990**

Year	Actual Expenditure	Real 1989 Dollars	% Change in Real Dollars
1984-85	\$1,584,548	\$1,935,165	
1985-86	\$1,787,831	\$2,120,988	10%
1986-87	\$1,923,455	\$2,226,429	5%
1987-88	\$2,109,781	\$2,338,947	5%
1988-89	\$2,149,030	\$2,269,009	-3%
1989-90	\$2,558,587	\$2,558,587	13%
1990-91	\$3,081,187	\$2,923,238	14%
1991-92 (Budgeted)	\$3,152,807	\$2,990,362	2%

Little Compton School Department, Annual Reports.

## 6.4 Library

Little Compton is served by the Brownell Library located in the Commons area. With improvements made to the physical plant in recent years, the building is in excellent condition. A Library Building Committee was formed to select an architect, raise funds and oversee the Library expansion and renovation. Approximately \$100,000 of the estimated \$250,000 necessary for the project has already been donated by various foundations. The Little Compton Library Building Campaign Fund was started in August of 1991, with the goal of raising \$150,000 to finance the balance of the project. The plans for the expansion call for new children's reading room, staff room, general reading room and lavatories facilities to be built. The front desk will also be moved and the existing children's reading room will

be renovated. The citizen survey suggests that the vast majority of residents (78%) would strongly support initiatives to improve and expand the library services and facilities.

The library should be a place where activities for all ages are held and should have a balanced collection representing a wide range of subject matter. The library with its current resources is not meeting all the needs of the residents. The collection is not balanced nor comprehensive in representing Western intellectual tradition. The math and science collection is outdated, and the collection is lacking for junior and senior high school students wishing to pursue intellectual development in the humanities or sciences.

Activities for children have been improved in the past few years with the addition of a Saturday morning Storyhour, and a Monday afternoon Story Program geared for Grades 1 - 3, in addition several special storytelling sessions with raconteurs and children's authors have been held during the Summer months.

The library has not complied with many of the 24 standards or the 54 guidelines set by the RI. Department of State Library Services. The library does not have a full-time professional librarian as is required by the state standards, and the librarians are among the lowest paid in the state<sup>1</sup>. The lack of a full-time professional librarian is probably the greatest short coming of Little Compton's Free Public Library. The library does produce an annual report and is developing a long-range plan as is required. An integral part of the plan to improve services is to join the Cooperating Libraries Automated Network (CLAN) which will link the Brownell and hopefully the school library to the statewide data base. The library trustees recognize the inadequacies of certain sections of the collection, and will be conducting evaluations to determine where to allocate resources.

The library does meet the standards for hours but is in non-compliance with guidelines for reference services, programs and "outreach". Some of the comparative statistics for the Brownell Library are given below.

In 1990, the library collection consisted of 28,875 books, had no serials or other non-print materials, and had an annual circulation of 10,311. No items were loaned, 147 items were borrowed, and there were 2,860 reference transactions.. The library had a 91.3 percent fill rate, with 147 of the 161 requests for materials being filled. The number of visits increased.

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<sup>1</sup> A professional librarian is defined as one who holds a graduate degree in library science from a school accredited by the American Library Association.

from 8,788 in 1989 to 9,100 in 1990 and 14 people attended library programs in 1990. Sixty-six percent of library users were adult. The minimum Services standard for items (books and other materials) per capita for towns serving a population of less than 10,500 is 2.5 items. Little Compton's items per capita is 8.64 and its circulation per capita is 3.0. The Library exceeds the minimum collection size which is set at 10,500 items.

The Brownell Library is open 30.5 hours a week. The majority of the library's funding comes from the Town (92%) the balance is funded by State. Little Compton spent \$8.27 per capita on library services in 1990, up from \$6.66 in 1988 (see Table 6-6). The statewide per capita for library sending was 16.38 in 1990 average

**Table 6-6  
 Library Budget Trends 1984-1990**

<b>Year</b>	<b>Actual Expenditure</b>	<b>Real 1989 Dollars</b>	<b>% Change in Real Dollars</b>
1984	\$13,000	\$15,877	
1985	\$16,710	\$19,824	25%
1986	\$17,771	\$20,570	4%
1987	\$19,029	\$21,096	3%
1988	\$21,931	\$22,518	7%
1989	\$24,350	\$24,350	31%
1990	\$27,224	\$25,828	6%

**6.5 Police Department**

The operations of Little Compton's Police Department occupy the ground floor of the IOOF Hall, located on the Commons. The structure provides adequate space for operations. The ground floor provides office space for the Chief, standing room and counter space for public interaction, a soundproof conference room, detention cell, records and file storage, lockers for personnel, break room, restroom, and permanent locations for the operation of various types of equipment. Expansion of the operation to the second floor of the Hall is a viable alternative if additional space is needed, as the Town owns the building.

The Department has 3 patrol vehicles, a patrol boat, an animal control van and a four wheel drive jeep. Parking at the present location is in short supply for personnel and the public. A study of the parking needs in the Commons area will encompass the specific needs of the Police Department.

The Police Department has taken advantage of federal drug forfeiture laws which allow local law enforcement agencies to confiscate and use money and property used in the corn-

mission of crimes involving controlled substances. The Department has acquired a boat which it uses for rescue operations, and in the last two fiscal years has spent over \$380,000 in drug forfeiture money for law enforcement purposes including new vehicles, communications equipment and computers. The Town has received consent to use drug forfeiture money for the construction of a new fire / police station. Most or all of the cost of the new facility will be financed with drug forfeiture money.

The staff of the Police Department includes the following:

- Chief
- 2 Lieutenants
- 1 Sergeants
- 4 Sr. Patrolmen
- 3 Special Officers
- 1 Animal Control Officer
- 4 full-time dispatchers (civilian)
- 2 part-time dispatchers (civilian)

**Table 6-7  
 Police Department Budget Trends 1984-1990**

Year	Actual Expenditure	Real 1989 Dollars	94 Change in Real Dollars
1984	\$130,638	\$159,545	
1985	\$127,102	\$150,787	-5%
1986	\$142,511	\$164,959	9%
1987	\$140,431	\$155,685	-6%
1988	\$182,485	\$192,673	24%
1989	\$294,781	\$294,781	53%
1990	\$343,615	\$326,000	11%
1991	\$373,620	\$354,370	9%

### 6.6 Fire Department

The Fire Department is staffed with a full-time Chief, 2 full-time captains, 2 lieutenants, 5 full-time firefighters, the remainder of the Department consists of volunteers, 3 volunteer EMT's, and 17 volunteer firefighters. Capital equipment currently in service include the following:

<u>Vehicle type</u>	<u>Unit #</u>	<u>Model Year</u>
Pumper truck	#64	(1960)
Pumper truck	#63	(1973)
Brush truck	#68	(1977)
Tanker truck	#1	(1993) - Housed offsite
Tanker truck	#2	(1954) - Housed offsite
Ambulance	#66	(1986)
Chiefs car	#61	(1987)
Rescue boat	#69	(1990)

The operations of Little Compton's Fire Department are housed in a single building located on the Commons. The garage portion of the building is approximately 1,875 square feet, the balance of the building consists of the Chief's office, a dispatch room, and bunk room for three people with associated facilities. The current facility is in violation of fire codes for the State of Rhode Island, the department's tankers are not capable of being housed within the existing space and there is little space for maintenance of vehicles.

The inadequate space and state fire code violations associated with the existing fire station clearly point to the short term need for a new fire station. Furthermore, there is general agreement among town officials and department heads the new fire station should be located in the Commons area. While there is no short or long term need for new or expanded police facility, inclusion of the police department in any construction plans for a new public safety facility is necessary and sensible because the drug forfeiture money (\$600,000) available to Little Compton must be used for the enhancement of law enforcement services.<sup>2</sup>

The Town Council has approved plans to build a new public safety complex on the Peckham lot at the southwestern approach to the Commons.

Prior to the Town Council's decision, the Facilities and Services sub-committee had recommended three locations:

1. The space occupied by the existing fire station, police station and if necessary the tennis court;
2. Part of the field north of the existing fire station;
3. On Willow Avenue.

If for whatever reason the new complex cannot be built on the Peckham lot; these 3 alternate sites, chosen by the services and facilities group are available for consideration by the Town Council.

The existing buildings which are occupied by the *fire* station on the Commons may be utilized by the Town's Maintenance Department for storage of equipment, and the offices of

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<sup>2</sup> Letter from Egbert D. Hawes, Jr., Chief of Police to Little Compton Town Council, September 26, 1991

the Town Hall could utilize space in the existing police station for storage or operation of some of its departments.

The Fire Department's budget trends are shown in Table 6-8.

**Table 6-8**  
**Fire Department Budget Trends 1984-1990**

Year	Actual Expenditure	Real 1989 Dollars	% Change in Real Dollars
1984	\$130,638	\$159,545	
1985	\$127,102	\$150,787	-5%
1986	\$142,511	\$164,959	9%
1987	\$140,431	\$155,685	-6%
1988	\$182,485	\$192,673	24%
1989	\$225,084	\$225,084	17 %
1990	\$229,640	\$217,868	-3%
1991	\$247,816	\$235,048	8%

### 6.7 Emergency Management

The Town of Little Compton has a "Local Peacetime Disaster Plan," which was adopted in 1980 and is reviewed annually. The Town's Emergency Management Director is the President of the Town Council, who works with the Police and Fire Chiefs to review and, if necessary, update the Local Peacetime Disaster Plan. Copies of the Plan are on file in the Town Hall and at the Emergency Operations Center (EOC) at the Little Compton Police Station, 32 Commons.

The Plan identifies the Police Station as the HOC, where the Director and Chiefs of Police and Fire Departments would gather to direct emergency operations. Local officials work with the Rhode Island Emergency Management Agency and has received the most recent State Emergency Operations Plan dated February, 1995.

The Fire Chief attends all State and County meetings to coordinate mutual aid with other fire Departments. All Police and Fire Department vehicles carry Hazmat Handbooks.

The Town has identified the Wilbur/McMahon School as the primary public shelter in agreement with the Red Cross. Local and Red Cross officials will staff the school site in the event of an emergency.

Since the Town appointed its own Council President as the Director of Emergency Management, there has not been the need to apply for federal funding for the position.

### 6.8 Health and Human Resources

In May of 1991 a committee was formed to address health and human resource issues in Little Compton. Prior to the formation of this committee there was no coordinated effort to support or disseminate information regarding health and human resource services within the Little Compton. Nine Little Compton caregiving organizations formed a network that has become the Little Compton Health and Human Resources Committee (LCHHRC). The LCHHRC has a fourfold purpose:

1. To support existing programs and organizations, being a coordinating network in their provision of resources for the health and well being of the citizenry.
2. To inform town residents about the resources which are available both locally and statewide.
3. To identify future community needs and to assist in initiating solutions.
4. To increase the community's awareness of its own resources and its responsibility to all residents.

The LCHHRC is composed of representatives from the following constituencies with additional representatives from the community at large:

Little Compton Assistance Association  
Little Compton Fire Department  
Little Compton Nursing Association  
Little Compton Police Department  
Little Compton School Nurse  
Senior Citizen Program

The Substance Abuse Task Force  
The Town Council  
St. Andrew's By-the-Sea  
St. Catherine's Church  
Old Stone Baptist Church  
United Congregational Church

The Town works with several public and private agencies to provide assistance to disabled residents of Little Compton. These include:

1. **School Department** - The School Department provides transportation for disabled students. In the classroom, computers are supplied for special needs pupils. Wheelchair elevator facilities are available.
2. **Public Buildings** - The Town Hall and all public buildings are accessible for the handicapped, with elevators and ramps. In addition, both the Police Station is equipped with TDD facilities for telephone calls from the hearing impaired.
3. **Nursing Association** - The Little Compton Nursing Association provides a van for disabled persons and the elderly for transportation to a day care center on East Main Road.
4. **New Visions** - A local social service agency that receives funding from the Town, provides assistance to the disabled.
5. **Church Community Housing Corporation** - A regional housing agency supported by federal Community Development Block Grant (CDBG) finding, provides assistance and low interest loans to residents who need to retrofit existing homes with facilities, such as ramps and elevators, for disabled and elderly residents.

### 6.9 Public Works

The Public Works Department is headed by an elected superintendent who oversees various contractors selected for snow removal, road maintenance, and major road repairs. In addition, the Town has a small Maintenance Department that is responsible for maintaining all public buildings and grounds with the exception of the school property. The Maintenance Department has no office or storage space.

**Table 6-9**  
**Public Works Department Budget Trends**  
**1984-1989**

Actual Year	Real 1989 Expenditure	% Change in Dollars Real Dollars
\$143,725	\$175,527	
\$156,062	\$185,144	5%
\$173,144	\$200,417	8%
\$181,807	\$201,555	1%
\$210,674	\$222,436	10%
\$241,048	\$215,917	-3%
\$271,893		

Note: Budget includes costs for operation of transfer station

### 6.10 Transfer Station

Little Compton is a rural residential community with 3,593 year-round residents (2000 census), an average summer population of 6,500, and little industrial activity. Its waste disposal needs are served by a Transfer Station located just off Colebrook Road at Amy Hart Path. At the entrance to the Transfer Station there is an iron gate which is locked during non-operating hours, and signs with the name of the facility and its operator, the phone number for emergencies, restricted materials and hours of operation. The entrance area is regularly mowed and cleaned up.

The facility also contains a small site (less than 10,000 square feet) for a wireless communications tower.

#### Waste Disposal

The Transfer Station accepts solid waste, of which approximately 70% is household waste and 30% is commercial waste. There is no industrial solid waste deposited in the Transfer Station. Solid waste which is not recycled is compacted and transported to the Material Recycling Facility in Johnston under a municipal contract.

Of the total amount of waste collected, approximately 20% is recycled. Newspapers, cardboard, glass, plastic bottles, and aluminum cans are collected in appropriate containers and transported to the Johnston landfill under a municipal contract. Metal and white goods are placed in a container and removed by a licensed scrap metal company. Citizens are strongly encouraged to compost brush and yard clippings.

The Transfer Station does not accept liquid non-hazardous waste, except used motor

oil, which is collected in an enclosed "igloo" and then recycled. The oil in the igloo is removed by a licensed liquid recycling company. This contract is negotiated by RIDEM, who is responsible for its ultimate disposition.

The facility is a small quantity handler of certain universal wastes. Waste cathode ray tubes (CRTs) are stored in segregated, marked storage for periods of less than one year. Transfer Station employees are trained in the proper marking and handling of waste CRTs and, in the event of an inadvertent release, will call for assistance from RI Department of Environmental Management. Waste CRTs are transferred to a properly certified contractor for ultimate disposal.

The facility accepts occasional waste appliances which might contain chlorofluorocarbons (CFCs) or (rarely) capacitors containing polychlorinated biphenyls (PCBs). These appliances are stored in a segregated area awaiting removal of their CFCs or PCBs. Removal is accomplished by a properly certified contractor. The appliance is then conspicuously marked and disposed with other metal wastes.

Through the first eight months of the most recent fiscal year (2009), 1,285 tons of solid waste plus 324 tons of recyclable materials were shipped to the Material Recycling Facility for final disposal. In addition, 41 tons of scrap metal were recycled during the same time period

The maximum amounts of anticipated receipts at the Transfer Station are 11 tons of solid waste and 2 tons of recyclables per operating day.

In order to meet and/or exceed the State mandated recycling goals of 35% of its solid waste by the end of FY10 and 50% beginning FY12 the following processes will be incorporated into the Town's operation of the Transfer Station effective the end of FY09 or sooner if feasible.

- 6.10.1 Modify flow of traffic within the Transfer Station to provide more effective use of recycling containers and ease of disposal
- 6.10.2 Add additional containers to allow diversion of recyclable materials from the solid waste disposal to the containers
- 6.10.3 Place and/or move containers to more effectively utilize receipt of materials from the residents
- 6.10.4 Implement proper signage to facilitate ease of residential disposal
- 6.10.5 Divert additional non-traditional recyclable materials from the solid waste stream such as books and #5 and above plastics
- 6.10.6 Consider consolidation of the School solid waste and recyclable material disposal to be integrated within the Transfer Station operations
- 6.10.7 Contract with outside parties for removal of furniture such as sofas, and other large items
- 6.10.8 Consider implementing other initiatives such as pay as you throw; continue providing recycle bins for residents, brochures and other educational materials to improve the awareness of individual residents to promote recycling.

- 6.10.9 Monitor solid waste disposal and recycling to ensure both internal and external reporting accurately reflects the Town's recycling rate.
- 6.10.10 Educate and train all Transfer Station personnel to recognize and enforce recycling violations for all residents and commercial concerns.

## Operations

The Town owned facility is manned by Town employees at all times, while operating with at least one person who is responsible for running equipment, overseeing good order, safety rules and cleanliness. The person operating the Transfer Station works for the Town Maintenance Department.

From May 1 through October 31, the Transfer Station operates from 1 PM to 7 PM on Mondays and Fridays, from 8 AM to 6 PM on Tuesdays and Thursdays, and from 8 AM to 4 PM on Saturdays. From November 1 through April 30 it operates from 10 AM to 6 PM on Mondays and Fridays and from 8 AM to 4 PM on Wednesdays and Saturdays. On holidays, when the Material Recycling Facility is closed, the Transfer Station is closed, and opens on the following day. Hours are subject to change upon written notice to all Town residents

The facility has a one-way counterclockwise traffic pattern used by vehicles to drive to the dumping hoppers and recycling bins where they dump and then exit. The dumping hoppers, operating equipment and controls are covered by a building. The system uses two (2) heavy stationary compactors, two (2) heavy-duty steel open hoppers and one (1) Stationary compactor purchased June 2008. Standard 48-yard roll-off boxes are used for packing, which are replaced when they are full. The hopper dumping is alternated so that only one box is full at any one time. The facility is capable of handling approximately 20 to 24 tons per day if hauling service is available. The Town is now averaging 9 to 10 tons per day when the facility is open. Closed boxes generally go out with approximately 12 tons aboard. On occasion, 30-yard open-top boxes are used to accommodate bulky items, and generally go out with 4 to 5 tons aboard. Recyclables are also stored in covered metal containers.

## Controls

If the Town were to determine that waste not authorized by DEM had been inadvertently accepted at the Town Transfer Station, the Town would first notify DEM and then call the appropriate hazardous waste company for clean up and disposal of whatever type of hazardous or non-authorized waste that it may be.

In the event of a breakdown of the Transfer Station, which is unlikely because of the two compactors, open-top containers would be used and immediate transfer initiated. All open-top containers are fitted for canvas tops. Generally bulky waste is compacted. We have a "three foot rule" whereby we can ask that items be cut up before compaction.

Dust is not a problem because since 1976 the access road and the area immediate to the station have been paved. In addition the hopper area was built up and surrounded by a

building, greatly reducing wind influences on both dust and litter. Because refuse is frequently packed into the closed container, there is little experience with odor. Litter is not allowed. We require that any spillage be picked up and put in the hopper. Other clean up is the responsibility of the attendant who checks the area before and immediately after the area is accessible to the public. Although there has never been a problem with odor, lime is available to cover any offending spill which might occur within the hopper.

There are no weighing requirements for dumping waste materials. Use of the Transfer Station is controlled by vehicle stickers for general wastes and coupons, issued by the Town Clerk and collected by the attendant, for special waste materials. The cost is determined by the size/type of vehicle/material.

Fire control is assured by close surveillance of the waste stream to make certain no burning materials are put into the hopper. The fire department can be summoned via telephone or 911. Fire extinguishers are kept at the site and the fire department can be at the Station within five minutes of an alarm. Fire department personnel are familiar with the layout of the facility, types of wastes handled, and the employees who work there.

When insects become a problem, we spray the area with approved insecticide. During warm times, the hopper area is sprayed at the end of our workday. We do not have a rat problem, but, if one should develop, a licensed exterminator would be hired.

Leachate is not a problem. All waste is placed in closed metal containers. They are removed to the Solid Waste Management Facility in Johnston on a regular basis – approximately one (1) every other day.

Ground and surface water is already protected in that the attendant immediately cleans up any refuse or residue that falls from the containers.

The Town does not intend to close the facility in the foreseeable future. Were it to be closed, the access to the Transfer Station would be closed off and locked, all refuse and residue would be cleaned up and transported to the Johnson landfill, and a sign would be posted prohibiting additional waste disposal. The cost to close the Transfer Station for operation would be minimal, probably less than five hundred (\$500.00) dollars.

## 6.11 Community Center

Little Compton currently has no one facility to house community activities. Close to 50 community groups and activities are held in a number of public and private buildings on the Commons. The demand for meeting and activity space is in excess of what can be currently supplied. The 1990 citizen survey showed that there is support for the development of a community center which would provide adequate meeting space for the various civic groups, and which could accommodate the newly formed Teen Center Program which currently uses the Wilbur School facilities. The Grange building, if restored could serve as the Town's community center, and would fulfill the goal of preserving and using a valuable historic building on the Commons.

## 6.12 Wastewater Management

Septic systems (referred to as Individual Sewage Disposal Systems - - ISDS) are a major concern for Little Compton residents because of the potential for contamination of public and private drinking water supplies and other health hazards caused by failed systems. The Town has no municipal wastewater treatment facility.

These individuals systems, when properly designed, installed and maintained, are a reliable means of disposing wastewater. The RIDEM ISDS Section regulates the design and installation of new systems, system repairs and alterations. Over the past several decades, the design technology and the regulatory requirements for ISDS have evolved to reflect the experience of siting systems. The critical design criteria are the number of bedrooms per dwelling unit, the

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<sup>4</sup> Pop. 3,339 \* .487 (statewide multiplier) + 359 tons (allowance for seasonal population) = Municipal Cap 1,985 tons.

percolation rate of the soil, and depth to groundwater. The presence of bedrock close to the ground surface is also an important factor.

More densely populated areas of town such as the Commons, Windmill Hill, Adamsville Village, Indian Rock and Sakonnet Point could be considered for the enactment of Wastewater Management Districts in order to ensure for periodic inspection, maintenance, and pump-outs.

### **6.13 Drainage and Stormwater Management Facilities**

The National Urban Runoff Program has shown that the stormwater from residential and commercial areas can contain a variety of pollutants, including heavy metals, fecal coliform, pesticides, suspended solids, nutrients and floatables. These findings have advanced the art of stormwater management to a state where comprehensive stormwater management provides not only flood protection, but water quality protection and soil erosion and sediment control. The *State of Rhode Island Stormwater Design and Installation Standards Manual* (RIDEM & CRMC, 1993) and/or the latest edition of *Rhode Island Erosion and Sedimentation Control Handbook*, prepared by the Soil Conservation Service of the United States Department of Agriculture should be included in the Town's new Subdivision Regulations as a mandatory provision for designing a soil erosion and sedimentation plan in all minor and major subdivisions in the Town. The Planning Board's Subdivision Regulations, adopted pursuant to the Rhode Island Land Development and Subdivision Review Enabling Act of 1992, does include mandatory language with respect to erosion and sedimentation control and surface water drainage. The pertinent section of the Subdivision Regulations is reprinted below:

#### **D.6 Erosion, and Sedimentation Control and Surface Water Drainage**

Measures and improvements designed to provide soil erosion and sedimentation control shall be designed and installed in accordance with a Soil Erosion and Storm Runoff Control Plan that shall be prepared and submitted by the subdivider. Said measures and improvements shall be subject to the inspection and approval of the Administrative Officer and shall be covered by the required surety to assure satisfactory completion.

- a. The Soil Erosion and Storm Runoff Control Plan shall include measures during and following the development of the subdivision and the improvements designed to carry storm runoff from the subdivision.
- b. Measures to control soil erosion and sedimentation shall meet the standards of the latest edition of the *Rhode Island Erosion and Sedimentation Control Handbook*, prepared by the Soil Conservation Service of the United States Department of Agriculture. All engineering calculations in connection with the design of said measures shall be submitted with the Plan.
- c. The standards for the design of all surface and subsurface storm drainage facilities shall be in conformity with the appropriate provisions of the *Standard Specifications for Road and Bridge Construction*, published by the Rhode Island Department of Transportation. (*Little Compton Subdivision Regulations*)

## 6.14 Issues

### 6.14.a The Commons

The Commons in Little Compton is fine example of the traditional New England town common and residents have expressed strong feelings towards the preservation of its character. The debate over the "Grange-Community Center", the siting of a new fire / police complex, and the results of the Comprehensive Plan Attitude Survey illustrate these feelings. Survey results show that 96 percent believe that it is important to protect historic areas and properties, 96 percent believe that it is important to preserve open space, 76 percent believe that a review of the exterior design of all new or renovated buildings on the Commons should be conducted, 73 percent believe that no new commercial buildings should be permitted in the Commons area, 78 percent believe that it is important to improve and expand the library facility and services, 73 percent support a community center. The majority (67%) of people responding to the community survey question concerning parking at the Commons indicated that they were not willing to give up on-street parking for a parking lot or lots.<sup>5</sup> However, a study of the current parking facilities on the Commons revealed that capacity is inadequate and that provisions for additional off-street parking need to be made (see Circulation Element for parking study). All of these results focus on the Commons area and must be taken into consideration when planning the town's facilities and services.

Other issues identified by the Services and Facilities sub-committee of the Citizens Advisory Committee included overall protection of the Commons' resources and water supply and wastewater management. An aging septic system and problems related to both water quality and quantity were noted *as* inadequate.

The Wellhead Protection Program is a program administered by the Groundwater Section of RIDEM to prevent contamination of groundwater resources that are used by public drinking water systems. It applies to public wells which provide drinking water to 15 or more service connections, or regularly serves an average of at least 25 individuals daily, at least 60 days of the year.

This includes community wells that serve resident populations such as trailer parks, nursing homes, major municipal wells, and non-community wells that serve hotels, restaurants, schools etc.

RIDEM will provide the town with wellhead protection area delineations and other technical assistance, and will review the local protection programs. The town will be responsible for developing a wellhead protection plan, including potential pollution source inventories, protection strategies and contingency plans. These are due to RIDEM in mid-1992. Management

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<sup>5</sup> Comprehensive Plan Attitude Survey Question #36 - Do you agree or disagree that the Town should reduce the on-street parking spaces within the Commons and replace them with municipal parking lots? 67% Disagreed. The question as posed may not reflect people's attitude towards siting parking lots in the Commons area but instead may reflect their desire to retain existing on-street parking.

options include public education, land acquisition, groundwater monitoring, groundwater amendments to local zoning ordinances and local regulations for design and operating standards.

#### **6.14.6 Sakonnet Harbor**

In 1987, the Henderson Planning Group completed a Sakonnet Harbor Master Plan for the Town Council and the Harbor Advisory Board under a grant received from the federal Office of Ocean and Coastal Resource Management. The primary objectives of the plan were to provide a town-owned/leased dock for commercial fishermen and to protect coastal resource through a number of goals, strategies and partnerships. Harbor resources are discussed in more detail in the Natural and Cultural Resources Element. Primary issues in the Harbor area include: parking, mooring placement and enforcement, and protection of adjacent natural resources such as the barrier beach and wildlife refuge. A number of protective regulatory mechanisms have been established locally and regionally for the area and in effect, limit development of the harbor area. Both the Coastal Resources Management Council (CRMC) and the RIDEM Division of Water Resources have established goals and policies for the area for maintaining water quality and aesthetics.

For example, the CRMC requires CRMC Council Assent for any alteration or activity which takes places within the state's tidal waters that results in any physical alteration, construction or potentially hazardous discharge as described in CRMC policies and regulations.

The policy in the Sakonnet Harbor Master Plan regarding parking, whether expressed or implied through action of land owners, indicates that land in the Harbor area should be used for recreation, open space, residential, and water related commercial activities rather than for parking, and further, that the need for parking in the Harbor acts to limit water side development. The majority of those responding to the 1990 AVA community survey generally agreed that services and facilities in and around the harbor should be improved.

Despite land owners' reluctance to create new parking opportunities at the harbor, two new parking areas were proposed in the plan. Ten spaces were proposed at the head of the harbor and an additional 30 spaces were planned for a portion of a lot on the corner of Pennsylvania Road and Bluffs Head Avenue. With the addition of these new spaces, the total number of parking spaces available at the harbor, including the parking available at the Sakonnet Yacht Club, will be approximately 99. An estimated 50 to 60 spaces may be gained at the harbor, if the large lot on Bluff Head Avenue is developed for parking.

### **6.15 Goals and Recommendations**

#### **6.15.a Goals**

- A. To improve the effectiveness and continuity of Town government to effectively meet the needs of the present and future population of Little Compton.
- B. Provide facilities and programs necessary to provide balanced educational experiences for students.

- C. Expand the resources and the technical support of the library in order to provide a balanced collection and spectrum of opportunities for residents.
- D. Foster local partnerships and expanded service delivery to meet community needs.
- E. Formulate regulatory and non-regulatory wastewater and soil erosion management programs.
- F. Promote the protection of the environment on a Townwide basis.
- G. Protect and preserve the visual, architectural, historic and spatial values which are now present in the Commons.
- H. Provide satisfactory space and facilities to allow for more efficient delivery of services in public buildings.

#### **6. 15.b Recommendations**

- 6.1 Study the recommendations concerning the town's municipal departments, including but not necessarily limited to:
  - Town Administrator/Planner
  - Town Engineer/Building Inspector
  - Tax Assessor
- 6.2 Encourage and support the School Committee's plans and programs for academic excellence.
- 6.3 Continue to monitor building permit and other conditions impacting school enrollment trends.
- 6.4 Encourage use and improvement of school playground and sports facilities with the Town's recreational plans and programs.
- 6.5 Support collection modernization and development.
- 6.6 Establish cross-referencing and cooperation with the school library, and with the Middletown High School library.
- 6.7 Assess the Town's contribution (annual and capital) to the Library and its distribution.
- 6.8 Establish a volunteer "Friends of the Library" group to assist with fundraising and outreach activities.
- 6.9 Continue to strengthen the membership and commitment to the Substance Abuse Task Force.
- 6.10 Assess the town's goals and strategies for disaster preparedness and civil defense planning.

- 6.11 Assess the options for improved public communications by the police and fire departments.
- 6.12 As a policy, consider the benefits of regional versus local programs where there are cost reduction and service delivery benefits to be gained by the Town.
- 6.13 Consider contracting engineering review services for soil erosion and sediment control, stormwater management and ISDS permitting to ensure environmentally sound development practices.
- 6.14 Encourage the study for staffing and program development for a community center, and coordinate the use of existing space for meetings of various Town boards.
- 6.15 Recognize and support the recently formed Little Compton Health and Human Resources Committee.
- 6.16 Consider establishing wastewater management districts in densely populated areas and areas of ISDS failure in order to provide periodic inspection, maintenance and connection of ISDS systems.
- 6.17 Support a public education program in conjunction with public awareness group (e.g. Cooperative Extension Service, Save the Bay ) to make property owners aware of the importance, of proper ISDS maintenance and the need for periodic pumping.
- 6.18 Consider a Soil Erosion and Sediment Control Ordinance, utilizing the services of the Soil Conservation Service and the local Conservation District.
- 6.19 Continue to maintain a townwide recycling program in coordination with State efforts.
- 6.20 Continue to maintain an igloo for waste oil collection at the transfer station, and vigorously promote its use.
- 6.21 Work with RIDEM's OSCAR program to develop a public education program toward reducing the waste stream and encourage private and commercial recycling through municipal assistance in the form of newspaper drop-off spots, multiple large item trash pick-ups, and announcement or sponsorship of the OSCAR program's household Hazardous Waste Clean-up Day(s).
- 6.22 Retain Town service departments (police, fire, town hall) in the Commons area. 6.23
- 6.23 Fully utilize existing public buildings.
- 6.24 Consider establishing standards for design review for any construction or building alterations in the Commons areas.
- 6.25 Contract for a professional technical and economic study for a comprehensive analysis of water supply and sewage treatment for all public buildings on the "Commons."
- 6.26 Fully clarify the Town's legal position for the use of Watson Reservoir water for the school and other public facilities on the Commons.

- 6.27 When and if it becomes available, lease/purchase a small amount of land behind the school, town hall and police department for provision of additional off-street parking facilities and for the safe drop-off of school children from buses.
- 6.28 When and if needed acquire additional land behind the library and St. Catherine's for off-street parking and for an alternate route out of the Commons.
- 6.29 Complete a detailed study of municipal administration space needs.
- 6.30 As necessary, expand town offices into space in the Legion Hall and/or expand to a second floor above the existing addition to relieve congestion.
- 6.31 Efficiently utilize the Oddfellows Hall and the existing fire station if they become available.
- 6.32 As funding becomes available, complete renovation of Grange Hall for use as a community center.
- 6.33 Select a site for the new police/fire complex, that includes, but is not limited to:
  1. The space occupied by the existing fire station, police station, and if necessary the tennis court;
  2. Part of the field north of the existing fire station;
  3. On Willow Avenue/Common's End;
  4. Peckham Lot.

## **CHAPTER 7**

### **RECREATION, CONSERVATION AND OPEN SPACE**

#### **7.1 Introduction**

Among the unique characteristics of Little Compton are its open spaces and natural beauty, the type of which has been lost to development in other communities in Rhode Island. The sense of openness in the Town is due to the considerable number of active farms. Yet, while the casual observer may note the beauty and harmony of the area, much of the existing open spaces in Little Compton are not protected in perpetuity by public ownership or restrictive deeds. Indeed, most of the Town is susceptible to development as rising property values continue to spur increasing density of active land use.

Fortunately, the Town has recognized that choices are available; planning for the future is an option that can manage the growth of the Town and preserve valuable parts of the land for recreation and conservation purposes.

This Recreation, Conservation and Open Space Element is a step toward maintaining valuable natural resources and preserving a quality of life for this and future generations and for the benefit of the Town and the State.

Specifically, the Recreation, Conservation and Open Space element responds to Little Compton's needs to identify existing recreational sites, conservation areas and open space; to determine the recreational needs of its citizens; and to present an overall plan of action to enhance recreational opportunities and preserve the natural resources of Little Compton for future generations (Figure 7-1 shows existing open space and other sensitive areas). Most importantly, the element seeks to identify and preserve conservation areas in perpetuity, for despite the current open character of the Town, only a few sites are protected on a permanent basis. Permanent protection for future generations implies both public ownership and legal restrictions on development and building upon such public lands.

This element is an update of the Town's Recreation, Conservation and Open Space Plan prepared in 1989 under the direction of a Task Force. The earlier plan is not included because it was replaced entirely by this element of the Comprehensive Plan.

This element conforms with the State Comprehensive Outdoor Recreation Plan (SCORP), and other State documents. Much of the data and analysis contained in this element are based on earlier studies and reports on Little Compton.<sup>1</sup>

The 1986 SCORP notes that among the 43 "significant unprotected open space areas in Rhode Island," five of them are located in Little Compton.<sup>2</sup> These include:

- Round Pond and Long Pond;
- Briggs Marsh;
- Little Compton Coastal Farms;
- Tunipus Pond; and,
- Quicksand Pond.

While all the policies of the SCORP are important and relevant to Little Compton's experience, two stand out as particularly significant to this rural community. These are:

- Rhode Island will endeavor to preserve and protect its significant coastal and island resources.
- Rhode Island will continue efforts to preserve the best farmland in the State for active agricultural use.

A report entitled "1986 Agricultural Facts" noted that the State continues to experience decreases in active farms, particularly in dairy and hog farms. The report indicates that the process of purchasing development rights should be extended to farms that have good soils and those that are threatened by development.<sup>3</sup>

Little Compton planning efforts to save open space and farmlands are fully compatible with State Guide Plan goals and policies.

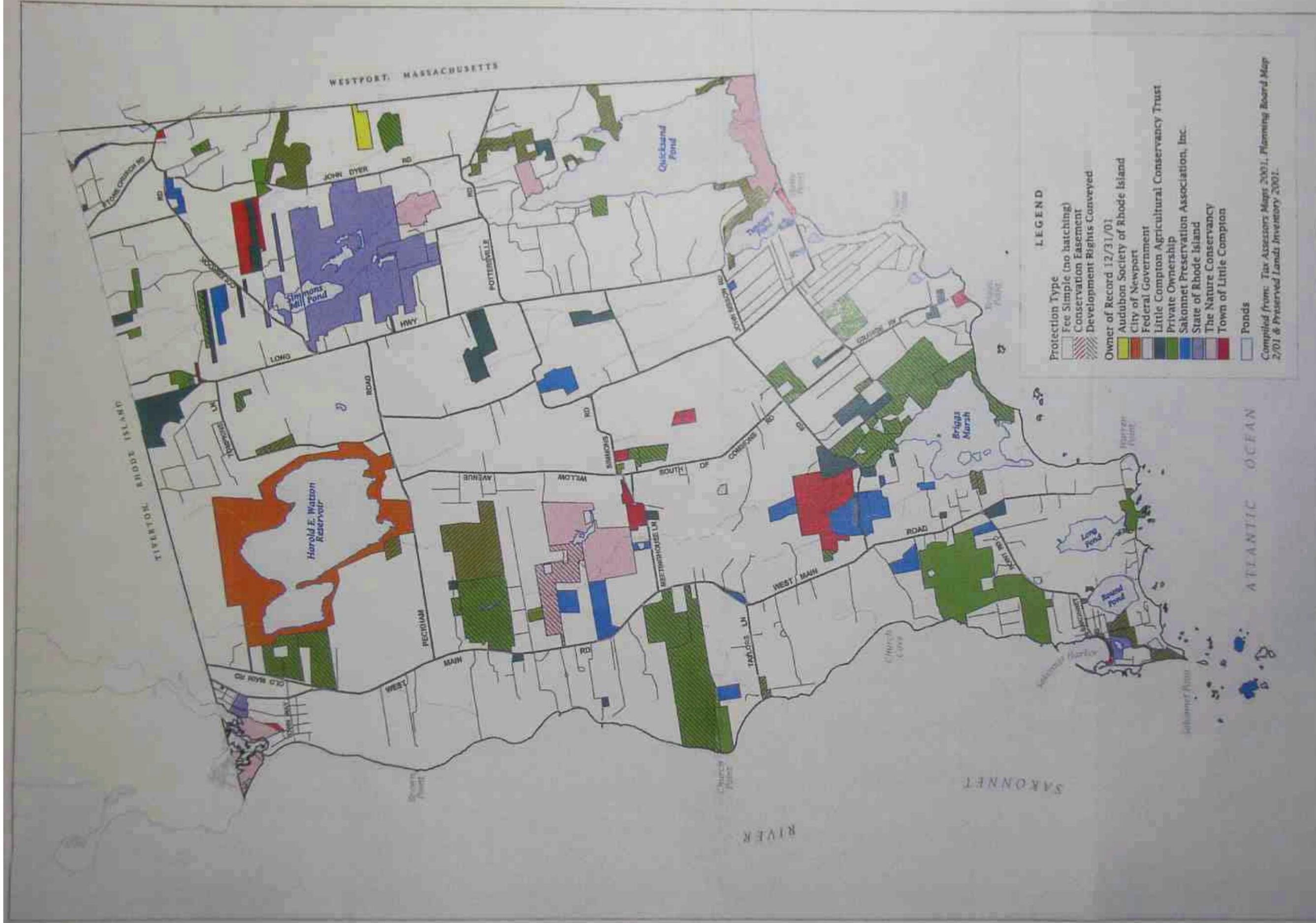
## **7.2 Results of the Citizen Survey**

A survey of citizen attitudes was administered to residents of Little Compton during March, 1989. The survey was published in the March 30, 1989 edition of the Sakonnet Times, and was made available at the Town Hall, Simmons' Store, and Wilbur's Store. Copies of

1. See Section 7.10, Sources for full list of source material.

2. Rhode Island Division of Planning, *Ocean State Outdoors: Recreation and Conservation Strategies for Rhode Island, SCORP*, September, 1986. Pp. 3-6.

3. Rhode Island Department of Environmental Management, *Agricultural Facts*, January, 1986, pp 8 - 9.



**LEGEND**

Protection Type

- Fee Simple (no hatching)
- Conservation Easement
- Development Rights Conveyed

Owner of Record 12/31/01

- Audubon Society of Rhode Island
- City of Newport
- Federal Government
- Little Compton Agricultural Conservancy Trust
- Private Ownership
- Sakonnet Preservation Association, Inc.
- State of Rhode Island
- The Nature Conservancy
- Town of Little Compton

Ponds

Compiled from: Tax Assessors Maps 2001, Planning Board Map 2/01 & Preserved Lands Inventory 2001.

Town of Little Compton, Rhode Island Figure 7-1  
**EXISTING RECREATION,  
 CONSERVATION & OPEN SPACE**

SCALE 1 : 36,000

0 2000 4000 6000 Feet

Mapping and Planning Services MBF 10/02

the survey were also mailed to property owners who are summer residents. Respondents were requested to return the survey to one of the locations above.

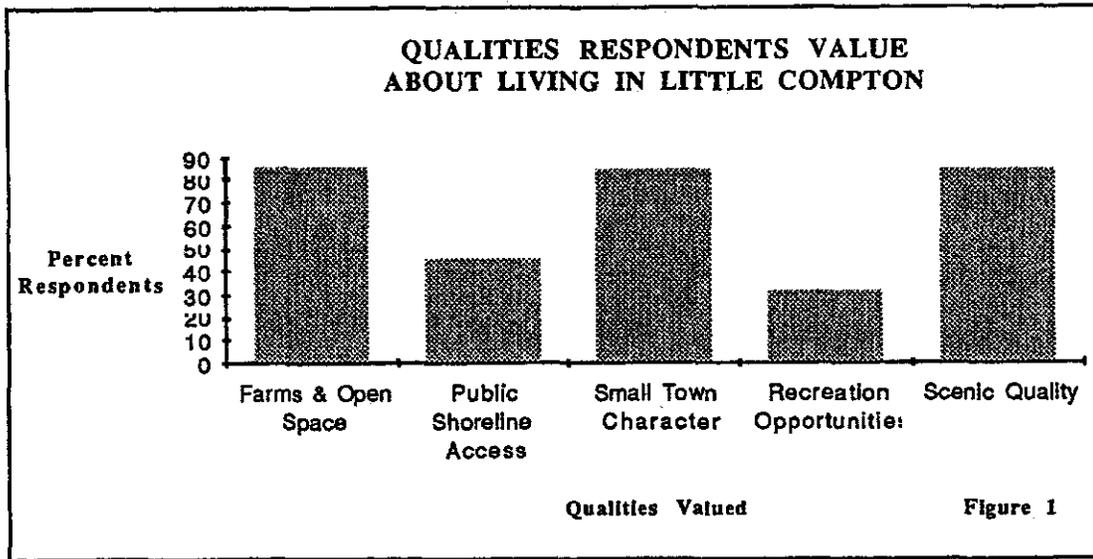
The survey was composed of 33 questions, intended to reflect respondents' views about the desirability of various aspects of land preservation or recreation. The 1989 Recreation, Conservation and Open Space Plan includes the survey form, as well as the tabulated raw data.

The surveys were intended for property owners in the Town, and respondents were asked to include their names and addresses to verify that each respondent was a property owner. Due to the structure of the Town's tax billing system, it was not possible to determine the total number of individual property owners in the community. However, it was assumed that one property owner was represented by one occupied housing unit. This is true to an extent, but does not account for property owners who do not reside in the Town, or business owners. For purposes of the survey, it is estimated that there are approximately 1,900 total occupied housing units in the Town, 1,300 year-round and 600 seasonal. Based on 213 responses, the return is estimated to be approximately 11 percent.

The set of questions prefaced by "Below are some reasons people have told us why they value Little Compton as a place to live. To what degree is each important to you?" revealed an interesting pattern (see Figure 7-2). There are two distinct divisions in responses to the five questions in this series. Between 80 and 90 percent of all respondents indicated that presence of farms and open space, small town character and scenic quality were very important. This is supportive of the overall thrust of this Element, that of open space and farmland protection to preserve the unique small town character of Little Compton. Of lesser importance to respondents in this series of questions were public access to the shoreline and recreation opportunities.

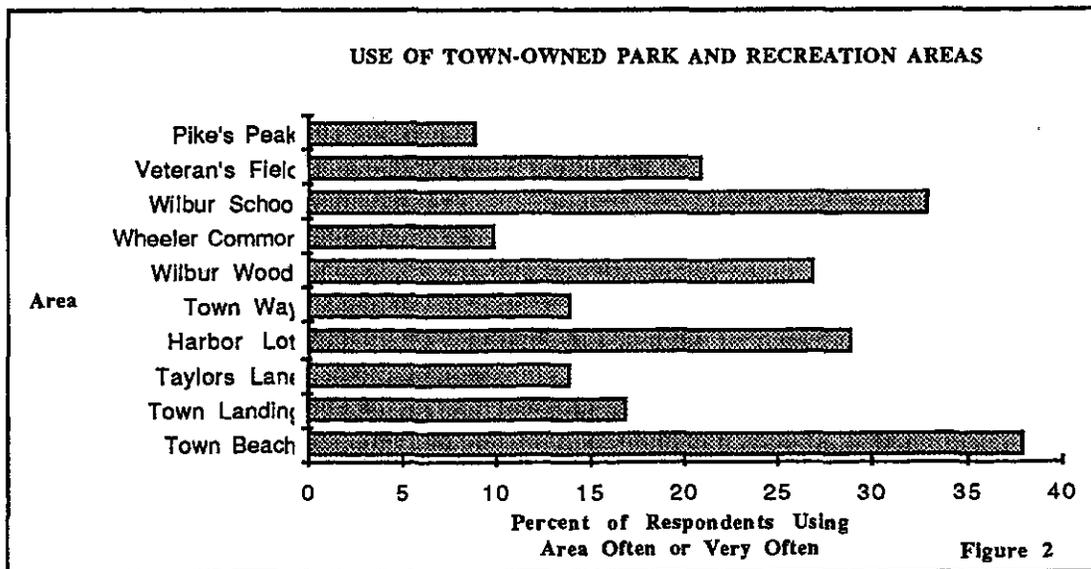
The survey addressed existing recreation and park areas as follows: "Below is a list of Town recreation and park areas. How often do you use each area?" (see Figure 7-3). Analysis shows four main groupings of responses in this series. The greatest percentage

**Figure 7-2  
Quality of Life Values**



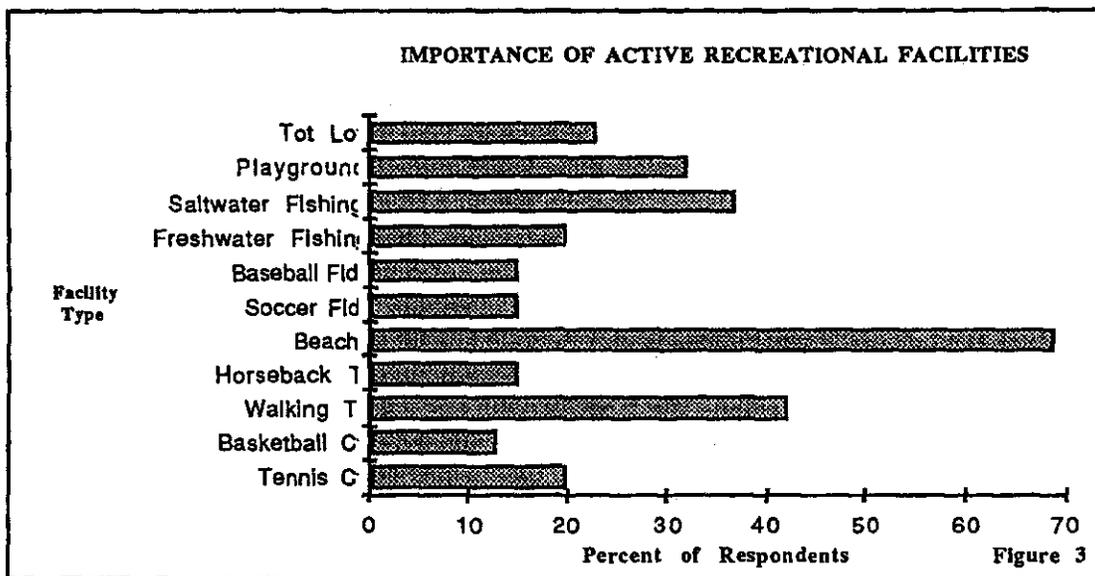
of respondents, 35 to 40 percent, indicated that they used the Town Beach often or very often. Between 25 and 35 percent of respondents indicated they used the Harbor Lots, Wilbur Woods and Wilbur School areas often or very often. With the limited number of playground and playlot facilities in the community, it is not surprising to note that the Wilbur School facilities were used often by survey respondents.

**Figure 7-3  
Use of Town-owned Park and Recreation Areas**



Respondents were asked to what degree are specific active recreational facilities important to them. Nearly 70 percent responded that a beach was very important to them (see Figure 7-4). Approximately 30 to 40 percent of respondents indicated that a saltwater fishing area, walking trail and playground was very important, while 20 to 30 percent indicated tennis courts, freshwater fishing and a tot lot is very important. This reveals that those facilities which are noted as very important to respondents are those which may be used by a broad group of users, i.e., not limited to one age group or special interest group. This is reflective of the Town's population, and possibly the popularity of the community with retirees.

**Figure 7-4**  
**Importance of Action Recreational Facilities**



**Open Space and Farmland Preservation** - The results of the survey are supportive of the initial findings of the Task Force, particularly in terms of respondents consideration of open space and farmland preservation as very important functions. Over 91 percent of respondents felt it was very important for the Town to preserve sensitive environmental areas in their natural state, while 8 percent felt it was not important. Eighty percent of respondents felt it was very important to preserve active farmland, 18 percent felt it was important and less than one percent felt it was not important. Nearly 80 percent of the respondents favored the Town's acquisition of additional park and recreation areas.

**Shorefront Access** - There was an even division among respondents to the question, "Is it important for the Town to develop additional shorefront access points?" One third felt it was very important, one third felt it was important, and one third felt it was not important. It is interesting to note, though, that 86 percent of respondents felt that the availability of public access to the shoreline was important or very important.

**Active Recreation** - An interesting division was presented in respondent's attitudes toward the importance of the Town developing more playgrounds and ballfields, as over 50 percent felt this was important or very important, while 37 percent felt it was not important. This is carried through in attitudes toward the importance of active recreational facility types, including tennis courts, soccer fields, baseball fields, and tot lots. However, nearly 80 percent of respondents noted playgrounds as important or very important. The overall trend appears to be that active recreation facilities such as walking trails, beaches, and saltwater fishing areas, which can be used by a wide range of participants were considered more important than facilities directed at a specific age group or sport.

**Existing Facilities** - Ten Town-owned recreation facilities were listed in the survey, and respondents were requested to note how often they used each area. Use of the facilities by percent of respondents is indicated below:

Facility	Very Often	(Percent of Respondents)		
		Often	Occasionally	Never
Town Beach	22%	16%	35%	26%
Town Landing	7%	10%	40%	43%
Taylor's Lane Shore Access	6%	8%	40%	46%
Harbor Lots	7%	8%	28%	58%
Town Way	6%	8%	27%	57%
Wilbur Woods	12%	15%	56%	16%
Wheeler Memorial Common	3%	7%	16%	74%
Wilbur School	12%	21%	38%	29%
Veterans' Field	6%	15%	46%	32%
Pike's Peak	2%	7%	44%	46%

Wilbur Woods, Town Beach and Wilbur School appear to be the facilities used most often by respondents, while Wheeler Memorial Common, the Harbor Lots and Town Way are used least often.

## 7.3 Facilities Types

Facilities are divided into three categories: Active Recreation, Passive Recreation, and Conservation/Open Space areas. Suggested sizes of facilities and service areas given below are based on existing RIDEM guidelines and are generally applicable for areas more urban than Little Compton. In densely populated areas transportation is frequently by foot, due to both the proximity of services and the difficulties of vehicular travel associated with traffic and parking limitations. Thus, standards set for a pedestrian community or neighborhood are relatively small in radius. In comparison, little Compton is a rural community where greater distances between services are taken for granted and the primary means of travel is vehicular. Traffic is minimal and space for parking is usually adequate for the level of usage of a given facility. Therefore, for the purposes of classifying recreational facilities, Little Compton should be considered an automotive community and service areas would include the entire community.

### 7.3.a Active Play Facilities

- Type 1 Playlot - Small area [less than one (1) acre] intended for young children; generally associated with high population density areas as a substitute for single family residential yards. Extensive provision of playlots scattered throughout the Town is not entirely appropriate nor is it practical for a rural community like Little Compton. Generally, in urban areas the service area includes a radius of one eighth (1/8) of a mile, but in Little Compton the service area is the entire Town.
- Type 2 Playground - Medium area [four (4) to seven (7) acres] intended for children within the five (5) to twelve (12) year age group; often associated with neighborhood schools. Playgrounds may afford limited facilities for an entire neighborhood, with limited opportunities for adults. Generally, in urban areas the service area includes a radius of one quarter (1/4) to one half (1/2) mile, but in Little Compton the service area is the entire Town.
- Type 3 Playfield - Medium to large area [twelve (12) to twenty (20) acres] intended for young people over twelve (12) years of age and adults; associated with a wide range of popular sports and activities, including athletic fields and highly organized team sport. Facilities often include game courts for tennis, volleyball, handball, basketball, horse shoes, shuffleboard, etc.; sports fields for softball, baseball, football, soccer, lacrosse, field hockey, etc. They may also include a field house, running track and space for field events, playground [Type 2 above], outdoor swimming pool, center for day camping, and open lawn areas including picnic areas, landscaped parks, and children's play areas. Amenities should include lighting for night use, adequate off street parking, and sanitary facilities. Service area includes a radius of one half (1/2) to one (1) mile.

### 7.3.b Passive Recreational Facilities

- Type 4 Neighborhood Park - Small to large area [one half (1/2) to twenty-five (25) acres] intended for walking, sitting, sunning, and quiet relaxation. Amenities should include landscaped lawns, varieties of plants, shrubs, seasonal flowers,

trees, walkways, benches, etc. Neighborhood parks may be used in conjunction with a playground [Type 2 above] and playfield [Type 3 above]. Service area includes a radius of one half (1/2) mile.

Type 5 Large Park or Reservation - Very large area [one hundred (100) acres or more] that serves the entire Town or several Towns and is generally associated with high density populations. Most Towns like Little Compton are not expected to provide such a facility.

Type 6 Recreation Area - Areas that do not fall into the Active Recreation categories (Types 1, 2 and 3) but are specifically set aside for recreation, without prominent importance placed on the natural aspects of the area. Uses such as golf courses, boat ramps, yacht clubs and marinas are in this category.

Type 7 Beach - The portion of land associated with the interface of ocean and salt marsh/upland habitats, the area of sand (or stones) which is subject to tidal fluctuations. In this report, all beaches listed in the inventory are available for recreational use, although some are more restricted than others in maximum capacity, and some also contain special wildlife habitats and so would qualify as conservation areas *as well*.

### 7.3.c Conservation/Open Space

Type 8 Conservation Area - Any protected area, regardless of size, that contains important natural resources including (but not limited to): forested lands; fragile and valuable ecosystems such *as* dunes, wetlands and marshlands; unusual, rare, or endangered species of wildlife and vegetation; and unspoiled scenic views. Ownership may be public or private; the form of protection may range from an entirely restricted zone to one of unlimited access, with enforcement provided by an official agency or unofficially through local residents.

Type 9 Conservation/Recreation - A conservation area as listed above (Type 8) which is unrestricted, available to, and frequently used by residents and the general public for non-specific recreation (fishing, picnicking, skating, swimming, camping, hiking, surfing, etc.)

Type 10 Special Area - Any area that does not fit specifically into the preceding nine categories, yet represents open space or other area of importance to the community for visual, economic, historical, or social reasons.

**7.4 Definition of Recreation, Conservation and Open Space Needs Standards** for recreational facilities are available as guides to planning, not necessarily as absolute requirements based on fixed numerical factors. Workable guidelines are still evolving with such organizations as the National Recreation and Park Association (NRPA) taking the lead. The RRRC currently follows NRPA guidelines based on a 1974 publication. However, the 1983 standards are also acceptable.<sup>4</sup> Both the 1974 and 1983 standards are cited below. The proposed "Desirable Size" is based on a composite of the

<sup>4</sup> Roger A. Lancaster, Editor, *Recreation, Park and Open Space Standards and Guidelines*, National Recreation and Park Association, 1984, pp. 56-61.

two sets of standards. Since the figures for "Acres/1,000 Population" seem to vary somewhat within the two standards, both are shown in Table 7-1. "Comments" may provide additional guidance when numerical standards are not available.

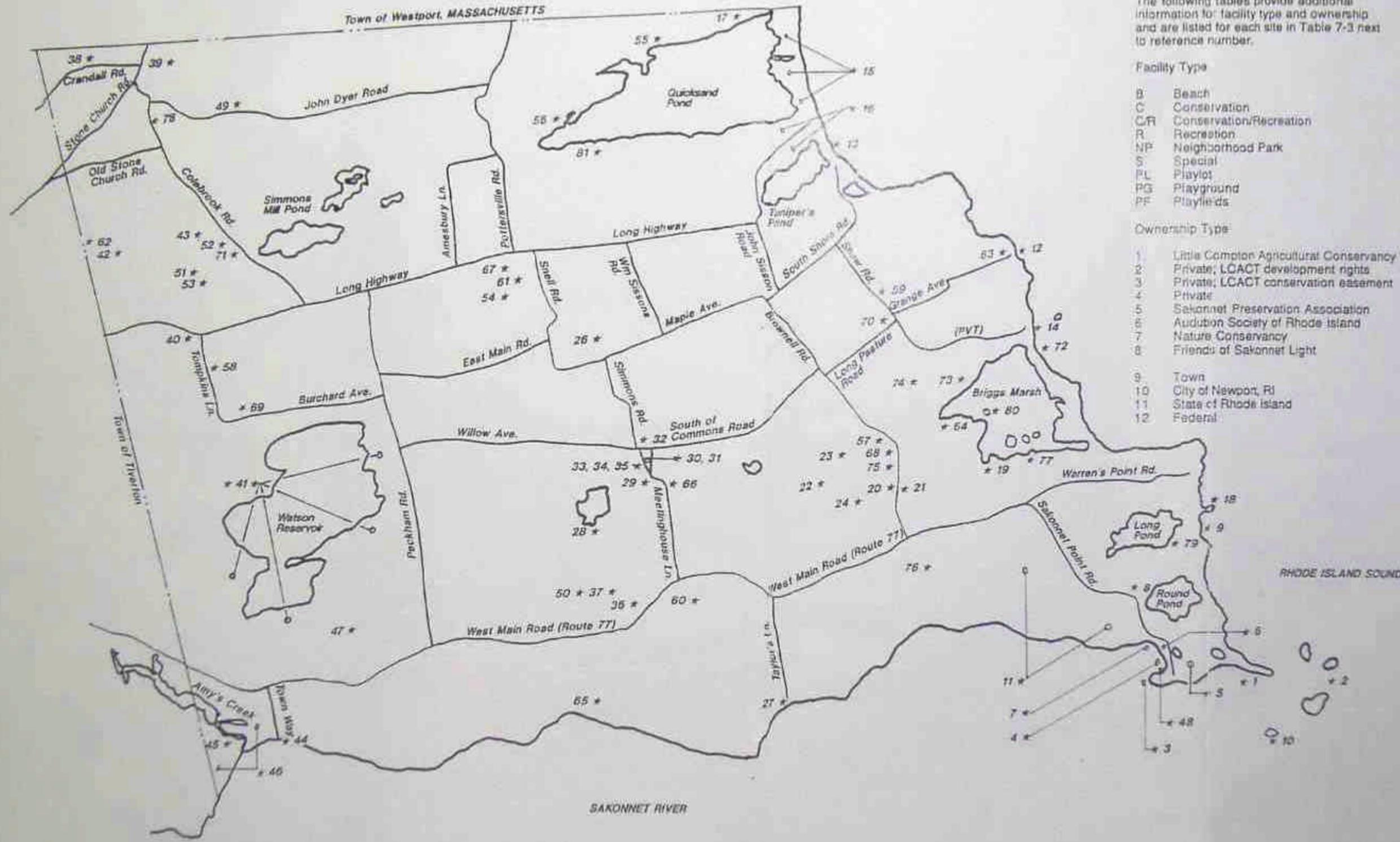
<b>Table 7-1 Quantitative Recreation Facility Guidelines</b>				
<b>Facility Type</b>	<b>Desirable Size</b>	<b>Acres/1,000 Population 1983 Standard</b>	<b>Acres/1,000 Population 1974 Standard</b>	<b>Comments</b>
1. Playlot	1 acre or less	.25 to .5	See Comment	Varies with population density
2. Playground	7 to 15+ acres	1.0 to 2.0	1.25	
3. Playfield	25+ acres	5.0 to 8.0	1.25	6.25 used in some communities.
4. Neighborhood Park	12 to 15+ acres	1.0 to 2.0	2.50	
5. Large Park or reservation				
State Park(1)	100 + acres	5.0	5.0	
Community Park(2)	25+ acres	5.0 to 8.0	N/A	
6. Recreation Area	Variable	Variable	N/A	
7. Beach	Variable	Variable	See Comment	Based on activity served.
8. Conservation Area	Sufficient to protect the resource	Variable	See Comment	Based on availability.
9. Conservation/Recreation				
a) Camping	See Comment	See Comment	N/A	For .5% of population 4 persons per site.
b) Picnic areas	See Comment	See Comment	See Comment	2% of the population. 6-12 units per acre. One parking space per unit. 8-16 units per acre for picnic groves or wayside picnic areas. One comfort station for each 30 units.
c) Boat Launches	See Comment	See Comment	See Comment	One boat launch is capable of handling 40 boats per day. Typical usage would be 20 boats per day. Capacity for 1.0% of the population. Each boat will have an average occupancy of three people.
10. Special Area	Variable	Variable	See Comment	Based on activity served.
Sources: National Recreation and Park Association, 1974 and 1983. Town of Little Compton, Rhode Island, 1989.				

### 7.5 Recreation, Conservation, Open Space and Farmland Inventory

This inventory provides detailed information on recreational facilities, conservation and open space areas, and farmlands. The inventory is divided into a number of groupings to illustrate interrelationships, as follows:

- Table 7-2 Detailed inventory of recreation, conservation and open space sites, including facility name, location, type, presence of beach area, support area, facilities, permanent open space, ownership, service area and capacity, and comments, if any.
- Table 7-3 Parcel Location Key for Location Map
- Table 7-4 Sites listed by facility type, eg., play lot, playground, special areas, conservation areas, etc.
- Table 7-5 Recreation/Conservation acreage by ownership type.
- Table 7-6 Sites which are considered permanent recreation, conservation or open spaces.
- Table 7-7 Property included in the Farm, Forest and Open Space program.
- Table 7-8 Sites for berry picking, Christmas tree cutting etc. The list is included separately because berry and tree picking offers some recreational value for a limited time span each year and the sites are not available for other recreational purposes and cannot be classified into any of the ten facility types.
- Table 7-9 Indoor recreation facilities.

In Table 7-2, land area is exclusive of water area; the latter is listed separately where applicable and includes marsh and swampland. Beach parcels are divided into Beach Area and Support Area, the former being the actual land usable for recreational purposes, above mean high water, and the latter representing land area of related services such as parking, sanitary facilities, cabanas, etc., and any dunes or remainder of land included in the lot but not otherwise classified. Land area is in acres. Capacity refers to the estimated number of people that the facility is capable of serving at any one time, or the membership of a given organization, whichever is applicable. Permanent Open Space indicates protected land dedicated to open space in perpetuity, that which will never be built upon. Reference number correspond to the location map, Figure 7-5.



Refer to Table 7-3 for reference number of designated sites shown.

The following tables provide additional information for facility type and ownership and are listed for each site in Table 7-3 next to reference number.

**Facility Type**

- B Beach
- C Conservation
- C/R Conservation/Recreation
- R Recreation
- NP Neighborhood Park
- S Special
- PL Playlot
- PG Playground
- PF Playfields

**Ownership Type**

- 1 Little Compton Agricultural Conservancy Trust (LCACT)
- 2 Private; LCACT development rights
- 3 Private; LCACT conservation easement
- 4 Private
- 5 Sakonnet Preservation Association
- 6 Audubon Society of Rhode Island
- 7 Nature Conservancy
- 8 Friends of Sakonnet Light
- 9 Town
- 10 City of Newport, RI
- 11 State of Rhode Island
- 12 Federal

Location Map of Open Space and Conservation Figure: 7-5

Source: Town of Little Compton, Rhode Island, 1992, 2004, & Little Compton Agricultural Conservancy, 1992, 2004.

**Table 7-2  
Inventory of Recreation, Conservation and Open Space Sites**

<b>1.</b>			
Facility:	<b>Lloyd's Beach</b>		
Location:	Sakonnet Point	Ownership:	Private
Type:	Beach	Area Served:	Community
Beach Area:	1.5	Capacity:	150
Support Area:	None		
Facilities:	None		
Permanent Open Space:	Perpetual Easement		
Comment:	Restricted to Town residents only. Limited parking. Light usage.		
<b>2.</b>			
Facility:	<b>East and West Islands</b>		
Location:	Off Sakonnet Point	Ownership:	SPA
Type:	Conservation	Area Served:	Community
Land Area:	9.6	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Access by private vessel only. Scenic islands. Closed most of the summer for nesting birds; enforced by RIDEM.		
<b>3.</b>			
Facility:	<b>Breakwater</b>		
Location:	Sakonnet Harbor	Ownership:	Federal
Type:	Recreation	Area Served:	Region
Land Area:	0.67	Capacity:	60
Facilities:	None		
Permanent Open Space:	No		
Comment:	Heavily used by public for fishing.		
<b>4.</b>			
Facility:	<b>Sakonnet Harbor Boat Ramps (2)</b>		
Location:	Sakonnet Point Rd.	Ownership:	State
Type:	Recreation	Area Served:	Region
Land Area:	.18	Capacity:	20
Facilities:	Paved (reinforced concrete) boat launches. Trash barrels (55 gal. drum) - 4 Guard rails.		
Permanent Open Space:	Yes		
Comment:	Parking for vehicles with boat trailers only.		
<b>5.</b>			
Facility:	<b>Haffenreffer Wildlife Refuge</b>		
Location:	Sakonnet Point Rd.	Ownership:	State
Type:	Conservation	Area Served:	Region
Land Area:	8.9	Capacity:	N/A
Wet Area:	3.0		
Facilities:	Tidal Pond		
Permanent Open Space:	Yes		
Comment:	Access discouraged and limited.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>6.</b>			
Facility:	<b>Harbor Lots (excluding ramps)</b>		
Location:	Sakonnet Point Rd.	Ownership:	Town
Type:	Beach	Area Served:	Community
Beach Area:	1.4	Capacity:	50
Support Area:	None		
Facilities:	None		
Permanent Open Space:	No		
Comment:	Small, protected beach used by parents with small children. Preserves view of harbor.		
<b>7.</b>			
Facility:	<b>Sakonnet Yacht Club</b>		
Location:	Sakonnet Point Road	Ownership:	Private
Type:	Recreation	Area Served:	Community
Land Area:	1.7	Capacity:	140
Facilities:	Docks and buildings. 50 moorings. 40 parking spaces. Sanitary facilities.		
Permanent Open Space:	No		
Comment:	Season runs from mid-June through September. Membership includes both seasonal and year-round residents.		
<b>8.</b>			
Facility:	<b>Perkins Tract</b>		
Location:	Corner of Sakonnet Point Rd. and Round Pond Rd.	Ownership:	SPA (Development Rights)
Type:	Conservation	Area Served:	Region
Land Area:	0.6	Capacity:	N/A
Facilities:	N/A		
Permanent Open Space:	Perpetual Easement		
Comment:	Easement preserves scenic view to Round Pond.		
<b>9.</b>			
Facility:	<b>Tappen's Beach</b>		
Location:	Round Pond Road	Ownership:	Private
Type:	Beach	Area Served:	Region
Beach Area:	0.37	Capacity:	100
Support Area:	None		
Facilities:	Life preserver available. Trash barrels.		
Permanent Open Space:	No		
Comment:	Eroded beachfront.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>10.</b>			
Facility:	<b>Sakonnet Lighthouse</b>		
Location:	Off Sakonnet Point	Ownership:	Friends of Sakonnet
Type:	Conservation		Lighthouse
Land Area:	.18	Area Served:	Region
Facilities:	N/A	Capacity:	N/A
Permanent Open Space:	No		
Comment:	Provides scenic view. Access discouraged.		
<b>11.</b>			
Facility:	<b>Sakonnet Golf Club</b>		
Location:	79 Sakonnet Point Road	Ownership:	Private
Type:	Recreation	Area Served:	Community
Land Area:	185.7	Capacity:	600 members
Wet Area:	3.9		
Facilities:	18 hole golf course. 10 tennis courts. 1 paddle tennis court. Clubhouse.		
Permanent Open Space:	No		
Comment:	Season from May through October. Membership includes seasonal and year-round residents.		
<b>12.</b>			
Facility:	<b>Town Landing</b>		
Location:	End of Grange Avenue	Ownership:	Town
Type:	Conservation /Recreation	Area Served:	Community
Land Area:	4.7	Capacity:	75+
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Use restricted to Town residents. Light level of usage includes picnicking, fishing, surfing.		
<b>13.</b>			
Facility:	<b>Town Beach</b>		
Location:	South Shore Road	Ownership:	Town
Type:	Beach	Area Served:	Community/ Region
Beach Area:	0.69	Capacity:	1000
Support Area:	3.51		
Facilities:	Lifeguards, restrooms and parking for 200 cars.		
Permanent Open Space:	Yes		
Comment:	Free admission to residents, fee for non-residents. Parking and beach area inadequate for current heavy usage.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>14.</b>			
Facility:	<b>Briggs' Beach</b>		
Location:	Western terminus of Shaw Rd.	Ownership:	Private
Type:	Beach	Area Served:	Community/ Region
Beach Area:	0.14	Capacity:	250
Support Area:	18.86		
Facilities:	Lifeguards, restrooms, cabanas, bath houses.		
Permanent Open Space:	No		
Comment:	Access to members only. Season form mid -June to mid September. Membership includes seasonal and year-round residents..		
<b>15.</b>			
Facility:	<b>Goosewing Beach/Dunes/Marsh</b>		
Location:	Flanking Quicksand Pond (From Town beach to Massachusetts state line.)	Ownership:	Town, DEVRights- LCACT
Type:	Conservation/Recreation	Area Served:	Community/Region
Land Area:	75.0	Capacity:	N/A
Facilities:	Beach: Lifeguards		
Permanent Open Space:	Yes		
Comment:	Nesting area for Piping Plovers. Adjacent to important natural tidal pond. A small portion of beach is run as part of South Shore Town Beach.		
<b>16.</b>			
Facility:	<b>Sisson Farm (West)</b>		
Location:	Between Tunipus and Quicksand Ponds and flanking both ponds	Ownership:	Private, DEV Rights-LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	30.0	Capacity:	N/A
Facilities:	None (N/A)		
Permanent Open Space:	Yes		
Comment:	Scenic resource, valuable open space. Part of watershed for Quicksand Pond.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>17.</b>			
Facility:	<b>Sisson Farm (East)</b>		
Location:	Flanking Southeastern Shore of Quicksand Pond	Ownership:	Private, DEV Rights-LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	6.5	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Scenic resource, valuable open space and wildlife habitat. Quicksand Pond. water shed protection		
<b>18.</b>			
Facility:	<b>Warren's Point Beach Club</b>		
Location:	Warren's Point Road	Ownership:	Private
Type:	Beach	Area Served:	Community
Beach Area:	0.28	Capacity:	430 members
Support Area:	13.12		
Facilities:	Bath houses, sanitary facilities, snack bar, parking for 60 cars, life guards.		
Permanent Open Space:	No		
Comment:	Season from mid-June to mid-September. Membership includes seasonal and year-round residents		
<b>19.</b>			
Facility:	<b>Quoquonset</b>		
Location:	Quoquonset Lane	Ownership:	SPA
Type:	Conservation	Area Served:	Neighborhood
Land Area:	1.5	Capacity:	N/A
Wet Area:	1.5		
Facilities:	N/A		
Permanent Open Space:	Yes		
Comment:	Marshland surrounding small stream running into Awashonks Pond preserves wildlife habitat.		
<b>20.</b>			
Facility:	<b>D'Almo Tract I</b>		
Location:	North side of Swamp Road	Ownership:	SPA
Type:	Conservation	Area Served:	Community
Land Area:	24.8	Capacity:	N/A
Facilities:	N/A		
Permanent Open Space:	Yes		
Comment:	No vehicular access. Wildlife habitat with high concentration of Ilex opaca (American Holly). Adjacent to Wilbur Woods. See Forest Management Information prepared by RIDEM (1980).		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>21.</b>			
Facility:	<b>Small and Shrewsbury Tracts</b>		
Location:	South side of Swamp Road	Ownership:	SPA
Type:	Conservation	Area Served:	Community
Land Area:	25.7	Capacity:	N/A
Facilities:	N/A		
Permanent Open Space:	Yes		
Comment:	No vehicular access. Wildlife habitat with high concentration of <i>Ilex opaca</i> .		
<b>22.</b>			
Facility:	<b>Simonds Tract</b>		
Location:	Dunderry Brook above Wilbour Woods	Ownership:	SPA
Type:	Conservation	Area Served:	Community/ Region
Land Area:	12.2	Capacity:	N/A
Facilities:	None (N/A)		
Permanent Open Space:	Yes		
Comment:	Limited access wildlife habitat.		
<b>23.</b>			
Facility:	<b>Wilbour Woods</b>		
Location:	Swamp Road	Ownership:	Town
Type:	Conservation/Recreation	Area Served:	Community/Region
Land Area:	56.1+ Crandon Tract 24.72= 81.52	Capacity:	50
Facilities:	(6) picnic areas with stone tables and benches, trash barrels, stone fireplaces, stream, footpaths.		
Permanent Open Space:	Yes		
Comment:	Closed from 11:00 p.m. to 7 an. Heavily used for picnicking, trout fishing, nature walks, school field tips.		
<b>24.</b>			
Facility:	<b>Crandon Tract</b>		
Location:	West side of original Wilbur Woods	Ownership:	Town
Type:	Conservation/Recreation	Area Served:	Community/Region
Land Area:	24.72	Capacity:	50
Facilities:	Footpath		
Permanent Open Space:	Yes		
Comment:	Easterly portion of Crandon farm to become part of Wilbur Woods.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

**25.**

Facility:	<b>Meehan Tract</b>		
Location:	West Main Rd. at Taylor Lane	Ownership:	SPA
Type:	Conservation	Area Served:	Community
Land Area:	2.1	Capacity:	N/A
Facilities:	N/A		
Permanent Open Space:	Yes		
Comment:	Open space, mowed and planted with trees.		

**26.**

Facility:	<b>Burroughs Tract</b>		
Location:	East Main Road	Ownership:	SPA
Type:	Conservation	Area Served:	Region
Land Area:	20.5	Capacity:	N/A
Wet Area:	7		
Facilities:	N/A		
Permanent Open Space:	Yes		
Comment:	Limited access. Wildlife habitat.		

**27.**

Facility:	<b>Taylor's Lane</b>		
Location:	end of Taylor's Lane	Ownership:	Town
Type:	Recreation	Area Served:	Community
Land Area:	N/A	Capacity:	45
Facilities:	Trash barrels.		
Permanent Open Space:	Yes		
Comment:	Public access to water. Used for beachcombing, fishing, picnicking, surfing, bathing.		

**28.**

Facility:	<b>"The Ponderosa"</b>		
Location:	Meeting House Lane	Ownership:	SPA
Type:	Conservation/Recreation	Area Served:	Community
Land Area:	1.0	Capacity:	150
Wet Area:	2.3		
Facilities:	Pond, lights in winter for skating, benches.		
Permanent Open Space:	Yes		
Comment:	Volume of use dependent on freezing weather. Good use as wildlife habitat.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>29.</b>			
Facility:	<b>Veterans' Field and surroundings</b>		
Location:	Meeting House Lane	Ownership:	Town
Type:	Special	Area Served:	Community
Land Area:	10.6	Capacity:	600
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Special value as open space. Used for community gathering, celebrations, fairs, etc. Parking for baseball and tennis.		
<b>30.</b>			
Facility:	<b>"Pike's Peak"</b>		
Location:	Commons	Ownership:	Town
Type:	Special	Area Served:	Community
Land Area:	0.67	Capacity:	200
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Special value as open space. Preserves "New England Town green" feeling. Used for rallies, fund-raising markers, etc.		
<b>31.</b>			
Facility:	<b>Little Compton Cemetery</b>		
Location:	Commons	Ownership:	Town
Type:	Special	Area Served:	Region
Land Area:	1.6	Capacity:	N/A
Facilities:	N/A		
Permanent Open Space:	Yes		
Comment:	Historic interest. Provides open space.		
<b>32.</b>			
Facility:	<b>St. Catherine's Park</b>		
Location:	Corner of Simmons Road	Ownership:	Private
Type:	Neighborhood Park	Area Served:	Community
Land Area:	0.5	Capacity:	15
Facilities:	Benches (4), Trash receptacles (4)		
Permanent Open Space:	Yes		
Comment:	Low level usage.		
<b>33.</b>			
Facility:	<b>Wilbur School</b>		
Location:	Commons	Ownership:	Town
Type:	Playfields	Area Served:	Community
Land Area:	5.5	Capacity:	75
Facilities:	(1) Little League Field (1) Tennis/Basketball Court (partially lighted) (2) Tennis Courts (not lighted)		
Permanent Open Space:	No		
Comment:	All facilities used extensively.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>34.</b>			
Facility:	<b>Wilbur School</b>		
Location:	Commons	Ownership:	Town
Type:	Playground	Area Served:	Community
Land Area:	0.25	Capacity:	15
Facilities:	(2) climbing apparatus, (1) swing		
Permanent Open Space:	Yes		
Comment:	Well-used.		
<b>35.</b>			
Facility:	<b>Wilbur School</b>		
Location:	Commons	Ownership:	Town
Type:	Playlot	Area Served:	Community
Land Area:	0.25	Capacity:	100 children
Facilities:	Connected wooden structures of climbing apparatus, stage, rubber bridge, etc.		
Permanent Open Space:	Yes		
Comment:	New, anticipated heavy use.		
<b>36.</b>			
Facility:	<b>Duffield Tract</b>		
Location:	East Side of West Main Road	Ownership:	SPA
Type:	Conservation	Area Served:	Community/ Region
Land Area:	26.0	Capacity:	N/A
Facilities:	N/A		
Permanent Open Space:	Yes		
Comment:	Limited access wildlife habitat.		
<b>37.</b>			
Facility:	<b>Eddy Tract</b>		
Location:	Head of Dunderry Brook	Ownership:	SPA
Type:	Conservation	Area Served:	Community/Region
Land Area:	11.88	Capacity:	N/A
Facilities:	N/A		
Permanent Open Space:	Yes		
Comment:	Limited access wildlife habitat.		
<b>38.</b>			
Facility:	<b>Adamsville Brook</b>		
Location:	Crandall Rd. - on Mill Brook	Ownership:	SPA
Type:	Conservation/Recreation	Area Served:	Community/ Region
Land Area:	2.1	Capacity:	30
Facilities:	Stream stocked with trout.		
Permanent Open Space:	Yes		
Comment:	Heavily used by fishermen.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>39.</b>			
Facility:	<b>Wheeler Memorial Common</b>		
Location:	Adamsville	Ownership:	Town
Type:	Playfield	Area Served:	Community/ Region
Land Area:	1.5	Capacity:	100
Facilities:	Little League Field		
Permanent Open Space:	Yes		
Comment:	High level of usage in spring and summer.		
<b>40.</b>			
Facility:	<b>Camping Area</b>		
Location:	West side of Long Highway	Ownership:	Private
Type:	Conservation/Recreation	Area Served:	State
Land Area:	7.8	Capacity:	40
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Owned by Boy Scouts of Rhode Island - Narragansett Council.		
<b>41.</b>			
Facility:	<b>Watson Reservoir</b>		
Location:	Peckham Road & Burchard Ave.	Ownership:	City of Newport
Type:	Special/Conservation	Area Served:	N/A
Land Area:	300	Capacity:	N/A
Wet Area:	375		
Facilities:	None		
Permanent Open Space:	No		
Comment:	Watershed/Drinking water, wildlife habitat. Access restricted.		
<b>42.</b>			
Facility:	<b>Camping Area</b>		
Location:	Northerly off Colebrook Road (Amy Hart Path)	Ownership:	Private
Type:	Conservation/Recreation	Area Served:	Community
Land Area:	16.5	Capacity:	60
Facilities:	None at present.		
Permanent Open Space:	No		
Comment:	Owned by Little Compton Scouts who have plans to add sanitary facilities.		
<b>43.</b>			
Facility:	<b>Amarantes/Reis Tract I</b>		
Location:	On Cole Brook, North of Cole Brook Road	Ownership:	SPA
Type:	Conservation	Area Served:	Community/ Region
Land Area:	9.9	Capacity:	N/A
Facilities:	None (N/A)		
Permanent Open Space:	Yes		
Comment:	Limited access wildlife habitat. Simmons Mill Pond watershed protection.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>44.</b>			
Facility:	<b>Town Way</b>		
Location:	End of Town Way	Ownership:	Town
Type:	Recreation	Area Served:	Community
Land Area:	N/A	Capacity:	50
Facilities:	Trash barrels.		
Permanent Open Space:	Yes		
Comment:	Public access to water. Used for bathing, beachcombing, fishing.		
<b>45.</b>			
Facility:	<b>State Wildlife Refuge</b>		
Location:	West Main Road	Ownership:	State
Type:	Conservation	Area Served:	Region
Land Area:	7+	Capacity:	N/A
Facilities:	None (N/A)		
Permanent Open Space:	Yes		
Comment:	No vehicular access. Wildlife habitat and conservation management area - adjacent to salt marsh on western edge. Used for shell fishing.		
<b>46.</b>			
Facility:	<b>Fogland Marsh</b>		
Location:	West of West Main Road	Ownership:	Nature Conservancy
Type:	Conservation	Area Served:	Region
Land Area:	Total (Land & Marsh) 36.4	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	The Nature Conservancy is a private, non-profit organization. Difficult access. Used for Environmental Education Program.		
<b>47.</b>			
Facility:	<b>Sakonnet Vineyards</b>		
Location:	East side of West Main Road	Ownership:	Private
Type:	Special	Area Served:	Region
Land Area:	119.6	Capacity:	N/A
Facilities:	Tours of vineyard, picnic areas.		
Permanent Open Space:	No		
Comment:	Special interest attraction. Visiting hours. Limited parking.		
<b>48.</b>			
Facility:	<b>(Fishing Piers)</b>		
Location:	East side of Bluff Head Avenue	Ownership:	Private
Type:	Special	Area Served:	Region
Land Area:	0.2	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	No		
Comment:	Commercial fishing creates special interest attraction.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>49.</b>			
Facility:	<b>Little Compton Game Club</b>		
Location:	John Dyer Road	Ownership:	Private
Type:	Conservation/Recreation	Area Served:	Community
Land Area:	11.5	Capacity:	N/A
Facilities:	Club house and Bake Pavilion, camping.		
Permanent Open Space:	No		
Comment:	Private membership club.		
<b>50.</b>			
Facility:	<b>Borden Tract</b>		
Location:	West Main Rd.	Ownership:	SPA
Type:	Conservation/Recreation	Area Served:	Region
Land Area:	4.9	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Perpetual Easement		
Comment:	Preserves watershed of Dunderry Brook.		
<b>51.</b>			
Facility:	<b>McTague Tract</b>		
Location:	Long Highway	Ownership:	LCACT
Type:	Conservation	Area Served:	Community
Land Area:	9.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Wildlife habitat, open space preservation, wetland protection.		
<b>52.</b>			
Facility:	<b>Amarantes/Reis Tract II</b>		
Location:	North of Cole Brook Road	Ownership:	SPA
Type:	Conservation	Area Served:	Community
Land Area:	1.8	Capacity:	--
Facilities:	None.		
Permanent Open Space:	Yes		
Comment:	Wildlife habitat, open space preservation, wetland protection.		
<b>53.</b>			
Facility:	<b>Parker Tract</b>		
Location:	Long Highway, east of Tompkins Lane	Ownership:	Private, DEV Rights-LCACT
Type:	Conservation	Area Served:	Community
Land Area:	7.2	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Development Rights		
Comment:	Wildlife habitat, open space preservation, wetland protection.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>54.</b>			
Facility:	<b>Rocha Tract</b>		
Location:	East Main Road	Ownership:	LCACT
Type:	Conservation	Area Served:	Community
Land Area:	16.0	Capacity:	--
Facilities:	None.		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		
<b>55.</b>			
Facility:	<b>Audubon Society of Rhode Island Perpetual Easement</b>		
Location:	West of Widgeon Lane to Quicksand Pond	Ownership:	Pequaw-Honk Maintenance Corporation
Type:	Conservation	Area Served:	Community/ Region
Land Area:	19.9	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		
<b>56.</b>			
Facility:	<b>Wiley Tract</b>		
Location:	On Quicksand Pond, South of Pottersville Road	Ownership:	Nature Conservancy (Partial)
Type:	Conservation	Area Served:	Community/ Region
Land Area:	16.5	Capacity:	--
Facilities:	None.		
Permanent Open Space:	Yes		
Comment:	Open space and coastal pond preservation. No access.		
<b>57.</b>			
Facility:	<b>Southworth Tract</b>		
Location:	North side of Swamp Road	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/ Region
Land Area:	19.6	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Access available.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>58.</b>			
Facility:	<b>Gilbert Tract</b>		
Location:	Long Highway	Ownership:	Private, Dev. Rights-LCACT
Type:	Conservation	Area Served:	Community/ Region
Land Area:	5.3	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Watson reservoir watershed protection.		
<b>59.</b>			
Facility:	<b>Wildes Farm</b>		
Location:	Shaw Road	Ownership:	Private, Dev. rights-LCACT
Type:	Conservation	Area Served:	Community/ Region
Land Area:	29.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		
<b>60.</b>			
Facility:	<b>Carlton Brownell Farm</b>		
Location:	West side of West Main Rd. Opposite Meeting House Lane	Ownership:	Private, Dev. rights-LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	48.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		
<b>61.</b>			
Facility:	<b>Rocha and Wood Tract</b>		
Location:	Long Highway	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	21.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Wetland protection		
<b>62.</b>			
Facility:	<b>Amarantes Tract</b>		
Location:	South side of Two Rod road	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	6.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Simmon's Mill Pond Watershed Protection.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>63.</b>			
Facility:	<b>Cole Tract</b>		
Location:	Grange Avenue	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	2.7	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		
<b>64.</b>			
Facility:	<b>von Steinwehr Tract</b>		
Location:	West of Dunderry Brook	Ownership:	Private, Dev. rights-LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	7.9	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Briggs Marsh watershed protection		
<b>65.</b>			
Facility:	<b>Indian Hill Road Tract</b>		
Location:	Indian Mil Road	Ownership:	SPA
Type:	Conservation	Area Served:	Community/Region
Land Area:	1.56	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		
<b>66.</b>			
Facility:	<b>Marvell Tract</b>		
Location:	South side of Meeting House Lane.	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	2.67	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Dundery Brook watershed protection		
<b>67.</b>			
Facility:	<b>De Sousa and Manchester</b>		
Location:	West side of Long Highway	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	2.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>68.</b>			
Facility:	<b>De Sousa Tract</b>		
Location:	North side of Swamp road adjacent to East side of Dunderly Brook	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	.52	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:	Open space preservation. Dunderly Brook and Briggs Marsh watershed protection		
<b>69.</b>			
Facility:	<b>Dabak and Ahearn</b>		
Location:	East side of Burchard Avenue	Ownership:	Private, Con. Ease-LCACT
Type:	Conservation	Area Served:	Community
Land Area:	9.4	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Watson Reservoir watershed protection		
<b>70.</b>			
Facility:	<b>Mulcahy and Cissel Tract</b>		
Location:	North side of Shaw Road	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	4.01	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		
<b>71.</b>			
Facility:	<b>Eddy and Forte Tract</b>		
Location:	North side of Cole Brook Road	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	3.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Wetland and Simmon's Mill Pond watershed protection		
<b>72.</b>			
Facility:	<b>Bogle Tract I</b>		
Location:	Barrier beach at Southern shore of . Briggs marsh	Ownership:	Private, Dev. rights-LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	15.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Limited access wildlife habitat. Nesting area for Piping Plovers		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>73.</b>			
Facility:	<b>Bogle Tract II</b>		
Location:	Flanks East shore of Briggs marsh	Ownership:	Private, Dev. rights-LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	68.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Wetland, wildlife habitat, scenic resource, valuable part of Briggs marsh watershed.		
<b>74.</b>			
Facility:	<b>Bogle Tract III</b>		
Location:	Flanks east side of Southworth farm adjacent to East side of Dunderly Brook	Ownership:	LCACT
Type:	Conservation	Area Served:	Community/Region
Land Area:	23.5	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:	Wetland, wildlife habitat, Briggs marsh watershed protection.		
<b>75.</b>			
Facility:	<b>D'Almo Tract II</b>		
Location:	North side of Swamp Road	Ownership:	SPA
Type:	Conservation	Area Served:	Community/Region
Land Area:	.35	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Dunderly Brook watershed protection		
<b>76.</b>			
Facility:	<b>Patrick, Samson, and Souza Tract</b>		
Location:	North side of Reservation Road	Ownership:	SPA
Type:	Conservation	Area Served:	Community/Region
Land Area:	13.63	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation, wildlife habitat, wetland protection..		
<b>77.</b>			
Facility:	<b>Ladd and Stone Tract</b>		
Location:	West shore of Briggs marsh	Ownership:	SPA
Type:	Conservation	Area Served:	Community/Region
Land Area:	8.1	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Dunderly Brook and Briggs Marsh watershed protection, scenic resource.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**

<b>78.</b>			
Facility:	<b>Blanchard Tract</b>		
Location:	South side of Cole Brook Rd. to west corner of John Dyer road	Ownership:	SPA
Type:	Conservation	Area Served:	Community
Land Area:	9.84	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation.		
<b>79.</b>			
Facility:	<b>Audubon Society of RI</b>		
Location:	Southwestern shore of Long Pond	Ownership:	Audubon Society of RI
Type:	Conservation	Area Served:	Community
Land Area:	.96	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation. Long Pond watershed protection, watershed protection.		
<b>80.</b>			
Facility:	<b>Audubon Society of RI</b>		
Location:	Island in Northern part of Briggs Marsh	Ownership:	Audubon Society of RI
Type:	Conservation	Area Served:	Community/Region
Land Area:	.09	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation, wildlife habitat protection.		
<b>81.</b>			
Facility:	<b>Nature conservancy</b>		
Location:	West shore of Quicksand pond	Ownership:	Nature Conservancy
Type:	Conservation	Area Served:	Community/Region
Land Area:	8.0	Capacity:	N/A
Facilities:	None		
Permanent Open Space:	Yes		
Comment:	Open space preservation, wildlife habitat protection Quicksand pond watershed protection.		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>82</b>			
Facility:	<b>Simonds Tract</b>	Plat	21
Location:	W. Main Rd.	Lot (s)	29
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	2.67 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>83.</b>			
Facility:	<b>Trowbridge, Erdman, Stone</b>	Plat	12
Location:	Sakonnet Pt. & Warrens Pt. Rd.	Lot (s)	69-1, 69-2
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	6.61 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>84.</b>			
Facility:	<b>Bissinger Tract</b>	Plat	5
Location:	W. Main Rd.	Lot (s)	40
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	124 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:	Active Farm		
<b>85.</b>			
Facility:	<b>Southworth II</b>	Plat	15
Location:	Swamp Rd.	Lot (s)	3
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	55 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>86.</b>			
Facility:	<b>Marvell (Phil</b>	Plat	32
Location:	South Shore Rd.	Lot (s)	158-4
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	3.1 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>87.</b>			
Facility:	<b>Douglas</b>	Plat	14
Location:	Grange Ave.	Lot (s)	51
Type:	Conservation	Ownership:	LCACT, Purchase
Land Area:	3.33 acres	Area Served:	Community
Facilities:	None	Capacity:	WA
Permanent Open Space:	Yes		
Comment:			
<b>88.</b>			
Facility:	<b>Fort Church</b>	Plat	40
Location:	Amy Hart Path	Lot (s)	88 & 90
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	18.55 acres	Area Served:	Community
Facilities:	None	Capacity:	WA
Permanent Open Space:	Yes		
Comment:			
<b>89.</b>			
Facility:	<b>Colt Tract</b>	Plat	16
Location:	Swamp Rd.	Lot (s)	71 & 74
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	3.77 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>90.</b>			
Facility:	<b>Cumming Tract</b>	Plat	43
Location:	Big Drum Rd.	Lot (s)	56
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	2.83 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>91.</b>			
Facility:	<b>MacKenzie Tract</b>	Plat	43
Location:	Big Drum Rd.	Lot (s)	58
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	1.98 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>92.</b>			
Facility:	<b>Kean Tract</b>	Plat	15
Location:	Swamp.	Lot (s)	1 & 2
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	8 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>92.</b>			
Facility:	<b>Kean Tract</b>	Plat	15
Location:	Swamp.	Lot (s)	1 & 2
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	8 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>93.</b>			
Facility:	<b>Eddy Tract</b>	Plat	25
Location:	Oak Forest Dr.	Lot (s)	73
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	50 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>94.</b>			
Facility:	<b>Simonds Tract (Deborah)</b>	Plat	21
Location:	West Main Rd.	Lot (s)	28
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	4.12 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>95.</b>			
Facility:	<b>Hathaway farm</b>	Plat	32
Location:	Brownell Rd.	Lot (s)	1
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	20.4 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>96.</b>			
Facility:	<b>Boadus/Kass</b>	Plat	16
Location:	Sakonnet Pt. Rd.	Lot (s)	21
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	1.08 acres	Area Sewed:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>97.</b>			
Facility:	<b>Cleaver Tract</b>	Plat	47
Location:	Rockbridge Dr.	Lot (s)	9-2 & 9-3
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	5.05 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>98.</b>			
Facility:	<b>Dunn Tract</b>	Plat	47
Location:	Rockbridge Dr.	Lot (s)	1-1
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	6.83 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>99.</b>			
Facility:	<b>Brown Tract</b>	Plat	47
Location:	Rockbridge Dr.	Lot (s)	2-3
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	3.27 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>100.</b>			
Facility:	<b>Bundy Tract</b>	Plat	30
Location:	Wm Sisson Rd.	Lot (s)	38
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	2.91 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>101.</b>			
Facility:	<b>Emery Tract</b>	Plat	17
Location:	West Main Rd.	Lot (s)	6-6
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	2.91 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>102.</b>			
Facility:	<b>Moore Tract</b>	Plat	9
Location:	Round Pond Rd.	Lot (s)	4
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	1 acre	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>103.</b>			
Facility:	<b>La Coste Tract</b>	Plat	15
Location:	Shaw Rd.	Lot (s)	29-4
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	2.9 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>104.</b>			
Facility:	<b>Almy Tract</b>	Plat	2
Location:	West Main Rd.	Lot (s)	1
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	37 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>105.</b>			
Facility:	<b>Wislocki Tract</b>	Plat	30
Location:	South of Commons	Lot (s)	14-3
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	12 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>106.</b>			
Facility:	<b>Cabral Tract</b>	<b>Plat</b>	40
Location:	Colebrook Rd.	Lot (s)	67
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	1 acre	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>107.</b>			
Facility:	<b>Marvell Tract II (Phil)</b>	Plat	32
Location:	South Shore Rd.	Lot (s)	158-6
Type:	Conservation	Ownership:	LCACT, Donation
Land Area:	2.32 acres	Area Sewed:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>108.</b>			
Facility:	<b>Spicer Tract</b>	Plat	45
Location:	John Dyer Rd.	Lot (s)	14
Type:	Conservation	Ownership:	Private LCACT, DR
Land Area:	19.59 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:	Hunting, Hiking, Fishing		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>109.</b>			
Facility:	<b>Simmons Mill</b>	Plat	38 / 39
Location:	Colebrook & J. Dyer Rds.	Lot (s)	11 / 26-1
Type:	Conservation/Recreation	Ownership:	State
Land Area:	352.4 acres	Area Saved:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:	Hunting, Hiking, Fishing		
<b>110.</b>			
Facility:	<b>Simmons Mill Pond</b>	Plat	38
Location:	Colebrook & J. Dyer Rds.	Lot (s)	1-2 & 1-9
Type:	Conservation/Recreation	Ownership:	State
Land Area:	56.41 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:	Hunting, Hiking, Fishing		
<b>111.</b>			
Facility:	<b>Simmons Mill Pond</b>	Plat	40
Location:	Colebrook & Amy Hart Path.	Lot (s)	23, 59, 98, 50-1
Type:	Conservation/Recreation	Ownership:	State
Land Area:	29.26 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:	Hunting, Hiking, Fishing		
<b>112.</b>			
Facility:	<b>Nonquit Pond</b>	Plat	1
Location:	Francis Lane	Lot (s)	144, 145, 146
Type:	Conservation	Ownership:	State
Land Area:	3.8 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:	Hunting, Hiking, Fishing		

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>113.</b>			
Facility:	<b>Simmons Mill Pond</b>	Plat	38
Location:	Colebrook Rd.	Lot (s)	16-3
Type:	Conservation	Ownership:	Nature Conservancy
Land Area:	29 acres	Area Served:	Region
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>114.</b>			
Facility:	<b>Young Tract</b>	Plat	21
Location:	West Main Rd.	Lot (s)	40
Type:	Conservation	Ownership:	Private, State, DR
Land Area:	90.27 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>115.</b>			
Facility:	<b>Young Tract</b>	Plat	21
Location:	West Main Rd.	Lot (s)	40
Type:	Conservation	Ownership:	Private, State, DR to Newport
Land Area:	89.49 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>116.</b>			
Facility:		Plat	5
Location:	Church Lane	Lot (s)	33
Type:	Conservation	Ownership:	SPA
Land Area:	8.5 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>117.</b>			
Facility:		Plat	6
Location:	Taylor's Lane & TL, South	Lot (s)	19
Type:	Conservation	Ownership:	SPA
Land Area:	2.02 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>118.</b>			
Facility:		Plat	6
Location:	Taylor's Lane	Lot (s)	31 & 31
Type:	Conservation	Ownership:	SPA
Land Area:	2 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>119.</b>			
Facility:		Plat	16
Location:	Meadow lane	Lot (s)	68
Type:	Conservation	Ownership:	SPA
Land Area:	1.5 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>120.</b>			
Facility:		Plat	32
Location:	John Sisson & Pond View	Lot (s)	160
Type:	Conservation	Ownership:	SPA
Land Area:	1.3 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>121</b>			
Facility:	<b>Shaw Property</b>	Plat	8
Location:	Sakonnet Pt. Rd.	Lot (s)	5 & 6
Type:	Conservation	Ownership:	SPA
Land Area:	3,325 & 1,855 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>122.</b>			
Facility:		Nat	45
Location:	John Dyer. Rd.	Lot (s)	9
Type:	Conservation	Ownership:	Audubon
Land Area:	17.1 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>123.</b>			
Facility:		Plat	1
Location:	Carey Lane.	Lot (s)	167
Type:	Conservation	Ownership:	Town
Land Area:	1.9 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			
<b>124.</b>			
Facility:	<b>Town Dump</b>	Plat	40
Location:	Colebrook Rd.	Lot (s)	85
Type:		Ownership:	Town
Land Area:	26 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open	Yes		
Space:			
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>125.</b>			
Facility:		Plat	41
Location:	Long Highway	Lot (s)	30
Type:		Ownership:	Town
Land Area:	1.3 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>126.</b>			
Facility:		Plat	41
Location:	Long Highway	Lot (s)	16
Type:		Ownership:	Town
Land Area:	2L,000 sq. ft.	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>127.</b>			
Facility:		Plat	31
Location:	South of Commons	Lot (s)	40-2
Type:		Ownership:	Town
Land Area:	5.1 acres	Area Served:	Community
Facilities:	None	Capacity:	N/A
Permanent Open Space:	Yes		
Comment:			
<b>128.</b>			
Facility:	<b><u>Safety Complex</u></b>	Plat	30
Location:	Simmons Rd.	Lot (s)	3-2
Type:		Ownership:	Town
Land Area:	3.85 acres	Area Served:	Community
Facilities:		Capacity:	N/A
Permanent Open Space:			
Comment:			

**Table 7-2 continued**  
**Inventory of Recreation, Conservation and Open Space Sites**  
**Added in 2001**

<b>130.</b>			
Facility:	<b>Maintenance</b>	Plat	20
Location:	Commons	Lot (s)	6
Type:		Ownership:	Town
Land Area:	13,250 sq. ft.	Area Served:	Community
Facilities:		Capacity:	N/A
Permanent Open Space:			
Comment:			
<b>131.</b>			
Facility:		Plat	43
Location:	Colebrook & J. Dyer	Lot (s)	1
Type:		Ownership:	Town
Land Area:	13,000 sq. ft.	Area Served:	Community
Facilities:		Capacity:	N/A
Permanent Open Space:			
Comment:			
<b>132.</b>			
Facility:	<b><u>Town Dock</u></b>	Plat	9
Location:	Sakonnet Point	Lot (s)	430
Type:		Ownership:	Town
Land Area:	32,412 sq. ft.	Area Served:	Community
Facilities:		Capacity:	N/A
Permanent Open Space:			
Comment:			

Notes: "SPA" refers to Sakonnet Preservation Association. "RIDEM" refers to Rhode Island Department of Environmental Management. "N/A" indicates Not Applicable. Reference numbers correspond to the attached location map (see Parcel Location Map Key for Plat and Lot nuts)

Note that the updating of Table 7-2 is not always followed in the remaining charts that follow.

Sources: Little Compton Agricultural Conservancy Trust  
 Town of Little Compton 1994 Tax Assessors plat and lot maps and 1994 tax book.  
 Updates: 2000 Tax Books, Recreation, Conservation and Open Space Committee, and Darrell Harvey.

**Table 7-3  
 Parcel Location Key for Location Map**

<b>Ref. No.</b>	<b>Facility Name</b>	<b>Plat No.</b>	<b>Lot No.</b>	<b>Land Area</b>
1. (B4)	Lloyd's Beach	09	400 (partial)	1.50
2. (C5)	East and West Islands	10	2, 3	9.6
3. (R12)	Breakwater	09	439	0.67
4. (R11)	Sakonnet Harbor Boat Ramp	09	391, 392	0.18
5. (C11)	Haffenreffer Wildlife Refuge	09	398	8.9
6. (C/R9)	Harbor Lots	09	385, 387-9, 392-7, 429	1.4
7. (R4)	Sakonnet Yacht Club	08 09	71-2 336-9, 381	1.7
8. (C5)	Perkins' Tract	09	303	0.6
9. (B4)	Tappen's Beach	09	191	0.37
10. (C8)	Sakonnet Lighthouse	10	1	0.18
11. (R9)	Sakonnet Golf Club	08	16	185.7
12. (C/R9)	Town Landing	14	47	4.7
13. (B9)	Town Beach	34	2	4.2
14. (B4)	Briggs Beach	14	1-21	19.0
15. (C/RB92)	Goosewing Beach/Dunes/Marsh	35	8-2	75.0
16. (C2)	Sisson Farm (West)	34	1 (partial)	30.0
17. (C2)	Sisson Farm (East)	35	8-1	6.5
18. (B4)	Warrens Point Beach Club	11	66,67	13.4
19. (C5)	Quoquonset	16	43	3.0
20. (C5)	D'Almo Tract L	17	11	24.8
21. (C5)	Small and Shrewsbury Tract	16	3,4	25.7
22. (C5)	Simonds Tract	18	8	12.2
23.(C/R9)	Wilbour Woods & Crandon Tract	17	12	81.52
24. (C/R9)	Crandon Tract	17	12	
25. (C5)	Meehan Tract	18	23	2.1
26. (C5)	Burroughs Tract	29	43	20.5
27. (R9)	Taylor's Lane	6	-	0.0
28. (C/R5)	The Ponderosa	20	16	1.0
29. (S9)	Veterans Field	20	11	10.6
30. (S9)	Pike's Peak	20	4A, 4B	.67
31. (S9)	Little Compton Cemetery	20	3	1.6
32. (NP4)	St. Catherine's Park	30	5	0.5
33. (PF9)	Wilbur School Playfield	20	8	5.5
34. (PG9)	Wilbur School Playground	20	8	0.25
35. (PL9)	Wilbur School Playlot	20	8	0.25
36. (C5)	Duffield Tract	20	32	26.0

<b>Ref. No.</b>	<b>Facility Name</b>	<b>Plat No.</b>	<b>Lot No.</b>	<b>Land Area</b>
37. (C5)	Eddy Tract	20	37-2	11.88
38. (CR/5)	Adamsville Brook	42	113	2.1
39. (PF9)	Wheeler Memorial Common	43	23	1.5
40. (C/R4)	Camping Area	41	11	7.8
41. (C10)	Watson Reservoir	23	1	300.0
42. (CR4)	Camping Area	41	67-2, 70, 71	16.5
43. (C5)	Amarantes/Reis Tract L	40	6	9.90
44. (R9)	Town Way	1	--	0.0
45. (C11)	State Wildlife Refuge	1	67, 143-6	7.0
46. (C7)	Fogland marsh	1	278,280,279	36.4
47. (S4)	Sakonnet Vineyards	22	8-1	119.6
48. (S4)	Fishing Piers	09	438,437	0.2
49. (C/R4)	Little Compton Game Club	44	4,5	11.5
50. (C5)	Borden Tract	21	73-2	4.9
51. (C1)	McTague Tract	40	1	9.0
52. (C5)	Amarantes/Reis Tract II	40	8-4	1.8
53. (C2)	Parker Tract	41	21-2	7.2
54. (C1)	Rocha Tract	28	53	16.0
55. (C4,6)	Audubon Society of RI Perpetual Easement	47	19	19.9
56. (C7)	Wiley Tract	46	15	16.5
57. (C1)	Southworth Tract L	17	18	19.6
58. (C2)	Gilbert Tract	26	19-12	5.0
59. (C2)	Wildes Farm	33	14-2	29.0
60. (C2)	Carlton Brownell Farm	5	6	48.0
61. (C1)	Rocha and Wood Tract	29	31-2	21.0
62. (C1)	Amarantes Tract	41	67-1	6.0
63. (C1)	Cole Tract	14	42	2.7
64. (C2)	von Steinwehr Tract	16	75	7.9
65. (C5)	Indian I-Ell Road Tract	4	41	1.56
66. (C1)	Marvell Tract	19	25	2.67
67. (C10)	De Sousa and Manchester Tract	29	31-3	2.0
68. (C1)	De Sousa Tract	17	17	.52
69. (C3)	Dabak and Ahearn	26	8-1,8-2,8-3,8-4	9.4
70. (C1)	Mulcahy and Cissel Tract	32	11,4-2	4.01
71. (C1)	Eddy and Forte Tract	40	11-2	3.0
72. (C2)	Bogle Tract L	13	2	15.0
73. (C2)	Bogle Tract II	14	1-2	68.0
74. (C1)	Bogle Tract III	15	32	23.5
75. (C5)	D'Almo Tract II	17	13	.35

Ref. No.	Facility Name	Plat No.	Lot No.	Land Area
76. (C5)	Patrick/Samson/Souza Tract	7	9-6	13.63
77. (C5)	Ladd and Stone Tract	12	75	8.1
78. (C5)	Blanchard Tract	43	72-2, 73-2,73-4, 73-1	9.84
79. (C6)	Audubon Society of RI	9	180,181,182,185,186,187, 188	.96
80. (C6)	Audubon Society of RI	16	50	.09
81. (C7)	Nature Conservancy	37	56	8.0
			Total Acreage	1,514.02

Sources: Town of Little Compton, Tax Assessor, 1988, 1994 Little Compton Agricultural Conservancy Trust, 1992, 1994. See Figure 7-5 for reference number key. Note that Figure 7-5 identifies 81 sites as listed in Table 7-3, but does not include the sites identified as 82 through 132 in Table 7-2.

**Table 7-4  
Parcels Listed by Facility**

	Facility Type	Area by Facility (in acres)	Support	Total Area (in acres)
<b>TYPE 1</b>	<b>PLAYLOT</b>			
	35. Wilbur School Playlot	0.25		0.25
<b>TYPE 2</b>	<b>PLAYGROUND</b>			
	35. Wilbur School Playground	0.25		0.25
<b>TYPE 3</b>	<b>PLAYFIELD</b>			
	33. Wilbur School Playfield	5.5		
	39. Wheeler Memorial Common	1.5		7.00
<b>TYPE 4</b>	<b>NEIGHBORHOOD PARK</b>			
	32. St. Catherine's Park	0.5		0.50
<b>TYPE 5</b>	<b>LARGE PARK</b>			
	None	0.0		0.00
<b>TYPE 6</b>	<b>RECREATION</b>			
	3. Breakwater	0.67		
	4. Sakonnet Harbor Boat Ramp	0.9		
	7. Sakonnet Yacht Club	1.7		
	11. Sakonnet Golf Club	185.7		
	27. Taylor's Lane	0.0		
	44. Town Way	0.0		
				188.97
<b>TYPE 7</b>	<b>BEACH</b>			
	a) Residents only			
	1. Lloyd's Beach	1.5	0.00	1.50
	b) Open to Public			

	Facility Type	Area by Facility (in acres)	Support	Total Area (in acres)
	9. Tappen's Beach	.37	0.0	
	13. Town Beach	0.69	3.51	4.2
	15. Goosewing Beach (small Western portion) / Dune/ Marsh	75.00	0	75
		76.06	3.51	79.57
	<b>c) Members only</b>			
	14. Briggs' Beach	0.14	18.86	
	16. Warren's Point Beach Club	0.28	13.12	
		0.42	26.98	32.40
<b>TYPE 8</b>	<b>CONSERVATION</b>			
	<b>a) Unlimited Access</b>			
	24. Meehan	2.1		2.10
	<b>b) Limited Access</b>			
	8. Perkins	0.6		
	19. Quoquonset	3.0		
	20. D'Almo Tract I	24.8		
<b>TYPE 8</b>	<b>CONSERVATION</b>			
	<b>b) Limited Access cont.</b>			
	21. Small and Shrewsbury	25.7		
	22. Simonds Tract	12.2		
	26. Burroughs Tract	20.5		
	36. Duffield Tract	26.0		
	37. Eddy Tract	11.9		
	43. Amarantes/Reis Tract I	9.90		
	45. State Wildlife Refuge	7.0		
	46. Fogland Marsh	36.4		
	50. Borden Tract	4.9		
	51. McTague Tract	9.2		
	52. Amarantes/Reis Tract II	1.8		
	53. Parker Tract	7.2		
	54. Rocha Tract	16.0		
	55. Audubon Society of Rhode Island Perpetual Easement	19.9		
	56. Wiley Tract	16.5		
	57. Southworth Tract	19.6		
	58. Gilbert Tract	5.0		
	59. Wildes Farm	29.0		
	60. Carlton Brownell Farm	48.0		
	61. Rocha and Wood Tract	21.0		
	62. Amarantes Tract	6.0		
	63. Cole Tract	2.7		
	64. von Steinwehr	7.9		
	65. Indian Hill Road Parcel	1.56		
	16. Sisson farm (West)	30.0		
	17. Sisson Farm (East)	6.5		

	Facility Type	Area by Facility (in acres)	Support	Total Area (in acres)
	66. Marvell Tract	2.67		
	67. De Sousa and Manchester Tract	2.0		
	68. De Sousa Tract	.52		
	69. Dabak and Ahearn	9.4		
	70. Mulcahy and Cissel Tract	4.01		
	71. Eddy <i>and</i> Forte Tract	3.0		
	72. Bogle Tract I	15.0		
	73. Bogle Tract II	68.0		
	74. Bogle Tract III	23.5		
	75. D'Almo Tract II	.35		
	76. Patrick/Samson/Souza Tract	13.63		
	77. Ladd and Stone Tract	8.1		
	78. Blachard Tract	9.84		
	79. Audubon Society of RI	.94		
	80. Audubon Society of RI	.09		
	81. Nature Conservancy	8.0		
				<u>599.81</u>
	c)Restricted Access			
	2. East and West Islands	9.6		
	5. Haffenreffer Wildlife Refuge	8.9		
	10. Sakonnet Lighthouse	0.2		
	41. Watson Reservoir	300.0		
				318.70
<b>TYPE 9</b>	<b>CONSERVATION/ RECREATION</b>			
	6. Harbor Lots	1.4		
	12. Town Landing	4.7		
	15. Goosewing Beach /Dunes/Marsh	75.0		
	23., 24. Wilbour Woods + Crandon Tract	81.52		
	28. "The Ponderosa"	1.0		
	38. Adamsville Brook	2.1		
	40. Camping Area	7.8		
	42. Camping Area	16.5		
	49. Little Compton Game Club	11.5		
				201.52
<b>TYPE 10</b>	<b>SPECIAL</b>			
	29. Veteran's Field	10.6		
	30. "Pike's Peak"	0.7		
	31. Little Compton Cemetery	1.6		
	47. <b>Sakonnet</b> Vineyards	119.6		
	48. Fishing Piers	0.2		
				132.7
			<b>Total</b>	1565.47

**Table 7-5**  
**Overall Property Ownership**  
*Note that this table is revised and updated in 2001*

<b>1) Audubon Society</b>			
Name	Plat	Lot	Acres
	9	180	0.10
	9	181	0.09
Long Pond	9	182	0.10
	9	184	0.14
	9	185	0.13
	9	186	0.13
	9	187	0.08
	9	188	0.18
Spectacle Island	16	50	0.09
John Dyer Rd.	45	9	17.10
Pequaw - Honk	47	19	19.90
<b>Total</b>			<b>38.05</b>

**2) Sakonnet Lighthouse Rock (Plat 10 - Lot 1) about 8,000 square feet**

<b>3) Little Compton Agricultural Conservancy Trust</b>			
Name	Plat	Lot	Acres
Crandon	6	1	7.93
Trowbridge, Erdman, Stone	12	69-1	4.38
Trowbridge, Erdman, Stone	12	69-2	2.23
Cole Tract	14	42	2.70
Douglas, Grange Ave.	14	51	3.33
Bogle Tract III	15	32	24.90
Colt Tract, Swamp Rd.	16	71	1.77
Colt Tract, Swamp Rd.	16	74	2.00
De Sousa Tract	17	17	0.53
Southworth Tract I	17	18	19.60
Marvell Tract	19	25	2.67
Simonds Tract, West Main Rd.	21	27	2.00
Eddy Tract, Oak Forest Dr.	25	73	50.00
Rocha Tract	28	53	16.00
Rocha & Wood Tract	29	31-2	19.50
De Sousa & Manchester Tract	29	31-3	2.01
Bundy Tract, Wm Sisson Rd.	30	38	12.50
Marvell I (Phil), South Shore Rd.	32	158-4	3.10
Mulcahy - Cissel	32	11	4.39
Marvell II	32	158-6	2.32
McTague Tract	40	1	9.20
Eddy & Forte Tract	40	11-2	3.00

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<b>3) Little Compton Agricultural Conservancy Trust</b>			
Cabral Tract	40	67	0.83
Fort Church, Amy Hart Path	40	88	4.30
Fort Church, Amy Hart Path	40	90	14.25
Amarantes Tract	41	67	5.50
Dunn Tract	47	1-1	6.83
<b>TOTAL</b>			<b>227.77</b>

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<b>4) Town</b>			
<b>Name</b>	<b>Plat</b>	<b>Lot</b>	<b>Acres</b>
Carey Lane	1	167	1.90
	4	91-I	7.18
Harbor Lot	9	395	0.08
Harbor Lot	9	389	0.09
Harbor Lot	9	393	0.08
Harbor Lot	9	396	0.08
Harbor Lot	9	385	0.57
Harbor Lot	9	392	0.08
Harbor Lot	9	394	0.08
Harbor Lot	9	388	0.10
Harbor Lot	9	387	0.11
Town Dock	9	430	0.74
Town <u>landing</u>	14	47	4.70
Wilbour Woods & Crandon Lot	17	12	81.52
Pike's Peak	20	4	0.38
Veterans' Field	20	11	10.60
	20	6	0.30
	20	4-2	0.28
	28	39	0.08
	30	3-2	3.85
	31	40	2.91
	31	40-2	5.10
Town Beach	34	2	4.20
Town Dump	40	85	28.00
	41	30	1.30
	41	16	0.46
Wheeler Memorial Common	43	23	1.50
	43	1	0.30
<b>TOTAL</b>			<b>156.60</b>

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**5) Cemeteries**

<b>Name</b>	<b>Plat</b>	<b>Lot</b>	<b>Acres</b>
Almy	1	6	0.14
	2	9-2	0.11
Briggs	14	2	0.03
Seaconnet	17	2	0.25
Florence Wilbour	18	10	0.11
Union	19	4	2.80
Little Compton	20	3	1.60
	22	1-2	0.08
Woodman	25	34	0.06
	26	6-6	0.30
Pearce	27	17	0.08
Head Cemetery	30	32-5	0.06
Wilber	30	13	0.32
St. Catherine's	31	8	4.40
Seabury	33	25	0.28
	33	8	0.04
	36	5	0.06
Adamsville	37	9	0.10
	43	2	1.00
Tabor-Hoxie	46	4	0.04
<b>TOTAL</b>			<b>11.86</b>

**6) Little Compton Scouts**

<b>Name</b>	<b>Plat</b>	<b>Lot</b>	<b>Acres</b>
	41	70	5
	41	71	10.5
	41	67-2	1
<b>TOTAL</b>			<b>16.5</b>

**7) Rhode Island Red Club, (Plat 43, Lot 24) – about 980 square feet.**

**8) RC Diocese of Fall River, Plat 42, Lot 116) about 23,500 square feet.**

**9) Sakonnet Preservation Association**

<b>Name</b>	<b>Plat</b>	<b>Lot</b>	<b>Acres</b>
Church Lane	5	33	8.50
Patrick et al	7	9-6	13.63
Perkins	9	303x	0.60

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**9) Sakonnet Preservation Association**

<b>Name</b>	<b>Plat</b>	<b>Lot</b>	<b>Acres</b>
West Island	10	2	6.30
East island	10	3	3.30
Todd & Stone	12	75	5.71
Small & Shrewsbury	16	4	11.50
No Record	16	73-4	14.21
Quoquesett	16	43	3.00
D'Almo I	17	11	24.82
D'Almo II	17	13	0.35
Meehan	18	23	2.10
Simonds	18	8	12.20
Ponderosa	20	16	3.30
Duffield	20	32	26.00
Eddy	20	37-2	11.88
Burroughs	29	43	20.50
Amarantes / Ris II	40	8-4	1.80
Amarantes / Ris I	40	6	9.90
Adamsville Brook	42	113	2.10
Shaw	8	5	3.33
Shaw	8	6	1.86
Sisson & Pondview Drive	32	160	1.31
Meadow lane	16	68	1.50
Taylor's Lane	6	30	1.00
Taylor's Lane	6	31	1.00
Blanchard	43	72-2	2.00
Blanchard	43	73-1	2.14
Blanchard	43	73-2	2.90
Blanchard	43	73-4	2.80
Taylor's Lane & TL South	6	19	2.02
Borden	21	73-2	4.70
Indian Hill	4	41	1.56
<b>TOTAL</b>			<b>209.81</b>

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**10) Rhode Island Boy Scouts**

<b>Name</b>	<b>Plat</b>	<b>Lot</b>	<b>Acres</b>
	41	11	7.80
	41	14	0.87
	41	0064-1	2.00
<b>TOTAL</b>			<b>10.67</b>

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<b>11) State of Rhode Island</b>			
<b>Name</b>	<b>Plat</b>	<b>Lot</b>	<b>Acres</b>
Nonquit	1	146	1.10
Nonquit	1	144	1.70
	1	67	4.53
Nonquit	1	145	0.53
	1	143	0.49
	9	398	8.90
	38	1-9	19.91
	38	1-2	30.90
Simmons	38	11	5.60
	40	59	0.30
	40	23	1.62
	40	98	5.70
	40	50	21.64
Simmon's Mill Pond	39	26-1	352.40
<b>TOTAL</b>			<b>455.31</b>

<b>12) Nature Conservancy</b>			
<b>Name</b>	<b>Plat</b>	<b>Lot</b>	<b>Acres</b>
Fogland	1	278	16.44
Fogland	1	280	18
Fogland	1	279	2
Goosewing Beach	35	8-2	75
Simmon's	38	16-3	29.01
Wiley	46	15	16.5
Quicksand Pond	37	56	20.6
<b>Total</b>			<b>177.55</b>

**13) United States, Breakwater (Plat 9, Lot 439) about 29,000 square feet.**

**14) Village Improvement Society (Plat 20, Lot 9) about 3,300 square feet.**

**15) Watson Reservoir (Plat 23 Lot 1) Land and water 675+ acres.**

**Grand Total =1,980.62 acres**

Source: 2000 Tax Books, Recreation, Conservation and Open Space Committee.

Table 7-6  
Sites Considered Permanent Open Space

Key	Sites	Land Area
1.	Lloyd's Beach	1.50
2.	East and West Islands	9.60
4.	Sakonnet Harbor Boat Ramp	.18
5.	Haffenreffer Wildlife Refuge	8.9
8.	Perkins Tract	0.60
12.	Town Landing	4.70
13.	Town Beach	4.20
15.	Goosewing Beach /Dunes/Marsh	75.0
16.	Sisson Farm (West)	30.0
17.	Sisson Farm (East)	6.5
19.	Quoquonset	3.00
20.	D'Almo Tract	24.8
21.	Small and Shrewsbury Tracts	25.70
22.	Simonds Tract	12.20
23.	Wilbour Woods -	81.52
24.	Crandon Tract	
25.	Meehan Tract	2.10
26.	Burroughs Tract	20.50
27.	Taylor's Lane	0.00
28.	"The Ponderosa"	1.00
29.	Veteran's Field	10.6
30.	"Pike's Peak"	0.67
31.	Little Compton Cemetery	1.60
32.	St. Catherine's Park	0.50
34.	Wilbur School Playground	0.25
35.	Wilbur School Playlot	0.25
36.	Duffield Tract	26.00
37.	Eddy Tract	11.88
38.	Adamsville Brook	2.10
39.	Wheeler Memorial Common	1.50
40.	Camping Area	7.80
43.	Amarantes/Reis Tract I	9.90
44.	Town Way	0.00
45.	State Wildlife Refuge	7.00
46.	Fogland Marsh	36.40
40.	Borden Tract	4.90
51.	McTague Tract	9
52.	Amarantes/Reis Tract II	1.8
53.	Parker Tract	7.2
54.	Rocha Tract	16.0
55.	Audubon Society of RI. Perpetual Easement	19.9
56.	Wiley Tract	16.5
57.	Southworth Tract I	19.6
58.	Gilbert Tract	5.0
59.	Wildes Farm	29.0
60.	Carlton Brownell Farm	48.0

Key	Sites	Land Area
61.	Rocha and Wood Tract	21.0
62.	Amarantes Tract	6.0
63.	Cole Tract	2.7
64.	von Steinwehr Tract	7.9
65.	Indian 111I Road Parcel	1.56
66.	Marvell Tract	2.67
67.	De Sousa and Manchester Tract	2.0
68.	De Sousa Tract	.52
69.	Dabak and Ahearn	9.4
70.	Mulchahy and Cissel Tract	4.01
71.	Eddy and Forte Tract	3.0
72.	Bogle Tract I	15.0
73.	Bogle Tract II	68.0
74.	Bogle III	23.5
75.	D'Almo Tract II	.35
76.	Patrick, Samson and Souza Tract	13.63
77.	Ladd and Stone Tract	8.1
78.	Blanchard Tract	9.84
79.	Audubon Society of RI	.96
80.	Audubon Society of RI	.09
81	Nature Conservancy	8.0
	Total	810.91

**Table 7-7**  
**Properties Participating in the Rhode Island Farm, Forest**  
**and Open Space Program as of March, 2001**

Nat	Lot	Property Owner	Description	Acres
1	34	Faria, Carolyn Lee	Farm	1.00
1	36	Faria, Carolyn Lee	Farm	0.97
1	291	Ferolbink Farms	Farm	13.00
1	3-1	Faria, Gabriel Jr (1/2) Windy Hill	Farm	4.10
2	1	Almy, Richard & Edith	Farm	37.00
2	3	Almy, Richard & Edith	Farm	4.90
2	11	Peckham, Jason M.	Farm	18.10
2	12	Peckham, Jason M.	Farm	29.50
2	13	Peckham, Jason M.	Farm	12.30
2	11-1	Peckham, Jason	Farm	18.93
2	11-2	Young Realty Trust	Farm	14.15
2	11-3	Byrne, Janice	Farm	13.60
2	11-4	Elder, Rachel	Farm	12.90
2	9-1	Almy, Charles B & Pratt, Marcia	Farm	106.00
3	3	Rose, Vincent C.	Farm	20.10
3	12	Merriman, Jeannette West	Open Space	6.20
3	13	Merriman, Jeannette West	Open Space	9.50
3	14	Merriman, Jeannette West	Open Space	14.30
3	1-1	Cabot, Jane P	Farm	44.30

Plat	Lot	Property Owner	Description	Acres
3	11-2	Walker, Coil Maclean	Farm	9.80
3	2-1	Cabot, Jane P	Farm	40.63
3	7-1	Hough, Elizabeth B & Ward S	Farm	5.85
4	6	Sherer, Joseph F. Jr. Trustee	Farm	15.00
4	6-1	Red Top Farm Real Estate Trust	Farm	14.10
4	7	Harper, Philip R.	Open Space	9.87
4	50	Duffield, Edward D. H	Farm	2.60
4	53	Duffield, Edward D II	Farm	3.03
4	54	Duffield, Edward D. II	Farm	20.50
5	1	Richmond, Helen, Geraldine & Josephine	Open Space	12.00
5	21	Born, Christopher T & Wendy Smith Born	Open Space	18.20
5	27	Walker, Anthony	Open Space	6.50
5	28	Walker, Anthony	Open Space	10.15
5	29	Havens, Louise R	Open Space	9.52
5	33	Hough, Elizabeth B.	Open Space	8.50
5	38	Hutchins, Suzanne F.	Open Space	15.82
5	40	Bissinger Family LLC	Farm	129.99
5	30-1	Havens, Louise P.	Open Space	4.10
5	30-2	Havens, Philip K	Open Space	5.25
6	13	Hough, Elinor S.	Open Space	6.21
6	80	Brayton, Dorothy P Trust	Farm	0.34
6	86	Brayton, Dorothy P Trust	Farm	8.66
6	87	Brayton, Dorothy P Trust	Farm	17.50
6	88	Brayton, Dorothy P Trust	Farm	20.00
6	94	Middendorf J. William II	Farm	76.30
7	9-5	Patrick, James B &	Open Space	7.13
7	11	Patrick, Martha L.	Open Space	12.60
7	12	Patrick, Martha L.	Open Space	4.60
7	15	Sakonnet Golf Club	Open Space	67.30
8	16	Sakonnet Golf Club	Open Space	3.90
8	17	Sakonnet Golf Club	Open Space	36.80
8	18	Sakonnet Golf Club	Open Space	19.44
8	19	Sakonnet Golf Club	Open Space	15.96
8	23	Goodrich, David	Open Space	6.00
8	47	Sakonnet Golf Club	Open Space	40.80
9	25	The Meadow	Open Space	20.00
11	23	Marvell Family LTD Part	Open Space	15.40
11	24	Chase, Samuel N. & Eszter	Open Space	3.40
11	34	Middendorf, Isabelle	Open Space	7.20
12	20	Havens, Sally Atwater	Open Space	8.80
12	21	Lot 21 Trust, 1987	Open Space	9.28
12	22	White, Hunter H., Jr. Ltd. Partnership	Open Space	5.28
12	23	Atwater, Nathaniel B.	Open Space	1036
12	25	Atwater, Nathaniel B.	Open Space	5.54
12	78	Stone, Henry S. & Jean R.	Open Space	6.30

Plat	Lot	Property Owner	Description	Acres
12	21-3	Havens, David Atwater	Open Space	4.00
12	79-1	Stone, Henry S. & Jean R	Open Space	6.10
12	9 and 12	Sargent, Christopher S.	Open Space	42.00
13	1	Truesdale, Minna D. Estate	Open Space	23.60
14	1	Bogle, Ruth C.	Open Space	104.00
14	53.1	Cutts, Morgan & Katherine B. K.	Open Space	15.47
14	53.2	Winkler, Janet P.B. &	Open Space	46.40
14	53.3	Robinson, John W.	Open Space	15.47
15	1	Kean, John V.	Open Space	6.40
15	1	Luthi, Rolf et al	Farm	6.80
15	1	Luthi, Rolf et als	Farm 2001	6.80
15	2	Kean, John V. et al	Farm	192
15	2	Kean, John Vetals	Farm 2001	3.92
15	3	Southworth, Richard B.	Farm	64.20
17	4	Amon, Deborah A.	Open Space	13.30
18	1	Richmond, William	Farm	40.70
18	9	Carter, Letitia	Open Space	33.10
18	21	Danforth, Murray S III et als	Farm	52.51
18	22	Danforth, Murray S III et als	Farm	8.52
18	25	Gwynne, John A. Jr. & Adeline G.	Open Space	5.30
18	28	Taylor, Lewis L. & Hope F.	Farm	72.00
18	3-7	Costa, Antone D. & Alzira	Open Space	36.70
19	39	Makintosh, William III &	Open Space	16.10
19	40	Richmond, William	Farm	49.50
19	40-5	Samson, Earl A Qualified Personal	Farm	3.60
19	40-6	Samson, Earl A Qualified Personal	Farm	1.80
19	40-7	Samson, Earl A Qualified Personal	Farm	2.60
19	40-8	Samson, Earl A Qualified Personal	Farm	4.00
19	40-9	Samson, Earl A Qualified Personal	Farm	2.30
20	19	Samson, Earl A. III & Allyson D.	Open Space	6.20
20	34	Giguere, George J. & Annie M.	Open Space	8.10
20	40	Bumble Bee Farm Inc.	Farm	223.00
20	44	Windle, Fabia Frenning Closson	Farm	11.60
20	45	Goulart, Joseph A. & Francis L.	Open Space	5.90
20	46	Dow, Clarence E. & Priscilla	Farm	10.60
20	56	Pontes, Clara C. & Joseph	Farm	67.00
20	31-3	Purmont, George L. Jr. &	Open Space	20.50
20	33-1	Giguere, George J. & Annie M.	Open Space	12.00
20	56-2	Pontes, Clara C & Joseph	Farm	63.00
21	4	Gavin, Donald N. & Elinor P.	Farm	22.70
21	6	Gavin, Donald N. & Elinor P.	Open Space	32.30
21	7	Pacheco, Manuel G. & Delores E.	Farm	18.30
21	10	Trueblood, Alan S Trust	Farm	4.54
21	11	Trueblood, Alan S Trust	Farm	5.40
21	40	Young, Tyler P & Karla K	Farm	180.00

Plat	Lot	Property Owner	Description	Acres
21	72	Strater, Blanche F	Farm	10.00
21	5-1	Gavin, Bruce N. & S. Jane Allder	Open Space	5.90
21	5-2	Gavin, Bruce N. & S. Jane Allder	Open Space	5.90
21	73-1	Brenkman, Lester & M.	Open Space	11.70
22	1	Rego, Joseph S. Estate	Forest	77.30
22	3	Almy, Charles B & Pratt, Marcia	Farm	9.00
22	8	Sakonnet Vineyards L P	Farm	119.60
22	1-1	Lamb, Jacqueline Marie	Open Space	77.30
22	15-1	Peckham, Albert R. & Mary Jane	Farm	41.10
22	15-2	Peckham, Brian & Les	Open Space	4.00
22	8-1	Sakonnet Vineyards L P	Farm	115.00
24	9	Arruda, Jonathan & Mich	Open Space	4.20
24	10	Arruda, Constance M.	Open Space	15.20
24	11	Helger, Jean F	Farm	32.70
24	12	Helger, Arthur & Jean F.	Farm	2820
26	15	Reisman, Leslie H.	Open Space	5.34
27	9	Chaves, Evelyn	Open Space	8.60
27	72	Simmons, Thornton O.	Forest	5.20
27	12-1	Faria, Gabriel Jr.	Farm	33.06
28	40	Wallin, John L. III	Open Space	6.30
28	42	Simmons, Thornton O.	Open Space	16.00
28	58	Marion, Joseph	Open Space	34.00
28	61	O'Neil, John M. & Jane E.	Forest	10.10
28	69	Capps, Catherine S.	Forest	5.60
28	72	Parente, Pasquale L.	Open Space	10.00
28	42-1	Simmons, Gertrude L. Living Trust Agreement	Open Space	7.50
29	2	Goulart, George E. & Lorraine	Farm	46.00
29	30	Camay, William J.	Open Space	18.90
29	34	Peckham, David W. & Linda R.	Open Space	7.05
29	40	Phillips, Abbott Jr.	Farm	45.00
29	2-2	Goulart, George E Jr & Karen L	Farm 2001	42.00
29	31-1	Franchi, Louis S.	Farm	57.00
30	18	Pond, Franklin H. & Barbara	Forest	32.00
30	38	Bundy, Sarah C. Estate	Forest	12.50
30	39	Winslow, Dorothy M.	Open Space	21.90
30	46	Humphrey, Clem S. & Clarinda E.	Open Space	12.22
3 1	1	Almy, Margaret H.	Open Space	11.10
31	2	Doern, David A & Maureen	Open Space	22.00
31	9	Handy, Elizabeth McNeill et al	Open Space	30.70
31	37	Devlin, John F. Trust	Open Space	16.50
31	52	Maciel, John S & Mary G	Farm	43.80
31	55	Ryan, Francis E. & Joann C.	Farm	27.11
31	64	Cotta, Joseph E. Jr. & Barbara F.	Open Space	17.10
32	1	Hathaway, Peter	Open Space	24.23
32	13	O'Connell, Lawrence M. Jr. &	Open Space	6.00

Plat	Lot	Property Owner	Description	Acres
32	17	Paul, Norman S Jr & Elizabeth J	Farm	15.90
32	18	Gagnon, Ernest N.	Farm	24.00
32	43	Driver, Corinne F.	Farm	22.50
33	14-1	Panagos, Harry &	Open Space	54.00
33	226-2	Bottomly, Fred C. &	Open Space	9.30
34	1-1	Sisson Farm Realty Trust	Farm	42.10
34	1-2	Sisson Farm Realty Trust	Farm	18.30
36	8-1	Pieri, Louis Arnold & Maureen H	Farm	160.00
36	8-2	Pied, Louis Arnold & Maureen H	Farm	5.06
37	8	Mercer, Louise H	Farm	26.90
37	12	Mercer, Louise H	Farm	2.39
37	13	Mercer, Louise H	Farm	2.60
37	55	Haffenreffer, Nan	Forest	19.30
37	56	Spencer, Randall W. & Carol B.	Open Space	20.60
37	58	Brady, Jeanne R	Farm	6.60
37	65	Brady, Jeanne R	Farm	10.50
37	69	Haffenreffer, Adolf F. III & Lisa	Open Space	18.60
38	14	Cheetham, Edwin & Eileen	Open Space	9.20
38	33	Hill, Robert Bruce & Constance	Open Space	4.00
38	34	Holley Family Irrevocable Trust - 1996	Open Space	9.20
38	36	Hill, Robert Bruce & Constance	Open Space	5.20
38	37	Holley Family Irrevocable Trust -1996	Open Space	3.32
38	70	Holley Family Irrevocable Trust -1996	Open Space	23.00
38	1-1	Orton, Irving J.	Forest	40.80
38	1-2	Orton, Irving J.	Open Space	30.90
38	16-1	Leviss, Evan & Trustee	Open Space	44.13
38	16-1	Robinson, Richard G. & Gail Borden M.	Open Space	17.00
38	1-7	Ours, Glenn F.	Open Space	5.50
39	27	Anarumo, Paul Edward	Open Space	17.65
39	19-1	Gifford, Arnold E. & Ruth E.	Open Space	8.13
40	21	Goulart, Joseph A. & Francis L.	Forest	7.02
41	75	Mataronas, James Jr. & Edna M.	Open Space	22.00
41	84	Silvia, John D. & Doris Carol	Forest	15.50
41	85	Silvia, Peter	Forest	11.60
41	84-1	Silvia, Ian Caryl	Open Space	11.60
41	84-2	Silvia, John D. & Doris Carol	Open Space	4.90
42	29	Neves, Bernard & Steele, Sarah	Open Space	4.19
42	75	Moniz, Harry & Nancy-Ann	Farm	16.70
42	76	Moniz, Harry & Nancy-Ann	Farm	17.00
42	19-1	Wetzel, Warren A. Jr. & Jason	Open Space	16.60
43	73	Blanchard, Simone	Open Space	10.10
43	77	Peckham, Norman & Sue	Forest	7.30
44	4	Little Compton Game Club	Open Space	3.50
44	5	Little Compton Game Club	Open Space	8.00
44	10	Palmer, Doris V.	Forest	9.49

Plat	Lot	Property Owner	Description	Acres
44	16	Deschene, John Estate	Forest	39.50
44	18 A&B	Deschene, Hanna A. Estate	Forest	94.50
45	13	Leaney, Lorraine M.	Forest	7.70
45	15-2	Goff Nelia I., et al	Forest	9.70
45	15-2	Raslowsky, John R. & Sarah H & G & Goff	Open Space	9.70
46	23	Cook, Judith M., Estate of	Open Space	5.00
46	25	Cook, Judith M., Estate of	Open Space	17.60
46	31	Sherman, Alice G.	Open Space	7.10
46	44-4	Levine, Edward & Joan	Open Space	22.01
47	1	Dunn, Ward W. & Mary C.	Open Space	18.00
47	4	Platt, Hannah Mabel est.	Open Space	22.20
47	10-1	Thompson, Ed &	Open Space	5.40
47	10-11	Thomson, Elizabeth A Revocable Trust	Open Space	5.40
47	10-3	Thompson, Ed &	Open Space	3.90
47	7-1	Thomson, Elizabeth k Revocable Trust	Open Space	10.50
47	7-2	Thomson, Elizabeth A. Revocable Trust	Open Space	7.50
<b>TOTAL</b>				<b>4,859.41</b>

Source: Tax Book and Town Clerk

**Table 7-8  
 Christmas Tree and Berry Farms**

Location	Owner	Plat	Lot	Acres
Maple Avenue	Maciel, John S. and Mary G.	31	52	43.8
Willow Avenue	DeLucia's Berry Farm	28	29,30	5.3
Mullin Hill Rd.	Cook, Lawrence F. & Charlotte C.	46	23,24,25	24.2
Peckham Road	Gavin, Don &	24	4	161
Pottersville Road	Fijak, Ted &	38	61	3.5
<b>Total</b>				<b>92.9</b>

SOURCE: Town of Little Compton, 1988.

**Table 7-9  
 Indoor Recreation Facilities**

Facility	Condition	Equipment	Planned Improvements
<b>Public</b>			
1. School Gymnasium	Good	Volleyball Basketball Gymnastics Floor hockey high jump Record player	NA

Facility	Condition	Equipment	Planned Improvements
2. Brownell House	Good	Meeting space	NA
3. Legion Hall	Very good	Cooking area Recreational area	None
4. Odd Fellows Hall (above Police Station)	Good	Kitchen Restrooms Main meeting room	None
5. Little Compton Community Center (former Grange Hall)	Recently Renovated	Kitchen, meeting room, auditorium, storage	Little Compton Community Center Corporation is pursuing grants and private donations to renovate the building to act as an all-
<b>Private</b>			
6. Stone House Club	Excellent	Kitchen Dance floor	NA
7. Sakonnet Golf Club	Excellent	Conference center Theater	NA
Source: Town of Little Compton, 1992.			

## 7.6 Recreation, Conservation and Open Space Needs

The needs for additional or enhanced recreational sites and facilities, conservation and open space areas are based on the Town's existing inventory, standards for such sites and facilities and circumstances unique to Little Compton. The inventory and standards are matched in Section 7-7 to determine deficiencies in the Town's recreational facilities and sites as well as deficiencies in conservation and open space areas.

Uniform quantitative standards are necessary for planning purposes and for the establishment of criteria from which state and federal agencies can judge a local municipality's commitment to providing adequate facilities to meet the recreational and leisure-time needs of its citizens. Standards cannot be applied equally to all Towns and cities without ignoring the uniqueness of each community. The National Recreation and Park Association recognizes the problems with uniform standards and suggests that they be used as *guidelines* for planning purposes rather than rigid or strict standards.

Given that the standards are used as guidelines for planning purposes, the following points are also relevant to the particular needs of Little Compton:

1. Standards for recreation sites and facilities are based on the available range of options in the 1974 and 1983 NRPA Standards. The former continues to be accepted by the Rhode Island Recreation Resource Review Committee and the latter presents the type of flexibility necessary for a general comprehensive plan. The NRPA correctly notes that standards are meant to serve as guidelines, not rigid requirements.
2. Standards for conservation areas and open space are not quantified in the same manner as those for outdoor recreation. The NRPA guidelines indicate that conservation objectives should be pursued to the extent necessary to protect the resource.
3. Standards do not fully account for unique characteristics among local communities. For example, Little Compton is a temporary residence for many who spend their summer vacations in the Town. People who arrive for the sole purpose of pursuing leisure time activities and recreation have far greater needs on a per capita basis than do year-round residents.
4. Current standards are designed to meet short range needs. This is understandable since the standards are linked to population projections which are reliable for no more than five years. Hence, the concept of permanent protection of natural resources is not easily quantifiable. Mere public ownership of open space does not guarantee that such areas will forever remain open or that future generations will not sell the land for development. A long-range comprehensive plan and land management program must consider and include perpetual legal protection of the most fragile and valuable of the Town's open spaces and natural resources.

#### **7.6.a Indoor Recreation**

Indoor recreation facilities in Little Compton are listed on Table 7-9. Indoor space for active recreation is currently limited to the Wilbour School Gymnasium. A community center at Grange No. 32 hall was completed by the Little Compton Community Center Corporation in order to provide increased educational, social and cultural programming. This facility includes an auditorium with a stage, as well as a kitchen, dining room and meeting rooms. Other public and private indoor space accommodates meetings, cultural activities, and some active recreation such as dancing.

## 7.7 Needs by Facility Type

Recreation and open space needs by facility type are as follows:

### Type 1- Playlot

Existing Area = 0.25 Acres

Year	Population	Standard: .25 per 1,000	Deficit
1980	3,085	0.77 Acres	-0.52 Acres
1990	3,339	0.83 Acres	-0.58 Acres
2000	3,830	0.96 Acres	-0.71 Acres

The single playlot in Little Compton is the Wilbur School Playlot (34). This facility is located in the center of Town, within the Commons, and is conveniently accessible from all parts of the Town. The playlot was constructed in May, 1988 with volunteer help of Town residents and is very popular with townspeople who have young children. Given that Little Compton is a rural community with a two acre minimum lot size, playlots scattered throughout the Town are not as critical to serve recreational needs as they might be in densely settled urban areas. Therefore, the standard of 0.25 acres per 1,000 population is considered high for this community. The existing playlot appears to adequately serve the Town's needs. There is a need to provide a similar playlot in Adamsville in the future.

### Type 2 - Playground

Existing Area = 0.25 Acres

Year	Population	Standard: 1.25 per 1,000	Deficit
1980	3 085	3.86 Acres	-3.61 Acres
1985	3,339	4.17 Acres	-3.92 Acres
2000	3,830	4.79 Acres	-4.54 Acres

The Wilbur School Playground (33) is adjacent to the playlot. The same issues noted above for playlots also applies to playgrounds. The present facility appears to meet existing needs in Little Compton.

### Type 3 - Playfield

Existing Area = 7.0 Acres

Year	Population	Standard: 6.25 per 1,000	Deficit
1980	3,085	19.28 Acres	-12.28 Acres
1985	3,339	20.87 Acres	-13.87 Acres
2000	3,830	23.94 Acres	-16.94 Acres

The Town's existing playfields include the Wilbur School Playfield (32) and Wheeler Memorial Common (38). These facilities are as easily accessible from other parts of the Town as the playlot and playground. While the standard for playfields indicate a deficit in numbers of acres, the Town's actual need relates to specific facilities. Presently, the baseball and soccer share the same field. The basketball court is also used for tents. In the future, the Town needs a soccer field separate from baseball and additional tennis courts. The basketball court should be devoted exclusively for basketball use. The Task Force has indicated a need for a soccer field and additional tennis and basketball courts at some time in the future. Lighting for night use will extend the hours of availability.

**Type 4 - Neighborhood Park**  
 Existing Am = 0.5 Acres

Year	Population	Standard: 1.0 per 1,000	Deficit
1980	3,085	3.09 Acres	-2.59 Acres
1990	3,339	3.34 Acres	-2.84 Acres
2000	3,830	3.83 Acres	-3.33 Acres

The existing neighborhood park is a half-acre sitting area adjacent to St. Catherine's Church in the center of Little Compton. It has four benches and is accessible from all parts of the Town. It functions as a neighborhood park in that the Town as a whole is a neighborhood and that St. Catherine's Park is close to other recreational facilities and is open to the public.

**Type 5 - Large Park**  
 Existing Area = 0.0 Acres

Year	Population	Standard: 5.0 per 1,000	Deficit
1980	3,085	15.43 Acres	-15.43 Acres
1990	3,339	16.70 Acres	-16.70 Acres
2000	3,830	19.15 Acres	-19.15 Acres

There are presently no facilities within Little Compton that fit the State definition or description of large park. The state considers large parks to have a regional service area and are often provided by a state or federal agency such as RIDEM or the National Park Service. While it may appear unlikely that either of those agencies have plans to provide large parks in Little Compton, the Town's public and private beaches meet at least one criterion for a large park: a regional service area.

**Type 6 - Recreation Am**  
**Existing Area = 192.3 Acres**

This type of facility is unique to rural communities that have open spaces providing specialized recreation opportunities. In Little Compton Type 6 areas include the Sakonnet Golf Club (11), the Sakonnet Yacht Club (7), Sakonnet Harbor Boat Ramp (4), the Breakwater (3), Taylor's Lane (26) and Town Way (43). With regards to these types of facilities, the Town's needs are not so much in expanding such recreational opportunities but in assuring the retention of these areas for recreational golf and boating and *as* permanent open space. At present, the largest of these areas, the Sakonnet Golf Club and the Sakonnet Yacht Club are privately owned and there are no guarantees that these areas will remain as presently used or that they will remain open in perpetuity.

**Type 7 - Beach**  
**Existing Areas = 43.3 Acres**

a) Residents Only -	Beach area - 1.50 acres.	Support areas -	0 acres
b) Open to Public -	Beach area - 7.89 acres.	Support areas -	6.51 acres
c) Members Only -	Beach area - 0.42 acres.	Support areas -	26.98 acres

The three types of beach facilities in Little Compton are differentiated by their accessibility to the public. These include beaches that are open only to Town residents, beaches that are open to the general public, both with and without an entrance or parking fee; and those that are open to dues paying members but whose membership is not geographically restricted. Lloyd's Beach (1) is privately owned and is restricted to Town residents. The Town Beach (South Shore Beach - No. 13) is owned by the Town but is open to the public. Goosewing Beach (15) is owned by the Town and preparations are being made to open it to the general public. Briggs' Beach and Warren's Point Beach are private beach clubs that are open only to their respective members. The beaches, particularly those that are open to the general public, are heavily used. The Town's summer population of over 2,500 people come to use these beaches. Day tippers frequent the Little Compton beaches. Based on the observation of the Task Force members, the beaches are used to capacity during the summer season and there is a strong need to increase beach space. There is an even more urgent need to preserve the existing beaches for continued beach use. While privately owned beaches may now be open to the public, it is unlikely that they will remain so without public intervention. Rising property values make beach and waterfront properties extremely susceptible to private development that will forever foreclose public access to these natural resources.

**Type 8 - Conservation**  
**Existing Area = 804.56 Acres**

a) Unlimited Access	2.10
b) Limited Access	486.76
c) Restricted Access	315.70

The three types of conservation areas include areas that have unlimited access (areas that are legally and physically accessible via trails and the like), limited access (areas that are not necessarily legally restricted but whose physical access is poor or non-existent, i.e. no trails), and restricted access (areas that are closed to the public for various reasons such as protection of drinking supply reservoir and watershed areas, wildlife refuge, public safety and the like). Conservation areas are listed in Table 7-3. Of these parcels, all but the Watson Reservoir are considered to be open space in perpetuity, with about 700 acres in permanently protected conservation areas. This represents approximately four percent of the Town's land area. While there are no standards for conservation lands, it is evident that the existing areas are too few. The state average is between 6 and 7 percent.<sup>5</sup>

**Type 9 - Conservation/Recreation**  
**Existing Area = 166.30 Acres**

Conservation/recreation areas include sites whose primary value is protection of natural resources, endangered species, and preservation of forests, coastal and inland wetlands and the like. These areas also have recreational value for camping, picnicking, hiking and passive recreational pursuits that are compatible with the natural setting. Existing areas are shown on Table 7-4. Together the perpetually protected parcels make up 136.9 acres, over 80 percent of existing lands classified under this facility type. The other lands are privately owned and may be subject to future development. The continuing need within this facility type is to increase existing acreage and bring more unprotected privately owned resources into public ownership and control in order to preserve the resource for future generations.

**Type 10 - Special Areas**  
**Existing Area = 186.7 Acres**

Special areas include those resources that have both conservation and recreational values but are also unique in the type of open space opportunities. These sites are listed in Table 7-3. Of the sites, only Veterans Field, "Pike's Peak," and the Little Compton Cemetery are considered protected as permanent open space. This represents about 7.27 acres or less than 4 percent of the area within this facility type. If large tracts of land such as Goosewing Farm and the Sakonnet Vineyards are developed into other than their current uses, the total acreage for this type of open space will be forever lost. Thus the need is to preserve more of the existing lands within this category into permanent open space.

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<sup>5</sup> Rhode Island Division of Planning, *Ocean State Outdoors: Recreation and Conservation Strategies for Rhode Island SCORP*, September, 1986.

### **7.7.a Indoor Recreation**

Space for indoor recreation in Little Compton is limited. Over 70 percent of the residents interviewed in the community survey considered it important for the town to provide a community center. Demands for community meeting and indoor recreation space far exceed available facilities and scheduling for additional uses of what is available is difficult.

There is widespread town support for a professionally supervised meeting place for teenagers, who traditionally have had none except the churches and the school. The need for a gathering place for seniors is expressed by the projected increase of approximately 36 percent in the 65+ age group. In a recent needs assessment effort, seniors reported a need for a senior center, but a priority need is transportation to reach it and other activities.

The historic Grange Hall on the Commons has been reactivated as a community center. At present, a great variety of programs are housed or administered there. The types of programs included are theatrical productions, film showings, children's performances, after-school programs, continuing education, teen cafe, bingo, seniors activities, cooking classes, food crop and various other human services. Additional indoor facilities are needed.

### **7.7.b Summary**

Little Compton has unique characteristics and needs that do not easily fall within quantifiable standards. Within the general context of the State guidelines, there appears to be deficits in all facility types in Little Compton. The following best summarizes the needs for recreation conservation and open space in Little Compton.

#### **Recreation Needs**

- Beaches - heavy use in the summer by Town residents, seasonal residents and day trippers indicate that action is needed to keep existing facilities in beach use and available to the public. Any loss of existing beach areas would lead to diminishing public access to the waterfront.
- Additional playfields - tennis, basketball, soccer.

#### **Conservation and Open Space Needs**

- Existing resources - It was noted that very little of Little Compton's conservation and open space areas are permanently protected by public ownership or other legal mechanisms that will ensure the open space in perpetuity. Of the Town's total

area of 14,848 acres, little more than 700 acres are protected. This represents slightly more than 4.0 percent of the total land area. Moreover, in terms of the 1,182 acres of land currently classified within recreation, conservation or open space facility types, over 75 percent is not protected on a permanent basis. This means that over 800 acres of existing unprotected recreation conservation and open space areas in Little Compton may not necessarily be available for such uses by future generations unless action is taken now to increase the inventory of protected areas.

- Agricultural lands - Much of Little Compton's feeling of openness is due to the large number of active farms. Many of these farmlands are listed under the Rhode Island Farm Forest and Open Space Act (see Table 7-7). The listing gives the owners of such properties some property tax relief as long as the owners keep their properties under the designation of either farm, forest or open space. It is not a substitute for permanent protection from future development.
- Indoor recreation - Consideration of a community center to provide additional indoor space for year-round cultural and recreational activities.

## **7.8 Goals, Policies and Recommendations**

The policies and recommendations of this Recreation, Conservation and Open Space Element are as follows:

### **7.8.a Policies**

1. In preparing this element and adopting its contents, the Town of Little Compton is establishing a policy of assessing its recreation, conservation and open space needs of all its citizens and establishing the mechanism to fulfill those needs in the future.
2. The establishment of a special task force and a specially created Recreation, Conservation and Open Space Committee by the Town Council indicates a policy of continuing the planning process beyond the completion of this document, commitment to periodic review, and establishment of an annual implementation program.
3. The Town of Little Compton considers recreation goals, conservation goals to preserve open spaces and farmlands, and the preservation of natural resources to have equal importance and urgency to the Town.
4. Funding for programs, such as providing for new or refurbished recreation facilities or preservation actions, are usually earmarked for specific activities.

5. Town funding sources will be maximized with matching state and/or federal sources.
6. The five year plan provided below seeks to meet the needs as expressed in the statement of needs.
7. The Town will ensure adequate maintenance and operation of existing and proposed facilities.
8. Establish a new open space zoning district and/or an open space overlay district to protect conservation areas in the Town. Areas to be included in the new district or overlay district are proposed in the Land Use Plan.

The Town Council, on the advice of the Recreation, Conservation and Open Space Committee will adopt an annual implementation program that will be guided by this element.

#### **7.8.b Five Year Goal**

These goals are not stated in any priority listing that indicates either a preference of one over another or the sequence of their implementation. As noted above, the goals are equally important to the Town and their implementation will depend on availability of funds and other opportunities.

- To provide specific new recreation facilities as needed,
- To place additional areas into permanent conservation through acquisition and/or zoning; and,
- To preserve agricultural farmlands that may be threatened.

The primary issue in meeting the recreation goals is the availability of funds to acquire the land and construct the facilities. It is expected that funds will be allotted by the Town over the next five years, but in amounts that will necessitate a yearly review of the monies available and the probable cost to acquire land or to construct or upgrade a particular facility. For example, in any one year it may be possible to purchase, clear land and design a soccer field, but not also purchase, design and maintain play equipment. Therefore this plan's recreational goal can be achieved only through a yearly analysis of

anticipated immediate recreational needs, available land and available funds for that purpose.

The two issues related to the conservation goal are the availability of funds and the designation of particular parcels of land as appropriate to the particular conservancy needs. It is expected that some funding for conservancy purposes will be provided by the State and Town; the specific amounts for any one year cannot be anticipated. Furthermore, other than the documented inventory, additional parcels which may become available over the next five years cannot be anticipated nor can the desirability of any particular parcel be evaluated at this time. Therefore, there is a need for frequent monitoring and reporting of land use changes or impending changes which would alter any facet of the environment, as well as a monitoring of any impending change that offers the Town the opportunity to permanently preserve conservation land. A companion problem which frequently surfaces with changing land use patterns is the speed with which such changes frequently occur. In the time period of less than a year, even within a few months, it is possible that a large tract of land becomes available, bid upon by the public, and sold even before the Town has a chance to determine if it is a desirable parcel for conservation, much less appropriate funds and negotiate purchase. Considering that Little Compton wants very much to meet the goal of conservation, there is a need not only to monitor and report land use changes and impending changes, but also to have the possibility of responding in an efficient and timely manner to these changes. Another issue related to conservation lands is the method of acquisition. Currently the Town has capabilities of fee simple acquisition, acquisition of development rights or other deed restrictions.

**Agricultural** - The issues for agricultural preservation resemble those of meeting the conservation goal: funding and monitoring and responding to land use changes. Again, it is anticipated that the Town will respond with funding to meet the goal of encouraging agricultural uses. The Little Compton Agricultural Conservancy Trust is well-suited to respond to this goal. However, when farmland will become available and which parcels are desirable to keep in agricultural use is not always known in advance. Acquisitions are based on the availability of sites and the willingness of private owners to sell their land or the development rights. The Agricultural Trust, Sakonnet Preservation Association and the Nature Conservancy are active in their efforts to acquire land for conservation purposes. In some manner, there is a need for frequent evaluation of the status of agricultural land use (its productivity, survivability etc.), for monitoring impending changes, for evaluating the future success of particular parcels as farms, and for monitor-

ing the Town's ability to sustain and encourage farming. Once again, an integral part of meeting this goal is to be able to respond in a timely manner to impending changes.

### **7.8.c Recommendations**

The solution to the issues discussed above is for the Town to continue to preserve open space as available and as funds allow and to enact appropriate zoning amendments to protect open space. In addition, the Town is committed to meeting the recreational needs of its citizens, and as such, will continue to seek to expand its active play facilities, passive recreational facilities as described in Sections 7.3.a and 7.3.b of this Plan.

## **7.9 Agencies and Organizations Involved in Implementation**

Various agencies of local government, private organizations with a role in conservation and open space protection, State agencies, and federal programs will be part of the implementation of this element. Listed below are the known existing agencies with a brief description of their particular mission and objectives, and their role in implementation. Some groups will have a passive role by simply maintaining and protecting existing space owned by them, while others will be more active through the acquisition of new parcels and development of existing ones.

### **7.9s Local Government Agencies**

- **Agricultural Conservancy Trust** - Legislation enacted in 1985 allowed the Town to create a Trust to preserve agricultural property, open space and other undeveloped natural areas in an effort to preserve the "open rural character" of Little Compton. To this end, the Trust may employ two preservation strategies: acquisition of development rights and fee simple acquisition of appropriate parcels. The Trust is financed through a tax assessment (not more than five percent) on the transfer of real property in the Town; the amount of a transfer in excess of \$75,000 is subject to this tax. The rate is determined at the Financial Town Meeting.
- **Gymnasium Auditorium Committee** - responsible for coordinating usage schedules for the gymnasium and auditorium of Wilbur School. This includes both school and community activities, with the former having first priority.
- **Harbor Commission** - seven member commission appointed by the Town Council including commercial fishermen, recreational boaters, and others. The Board makes recommendations to the Council on harbor policies and regulations.

- **Little Compton Beach Commission** - six member commission elected at the annual Financial Town Meeting. Its function is to oversee the operation of South Shore Beach (Town Beach).
- **Little Compton Conservation Commission** - created in 1971 through enabling legislation under the RI Conservation Commission Act. Seven members are appointed by the Town Council. Their primary role is to protect the natural resources, to protect the watershed resources and preserve natural aesthetic areas.
- **Little Compton Planning Board** - authority and responsibility includes various functions including review, study, adoption of rules and regulation and cooperation/assistance with other state or local agencies. The Planning Board is the lead agency for planning in the Town and oversees the Comprehensive Plan, including its implementation. Implementation includes proposals to amend the Zoning Ordinance in support of the Comprehensive Plan. The most frequent function of the Planning Board is the review and approval (or disapproval) of subdivision plats and the establishment of local roads and streets to service new house lots.
- **Little Compton School Committee** - reviews and approves curriculum, budget, and expenditures. The School Committee is ultimately responsible for policies and activities related to school grounds, including playfields, and so will be involved in the development of recreational aspects of the implementation of the plan.
- **Little Compton Tree Committee** - founded and appointed by the Town Council for the purpose of further beautifying the Town through the continual planting of trees in areas that would be enhanced by this effort, such as along streets and in parks.
- **Little Compton Town Council** - the legislative body of the Town, established under the General Laws of Rhode Island, having broad authority in managing individual departments and administering the affairs of the Town, and in the adoption of the Comprehensive Plan and Zoning Ordinance.
- **Zoning Board of Review** - responsibilities include dealing with appeals from the strict interpretation of the zoning ordinance, variances, and special use permits.
- **Recreation, Conservation and Open Space Committee (RCOS)** – composed of nine (9) members three (3) of whom are appointed by the Town Council for staggered three (3) year terms and ex officio members who include the chairperson of each of the following Town bodies or his or her member designee: Planning Board, Conservation Commission, Agricultural Conservancy Trust, Beach Commission, Sakonnet Preservation Association, and School Committee. The Committee's responsibility includes updating, maintaining and implementing the Town's plan

sponsibility includes updating, maintaining and implementing the Town's plan for the interrelated development of recreation areas and facilities, land conservation and the preservation of open space in the Town, and to review at least annually the Recreation, Conservation and Open Space Plan and recommend such changes as it feels are appropriate in writing to the Town Council.

### 7.9.b Private Organizations

- **Briggs' Beach Corporation** - formed for the purpose of limiting usage of Briggs' Beach for recreational purposes.
- **Little Compton Boy Scouts** - own 16.5 acres which is used for camping and nature programs.
- **Little Compton Community Center Corporation** - Non-profit group organized to promote the renovation and maintenance of Little Compton Grange No. 32 building. and to provide education, social and cultural programming for the benefit of the citizens of Little Compton.
- **Little Compton Game Club** - own a wooded parcel of 11.5 acres, which is used by the club for hunting-dog competitions.
- **Little Compton Garden Club** - Wilbour Woods was donated to the Town in 1937 with the understanding that it would be maintained by the Little Compton Garden Club as a natural park.
- **Little Compton Historical Society** - purpose is "...the preservation of landmarks and the identification of historical sites in the Town of Little Compton, the encouragement of research into matters pertaining to the early and current history of the Town, the assembling, acquisition and preservation of books, documents, paintings, photographs, agricultural equipment and other materials relating to Little Compton...."
- **Rhode Island Boy Scouts - Narragansett Council** - own a 7.8 acre piece of undeveloped woodland in Little Compton, which is used by several troops annually for weekend camping trips.
- **Sogkonate Garden Club** - for the study of garden techniques and protection and preservation of natural resources.
- **Sakonnet Golf Club** - private recreational club open to members only. Own 189 acres on Sakonnet Point, of which about 4 acres is wetland.

- **Sakonnet Preservation Association** - private, non-profit organization dedicated to the acquisition and preservation of undeveloped land valuable as a conservation and/or recreation resource.
- **The Nature Conservancy** - national, non-profit group dedicated to the identification, preservation and management of significant wildlife habitats and fragile ecosystems. Actively pursues the acquisition of such parcels of land and sets them aside to be permanent conservation areas, in addition to assisting government agencies and other groups to the same end. Owns Fogland Marsh and Goosewing Beach.
- **The Village Improvement Society** - purpose to foster community interaction and provide charitable and educational services to the community, it is responsible for the maintenance of the Brownell House.
- Warren? Point Beach Club - a private recreational organization.

### 7.9.c State and Federal Agencies

- **Coastal Resources Management Council** - goal is the preservation, protection and restoration of Rhode Island coastal resources. Its responsibilities include planning for and management of these resources. The Council constitutes both a regulatory enforcement agency in the state; its jurisdiction encompasses all coastal features of the state.
- **Rhode Island Department of Environmental Management** - charged with planning, regulation, and administration of state grants and bond referendum financing. RIDEM's role in administering bond referenda and no interest loans to finance open space acquisition are significant sources of assistance to implement this element. RIDEM is the lead state agency for the protection of inland wetlands, and regulation of individual septic systems (ISDS).
- **U. S. Army Corps of Engineers** - a regulatory agency whose jurisdiction affects inland wetlands, navigable waterways, and waterfront features such as construction or improvements to breakwaters and other structures below the high water line.
- **U. S. National Park Service** - administers and funds both planning and implementation efforts to carry out outdoor recreation facilities and open space programs.

## 7.10 Sources

1. Dr. Charles W. Eliot, Consultant, *A Plan for Planning Little Compton, Rhode Island*, November, 1972. Prepared for the Little Compton Conservation commission.
2. Little Compton Planning Board and Little Compton Conservation Commission, *Comprehensive Plan - Summary*, January, 1978.
3. Rhode Island Department of Community Affairs, Town of Little Compton *Planning Analysis Report*, November, 1974.
4. Little Compton Planning Board and Little Compton Conservation Commission, *Comprehensive Community Plan*, October, 1977.
5. Rhode Island Department of Environmental Management, *Open Space Preservation in Rhode Island An Inventory of Significant Sites*, April, 1983.
6. Rhode Island Statewide Planning Program, *Selected Population, Housing, and Area Data, by Census Tract, for 1970 -1980, Technical Paper No. 118*, April, 1985.
7. Roger A. Lancaster, Editor, *Recreation, Park and Open Space Standards and Guidelines*, National Recreation and Park Association, 1983 .
8. Rhode Island Department of Environmental Management, *The Origin and Destination of Recreational Trips in Rhode Island*, December, 1980.
9. Rhode Island Department of Administration, Division of Planning and Rhode Island Department of Environmental Management, *Ocean State Outdoors: Recreation and Conservation Strategies for Rhode Island (SCORP)*, September, 1986.
10. Rhode Island Department of Environmental Management, Division of Agriculture and Marketing, *Agricultural Facts*, June, 1986.

## **CHAPTER 8 CIRCULATION**

*"Shall consist of the inventory and analysis of the existing and proposed major circulation systems. street patterns and any other modes of transportation in coordination with the land use element. The policies and implementation techniques must be identified for inclusion in the implementation program element."-- Rhode Island Comprehensive Planning and Land Use Act.*

The transportation system of Little Compton is oriented toward the automobile. The road system consists of state highways and local roads. Access to the Town is limited to three state highways and other collector roads. West Main Road (Route 77) enters the Town in the north western corner and runs the length of the Town terminating at Sakonnet Harbor in the south western part of Town. Numerous Town roads radiate to the east from West Main and eventually intersect with the other north-south running roads including Willow Avenue, South of Commons Road, East Main Road/ Maple Avenue, and Long Highway. A series of roads converge on the Adamsville village area. These include Stone Church Road (Route 179) and Crandall Road (Route 81) from the north, Adamsville road from the east Old Harbor Road from the south and Colebrook Road from the west.

The Rhode Island Public Transit Authority (RIPTA) has bus service from Little Compton to Providence. One bus leaves from the Commons at 7:00 a.m. and returns at 5:00 p.m. Ridership is estimated to be around seven people a day. This estimate includes Tiverton residents as well. Local roads are used for bicycle travel in the absence of a bike path. The Town's local roads are also used for limited pedestrian movement. There are no rail or airport facilities in the Town.

### **8.1 Street Classification**

Street classification is the process of grouping streets and highways according to the character of their intended use. Streets and roads can be divided into three major functional classifications arterials, collectors, and local streets. A highway classification system has been developed by the Rhode Island Department of Administration, Division of Planning. Little Compton is considered a rural area, and as such has the following hierarchy of roads.

- Interstate
- Principal arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Little Compton's road system consists of major and minor collector roads, and local streets (see Figure 8-1). In general the collector street system functions to conduct traffic from local residential streets to arterials or expressways. Land access should be a secondary function of the collector street system. Collector streets penetrate neighborhoods, distributing trips from arterials through the neighborhood area to the ultimate destination which may be on a local or collector street. In some instances, due to the design of the overall street system, a minor amount of through traffic may be carried on some collector streets. Most often, the collector system provides access to land, and movements for local traffic within residential neighborhoods, commercial areas and industrial areas.

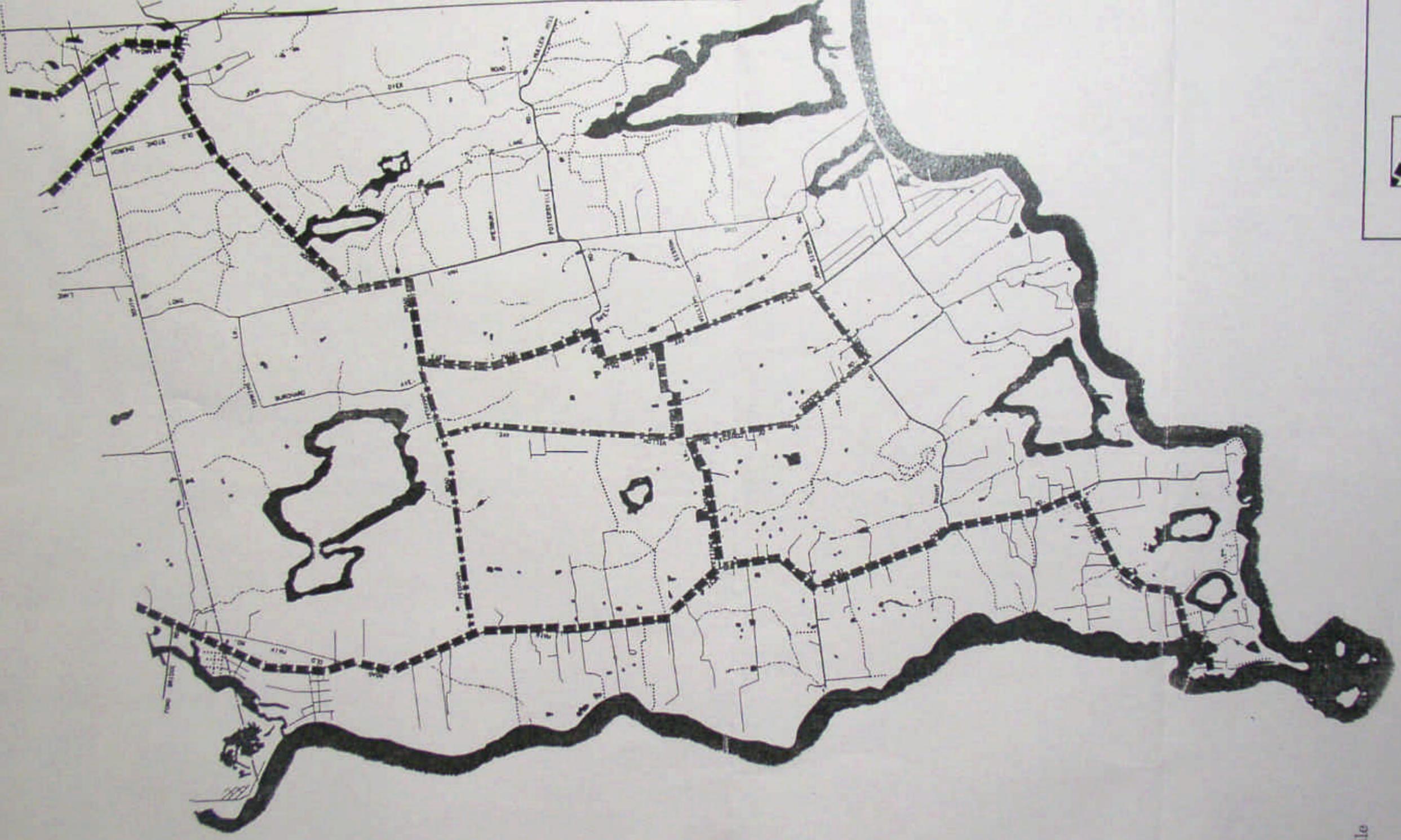
The local street system comprises all roads not included in one of the other systems. Local streets serve primarily to provide direct access between abutting land and the higher order street systems. They offer the lowest level of mobility and usually do not contain bus routes. Through traffic movement on local streets is discouraged.

The Functional Classification map, prepared by the Rhode Island Division of Planning for 1995-2005, identifies the following roads as major collectors:

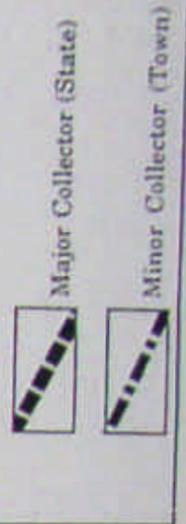
Route Name	Miles
West Main Road (Route 77)	5.40
Stone Church Road (Route 179)	.85
Crandall Road (Route 81)	.55
Meeting House Lane	.85
East Main Road	1.40
Simmons Road	.50
Peckham Road (east of East Main Road)	.50
Colebrook Road	1.70
Long Highway (between Peckham Road and Colebrook Road)	.30
Sakonnet Point Road	1.50
Total	13.55

The following roads are classified as minor collectors:

Route Name	Miles
South of Commons Road	1.20
Brownell Road	.55
Maple Avenue	1.00
Mullin Hill Road	.50
Snell Road	.60
Pottersville Road	.90
Willow Avenue	1.30
Peckham Road (west of East Main Road)	1.50
Total	7.55



Not to Scale



Source: Highway Functional Classification System for the State of Rhode Island 1995-2025, Division of Planning, RI Dept. of Administration, October, 1988.

**Town of Little Compton, Rhode Island**  
**Comprehensive Plan**  
 Albert Veri & Associates, Inc.

Roadway Functional Classification  
 Figure: 8-1

The remaining streets and roads are not classified, and therefore are considered to be local streets. Table 8-1 lists sections of road the Rhode Island Department of Transportation (RIDOT) plans to "turn back" to Little Compton as part of statewide program. Money to assist the municipalities in maintaining these roads was to be provided by the state. Fiscal problems at the state level have prevented the implementation of this program. At some point in the future the program may be funded, and maintenance responsibility of these roads will shift to the Town.

**Table 8-1  
State Roads Planned to be Turned Over to Town**

Road Name	From	To	Approx. Miles
Colebrook Road	Long Highway	Main Street	1.8
East Main Road	Peckham Road	Snell Road	1.1
Long Highway	Peckham Road	Colebrook Road	.3
Meeting House Lane / Simmons Rd./ Snell Rd./Pottersville Rd./ Mullin Hill Road	Route 77	MA./RI.State-line	4.9
Peckham Road	Route 77	Long Highway	2.2
South of Commons Road	Simmons Road	Brownell Road	1.3
		<b>Total Miles</b>	<b>11.6</b>

Source: Rhode Island Department of Transportation, 1990.

The RIDOT Planning Division has collected annual average daily traffic counts (AADT) traffic counts in 1989 at eleven different points in Little Compton and adjacent towns. Table 8-2 lists the volume of traffic and the general location where counts were taken, and Figure 8-2 shows the traffic volumes.

**Table 8-2  
Traffic Volumes at Selected Locations**

Location	AADT	Location	AADT
Colebrook Road	2,500	West Main Road south	1,800
Old Harbor Road	2,400	of Meeting House Lane	
@ State Line		South of Commons Road	1,100
Stone Church Road	1,100	East Main Road	900
West Main Road	3,000	Pottersville Road	800
north of Peckham Rd.		Peckham Road	1,300
West Main Road south		Crandall Road	3,200
of Peckham Road	2,200	(leaving Little Compton)	

Source: Rhode Island Department of Transportation, 1991.

The four roads which are most heavily traveled are Crandall Road, West Main Road north of Peckham Road, Colebrook Road and Old Harbor Road. Adamsville Road from Westport was not monitored for traffic volumes, but it is believed to have AADT counts equal to that of the more heavily traveled roads in Little Compton.

## 8.2 Traffic Safety

Traffic safety in Little Compton compares favorably with most of the other towns in the state with comparable populations. Traffic accident data for the years 1984 - 1988 were recorded by the state in the following categories: total accidents, fatal accidents, accidents in injuries, accidents resulting in property damage, total fatalities, and total injuries (see Table 8-3). Little Compton was compared with Jamestown, Foster, Scituate, Charlestown, Exeter, Hopkinton, and Richmond in all of these categories. Little Compton has 7 percent of the population of that group of communities and had only 5 percent of the fatalities and 6% of each of the other categories of accidents.<sup>1</sup>

**Table 8-3**  
**Total Accidents**

Towns	1984	1985	1986	1987	1988	Total	% of Total	% of Pop
Little Compton	52	45	38	38	47	220	6%	7%
Jamestown	79	73	103	109	108	472	13%	11%
Foster	76	78	81	80	83	398	11%	9%
Scituate	96	116	139	163	166	680	18%	20%
Charlestown	81	75	101	94	74	425	12%	15%
Exeter	83	64	85	96	98	426	12%	10%
Hopkinton	107	109	120	129	129	594	16%	14%
Richmond	86	97	98	80	105	466	13%	13%
Total	660	657	765	789	810	3681	100%	100%

Source: Rhode Island Department of Transportation, 1991.

Accident data obtained from RIDOT provided specific information on the types and locations of traffic accidents in Little Compton for the years 1986, 1987 and 1988.

Intersections and road segments where the most accidents occurred are listed in Table 8-4.<sup>2</sup>

Based on the data in Table 8-4, the worst traffic hazards in the Town are as follows:

- Main Street Adamsville has several major intersections in close proximity to one another, carries a relatively heavy flow of traffic and is the location of various vil-

<sup>1</sup> Rhode Island Department of Transportation, Planning Division

<sup>2</sup> Rhode Island Department of Transportation, Planning Division - Accident Location Reporting System, 1986, 1987 and 1988. Accidents listed may have occurred within 300 feet of the noted intersection.

lage functions. Traffic, often traveling at high speeds, enters from Stone Church Road, and traffic from Colebrook Road has poor visibility entering Main Street. There is poor visibility and heavy traffic at the intersection of Crandall Road and Main Street and at the intersection of Old Harbor Road, Main Street and Adamsville Road.

**Table 8-4  
High Accident Locations**

Intersection / Road Section	No. Accidents
Stone Church Rd. / Colebrook Rd./Main Street	11
Harbor Road/ Main Street	3
Crandall Road / Main Street	4
Peckham Rd. / Willow Avenue	8
W. Main /Meeting House Lane	7
W. Main / Peckham Road	5
Simmons / East Main Road	5
Old West Main Road /W. Main	4
Commons Area	4
Long Highway / Colebrook	3
So.of Commons Rd. / Brownell	3
Brownell Rd. / So. Shore Road	3
Sakonnet Rd. / Warrens Point Road	3
Peckham / Long Highway	2

Source: Rhode Island Department of Transportation, 1991.

- The second area needing improvement is the intersection of Willow Avenue and Peckham Road. Sight distance west from the Willow Avenue intersection with Peckham Lane is poor due to a steep grade change.
- The intersection of West Main Road (Route 77) and Meeting House Lane has problems stemming from poorly defined rights of way, poor sight distances, and ineffective signage.

Figure 8-2 shows locations of high accident frequency. The following deficiencies were mentioned in Comprehensive Community Plan of 1978 and were generally still in existence at the time of this writing.

1. Problems of sight distance due to vertical street grades or abutting objects, such as stone walls, fences, buildings and vegetation
2. Problems of horizontal street alignment creating sudden curves, combined with poor sight distance.

3. Problems of alignment or design of street intersections which unnecessarily impede or create conflicts in the flow of traffic.
4. Lack of traffic control devices such as signs, signals, channelization, and a lack of speed limit signs on approaches to villages.

Deficiencies have been noted at the following locations:

West Main Road

- Meeting House Lane: sight distance is marginal and stop sign is ineffective.
- Taylor Lane: curve at intersection.
- Warren Point Road: sight distance is marginal on curve at Sakonnet Point Road.

Colebrook Road

- Near John Dyer Road: steep grade combined with curves and exposed culvert.
- At Long Highway: poor sight distances and poor definition of through road.

Maple Avenue

- At Brownell Road: sharp curve.
- At Simmons Road: poor sight distances at merging intersection.

Long Highway

- At Tiverton Town line: two right angle turns.
- At Snell and Mullin Hill Road. inadequate offset of intersection makes merging difficult with poor definition of through road.
- At Peckham Road: merging traffic pattern with marginal sight lines and poor definition of through road.

Peckham Road

- At East Main Road: poor sight distance impeded by slope on a sharp corner.

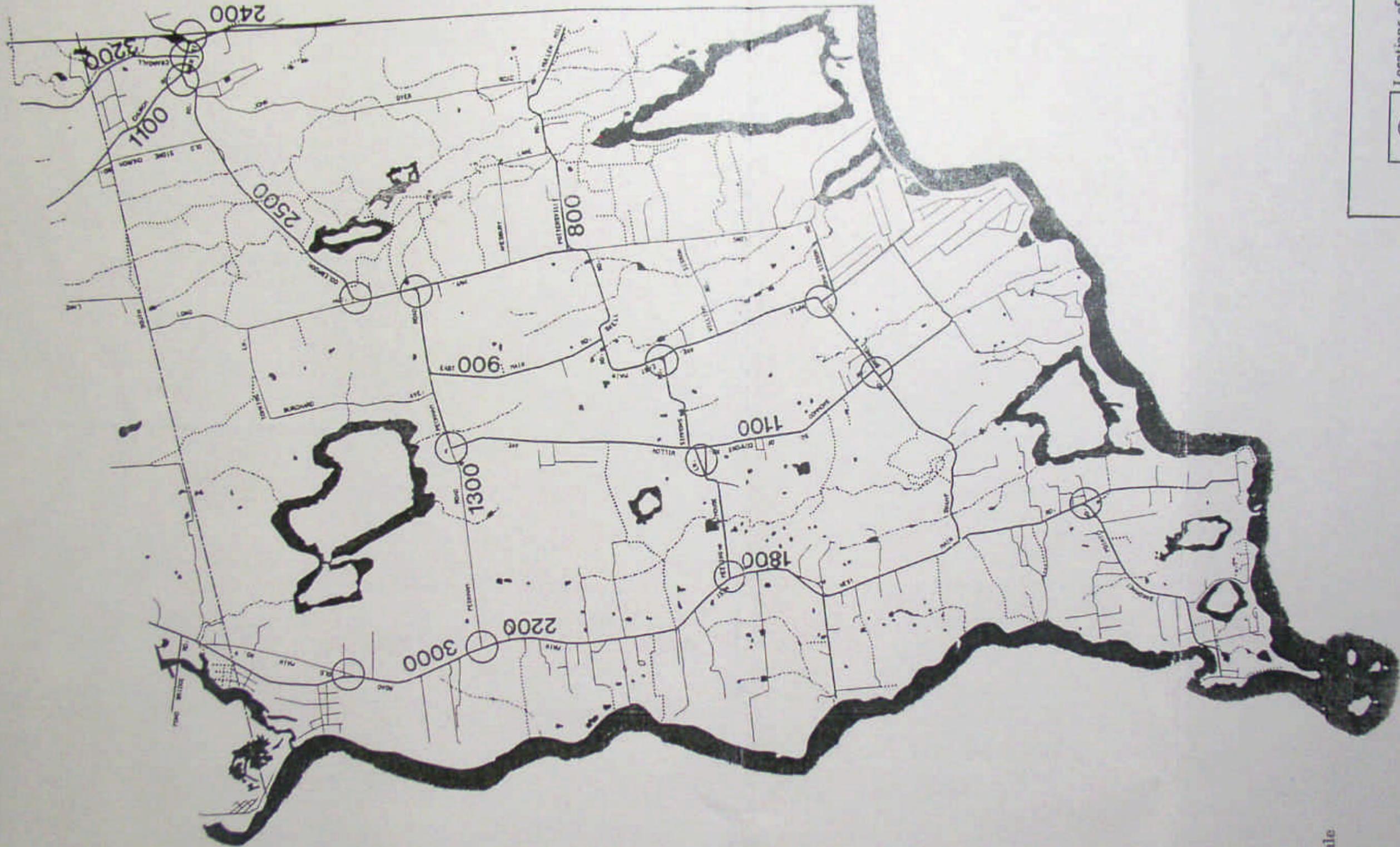
Mullin Hill Road

- At John Dyer Road: vertical and horizontal alignment restricts sight distance.

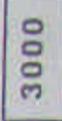
As mentioned in the 1978 plan many of these problems can be easily rectified at a relatively low cost. Improvements include the following:

1. Adding speed limit signs and other speed control measures.
2. Other traffic control signs or signal device, where appropriate.
3. Removal of roadside barriers to sight distance, including brush cutting and tree trimming. **Stone wall removal is to be discouraged.**
4. Intersection and curve realignments.

Many of the intersections mentioned above involve State highways or State-aid highways. The design and implementation of road improvements is the responsibility of the Rhode



Not to Scale

	Locations of High Accident Frequency
	Average Annual Daily Traffic

Source: RI Dept. of Transportation, 1991.  
 Town of Little Compton, Rhode Island  
**Comprehensive Plan**  
 Albert Verti & Associates, Inc.

Traffic Volumes and Accidents  
 Figure: 8-2

Island Department of Transportation. The remaining roads in the community are the Town's responsibility.

The intersections and sections of road cited most in the citizen survey as presenting traffic safety hazards, in general, did not correspond to those intersections where the most accidents have been occurring. The Commons area cited 55 times in the survey, had only 4 accidents between 1986 and 1988. The intersection of Long Highway and Peckham Road, cited 47 times in the survey had only 2 accidents in three years, and the second most cited intersection, Colebrook and Long Highway, 28 cites, had only 3 accidents. The intersection of East Main Road and Peckham Road, cited 18 times in the survey, had no accidents in the three years from 1986 to 1988.

Familiarity, and the relatively low traffic volumes associated with the intersections cited most in the survey, may explain the disparity between the number of people who perceive an intersection to be hazardous, and the actual number of accidents reported at a given intersection. Other intersections listed as having more than two accidents, were cited in the survey as posing a threat to traffic safety (see survey results for details).

### **8.3 Scheduled Road Improvements**

The Rhode Island Department of Administration, Division of Planning, in conjunction with the Rhode Island Transit Authority, the State Department of Transportation, and the cities and towns, prepares the Transportation Improvement Plan (TIP). This is a 6 year scheduling document which currently covers the period 1989-1995. It contains a "biennial Element" covering the first two years of the scheduled improvement. The inclusion of a project in the Biennial Element makes the project eligible for federal funding.

Projects submitted by Towns are reviewed by RIDOT's Capital Development Committee and are ranked using the following criteria and weights.

1. Safety considerations - 20 percent
2. Level of service - 15 percent
3. Geometric and structural adequacy - 20 percent
4. Environmental, economic, and social benefits - 20 percent
5. Degree of public commitment - 25 percent

Little Compton does not have any projects scheduled in the most recent TIP. However, there is a project scheduled in the 1987 Highway Improvement Plan which, involves Stone

Church Road, and Adamsville Road to East Road. The design phase of this project is scheduled to begin in 1992, and is scheduled for construction in 1995. The total cost of the project is estimated at \$1,450,000.

The Town spent \$29,418 for road resurfacing in 1990-91 and has budgeted \$30,000 for 1991-1992. All of the 1990-91 allotment for resurfacing was used to replace a 2,400 foot section of Long Highway, in the southern part of Town.

The Town, in recent years has received \$10,000 of state money for road repairs under the local pavement management program. This program was suspended in 1989 because of a lack of funds and has not yet been renewed.

Generally, the major roads in Little Compton appear to be in good shape. Road surfaces are generally free from pot holes. Road shoulders in most places are quite narrow, and do not invite use by pedestrians or cyclists.

Highway projects affecting the Town of Little Compton that are currently in various stages of planning and engineering design are:

- A. CRANDALL ROAD - MODIFIED 3R (reconstruction, resurfacing and rehabilitation) CONSTRUCTION
- B. MAIN ROAD/STONE CHURCH ROAD - MODIFIED 3R

Improvements to roads in Little Compton that are under State jurisdiction will have to meet design standards acceptable to RIDOT. RIDOT will work with the Town to achieve designs in keeping with the rural and village character of the Town.

RIDOT has prepared a Statewide Bicycle System Plan with the aim of linking bicycle-tolerant roadways and independent bike paths in an integrated network.

Recently, RIPTA did an extensive evaluation of their bus routes throughout the State. As a result of this analysis, changes in the areas served and in the frequency of service may occur that affect the Town of Little Compton.

Little Compton is presently served by the State's coordinated paratransit brokerage project, or RIDE Program. This program is designed to coordinate all state funded transportation in Kent, Washington, Newport, and Bristol Counties and the City of East Providence. The RIDE Program acts as a middleman between the State agency purchasing the transportation and the client who receives it. Elderly and disabled residents who live in Little Compton and attend day care and nutrition programs, or need transportation to and from medical appointments qualify for transportation through the RIDE Program. Also, the Little Compton Visiting Nurse's Association and the Newport County Chapter RIARC Center provide transportation to their clientele who live in town.

The TIP, approved for the time of October 1, 1993 to September 30, 1996, included a modified 3R project for Stone Church Road; East Road to Adamsville Road.

## 8.4 Parking

Provisions for public off-street parking are very limited in the Commons area. A study of the current parking facilities on the Commons revealed that capacity is inadequate and provisions for off-street parking need to be made. Any off-street parking proposed in the area should be designed so as to be as inconspicuous as possible. Berms and vegetative screens should be used to help blend parking lots into the surroundings.

There is on-street parking for approximately 82 cars on the north side of the Commons. Thirty-four of these spaces are located on the north side of the road and the remainder are on the south, along the green and cemetery. The Town Hall and Legion Hall addition are serviced by a small apron parking area. Seven cars parked perpendicular to the road can utilize this lot. Town personnel park vehicles on the lawn between the Grange Hall and the Town Hall and police vehicles are parked on the lawn in front of the Grange. Additional police vehicles and fire equipment are parked in the driveway between the Grange Hall and the police station, and in a paved area in front of the tennis courts. No parking is allowed from the police station west until beyond a school driveway on the east side of the school building. Parking for several vehicles is also found behind the police station. The school off-street parking area provides approximately 30 spaces for school personnel and is also used for the loading and unloading of school buses.

Most activity in terms of vehicle movement seems to be around the Town Hall. The Fire and Police departments have relatively infrequent visits from the public. In general, the parking, though very tight, does seem to adequately serve the public and the personnel who work in the various Town departments on the Commons. However, functions held during business hours at the various municipal and private buildings could tax the limits of the parking capacity depending on the attendance.

Parking in the post office and bank parking lot is limited to 10 or 11 cars. Egress from the lot is dangerous due to the poor sight distance. The lot's proximity to a sharp corner in Meeting House Lane creates this problem. The number of spaces in the lot appears adequate, except at peak hours in the morning when mail is first posted and during July and August when the seasonal population is at its peak. Patrons either utilize on-street parking across from the Post Office, park in private commercial lots near by or in the field beside the Brownell House.

The issue of Parking in and around the Commons was addressed in a 1981 public facilities plan prepared by Michael Holleran and Michael Everett in conjunction with the Little Compton Capital Improvement Committee. Many of the improvements suggested in this plan were, and still are valid solutions which would improve parking at the Commons while maintaining the character of the area. Some of the recommendations include:

- A school employee parking facility located behind Elementary
- School; Town parking behind the Grange and police station; and,
- A Town parking lot behind the post office and bank.

Relocation of the police and fire departments to a new public safety facility on the Peckham lot at the southwestern approach to the Commons may alleviate some of the parking problems specific to this

area. The Town should assess the impacts of this relocation before allocating resources to any of these recommended parking solutions.

Sakonnet Harbor -One of the primary issues in the Harbor area is parking. The policy in the Sakonnet Harbor Master Plan regarding parking, whether expressed or implied through action of land owners, indicates that land in the Harbor area should be used for recreation, open space, residential, and water related commercial activities rather than for parking, and further, that the need for parking in the Harbor acts to limit water side development.

Despite land owners' reluctance to create new parking opportunities at the harbor, two new parking areas were proposed in the plan. Ten spaces were proposed at the head of the harbor and an additional .30 spaces were planned for a portion of a lot on the corner of Pennsylvania Road and Bluffs Head Avenue. With the addition of these new spaces, the total number of parking spaces available at the harbor, including the parking available at the Sakonnet Yacht Club, will be approximately 70. An estimated 50 spaces can be gained at the harbor, if the large lot on Bluff Head Avenue is developed for parking.

### 8.5 Motor Vehicle Registrations

Table 8-5 shows the number of vehicles registered in Little Compton from 1986 to 1990.

**Table 8-5**  
**Motor Vehicles Registered in Little Compton**

<b>Year</b>	<b>No. of Motor Vehicles</b>	<b>% Change</b>
1986	3,539	
1987	3,706	4.7%
1988	3,788	2.2%
1989	3,878	2.4%
1990	3,847	-0.8%
Increase - 1986-1990		308 8.7%

Source: Rhode Island Department of Transportation, 1991.

The number of registered motor vehicles grew by 8.7 percent between 1986 and 1990. There was a slight decline in the number of registered vehicles between 1989 and 1990, reflecting the poor economic climate. In 1990 there were 1.15 vehicles per resident in Little Compton. Projections by the state Division of Planning estimate there will be 4,420 registered vehicles in Little Compton by the year 2010, a 15 percent increase from the 1990 figure. Because of its location Little Compton's roads are used primarily by local traffic. However, during the summer months the number of vehicles using Little Compton's road system is considerably larger than the 3,847 indicated by state records.<sup>3</sup>

### 8.6 Goals

- A. To provide and encourage a safe, convenient and cost-effective transportation system.
- B. Provide a well maintained system of roads linking all areas, of the town village to facilitate daily commerce in the Town of Little Compton.
- C. To provide adequate parking in the Town.

<sup>3</sup> Rhode Island Department of Transportation, Planning Division

### 8.6.a Recommendations

1. Begin the process of developing an official town map using Rhode Island Geographic Information System (RIGIS) mapping as a base map.
2. Actively participate in planning of State and regional transportation systems.
3. Maintain and update the list of projects for inclusion in the State Transportation Improvement Program (TIP).
4. Work with the Rhode Island Department of Transportation to achieve workable designs on TIP projects in keeping with the rural and village character of town.
5. Coordinate development of circulation systems with the planned development of the community.
6. Recognize the importance of Little Compton's outstanding historic manmade and natural landscape by protecting to the maximum extent possible shade trees, stone walls, historic buildings and structures, and natural features during the planning, design and construction of new and reconstructed roadways as well as the maintenance of existing roads.
7. Develop and implement a pavement management program to evaluate and prioritize improvements of town streets. Include in the program, an evaluation of drainage conditions.
8. Adopt best management practices (BMP's) as part of road standard in subdivision regulations, and in retro-fitting roadway drainage facilities (see Appendix 8-A).<sup>4</sup>
9. Furnish the Highway Superintendent with adequate funding to maintain the roadways, for snow removal, street sweeping and drainage system maintenance.
10. Encourage the Public Transit Authority to maintain the fixed route bus system servicing the Town of Little Compton.
11. Request that RIDOT investigate the areas in their jurisdiction cited as presenting traffic safety problems, and that substandard intersections be considered when DOT's Division of Planning prepares the 1995-2001 TIP.
12. Encourage the availability of trails, walkways and bikeways to promote and enhance the tourist and recreational values of the town.
13. Encourage the consideration of trails, walkways and bikeways in all development projects.
14. Consider controlling traffic egress from the Post Office corner parking area.
15. Provide sufficient parking and improve safety for employees and visitors of the various Town departments and private businesses on the Commons.
16. Review proposals for new police/fire complex to ensure that adequate parking is provided and safe routing of emergency vehicles is developed.
17. Improve the parking facilities at Sakonnet Harbor

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<sup>4</sup> Land Management Project. Land Use and Water Quality Series, Stormwater Best Management Practices

## **CHAPTER 9 IMPLEMENTATION PROGRAM**

### **9.1 Introduction**

Each element of this Comprehensive Plan includes a series of goals and recommendations intended to respond to the issues identified during the planning process. The recommendations represent the collective input of the Comprehensive Plan Advisory Committee and seven subcommittees, the Planning Board and the Town's planning consultant.

The large number of recommended actions proposed by the Advisory Committee subcommittees presents a formidable challenge to the Town government with its limited human and financial resources. The potential for the Town to lose the value of the Plan's recommended actions exists, unless very disciplined implementation and stewardship programs are developed and executed.

The successful execution of the implementation plan will be dependent upon the following:

- the commitment of the current and future Town Councils to the plan;
- the availability of state, local, federal and private funding;
- continued availability and commitment of qualified and responsible volunteers;
- the use of qualified, contracted, technical expertise as required.

The implementation element is presented in two sections. The first section is the complete standard "Implementation Element", assigns urgency as "priority", "intermediate", "long term", and "ongoing". It also assigns responsibility and stewardship within local government for each action. The second section, also found in the body of this document, is the "Priority Implementation Action Element" that the current Town Council may commit to and can seriously use to manage the implementation and the stewardship of the new Comprehensive Community Plan.

The implementation program will be reviewed and updated every two years coordinated with the Town's two year election cycle and with the Town's Financial Town Meeting. Initiation activities will be focused upon forming new committees and boards, recruiting the

best volunteers, collecting hard data and preparing the State mandated updating of the Town's zoning and land use ordinances.

The implementation program is structured as follows:

<b>Reference</b>	To locate the action statement within an individual element, use the following key:  Chapter.Action  For example, Chapter 2, Action 1 would be listed as 2.1 on the reference line.
<b>Action</b>	Recommended implementation action as presented within each element.
<b>Responsibility</b>	The agency, individual, board or commission responsible for implementing the action.
<b>Stewardship</b>	The agency, individual, board or commission to whom the responsible party reports on the status of implementation.
<b>Timing</b>	Priority - Recommended to occur within 1-5 years of Plan adoption;  Intermediate - Recommended to occur within 6-10 years of Plan adoption;  Long Term - Recommended to occur within 11-20 years of Plan adoption;  Ongoing - Currently underway and recommended to continue.
<b>Cost</b>	Estimate of project or capital cost:  TED = to be determined NA = not applicable
<b>Remarks</b>	Other factors which may affect the action.

## 9.2 Land Use Implementation Actions

### Groundwater Quality

<b>Reference</b>	2.1.a
<b>Action</b>	Seriously consider creating a Groundwater Protection Board to deal specifically and effectively with drinking water quality and sources of supply after a study done by the planning board or a sub-committee appointed by the Planning Board. a) Funded adequately and enabled to procure professional staff and services.
<b>Responsibility</b>	Planning Board to initiate legislation with assistance from Conservation Commission.
<b>Stewardship</b>	Town Council (Planning Board)
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	Report to other boards and commissions

---

<b>Reference</b>	2.1.b
<b>Action</b>	(Groundwater Protection Board) powers and responsibilities. a) Develop an overall master plan that addresses protection strategies for the town's ground-water, soil fertility and wetland purification, etc. b) Assume responsibility for implementing the hydrogeological study (refer to Action 5.2); c) Assume administration of the proposed Wastewater Management District, if established (refer to Action 5.4); d) Develop and propose such groundwater protection ordinances as may be needed; and, e) Maintain an ongoing public information program, including annual reports to the Town Council.
<b>Responsibility</b>	(Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	(Groundwater Protection Board) report to other boards and commissions.

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<b>Reference</b>	2.2
<b>Action</b>	If need is demonstrated, establish a wastewater management district starting in critical areas that would: a. Establish a well-testing program with voluntary monitoring program; b. Identify and map septic systems and wells; c. Identify and map "critical environmental resource areas (CERAs)" and create overlay zones to ensure strict groundwater protection. d. Establish a cycle of inspection and if necessary and appropriate, pump out schedule for septic systems.
<b>Responsibility</b>	Planning Board to initiate ordinance preparation.
<b>Stewardship</b>	Town Council annually
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	(Groundwater Protection Board) report to other boards and commissions.

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<b>Reference</b>	2.3
<b>Action</b>	<b>Continue to pursue regulatory program based on State enabling legislation for existing underground storage tanks</b> that are exempt from State regulations.
<b>Responsibility</b>	Building Official and Fire Chief
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	Tank removal should be implemented over the long term and tax incentives for rapid removal should be provided.

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**Reference** 2.4  
**Action** Study the adoption of State guidelines for road salt use as in the Scituate Reservoir Watershed for the Watson Reservoir Watershed.  
**Responsibility** RIDOT Highway Maintenance/Town Highway Superintendent  
**Stewardship** Town Council  
**Timing** Intermediate  
**Cost** TBD  
**Remarks** Increase sand to salt ratio and substitute calcium chloride for some of the salt in the mix.<sup>1</sup> (Groundwater Protection Board), Conservation Commission to be informed about study results.

**Reference** 2.5  
**Action** Recommend investigation of the Town's total sustainable groundwater yield.  
**Responsibility** (Groundwater Protection Board)/Conservation Commission  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** TBD  
**Remarks** The Town should enlist public and/or private assistance in preparing and conducting a comprehensive townwide hydrogeological study. The study would determine the movement and potential sources of contamination of the town's fresh water supply, and its coastal ponds and wetlands. Such a study will help to provide a basis for planning decisions affecting land use, housing, and the town's overall growth patterns.

**Groundwater Quantity**

**Reference** 2.6  
**Action** Prepare a comprehensive plan of wetland protection to protect the Town's wetlands for the recharge of groundwater supplies.  
**Responsibility** Conservation Commission  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** TBD  
**Remarks** Draft soils types onto Town plat maps.

<sup>1</sup> Scituate Reservoir Watershed Management Plan: A Road Salt Management Strategy, Report No. 63, Rhode Island Department of Administration, Division of Planning, June, 1988.

<b>Reference</b>	2.7
<b>Action</b>	Town ordinances should be reviewed and amended to encourage shared use of private drives, and to promote porous surfacing materials (crushed stone, shell etc.) for suitable specific applications. Suitable drainage plans for porous roads should also be contained within the new ordinance.
<b>Responsibility</b>	Town Council/Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Long Term
<b>Cost</b>	NA
<b>Remarks</b>	Roads, both public and private, accelerate rainwater runoff which adversely affects the recharge of groundwater supplies. Roads and parking areas should be surfaced in a manner that minimizes rainfall runoff.
<b>Reference</b>	2.8
<b>Action</b>	Encourage low water use appliances and practices.
<b>Responsibility</b>	Building Official/Conservation Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	Conservation Commission should be active in public education on water conservation.
<b>Reference</b>	2.9
<b>Action</b>	Educate residents of the dangers of saltwater intrusion to water wells.
<b>Responsibility</b>	Planning Board/(Groundwater Protection Board)
<b>Stewardship</b>	Planning Board
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	Identify areas of Town which may be sensitive to saltwater intrusion. Develop and enact prevention programs for sensitive sections of Town.
<b>Reference</b>	2.10
<b>Action</b>	Study the need to develop, and if necessary, institute a system of drainage permits.
<b>Responsibility</b>	Planning Board/(Groundwater Protection Board)
<b>Stewardship</b>	Planning Board/Town Council
<b>Timing</b>	Long term
<b>Cost</b>	NA
<b>Remarks</b>	Grant permits only to those projects which would not have an undue influence on groundwater supplies.

**Wetlands**

**Reference** 2.11  
**Action** Amend existing subdivision ordinance to require all subdivisions (in designated wetland areas as per the Town wetlands map/Town soils map per Action 2.7) submit to a Planning Board/RIDEM  
**Responsibility** Planning Board/RIDEM  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** TBD  
**Remarks** If RIDEM or private biologist determines that wetlands are present on a site, they must be marked and mapped on subdivision plan. Refer to Action 2.7

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**Reference** 2.12  
**Action** Initiate the process of having wetlands within the Town mapped at a scale compatible with the Town Plat Maps.  
**Responsibility** Conservation Commission/Planning Board  
**Stewardship** Town Council/Tax Assessor  
**Timing** Intermediate  
**Cost** TBD - Likely to range from \$10,000 to \$20,000 for mapping and description.  
**Remarks** Examine other wetlands mapping studies around Rhode Island prior to initiating. Refer to Action 2.7

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**Reference** 2.13  
**Action** Study State standards for wetland setbacks and alternate standards that have been adopted by other communities.  
**Responsibility** Conservation Commission/Planning Board/(Groundwater Protection Board)  
**Stewardship** Town Council  
**Timing** Intermediate  
**Cost** NA  
**Remarks** Maintain the Town's present 100-foot buffer (between wetlands and structures and/or septic systems) pending the aforesaid hydrogeological study and development of a buffer ranking system for such setbacks.

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**Reference** 2.14  
**Action** Adopt a comprehensive plan to protect Little Compton's wetlands.  
**Responsibility** Conservation Commission/Planning Board/(Groundwater Protection Board)  
**Stewardship** Town Council  
**Timing** Intermediate  
**Cost** TBD  
**Remarks** A key part to be studied of such a plan should be a wetlands acquisition strategy to include the effect on tax rolls and which would include:
 

- Encouraging the donation of private wetlands to the Town.
- Purchasing development rights to wetlands when offered.
- Purchase of wetlands that could be used for low-impact recreation.

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**Agriculture and Open Space**

**Reference** 2.15  
**Action** **Continue to support the efforts of the Little Compton Agricultural Conservancy Trust (LCACT)** to preserve own farm land and open space.  
**Responsibility** Planning Board/Conservation Commission/LCACT/Tax Assessor  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** TBD  
**Remarks** The following items are recommended for serious consideration:  
 • Continue to support the 2% LCACT Transfer Tax.  
 • Consider alternatives to the transfer tax.  
 • That the property tax valuation on land from which development rights have been sold be clarified in order to encourage this preservation tool.

**Reference** 2.16  
**Action** Study and if appropriate, develop a **more effective/flexible Farm, Forest and Open Space** property tax program in cooperation with the State.  
**Responsibility** Conservation Commission/LCACT/Tax Assessor  
**Stewardship** Town Council  
**Timing** Intermediate  
**Cost** NA  
**Remarks** None

**Reference** 2.17  
**Action** **Develop a financial study** comparing residential land versus agricultural/open space land in Little Compton showing property tax income versus own service expenditures.  
**Responsibility** Conservation Commission/LCACT/Tax Assessor  
**Stewardship** Town Council  
**Timing** Intermediate  
**Cost** NA  
**Remarks** None

**Historic Resources**

**Reference** 2.18  
**Action** Initiate an active program to protect historic resources throughout own with special emphasis on particular areas such as the Commons.  
**Responsibility** (Historic Preservation Advisory Board)  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** TBD  
**Remarks** Numerous quasi-public groups will be involved in this effort, including the Little Compton Historical Society, Adamsville Historical Association, and others.

**Reference** 2.19  
**Action** Consider establishing a Little Compton Historic Preservation Advisory Board which would specifically address scenic character, historical and archaeological resources and architectural integrity.  
**Responsibility** Town Council  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** TBD

**Remarks** The activities of this Board are described in the Natural and Cultural Resources Element of the Plan. Must interact with public and private groups with the same goals. In the long term, consider establishing an Historic District Commission.

Reference 2.20  
**Action** **Consider establishing an Historic District Commission** as an outgrowth of the Historic Preservation Advisory Board specifically to address historical design integrity within the Commons, Adamsville and other potential historic structures, sites and districts.  
 Responsibility Town Council/(Historic Preservation Advisory Board)  
 Stewardship Town Council  
 Timing Long term  
 Cost TBD  
 Remarks None

Reference 2.21  
**Action** **Prepare and distribute a handbook** to inform residents and potential builders of the historic trends and events which combined to create the "sense of place" and the "townscape."  
 Responsibility Conservation Commission/Planning Board/(Arts Council)  
 Stewardship Town Council  
 Timing Long term  
 Cost TBD  
 Remarks This publication would provide ideas and suggestions to help minimize the adverse impacts of future development and construction. Printing cost could be offset by small fee.

Reference 2.22  
**Action** Consider creating **an Historic Marker Program** to help identify and promote the numerous historic sites and buildings throughout town.  
 Responsibility (Historic Preservation Advisory Board)/Conservation Commission  
 Stewardship Town Council  
 Timing Long term  
 Cost NA  
 Remarks None

Reference 2.23  
**Action** **Study the wisdom of initiating a special permit** process for the demolition of any building which is a) within a National Register Historic District; b) individually listed on the National Register of Historic Places.  
 Responsibility (Historic Preservation Advisory Board)/Planning Board  
 Stewardship Town Council  
 Timing Long term  
 Cost NA  
 Remarks None

### Preservation of Traditional Appearance

Reference 2.24  
**Action** Maintain the Town's existing zoning ordinance minimum requirement of one single family dwelling unit per two acres of land.  
 Responsibility Planning Board  
 Stewardship Town Council  
 Timing Priority  
 Cost NA  
 Remarks None

**Reference** 2.25  
**Action** Prepare a cluster zoning ordinance to encourage future subdivision to be developed in a more visually attractive manner.  
**Responsibility** Planning Board  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** NA  
**Remarks** Create a cluster overlay zone and which would allow the Planning Board flexibility.  
 a. Parcel size will remain flexible but density of overall development will not exceed 1 dwelling unit per 2 acres.  
 b. A conventional subdivision layout will be required with any submission of a cluster proposal. The overall density of the cluster development should not exceed the density of the conventional layout. The conventional layout should meet all zoning and subdivision requirements and should not include lots whose area is comprised of more than 50 percent wetlands or lots with significant areas of excessive slope (15% +).  
 c. All cluster proposals shall be approved by the Planning Board, with an advisory opinion by the Housing Committee if created.

**Reference** 2.26  
**Action** **Study the legal position and if practical adopt a substandard lot ordinance** requiring and/or encouraging the consolidation of substandard lots when two or more adjacent lots are owned by the same individual and contain hydric soils.  
**Responsibility** Planning Board/Town Solicitor  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** NA  
**Remarks** Examine other Rhode Island communities' ordinances regarding this action.

**Reference** 2.27  
**Action** **Study the desirability and the legal situation concerning the creation of a scenic zoning ordinance relating to the following areas:**  
 • Intersections and street corners.  
 • Approaches to villages.  
 • Water views and other scenic views.  
**Responsibility** Planning Board to draft ordinance/Zoning Board/Town Solicitor  
**Stewardship** Town Council  
**Timing** High Priority  
**Cost** NA  
**Remarks** Address the development of "overlay districts" along scenic road corridors for treatment of trees and other vegetation, stone walls, outstanding views and design guidelines for new construction in the corridor. Design guidelines may address both the road bed and road side, as well as the adjoining land uses. Use RIDEM and RIHPC work on scenic quality as a starting point.

**Reference** 2.28  
**Action** Encourage visual setbacks for construction along public roads and off-road development whenever possible.  
**Responsibility** Planning Board/Zoning Board  
**Stewardship** Town Council  
**Timing** Intermediate  
**Cost** NA  
**Remarks** None

<b>Reference</b>	2.29
<b>Action</b>	Review the current sign ordinance, compare with other progressive rural communities and modify the regulations to better meet the Town's scenic quality preservation objectives.
<b>Responsibility</b>	Planning Board/Zoning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	2.30
<b>Action</b>	Encourage installation of underground utilities in all future developments.
<b>Responsibility</b>	Planning Board/Zoning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	Potential impact to housing costs should be studied prior to implementing amendment.
<b>Reference</b>	2.31
<b>Action</b>	Rezone the existing industrial zone on the Tiverton Town boundary, north of Tompkins Lane, west of Long Highway and east of Pachet Brook Road. Considering that most of this zone is currently developed for residential <i>use</i> , and the remaining undeveloped area in the zone is largely wetland, it would be appropriately rezoned for residential uses. Allow business zone for small portion on north western side of Long Highway.
<b>Responsibility</b>	Planning Board/Zoning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	Coordinate with the State Dept of Administration, Office of Municipal Affairs, and the Town's Solicitor to determine potential ramifications of this action.

<b>Reference</b>	2.32
<b>Action</b>	<b>Consider designating the business zone at Sakonnet Point as a commercial waterfront zone</b> which would support shore-oriented businesses.
<b>Responsibility</b>	Planning Board/Zoning Board/Tax Assessor
<b>Stewardship</b>	Town Council
<b>Timing</b>	Long term
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	2.33
<b>Action</b>	<b>Revise Town ordinances to accommodate the changing needs of farm operations.</b>
<b>Responsibility</b>	Planning Board/Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	<ul style="list-style-type: none"> <li>• Continue to promote the Penn. Forest and Open Space Act tax benefit for</li> <li>• Explore other avenues to assist local farmers, including, but not limited to, financial</li> <li>• Assess the feasibility of providing some support for farmers to plant winter rye/legume mix which will meet the objectives of reducing applied nitrates in the soil, and providing</li> <li>• Consider promoting a small weekly farmer's market to support local farm</li> <li>• Work with State agencies, including RIDEM Division of Agriculture and the Rhode Island Cooperative Extensive Service to obtain and disseminate the latest information on farm management and marketing practices.</li> <li>• Establish a clearinghouse for rented agricultural land, and promote the use of underutilized fields and pasture. This works best with an annual crop, and would require working out (IA, organic, conventional, sustainable).</li> <li>• Maintain fanning as a permitted use in residential zoning districts.</li> <li>• Permit recreational, promotional and marketing activities on the Town% farms: 'pick your own" and 'choose and cue Christmas trees, hayrides, school visits, roadside farm stands,</li> </ul>
<b>Reference</b>	234
<b>Action</b>	Initiate a study of the Townes residential zoning with the intent to test the potential benefits and costs of establishing two to three zoning classifications, i.e., coastal residential, general residential and rural residential.
<b>Responsibility</b>	Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Recreation</b>	
<b>Reference</b>	235
<b>Action</b>	Prepare and implement a comprehensive management plan for each town recreation area, natural area, and right-of-way.
<b>Responsibility</b>	Recreation Committee
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None

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Reference	2.36
Action	<b>Make special efforts to expand existing recreational areas</b> by acquiring adjacent properties whenever available
Responsibility	Town Council/Planning Board/Conservation Commission
Stewardship	Town Council
Timing	Ongoing
Cost	TBD
Remarks	None

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Reference	2.37
Action	<b>Explore establishment of a town-wide system of bike paths.</b>
Responsibility	Town Council/Planning Board/Conservation Commission
Stewardship	Town Council
Timing	Long Term
Cost	TBD
Remarks	Create walking paths through appropriate natural areas and the linking of separate areas whenever possible.

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Reference	2.38
Action	<b>Consider/study the use of "micro-parking"</b> (five can or less) as a way to access certain natural areas and rights-of-way.
Responsibility	Town Council/Planning Board/Conservation Commission
Stewardship	Town Council
Timing	Intermediate
Cost	NA
Remarks	None

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Reference	2.39
Action	<b>Maintain and enforce existing public rights-of-way</b> available to Town residents.
Responsibility	Conservation Commission/RIDEM/CRMC
Stewardship	Town Council
Timing	Ongoing
Cost	TBD
Remarks	None

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Tax Policies

Reference	2.40
Action	<b>Conduct a study of the Town's tax policies</b> relating to farm, forest and open space Property
Responsibility	Tax Assessor/LCACT/Conservation Commission
Stewardship	Town Council
Timing	Intermediate
Cost	TBD
Remarks	The purpose of such study would be to identify tax policies which would promote open space preservation

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Zoning Consistency

Reference	2.41
Action	<b>Amend the Zoning Ordinance</b> to attain and maintain consistency with this Comprehensive Plan and Figure 2-3, Future Land Use Map.
Responsibility	Planning Board and Town Council.
Stewardship	Town Council
Timing	18 months with continuing monitoring thereafter.
Cost	NA
Remarks	Statutory Requirement

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### 9.3 Housing Implementation Actions

<b>Reference Action</b>	3.1 Develop a comprehensive permit process to meet specific and documented housing needs, e.g., elderly housing and low income housing, for the express purpose of accommodating new federal and state subsidized units..
<b>Responsibility</b>	Planning Board/(Little Compton Housing Trust ).
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	Potential modest printing/consulting costs
<b>Remarks</b>	The purpose is to allow flexibility, including the waiver of certain local ordinances (such as density, construction standards, drainage, setbacks, etc), in exchange for commitments to meet housing objectives. The intent is that the comprehensive permit process may be applied on a town-wide basis
<b>Reference Action</b>	3.2 Establish a Little Compton Housing Trust (LCHT), through Town Ordinance by June 1, 2005, whose members will be appointed by the Town Council by June 30, 2005, and will serve as an advocacy group for any person or group desiring to address the problem of housing affordability or housing for the elderly and families of low and moderate income. The LCHT will be enabled to apply for and receive state and federal grant money, contract with housing agencies such as Rhode Island Housing and Church Community Housing, contract for consultant services, recommend to the Town council property tax abatements for low and moderate income households, generally oversee the implementation of this Affordable Housing Plan, and monitor long term housing affordability.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority and Immediate (see page 9-2) Immediate is within a year with deadlines.
<b>Cost</b>	Ordinance revision cost; modest annual operating expense.
<b>Remarks</b>	The LCHT will serve as the housing advocate for those in need of housing in the town. The LCHT's function will include, but not necessarily be limited to, collection of data and information regarding housing needs; review of prospective housing projects concerning affordable housing and elderly housing; and recommendations to the Planning Board and/or Zoning Board of Review with respect to relief from parts of the Subdivision Regulations and Zoning Ordinance in order to foster affordable housing, including but not necessarily limited to, density, construction standards, drainage, setbacks, etc. The LCHT should be representative of the interests of citizens and groups, including, but not necessarily limited to representatives of the elderly and low income constituencies within Little Compton; town officials, to serve in an ex-officio capacity (Town Council, Planning Board, Building Official, and Public Welfare Director); non-profit agencies (Little Compton Health and Human Resources Committee, Church groups, Church Community Housing Corp., and other housing providers); and knowledgeable individuals representing various professions and disciplines (environmental science, engineering, architecture, landscape architecture, historic preservation, real estate development, and law).
<b>Reference Action</b>	3.3 Create a forum for the elderly community to elaborate on specific housing needs, in order to ensure that planning for such housing meets articulated needs from within the town.
<b>Responsibility</b>	Town Council/ LCHT /Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	Allow elderly housing to exceed standards of zoning density, subject to a review process.

<b>Reference</b>	3.4
<b>Action</b>	Revise zoning ordinance to allow "manufactured homes" and "mobile homes" for the express purpose of providing such units to be subsidized and therefore remain low or moderately priced for both families and elderly.
<b>Responsibility</b>	Planning Board and LCHT
<b>Stewardship</b>	Town Council and LCHT
<b>Timing</b>	Priority
<b>Cost</b>	Modest printing/consulting cost.
<b>Remarks</b>	Current definition in the zoning ordinance, 14-1.5 (i) "manufactured home" describes what is commonly known as a mobile home. A manufactured home once assembled on-site is, for the purposes of definition no different than a conventionally constructed home. Manufactured homes may require density variances to become affordable.
<b>Reference</b>	3.5
<b>Action</b>	Encourage local control over the development of elderly, affordable and special needs housing by: <ol style="list-style-type: none"> <li>a. Creating a non-profit organization within the Town to develop elderly, affordable and/or special needs housing.</li> <li>b. Studying the possibility of amending the enabling legislation for the Agricultural Conservancy Trust to include acquisition of land for elderly, affordable and special needs housing.</li> <li>c. Encouraging the RI General Assembly to fund the Rhode Island Housing and Conservation Trust and the Governor to provide all municipalities the administrative support required to manage local Housing Trusts under the auspices of a State mandated program.</li> </ol>
<b>Responsibility</b>	Town Council / LCHT
<b>Stewardship</b>	Town Council and LCHT
<b>Cost</b>	TBD
<b>Timing</b>	Priority
<b>Remarks</b>	The primary local organization is intended to be the LCHT and its mission is to develop such housing and facilitate acquisition of government and/or other funds and allow increased local control.
<b>Reference</b>	3.6
<b>Action</b>	Maintain the status quo with respect to allowing mobile homes by right in all districts in the Zoning Ordinance.
<b>Responsibility</b>	Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	3.7
<b>Action</b>	Amend the zoning ordinance by June 30, 2006, to allow multi-family housing in business zones by right, including provisions for mixed use development e.g. commercial on the first floor with apartments above with development plan review by the Planning Board, if the units are restricted to low and moderate income residents with thirty-year affordability restrictions in place.
<b>Responsibility</b>	Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority and Immediate (see page 9-2) Immediate is within a year with deadlines.
<b>Cost</b>	Ordinance revision cost.
<b>Remarks</b>	None
<b>Reference</b>	3.8

**Action** Consider developing a Cluster Housing Ordinance which would create an overlay zone and which would allow the Planning Board flexibility.

- a. Parcel size will remain flexible, but density of overall development will not exceed 1 dwelling unit per 2 acres
- b. A conventional subdivision layout may be required with any submission of a cluster proposal. The overall density of the cluster development should not exceed the density of the conventional layout. The conventional layout should meet all zoning and subdivision requirements and should not include lots whose area is comprised of more than 50 percent wetlands or lots with significant areas of excessive slope (15 percent or more).
- c. All open space in cluster developments will remain in perpetuity in accordance with the provisions of state law.
- d. All cluster proposals shall be approved by the Planning Board, with an advisory opinion by the LCHT

**Responsibility** Town Council / LCHT  
**Stewardship** Town Council and LCHT  
**Timing** Priority  
**Cost** Ordinance drafting cost  
**Remarks** See similar action in Land Use Element.

**Reference** 3.9  
**Action** Mandate the inclusion of at least 20% low and moderate-income qualifying units in any new subdivision.

**Responsibility** Town Council / LCHT  
**Stewardship** Town Council and LCHT  
**Timing** Priority  
**Cost** Ordinance drafting cost  
**Remarks** None.

**Reference** 3.10  
**Action** Develop a housing and parcel database using data from the latest revaluation.

**Responsibility** Town Council / LCHT  
**Stewardship** Town Council and LCHT  
**Timing** Priority  
**Cost** Ongoing research/ clerical costs  
**Remarks** None

**Reference** 3.11  
**Action** Revise zoning ordinance by June 30, 2005, to reflect, as appropriate, changes in the Housing Element to accommodate affordable housing, with continuing monitoring.

**Responsibility** Planning Board / Zoning Board / LCHT  
**Stewardship** Town Council and LCHT  
**Timing** Priority  
**Cost** TBD — printing/consultant fees  
**Remarks** The Zoning Ordinance has been brought into conformance with the Zoning Enabling Act of 1991, but further updates are required to implement this Housing Element.

**Reference** 3.12  
**Action** Require all room rentals to register with the Town for purposes of safety and health inspection and to monitor affordability.

**Responsibility** Building Official

<b>Stewardship</b>	Town Council and LCHT
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	None
<hr/>	
<b>Reference</b>	3.13
<b>Action</b>	Consider amending ordinances to establish residential height restrictions which will be consistent with existing scale and bulk of surrounding housing in any given neighborhood in Little Compton. No house to be higher than 30 feet.
<b>Responsibility</b>	Planning Board/Zoning Board of Review/Building Official
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	The purpose is to preserve scenic vistas and to maintain the character of communities within the town and to prevent the tendency observed in other seaside communities toward crowding taller housing closer to the shore.
<hr/>	
<b>Reference</b>	3.14
<b>Action</b>	Amend 14-4.2.d.2(d) of the Zoning Ordinance to specifically add "including protection of groundwater" to the list of conditions and safeguards applied which appear as criteria for special use permit.
<b>Responsibility</b>	Zoning Board of Review /Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	Marginal ordinance revision cost
<b>Remarks</b>	A balance must be struck between housing concerns and protection of groundwater.
<hr/>	
<b>Reference</b>	3.15
<b>Action</b>	Continue to allow, by special use permit, an attached accessory dwelling of not more than 800 square feet on lots having a minimum of three acres, provided that site planning and ISDS criteria are met.
<b>Responsibility</b>	Zoning Board of Review /Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	Ordinance revision cost
<b>Remarks</b>	None.
<hr/>	
<b>Reference</b>	3.16
<b>Action</b>	Amend the zoning ordinance to allow a temporary accessory family dwelling unit as defined in the present zoning ordinance.
<b>Responsibility</b>	Zoning Board of Review /Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	Ordinance revision cost
<b>Remarks</b>	None.
<hr/>	
<b>Reference</b>	3.17
<b>Action</b>	Amend the Town's existing Low Income and Disabled Property Tax Abatement Program to define low and moderate income families in accordance with the Low- and Moderate-Income Housing Act which are those residents earning $\leq$ 80% of the area median income (AMI), and that the tax abatement to residents living in affordable housing units be set on a sliding scale based on actual household income, so that the lowest income residents receive the highest abatement. This is intended to significantly increase the incentive for creating affordable housing with a local tax subsidy..
<b>Responsibility</b>	Town Council

<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	Ordinance revision cost
<b>Remarks</b>	None.

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Note that the new Section 3.17, Strategies of the amended Housing Element are considered to be part of the Implementation of this Comprehensive Plan and shall be binding upon all parties, including the Town Council, Planning Board and the newly created Little Compton Housing Trust.

## 9.4 Economic Development Implementation Actions

### Administration

<b>Reference</b>	4.1
<b>Action</b>	<b>The Town's ordinances and regulations should be comprehensively examined</b> with regard to the impact they may have on local economic activities. Particular attention should be given to regulations governing farming, fishing, and home-based trades/industries. Regulations should be supportive of these activities, while providing guidelines and standards which maintain the public health, safety and welfare, as well as preserving the Town's character.
<b>Responsibility</b>	Planning Board/Zoning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None

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### Services

<b>Reference</b>	4.2
<b>Action</b>	<b>A concerted effort should be made to improve telephone communications systems</b> which serve the Town, particularly telephone.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	To meet needs of new technology, i.e., facsimile, computer modems.

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<b>Reference</b>	4.3
<b>Action</b>	<b>Establish a Community Center</b> in the renovated Grange Hall.
<b>Responsibility</b>	Little Compton Community Center Corporation
<b>Stewardship</b>	Governing board of the Little Compton Community Center Corporation
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None

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<b>Reference</b>	4.4
<b>Action</b>	<b>Should a Town Administrator/Planner position be established</b> the job description for the position should include community development and economic development activities.
<b>Responsibility</b>	Town Council/Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	NA
<b>Remarks</b>	

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**Industry**

**Reference** 4.5  
**Action** Rezone the existing industrial zone on the Tiverton Town boundary, north of Tompkins Lane, west of Long Highway and east of Pachet Brook Road, pending review of the Land Use Committee. Considering that most of this zone is currently developed for residential use, and the remaining undeveloped area in the zone is largely wetland, it would be appropriately rezoned for residential uses. Allow business zone for small portion of north-western side of Long Highway.  
**Responsibility** Planning Board/Zoning Board  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** NA  
**Remarks** Coordinate with the State Dept. of Administration, Office of Municipal Affairs, and the Town's Solicitor to determine potential ramifications of this action.

**Commercial Business**

**Reference** 4.6  
**Action** As appropriate, amend the Zoning Ordinance to encourage business development which is compatible with and sustaining of the Town's environmental and aesthetic resource base.  
**Responsibility** Planning Board/Town Council  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** NA  
**Remarks** None

**Reference** 4.7  
**Action** Preserve existing commercially-zoned areas.  
**Responsibility** Planning Board/Town Council  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** NA  
**Remarks** None

**Reference** 4.8  
**Action** Provide guidelines which support the appropriate development of home-based trade/industries through modification of the Zoning Ordinance. Review and revise the Zoning Ordinance as needed to provide adequate standards and to ensure that such industry is compatible with the overall environmental, aesthetic and economic goals of the community.  
**Responsibility** Planning Board/Town Council  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** NA

**Remarks**

Among the performance criteria which should be considered are the following:

- Establishing that the trade/occupation/activity is operated by a resident of the home.
  - Specifying a maximum floor area ratio which a home-based trade/occupation can occupy within a residential dwelling unit or outbuilding on a residential lot.
  - Establishing guidelines for the outside appearance of a home-based trade/occupation, such as the size and form of signage, the amount of outside storage, and the extent of structural change to the original building.
  - Establishing guidelines for traffic and types of vehicles used to ensure that excess traffic is not created or heavy commercial vehicles not disrupt the quiet of the neighborhood.
  - Establishing an acceptable nuisance level, including guidelines on the use of mechanical equipment, ventilation equipment and noise attenuation measures.
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**Reference** 4.9  
**Action** **Provide guidelines which support the appropriate development of elderly care/support facilities.**  
**Responsibility** Planning Board/Town Council  
**Stewardship** Town Council  
**Timing** Long Term  
**Cost** TBD  
**Remarks** The scale and scope of such a project must respect Town density standards, septic system restraints and groundwater supply.

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**Reference** 4.10  
**Action** **Consider permitting and providing guidelines for education-related economic development**, including executive/management training or retreats, research centers, private educational enterprises.  
**Responsibility** Planning Board/Town Council  
**Stewardship** Town Council  
**Timing** Long Term  
**Cost** TBD  
**Remarks** The scale and scope of such a project must respect Town density standards, septic system restraints and groundwater supply.

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**Reference** 4.11  
**Action** **Provide guidelines which support the appropriate development and regulation of bed and breakfast establishments.**  
**Responsibility** Planning Board/Town Council  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** TBD  
**Remarks** The scale and scope of such a project must respect Town density standards, septic system restraints and groundwater supply.

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**Recreation**

**Reference** 4.12  
**Action** **Ensure public access to Town beaches and shoreline.**  
**Responsibility** Town Council  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** TBD  
**Remarks** None

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**Reference** 4.13  
**Action** **Provide guidelines for natural resource/recreation and open space-based economic activities.**  
**Responsibility** Planning Board/Town Council/Conservation Commission/Little Compton Community Center Corporation  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** TBD  
**Remarks** See Land Use, Recreation Conservation and Open Space, and Natural and Cultural Resources Elements

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## Agriculture and Fishing

<b>Reference</b>	4.14
<b>Action</b>	<b>Revise Town ordinances to accommodate the changing needs of farm operations.</b>
<b>Responsibility</b>	Planning Board/Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	<ul style="list-style-type: none"><li>• Continue to promote the Farm, Forest and Open Space Act tax benefit for appropriate land.</li><li>• Explore other avenues to assist local farmers, including, but not limited to, financial assistance for conservation management practices such as soil erosion techniques.</li><li>• Assess the feasibility of providing some support for farmers to plant winter rye/legume mix which will meet the objectives of reducing applied nitrates in the soil, and providing improved soil quality for growing crops.</li><li>• Consider promoting a small weekly farmer's market to support local farm products.</li><li>• Work with State agencies, including RIDEM Division of Agriculture and the University of Rhode Island Cooperative Extensive Service to obtain and disseminate the latest information on farm management and marketing practices.</li><li>• Establish a clearinghouse for rented agricultural land, and promote the use of underutilized fields and pasture. This works best with an annual crop, and would require working out agreements with landowners on the type of farming practices which would be employed (i.e., organic, conventional, sustainable).</li><li>• Maintain farming as a permitted use in residential zoning districts.</li><li>• Permit recreational, promotional and marketing activities on the Town's farms: "pick your own" and "choose and cut" Christmas trees, hay rides, school visits, roadside farm stands, winery tours, tastings, meals, etc.</li></ul>

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<b>Reference</b>	4.15
<b>Action</b>	<b>Consider promoting a farmer's market,</b> possibly as part of the community center.
<b>Responsibility</b>	Little Compton Community Center Corporation
<b>Stewardship</b>	Governing Board of Little Compton Community Center Corporation
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	See Land Use, Recreation Conservation and Open Space, and Natural and Cultural Resources Elements.

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<b>Reference</b>	4.16
<b>Action</b>	<b>Continue to support traditional fishing and encourage new technologies such as aquaculture in salt water ponds.</b>
<b>Responsibility</b>	Planning Board/Conservation Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	Must meet all Coastal Resource Management Council and Rhode Island Department of Environmental Management requirements.

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## Culture and the Arts

<b>Reference</b>	4.17
<b>Action</b>	<b>Provide non-financial support to cultural resource activities</b> which promote economic development.
<b>Responsibility</b>	The arts and cultural community
<b>Stewardship</b>	Village Improvement Society or the Little Compton Community Center
<b>Timing</b>	Intermediate
<b>Cost</b>	NA
<b>Remarks</b>	Among the potential activities are: <ul style="list-style-type: none"><li>• Community exhibitions, concerts and performances;</li><li>• Classes and workshops;</li><li>• Scholarships for Little Compton students wishing to pursue careers in the arts.</li><li>• Artists workshops/summer sock/dinner theatre.</li></ul>

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## Public Finance

<b>Reference</b>	4.18
<b>Action</b>	<b>Consider establishing a formal capital improvement program</b> with 3 to 5 year horizons.
<b>Responsibility</b>	Town Council/Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	Review capital improvement programs for other similar size owns.

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## 9.5 Natural and Cultural Resources Implementation Actions

### Groundwater

<b>Reference</b>	5.1 .a
<b>Action</b>	Seriously consider creating a Groundwater Protection Board to deal specifically and effectively with drinking water quality and sources of supply after study by the Planning Board or a subcommittee of the Planning Board. a) Funded adequately and enabled to procure professional staff and services.
<b>Responsibility</b>	Planning Board to initiate legislation with assistance front Conservation Commission.
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	Report to other boards and commissions
<b>Reference</b>	5.1.b
<b>Action</b>	Groundwater Protection Board should: a) Be funded adequately and enabled to procure such professional staff and/or services as may be required to carry out its functions; b) Develop an overall master plan to address management and monitoring strategies for protection of the town's groundwater, including maintenance of its soil and wetland purification processes. c) Assume responsibility for carrying forward the proposed hydrogeological study; d) Assume administration of the proposed Wastewater Management District, if established; e) Identify and map "critical environmental resource areas" (CERAs - containing freshwater wetlands, areas with high water tables, major ponds and watersheds, etc.) and develop and propose overlay zones within which an additional set of regulations will apply to ensure strict water resource protection; and, f) Maintain an ongoing public information program, including annual reports to the Town Council
<b>Responsibility</b>	(Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	(Groundwater Protection Board) report to other Boards and Commissions.
<b>Reference</b>	5.2
<b>Action</b>	Enlist public and/or private support and funding to design a comprehensive hydrogeological study. The study will provide a water quality basis for planning decisions affecting land use, housing, and overall growth patterns. The first step, the priority implementation action called for below, is to compile the baseline data required for implementing this study.
<b>Responsibility</b>	To be initiated by the proposed (Groundwater Protection Board), if established (refer to Actions 5.1 .a and 5.1 .b) and/or planning board, conservation commission.
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	Early on, the Planning Board, Town Council and the Conservation Commission should jointly appoint a "groundwater working group" responsible for initiating the compilation of the base data for the hydrogeological study. When the (Groundwater Protection Board) is established, this work should continue under its aegis.

<b>Reference</b>	5.3
<b>Action</b>	If need is demonstrated, <b>establish a wastewater management district</b> starting in critical areas that would: <ul style="list-style-type: none"> <li>a. Establish a well-testing program with voluntary monitoring program,</li> <li>b. Identify and map septic systems and well,</li> <li>c. Establish a cycle of inspection and if necessary and appropriate, pump out schedule for septic systems.</li> </ul>
<b>Responsibility</b>	Planning Board / Conservation Commission/(Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	(Groundwater Protection Board) report to other boards and commissions.
<b>Reference</b>	5.4
<b>Action</b>	<b>Encourage the Little Compton Conservation Commission to adopt a more proactive stance</b> and assume (or be given) greater responsibility for dealing with problems affecting a wide range of local conservation issues. It should: <ul style="list-style-type: none"> <li>a. Work closely with the (Groundwater Protection Board), if it's established, on strategies for strengthening the town's groundwater protection measures.</li> <li>b. Develop and maintain a systematic review process for monitoring the significant conservation issues affecting the town's health and safety, and it's critical environmental resources.</li> <li>c. Develop, with other local agencies and conservation organizations, an ongoing public information program on these and other conservation issues.</li> </ul>
<b>Responsibility</b>	Conservation Commission
<b>Stewardship</b>	Town Council/Planning Board
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	When the proposed (Groundwater Protection Board) is established (refer to Action 5.1) the data base compilation tasks should continue under its aegis.
<b>Reference</b>	5.5
<b>Action</b>	<b>Maintain town's 100-foot buffers</b> between wetlands and structures and septic systems pending findings of hydrogeological study, the proposed buffer ranking system study, and identification of CERA zones.
<b>Responsibility</b>	Planning Board / Conservation Commission/(Groundwater Protection Board).
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	Development of a ranking systems will require consultant assistance.
<b>Reference</b>	5.6
<b>Action</b>	<b>Encourage environmentally compatible agricultural techniques</b> among Little Compton residents and growers to reduce groundwater pollution from certain fertilizers and pesticides. (Groundwater Protection Board).
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	None.

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<b>Reference Action</b>	5.7 <b>Develop a high visibility public information and education program concerning residual groundwater pollution</b> by certain fertilizers and pesticides, heavy metals, paints, oils and fuels.
	a) Build program on the two year groundwork laid out by Joint Committee of the Garden Clubs on Environmental Concerns.
	b) Target homeowners, businesses, local boards and commissions, and schools.
<b>Responsibility</b>	(Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	(Groundwater Protection Board) to invite participation of Joint Committee on Environmental Concerns

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<b>Reference Action</b>	5.8 <b>Work with State agencies to establish and maintain air and rain pollution monitoring program</b> to determine over time what pollutants are entering Little Compton's groundwater from long range atmospheric pollution.
<b>Responsibility</b>	(Groundwater Protection Board)/Conservation Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	Work with appropriate state agencies and environmental organizations.

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<b>Reference Action</b>	5.9 <b>Work with State agencies to establish and maintain pollution monitoring program of coastal and inland waters, soil, wildlife and vegetation</b> to determine over time what pollutants are entering Little Compton's waters and wildlife food chains from long range atmospheric pollution.
<b>Responsibility</b>	(Groundwater Protection Board)/Conservation Commission/Beach Commission/Harbor Commission (refer to Action 5.1).
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	Work with appropriate state agencies and environmental organizations.

---

<b>Reference Action</b>	5.10 <b>Review present land use controls</b> to ensure that toxic activities which are potentially threatening to the environment are minimized.
<b>Responsibility</b>	(Groundwater Protection Board)/Conservation Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	Develop guidelines for responsible citizen action concerning the use, storage and disposal of toxic substances.

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<b>Reference</b>	5.11
<b>Action</b>	<b>Maintain a capacity in fire and police departments</b> for rapid and appropriate response to small spills and other accidents involving hazardous materials.
<b>Responsibility</b>	Fire Chief/Police Chief
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None

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<b>Reference</b>	5.12
<b>Action</b>	<b>Properly store supplies of road salt</b> and consider environmentally acceptable substitute which does not threaten public health.
<b>Responsibility</b>	State Highway Department/Town Highway Department.
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	Conservation Commission and (Groundwater Protection Board) to be informed of road salt status.

---

<b>Reference</b>	5.13
<b>Action</b>	<b>Pursue regulatory program for existing underground storage tanks</b> which are exempt from state regulation. Implement tank removal program and explore further tax incentive idea for more rapid removal.
<b>Responsibility</b>	Building Official and Fire Chief
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None

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<b>Reference</b>	5.14
<b>Action</b>	<b>Continue to maintain a collection center</b> for disposal of used motor oil.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None

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## Coastal Waters, Inland Waters, Flood Hazards

**Reference** 5.15  
**Action** Maintain and improve the quality of coastal waters to protect the Little Compton shoreline for continued commercial fishing, tourism and recreational uses.  
 a) Continue to pursue acquisition of key shoreline areas (for habitat preservation, recreation, visual enhancement, and public shoreline access).  
 b) Coordinate with RIDEM and CRMC to determine locations of public shoreline access.  
**Responsibility** Little Compton Agricultural Conservancy Trust/Sakonnet Preservation Association/Conservation Commission/Harbor Commission/Beach Commission  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** TBD  
**Remarks** LCACT and SPA should pursue the acquisition issue; Conservation Commission the shoreline access question. Coordinate with RIDEM, CRMC and the (Groundwater Protection Board).

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**Reference** 5.16  
**Action** **Monitor coastal ponds systematically** to detect excessive nitrate loading. Protect such ponds additionally by considering land acquisition and further buffering.  
**Responsibility** (Groundwater Protection Board)/Conservation Commission  
**Stewardship** Town Council  
**Timing** Long Term  
**Cost** TBD  
**Remarks** LCACT and SPA to pursue acquisition issue.

---

**Reference** 5.17  
**Action** **Review local setbacks from coastal ponds and wetlands** to determine most appropriate buffer widths (in connection with proposed ranking system).  
**Responsibility** (Groundwater Protection Board)/Planning Board/Conservation Commission  
**Stewardship** Town Council  
**Timing** Intermediate  
**Cost** TBD  
**Remarks** See Groundwater Implementation Section for ranking system reference (which may involve TBD costs).

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**Reference** 5.18  
**Action** **Investigate road salting methods and sand/salt mixes** for both State and local roads to ensure suitability for use within the watershed. Monitor inland waters to detect excessive nitrate loading.  
**Responsibility** Conservation Commission/(Groundwater Protection Board)/State and Town Highway Departments  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** NA  
**Remarks** Review what neighboring states (and owns) have done.

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<b>Reference</b>	5.19
<b>Action</b>	<b>Give priority consideration for protection of wetlands</b> which provide habitat o rare, threatened or endangered species, and to ensure groundwater purification.
<b>Responsibility</b>	Conservation Commission/Agricultural Conservancy Trust (in conjunction with RIDEM and CRMC)/(Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	LCACT could also protect by acquiring development rights for such wetland areas, but cost factor would increase significantly.

<b>Reference</b>	5.20
<b>Action</b>	<b>Maintain vegetated buffers</b> around the tributary steams which feed Watson Reservoir o help maintain its quality.
<b>Responsibility</b>	Conservation Commission (working with Newport Conservation Commission and the Little Compton (Groundwater Protection Board))
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None

<b>Reference</b>	521
<b>Action</b>	<b>Maintain conformance with existing Federal, State and local flood hazard regulations.</b>
<b>Responsibility</b>	Federal Emergency Management Agency (FEMA), Town Council, Planning Board and appropriate state agencies.
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None

## Soils

<b>Reference</b>	5.22
<b>Action</b>	<b>Continue public and private land acquisition programs, conservation restric- tions, and the purchase of development rights to avoid loss of farmland ar- eas, and the historic working landscape, to development.</b> Consider design guide- lines, visual easements and designated farmland overlays to further this work.
<b>Responsibility</b>	Planning Board/Conservation Commission/Agricultural Conservancy Trust
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None

<b>Reference</b>	5.23
<b>Action</b>	Monitor, maintain and promote increased soil fertility on a townwide basis to ensure groundwater purification.
<b>Responsibility</b>	Conservation Commission/(Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Long Term
<b>Cost</b>	TBD
<b>Remarks</b>	Ultimately this would be the responsibility of the proposed (Groundwater Protection Board), when established.

Reference	5.24
Action	<b>Require that the presence of hydric soils be noted on the development application</b> in site plan or subdivision review during the preliminary stages.
Responsibility	Planning Board
Stewardship	Town Council
Timing	Priority
Cost	NA
Remarks	This would indicate the possible presence of wetlands and indicate the need for further investigation. Develop a plat plan with a hydric soils overlay.

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### Vegetation and Wildlife, and Endangered Species

Reference	5.25
Action	<b>Prepare survey for the protection of vegetation and wildlife areas</b> in order to protect, preserve, and improve the present diversity of vegetation and wildlife along the following guidelines: a) Identify large areas of undisturbed land to maintain ecological stability. b) Identify the balance of vegetational cover types in the community, i.e. woodlands, wetlands, open fields/spaces. c) Identify buffer zones around areas of critical habitat. d) Include habitat values as an element for consideration in subdivision and/or site plan reviews.
Responsibility	Planning Board/Conservation Commission/(Groundwater Protection Board)
Stewardship	Town Council
Timing	Long Term
Cost	TBD
Remarks	Local agencies should consult with the Rhode Island Natural Heritage Program (RINHP) and the Rhode Island Audubon Society in preparation of the Management Plans.

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Reference	5.26
Action	<b>Endangered species should be a major component</b> of the Vegetation and Wildlife Survey . Include the 25 Rare and Exemplary Natural Communities in Little Compton referred to as "endangered species" and listed in the Natural and Cultural Resources chapter.
Responsibility	Conservation Commission/(Groundwater Protection Board)
Stewardship	Town Council
Timing	Intermediate
Cost	NA
Remarks	Local agencies should consult with both the Rhode Island Audubon Society and the Rhode Island Natural Heritage Program to keep current with the status of the town's endangered species population.

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Reference	5.27
Action	<b>Use the vegetation and wildlife survey as a guide</b> to determine potential adverse impacts on vegetation and wildlife communities with regards o: a) Changes in land use and zoning. b) Subdivision of land. c) Any public use including outdoor recreation and building activity.
Responsibility	Zoning Board/Conservation Commission
Stewardship	Town Council
Timing	Long Term
Cost	NA
Remarks	None

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**Reference** 5.28  
**Action** **Coordinate with Rhode Island Natural Heritage Program and the Rhode Island Audubon Society** on a regular basis to determine sensitive habitat locations of the town's endangered species.  
**Responsibility** Conservation Commission  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** NA  
**Remarks** The Conservation Commission should consult with the RINHP for the locations of the 25 endangered species and wildlife.

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**Reference** 5.29  
**Action** **Develop and promote protection and management recommendations** for each identified habitat location. Prepare maps for clear identification of all of these locations.  
**Responsibility** Conservation Commission  
**Stewardship** Town Council  
**Timing** Long Term  
**Cost** TBD  
**Remarks** None

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**Reference** 5.30  
**Action** **Review periodically the following sites with the RINHP for additional habitat protection.**  
a) Quicksand Pond/Goosewing Beach  
b) Briggs Marsh/Truesdale Beach  
c) West and East Islands  
d) Fogland Marsh  
e) Sakonnet Point  
0 Mill Pond in Adamsville  
**Responsibility** Conservation Commission  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** NA  
**Remarks** None

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## Visual and Aesthetic Resources

<b>Reference</b>	5.31
<b>Action</b>	Under the proposed Historical Preservation Advisory Board (refer to Action 5.40), encourage increased townwide concern for activities that affect the visual environment; consider forming an Historical Preservation Advisory Board sub-committee on "visual environmental impact" which, among other things would: <ul style="list-style-type: none"> <li>a) Identify areas of own with outstanding scenic vistas, (i.e. countryside or coastal view-point areas), which should be reviewed by the Board and other appropriate own bodies when development or construction <i>is</i> being considered.</li> <li>b) Work on appropriate "design guidelines" for construction in those areas.</li> <li>c) Create a public informational tool (i.e., a "citizen's guide for preserving Little Compton's scenic landscape") to educate residents on ways they can help preserve this critical natural resource.d</li> <li>d) Consider the creation of "overlay districts" along scenic roads to identify special visual and aesthetic features (such as trees and other vegetation, stone walls, outstanding views etc.), and the development of design guidelines for new construction in these areas. (Such guidelines might address both the road bed and road side, as well as adjoining land uses.)</li> </ul>
<b>Responsibility</b>	(Historical Preservation Advisory Board)/Planning Board/Conservation Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	None

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<b>Reference</b>	5.32
<b>Action</b>	<b>Support and encourage the continued efforts of the Little Compton's Agricultural Conservancy Trust (LCACT) and the Sakonnet Preservation Association (SPA) to preserve the town's open spaces, and other areas of natural and scenic beauty in the own.</b>
<b>Responsibility</b>	Little Compton Agricultural Trust/Sakonnet Preservation Association/Conservation Commission.
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None

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<b>Reference</b>	5.33
<b>Action</b>	<b>Develop educational material and other programs to maintain and increase the current acreage of the town's working farmland.</b> Use designated prime farmland overlays and active agricultural districts to encourage the continued use of property as agricultural and allow for limited density residential development.
<b>Responsibility</b>	LCACT/SPA/Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None

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<b>Reference</b>	5.34
<b>Action</b>	<b>Pursue the protection of other visually important spaces</b> through a variety of techniques including, but not limited o, the following: a) Public education. b) Purchase conservation easements. c) Purchase of development rights.d d) Visual easements or "overlay districts/zones". e) Gifts to the Sakonnet Preservation Association and the Agricultural Conservancy Trust. f) Purchase acquisition of land.
<b>Responsibility</b>	LCACT/SPA/Planning Board/Conservation Commission/(Historical Preservation Advisory Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None

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## General

<b>Reference</b>	5.35
<b>Action</b>	<b>Consider creating the position of the Town Planner</b> in the town's administrative structure on a full (or at least, part) time basis.
<b>Responsibility</b>	Home Rule Charter Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None

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<b>Reference</b>	5.36
<b>Action</b>	<b>The Town Council should consider appointing an Environmental Advocate</b> for Little Compton as provided under the State's Environmental Advocacy Act.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	None

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<b>Reference</b>	5.37
<b>Action</b>	<b>Work together with Tiverton, Westport and the Newport Water Board</b> to maintain regional environmental and groundwater quality.
<b>Responsibility</b>	Conservation Commission/(Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	NA
<b>Remarks</b>	For example, the Westport River Watershed Alliance.

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## Cultural Resources

**Reference** 5.38  
**Action** **Consider establishing an Historical Preservation Advisory Board** to address the town's scenic character, historical sites and structures, architectural integrity and archaeological resources. The Board should:

- a) Have a membership representative of relevant local organizations and of individuals with interest and knowledge of this and related fields.
- b) Prepare an Historic Preservation Plan to address the town's resource protection needs.
- c) Document local historic sites and structures, identify them with descriptive site markers, and encourage nomination of those eligible to the State and National Registers of Historic Places.
- d) Use educational and administrative mechanisms to guide construction or development where building permits are being considered in areas identified under the local Preservation Plan.

**Responsibility** Planning Board  
**Stewardship** Town Council  
**Timing** Priority  
**Cost** TBD  
**Remarks** In the long term, consider establishing a Historical Preservation Commission *as an* outgrowth of the Advisory Board.

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**Reference** 5.39  
**Action** **Encourage the establishment of an Arts and Cultural Council** to develop and coordinate programs supporting the town's diversified artistic and cultural resources.

- a) Arrange for community exhibitions, concerts and performances.
- b) Sponsor classes and workshops.
- c) Provide scholarships for Little Compton scholars wishing to pursue careers in the arts.
- d) Work with similar groups in neighboring towns.

**Responsibility** The arts and cultural community  
**Stewardship** Village Improvement Society or the Little Compton Community Center  
**Timing** Intermediate.  
**Cost** NA  
**Remarks** None

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**Reference** 5.40  
**Action** **Establish a Community Center** in the renovated Grange Hall.  
**Responsibility** Little Compton Community Center Corporation  
**Stewardship** Governing board of the Little Compton Community Center Corporation  
**Timing** Ongoing  
**Cost** TBD  
**Remarks** None

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**Reference** 5.41  
**Action** **Encourage the expansion of the services and facilities of the Brownell/Little Compton Public Library.**

**Responsibility** Library Board  
**Stewardship** Town Council  
**Timing** Ongoing  
**Cost** TBD  
**Remarks** Coordinate with School Library.

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**Reference** 5.42

<b>Action</b>	<b>Endorse an Oral History Project</b> to interview long-term residents and record their recollections of the town's recent history for a permanent archive. a) A major element of the program would be in cooperation with the Wilbor/McMahon School as part of the language arts and social studies curriculum. b) Based on the Foxfire "cultural journalism" program.
<b>Responsibility</b>	School Board/Historical Society/Community Center
<b>Stewardship</b>	Historical Society/Village Improvement Society
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	Responsibility may shift to the Arts and Cultural Council.
<b>Reference</b>	5.43
<b>Action</b>	<b>Protect archaeological sites and private cemeteries.</b> An ordinance should be passed requiring builders et al to notify the Building Official of any artifact discovery.
<b>Responsibility</b>	(Historical Preservation Advisory Board)/Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	Building official shall administer and enforce.
<b>Reference</b>	5.44
<b>Action</b>	<b>Preserve the balance of the small boat commercial business and the recreational boating atmosphere at Sakonnet Harbor.</b>
<b>Responsibility</b>	Harbor Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	See Harbor Management Plan
<b>Reference</b>	5.45
<b>Action</b>	<b>Map and safeguard public rights-of-way.</b>
<b>Responsibility</b>	(Historical Preservation Advisory Board)/Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	Coordinate with the CRMC Committee on rights-of-way and consider appointing a Keeper of the rights-of-way.
<b>Reference</b>	5.46
<b>Action</b>	<b>Encourage maintenance of stone walls.</b>
<b>Responsibility</b>	Planning Board/Assessors/(Historical Preservation Advisory Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	<i>Intermediate</i>
<b>Cost</b>	TBD
<b>Remarks</b>	Consider providing tax relief which <i>may</i> require legislation.
<b>Reference</b>	5.47
<b>Action</b>	<b>Encourage the preservation of distinctive or unique landscapes of high scenic quality.</b> a) Prepare an inventory of special landscapes. b) Develop a program for the protection of the identified areas.
<b>Responsibility</b>	Planning Board/(Historical Preservation Advisory Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	NA
<b>Remarks</b>	Coordinate with RIDEM and RIHPC work <i>as a</i> starting point. See Natural Resources Actions No. 5.34 and 5.38.

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<b>Reference</b>	5.48
<b>Action</b>	<b>Encourage and support the preservation of the town's special places.</b> a) Prepare an inventory in places that have meaning and significance for the town's residents. b) Develop a program for the protection of identified special places, including easements, zoning measures, subdivision regulations and public education.
<b>Responsibility</b>	Planning Board Historical Preservation Advisory Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	Refer to Actions No. 5.34 and 5.38.

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## 9.6 Community Services and Facilities Implementation Actions

<b>Reference</b>	<b>6.1</b>
<b>Action</b>	<b>To fully develop the study and implement the recommendations concerning the town's municipal departments.</b> including but not necessarily limited to: <ul style="list-style-type: none"><li>- Town Administrator/Planner</li><li>- Town Engineer/Building Inspector</li><li>- Tax Assessor</li></ul>
<b>Responsibility</b>	Establish a study commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority: 1994-1995 study; 1996-2008 implement
<b>Cost</b>	NA
<b>Remarks</b>	None
<hr/>	
<b>Reference</b>	<b>6.2</b>
<b>Action</b>	<b>Encourage and support the School Committee's plans and programs for academic excellence.</b>
<b>Responsibility</b>	School Committee
<b>Stewardship</b>	School Committee
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<hr/>	
<b>Reference</b>	<b>6.3</b>
<b>Action</b>	<b>Continue to monitor building permit and other conditions impacting school enrollment trends.</b>
<b>Responsibility</b>	School Committee/Building Official
<b>Stewardship</b>	School Committee
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<hr/>	

<b>Reference</b>	6.4
<b>Action</b>	<b>Encourage use and improvement of school playground and sports facilities</b> with the Town's recreational plans and programs.
<b>Responsibility</b>	School Committee/Recreation Committee
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.5
<b>Action</b>	<b>Support collection modernization and development.</b>
<b>Responsibility</b>	Brownell Library Board/Librarian/Little Compton Free Library <i>Trustees</i>
<b>Stewardship</b>	Brownell Library Board/Little Compton Free Library Trustees
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.6
<b>Action</b>	<b>Establish cross-referencing and cooperation with the school library,</b> and with the Middletown High School library.
<b>Responsibility</b>	Librarian
<b>Stewardship</b>	School Committee/Little Compton Free Public Library Trustees
<b>Timing</b>	Intermediate
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.7
<b>Action</b>	<b>Assess the Town's contribution (annual and capital) to the Library</b> and its distribution.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.8
<b>Action</b>	<b>Establish a volunteer "Friends of the Library" group</b> to assist with fundraising and outreach activities.
<b>Responsibility</b>	Brownell Library Board/Librarian/Little Compton Free Public Library Trustees
<b>Stewardship</b>	Brownell Library Board/Little Compton Free Public Library Trustees
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None

<b>Reference</b>	6.9
<b>Action</b>	<b>Continue to strengthen the membership and commitment to the Substance Abuse Task Force.</b>
<b>Responsibility</b>	Health and Human Resources Committee/Town Council/Police Department/School committee
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.10
<b>Action</b>	<b>Assess the town's goals and strategies for disaster preparedness and civil defense planning.</b>
<b>Responsibility</b>	Civil Defense Preparation Director
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.11
<b>Action</b>	<b>Assess options for improved public communications</b> by the police and fire departments.
<b>Responsibility</b>	Police Chief/Fire Chief Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.12
<b>Action</b>	<b>As a policy, consider the benefits of regional versus local programs</b> where there are cost reduction and service delivery benefits to be gained by the Town.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.13
<b>Action</b>	<b>Consider contracting engineering review services</b> for soil erosion and sediment control, stormwater management and ISDS permitting to ensure environmentally sound development practices.
<b>Responsibility</b>	Planning Board/Conservation Commission/ own Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	Contact State Association of Conservation Districts
<b>Reference</b>	6.14
<b>Action</b>	<b>Encourage the study for staffing and program development for a community center</b> , and coordinate the use of existing space for meetings of various Town boards, committees and groups.
<b>Responsibility</b>	Little Compton Community Center Inc./Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None

<b>Reference</b>	6.15
<b>Action</b>	<b>Recognize and support the recently formed Little Compton Health and Human Resources Committee.</b>
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	Town Council should recognize <i>this</i> organization.
<b>Reference</b>	6.16
<b>Action</b>	<b>Consider establishing wastewater management districts</b> in densely populated areas and areas of ISDS failure in order to provide periodic inspection, maintenance and correction of ISDS systems.
<b>Responsibility</b>	Planning Board (Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermeriate
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.17
<b>Action</b>	<b>Support a public education program</b> in conjunction with public awareness group (e.g. Cooperative Extension Service, Save the Bay ) to make property owners aware of the importance of proper ISDS maintenance and the need for periodic pumping.
<b>Responsibility</b>	Conservation Commission/(Groundwater Protection Board)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.18
<b>Action</b>	<b>Consider a Soil Erosion and Sediment Control Ordinance</b> , utilizing the services of the Soil Conservation Service and the local Conservation District.
<b>Responsibility</b>	Planning Board/Conservation Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	MD
<b>Remarks</b>	None

<b>Reference</b>	6.19
<b>Action</b>	<b>Continue and maintain a townwide recycling program in coordination with State efforts.</b>
<b>Responsibility</b>	Planning Board/Town Council/Conservation Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.20
<b>Action</b>	<b>Continue to maintain an igloo for waste oil collection at the transfer station, and vigorously promote its use.</b>
<b>Responsibility</b>	Maintenance Department
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TED
<b>Remarks</b>	None
<b>Reference</b>	6.21
<b>Action</b>	<b>Work with RIDEM's OSCAR program to develop a public education program toward reducing the waste strewn and encourage private and commercial recycling through municipal assistance in the form of newspaper drop-off spots, multiple large item trash pick-ups, and announcement or sponsorship of the OSCAR program's household Hazardous Waste Clean-up Day(s).</b>
<b>Responsibility</b>	Conservation Commission
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing/intermediate
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.22
<b>Action</b>	<b>Retain Town service departments (police, fire, town halt) in the Commons area.</b>
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.23
<b>Action</b>	<b>Fully utilize existing public buildings.</b>
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.24
<b>Action</b>	<b>Consider establishing standards for design review for any construction or building alterations in the Commons areas.</b>
<b>Responsibility</b>	Planning Board/Zoning Board/(Historic Preservation Advisory Committee)
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	NA
<b>Remarks</b>	None

<b>Reference</b>	6.25
<b>Action</b>	<b>Contract for a professional technical and economic study</b> for a comprehensive analysis of water supply and sewage treatment for all public buildings on the "Commons."
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None
<hr/>	
<b>Reference</b>	6.26
<b>Action</b>	Fully clarify the Town's legal position <b>for the use of Watson Reservoir water</b> for the school and other public facilities on the Commons.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Long term
<b>Cost</b>	TBD
<b>Remarks</b>	Refer to Rhode Island Law
<hr/>	
<b>Reference</b>	6.27
<b>Action</b>	When and if it becomes available, lease/purchase a small amount of land behind the school, own hall and police department for provision of <b>additional off-street parking facilities and for the safe drop-off of school children from buses.</b>
<b>Responsibility</b>	Planning Board/School Committee/Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None
<hr/>	
<b>Reference</b>	6.28
<b>Action</b>	<b>When and if needed acquire additional land</b> behind the library and St. Catherine's for off-street parking and for an alternate route out of the Commons.
<b>Responsibility</b>	Planning Board/Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Long term
<b>Cost</b>	TBD
<b>Remarks</b>	None
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<b>Reference</b>	6.29
<b>Action</b>	<b>Complete a detailed study of municipal administration space needs.</b>
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.30
<b>Action</b>	<b>As necessary, expand town offices</b> into space in the Legion Hall and/or expand to a second floor above the existing addition to relieve congestion.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Long term
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.31
<b>Action</b>	<b>Efficiently utilize the Oddfellows Hall</b> and the existing fire station if they become available.
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	6.32
<b>Action</b>	As funding becomes available, <b>complete renovation of Grange Hall for use as a community center.</b>
<b>Responsibility</b>	Little Compton Community Center Corp.
<b>Stewardship</b>	Little Compton Community Center Corp.
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	6.33
<b>Action</b>	<b>Select one of the sites for the new police/fire complex.</b> They include: <ol style="list-style-type: none"> <li>1. The space occupied by the existing fire station, police station, and if necessary the tennis court;</li> <li>2. Part of the field north of the existing fire station;</li> <li>3. On Willow Avenue/Common's End;</li> <li>4. Peckham Lot.</li> </ol>
<b>Responsibility</b>	Planning Board/Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	None

## 9.7 Recreation and Open Space Implementation Actions

<b>Reference</b>	7.1
<b>Action</b>	<b>Monitor the need for a new playlot in the Adamsville area. When demand indicates, and funding is accessible, provide a playlot similar to that at the Wilbur School.</b>
<b>Responsibility</b>	Planning Board/Town Council/Recreation Committee
<b>Stewardship</b>	Town Council
<b>Timing</b>	Long Term
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	7.2
<b>Action</b>	<b>Monitor the need for playfields and tennis courts. When demand indicates and funding is accessible, provide such playfields and/or tennis courts.</b>
<b>Responsibility</b>	Town Council/Planning Board/Recreation Committee/School Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	TBD
<b>Remarks</b>	The Town's recreation task force indicates the need for a soccer field and additional tennis and basketball courts at some time in the future.
<b>Reference</b>	7.3
<b>Action</b>	<b>Ensure the retention as permanent open space of recreation areas providing specialized recreation opportunities.</b>
<b>Responsibility</b>	Little Compton Agricultural Conservancy Trust; Conservation Commission; Planning Board; Recreation Committee; others involved in providing recreation/open space services in Town.
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	7.4
<b>Action</b>	<b>Preserve existing beaches and parking areas for continued beach use.</b>
<b>Responsibility</b>	Little Compton Agricultural Conservancy Trust; Conservation Commission; Planning Board; Beach Commission; others involved in providing recreation/open space services in the Town.
<b>Stewardship</b>	Town Council/Beach Commission
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	7.5
<b>Action</b>	<b>Continue to add permanently protected conservation, conservation/recreation, and special areas to the Town's existing inventory.</b>
<b>Responsibility</b>	Little Compton Agricultural Conservancy Trust; Conservation Commission; Planning Board; others involved in providing recreation/open space services in the Town.
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	See Section 7.7 for a description of these particular types of open space.

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<b>Reference</b>	7.6
<b>Action</b>	<b>Continue to pursue the development of a community center.</b>
<b>Responsibility</b>	Little Compton Community Center Corp./Recreation Committee/Health and Human Resources Committee
<b>Stewardship</b>	Little Compton Community Center Corp.
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	Currently the focus of the community center fundraising activities is on renovating the Grange Hall on the Commons.

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Reference	7.7
<b>Action</b>	<b>Continue the current program of protecting agricultural land.</b>
<b>Responsibility</b>	Little Compton Agricultural Conservancy Trust/Conservation Commission/Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	Frequent monitoring and reporting of land use changes or impending changes which would alter the environment are necessary to ensure the Town has adequate response time is a parcel becomes available.

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<b>Reference</b>	7.8
<b>Action</b>	<b>Establish a new zoning district or overlay district for open space purposes.</b>
<b>Responsibility</b>	Town Council/Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Immediate
<b>Cost</b>	None
<b>Remarks</b>	See Section 2.4.2 of the Land Use Element

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<b>Reference</b>	7.9
<b>Action</b>	<b>Establish a process of acquiring sites for open space and recreational purposes. The latter includes installing necessary infrastructure and equipment for new recreational sites, maintenance and expansion of existing recreational sites. Such action must be linked to the Town's on-going budget process in order to be effective. In addition, when the Town applies for state and federal assistance for such acquisitions of open space and recreational sites, consideration must be given to establishing partnerships with any appropriate local private and public agency, such as the LCACT, Sakonnet Preservation Association and others.</b>
<b>Responsibility</b>	Town Council/Planning Board
<b>Stewardship</b>	RCOS Committee
<b>Timing</b>	Immediate and On-going
<b>Cost</b>	None
<b>Remarks</b>	See Section 7.8.c Recreation, Conservation and Open Space Element

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The anticipated five year acquisition and development program may be found on page 9-2. Implementation activities shall be grouped into one of three categories, as follows:

- Recreation;
- Conservation; and,
- Agriculture.

None of these categories shall have precedence over the other two; they reflect goals and policies that are equally important to the Town of Little Compton. Priorities of individual activities shall be set within each category, and the criteria for site selection follows:

**Criteria for Site Selection — Recreation**

1. The property is suitable for development of active recreation facilities.
2. The property is accessible to people who would be most likely to use the proposed recreation facility.
3. The property is not prime open space or conservation land according to the criteria adopted to evaluate property for that purpose.
4. The property is available and the price is consistent with the appraised value.
5. The property can be managed by the Town.
6. The property is contiguous to an existing public recreation area.

**Criteria for Site Selection - Recreation Development Projects**

1. The project addresses a need identified in the Recreation, Conservation and Open Space Plan.
2. The project will provide recreational opportunities for various age groups.
3. The project will provide for multiple uses of the site.
4. The project includes appropriate support facilities for the recreational activities for which the land was acquired.
5. The community supports the proposed project.
6. The facility can be managed by the Town.

**Criteria for Site Selection - Open Space/Conservation**

1. The property provides habitat which supports or is capable of supporting the following categories of wildlife:
  - a. Federally listed endangered or threatened.
  - b. State listed endangered or threatened.
  - c. Species listed as State Special Interest.
  - d. Listed by Natural Heritage Program as species of special concern.
2. The property is uncommon, biologically fragile and/or critical or is a unique ecological community in the state or local community.
3. The property is an outstanding representative of other ecological communities in the State or Town.
4. The preservation of the property would increase the protection of an existing preserved natural area.
5. Other natural features are present on the property.
6. The property possesses outstanding scenic or aesthetic values.
7. The property includes agricultural land.
8. The property provides habitat diversity.
9. The property would prevent development of an area prone to flooding or other natural hazard.
10. The property provides protection for watershed or groundwater recharge area.
11. The property is subject to development pressure and/or likely conversion in land use.
12. The property is available and the price is consistent with the appraised value.
13. The property can support passive recreation and environmental education programs.
14. The property can be managed by the Town.
15. The property includes wetlands (The wetland value would be determined by the Golet method or the United States Department of Transportation wetland assessment.)
16. The property is contiguous to an existing protected open space or conservation area.

**Criteria for Site Selection - Agricultural Land**

1. The property is actively farmed and suitable crop and soil management practices are employed. (The type of crop should be determined - food crops vs. non-food crops).
2. Site and soil conditions are suitable, including percent wet vs. dry, field size, types of soil, and amount of tillable land.
3. The property is a self-sustaining economic unit.
4. The farmer lives on the farm and rents or owns the property.
5. The property is subject to development pressure and/or likely conversion in land use.
6. The property possesses outstanding scenic value.
7. The property has outstanding open space value.

The same Annual Implementation Program forms shall be used for all three categories. The forms have two (2) parts, acquisition and development. Acquisition, for the purposes of this element, shall mean all forms of acquisition of real property including fee simple acquisition, acquisition of development rights and various types of easements. Acquisition activities may serve to provide new recreation opportunities and also to preserve conservation areas, farmlands and open space. Acquisition may be programmed for any one or more of the three categories noted above.

**Development** for the purposes of this element shall include construction of a variety of active recreation facilities including playlots, playfields (soccer tennis and basketball courts, and the like) beach facilities including parking, restrooms, cabanas, and the like, and other similar facilities normally associated with recreational sites. Other types of development activities in relation to conservation areas includes such management techniques *as* selective clearing, providing nature trails, signage, and fencing off protected areas. Development may be programmed for recreation and conservation categories, but not agricultural.

**Type** refers to the ten facility types within the three categories of active play facilities, passive recreational facilities, and conservation/open space, as follows:

#### **Active Play Facilities**

- Type 1 Playlot - Small area [less than one (1) acre] intended for young children; generally associated with high population density areas as a substitute for single family residential yards.
- Type 2 Playground - Medium area [four (4) to seven (7) acres] intended for children within the five (5) to twelve (12) year age group; often associated with neighborhood schools. Playgrounds may afford limited facilities for an entire neighborhood, with limited opportunities for adults.
- Type 3 Playfield - Medium to large area [twelve (12) to twenty (20) acres] intended for young people over twelve (12) years of age and adults; associated with a wide range of popular sports and activities, including athletic fields and highly organized team sport. Facilities often include game courts for tennis, volleyball, handball, basketball, horse shoes, shuffleboard, etc.; sports fields for softball, baseball, football, soccer, lacrosse, field hockey, etc. They may also include a field house, running track and space for field events, playground [Type 2 above], outdoor swimming pool, center for day camping, and open lawn areas including picnic areas, landscaped parks, and children's play areas. Amenities should include lighting for night use, adequate off street parking, and sanitary facilities.

#### **Passive Recreational Facilities**

- Type 4 Neighborhood Park - Small to large area [one half (1/2) to twenty-five (25) acres] intended for walking, sitting, sunning, and quiet relaxation. Amenities should include landscaped lawns, varieties of plants, shrubs,

seasonal flowers, trees, walkways, benches, etc. Neighborhood parks may be used in conjunction with a playground [Type 2 above] and playfield [Type 3 above].

Type 5 Large Park or Reservation - Very large area [one hundred (100) acres or more] that serves the entire Town or region.

Type 6 Recreation Area - Areas that do not fall into the Active Recreation categories (Types 1, 2 and 3) but are specifically set aside for recreation, without prominent importance placed on the natural aspects of the area. Uses such as golf courses, boat ramps, yacht clubs and marinas are in this type.

Type 7 Beach - The portion of land associated with the interface of ocean and salt marsh/upland habitats, the area of sand (or stones) which is subject to tidal fluctuations. Beaches are generally associated with recreational use, although some may be more restricted than others in maximum capacity, and some also contain special wildlife habitats and so would qualify as conservation areas as well. The latter should be grouped in conservation.

### **Conservation/Open Space**

Type 8 Conservation Area - Any protected area, regardless of size, that contains important natural resources including (but not limited to): forested lands; fragile and valuable ecosystems such as dunes, wetlands and marshlands; unusual, rare, or endangered species of wildlife and vegetation; and unspoiled scenic views. Ownership may be public or private; the form of protection may range from an entirely restricted zone to one of unlimited access, with enforcement provided by an official agency or unofficially through local residents.

Type 9 Conservation/ Recreation Area - A conservation area as listed above (Type 8) which is unrestricted, available to, and frequently used by residents and the general public for non-specific recreation (fishing, picknicking, skating, swimming, camping, hiking, surfing, etc.)

Type 10 Special Area - Any area that does not fit specifically into the preceding nine categories, yet represents open space or other area of importance to the community for visual, economic, historical, or social reasons.

**Approximate Acreage** refers to the actual size of a parcel to be acquired or to be developed. In many instances, the same parcel may be both acquired and developed in the same year. **Estimated Cost** refers to the total estimated dollar cost for the activity including the purchase of property, acquisition of development rights, cost of development, and other related project costs. It is likely that the committee may not always have an exact figure for either acquisition or development. This is understandable due to the fact that many parcels are acquired on a negotiated basis and development would require engineering studies and cost estimates prior to construction.. Therefore, a range of costs is acceptable.

**Source of Funding** refers to four major sources: town, private, state and/or federal. It is acceptable to combine Town and private sources. These may include monies appropriated by the Financial Town Meeting, the Agricultural Conservancy Trust, the Sakonnet Preservation Association, the Nature Conservancy and other private fund raising efforts.

State sources of funding may include any program provided by the State of Rhode Island through the Department of Environmental Management, the Department of Transportation and other state agencies. Federal sources may include the National Parks Service and any of the administrative subdivisions of that agency. For each of the three sources of funding, the Committee may indicate a percentage share rather than the actual dollar cost the percentages might be determined by the regulations of the specific state or federal program but the precise dollar costs may not be obtainable at the time the forms are completed.

**Five Year Implementation Program for  
 Acquisition and Development - 1992 - 1996**  
 Little Compton, Rhode Island

Type	Program Year	Approximate Acreage	Estimated Cost	Source of Funding (%)			Comments
				Town/Private	State	Federal	
1 - 3	1992-96		**	20-100%	80-0%	0%	Acquisition/Development of Playlot, Playfield or Playground
4 - 7	1992-96	*	**	20-100%	80-0%	0%	Acquisition/Development of Neighborhood Park, Large Park, Recreation Area or Beach
8 - 10	1992-96		**	20-100%	80-0%		Acquisition/Conservation/Recreation Land Conservation Area, or Special Area

Notes:

\* - To be determined.

\*\* - Depending upon availability of funding.

## 9.8 Circulation Implementation Actions

<b>Reference</b>	8.1
<b>Action</b>	<b>Develop an official Town accepted road map</b> , using Rhode Island Geographic Information System (RIGIS) mapping as a base map.
<b>Responsibility</b>	Planning Board/Highway Department
<b>Stewardship</b>	Town Council
<b>Timing</b>	Inteimediate
<b>Cost</b>	TBD
<b>Remarks</b>	Coordinate with Department of Administration, Office of Municipal Affairs and RIDOT.
<b>Reference</b>	8.2
<b>Action</b>	<b>Actively participate in planning of State and regional transportation systems.</b>
<b>Responsibility</b>	Planning Board/Town Council/Superintendent of Highways/Tree Committee
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	Maintain regular contact with the Planning Division of RIDOT regarding proposed State road improvements in Little Compton.
<b>Reference</b>	8.3
<b>Action</b>	<b>Maintain and update the list of projects for inclusion in the State Transportation Improvement Program (TIP).</b>
<b>Responsibility</b>	Highway Department/Planning Board/Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	8.4
<b>Action</b>	<b>Work with the Rhode Island Department of Transportation to achieve work-able designs</b> on TIP projects in keeping with the rural and village character of own.
<b>Responsibility</b>	Planning Board/Town Council/Highway Department/Tree Committee/Historical Society
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	Work with the RIDOT Road Design Section regarding the need for visual analysis of any road improvements.
<b>Reference</b>	8.5
<b>Action</b>	<b>Coordinate development of circulation systems</b> with the planned development of the community.
<b>Responsibility</b>	Planning Board
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	None

<b>Reference</b>	8.6
<b>Action</b>	<b>Recognize the importance of Little Compton's outstanding historic man-made and natural landscape by protecting to the maximum extent possible shade trees, stone walls, historic buildings and structures, and natural features during the planning, design and construction of <i>new</i> and reconstructed roadways as well as the maintenance of existing roads.</b>
<b>Responsibility</b>	Planning Board/Town Council/Highway Department/Tree Committee/Historical Society
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	NA
<b>Remarks</b>	Work with the RIDOT Road Design Section regarding the need for visual analysis of any road improvements.
<b>Reference</b>	8.7
<b>Action</b>	<b>Continue to implement a pavement management program to evaluate and prioritize improvements of town streets.</b> Include in the program, an evaluation of drainage conditions.
<b>Responsibility</b>	Highway Department
<b>Stewardship</b>	Town Council
<b>Timing</b>	Intermediate
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	8.8
<b>Action</b>	<b>Adopt best management practices (BMP's) as part of road standard in subdivision regulations, and in retro-fitting roadway drainage facilities.<sup>1</sup></b>
<b>Responsibility</b>	Highway Department/Planning Board
<b>Stewardship</b>	Planning Board
<b>Timing</b>	Intermediate.
<b>Cost</b>	NA
<b>Remarks</b>	None
<b>Reference</b>	8.9
<b>Action</b>	<b>Furnish the Highway Superintendent with adequate funding to maintain the roadways, for snow removal, street sweeping and drainage system maintenance.</b>
<b>Responsibility</b>	Town Council
<b>Stewardship</b>	Town Council
<b>Timing</b>	Ongoing
<b>Cost</b>	TBD
<b>Remarks</b>	None
<b>Reference</b>	8.10
<b>Action</b>	<b>Encourage the Public Transit Authority to maintain the fixed route bus system servicing the Town of Little Compton.</b>
<b>Responsibility</b>	Town Council/Health and Human Resources Committee
<b>Stewardship</b>	Town Council
<b>Timing</b>	Priority
<b>Cost</b>	NA
<b>Remarks</b>	None

<sup>1</sup> Land Management Project. Land Use and Water Quality Series, Stormwater Best Management Practices.

**Reference** 8.11  
**Action** **Request that RIDOT investigate the areas in their jurisdiction cited as presenting traffic safety problems, and that substandard intersections be considered when DOT's Division of Planning prepares the 1995 - 2001 TIP.**  
**Responsibility** **Town Council/RIDOT/Tree Committee**  
**Stewardship** **Town Council**  
**Timing** **Ongoing**  
**Cost** **NA**  
**Remarks** **None**

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**Reference** 8.12  
**Action** **Encourage the availability of trails, walkways and bikeways to promote and enhance the tourist and recreational values of the town.**  
**Responsibility** **Conservation Commission/Sakonnet Preservation Association/Planning Board/Tree Committee**  
**Stewardship** **Town Council**  
**Timing** **Long Term**  
**Cost** **TBD**  
**Remarks** **Refer to the Recreation, Conservation and Open Space element**

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**Reference** 8.13  
**Action** **Encourage the consideration of trails, walkways and bikeways in all development projects.**  
**Responsibility** **Planning Board**  
**Stewardship** **Planning Board**  
**Timing** **Long term**  
**Cost** **TBD**  
**Remarks** **None**

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**Reference** 8.14  
**Action** **Consider controlling traffic egress from the Post Office corner parking area**  
**Responsibility** **Town Council/Highway Department/U.S. Postal Service/Property Owners/Tree Committee**  
**Stewardship** **Town Council**  
**Timing** **Priority**  
**Cost** **TBD**  
**Remarks** **None**

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**Reference** 8.15  
**Action** **When and if land becomes available, provide sufficient parking and improve safety for employees and visitors of the various Town departments and private businesses on the Commons.**  
**Responsibility** **Town Council/Highway Department/Tree Committee**  
**Stewardship** **Town Council**  
**Timing** **Intermediate**  
**Cost** **TBD**  
**Remarks** **None**

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**Reference** 8.16  
**Action** **Review proposals for new police/fire complex to ensure that adequate parking is provided and safe routing of emergency vehicles is developed.**  
**Responsibility** **Planning Board/Town Council/Police and Fire Departments**  
**Stewardship** **Town Council**  
**Timing** **Priority**  
**Cost** **TBD None**  
**Remarks**

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<b>Reference Action</b>	8.17
<b>Responsibility</b>	<b>Improve the parking facilities at Sakonnet Harbor.</b> Planning Board/Town
<b>Stewardship</b>	Council/Harbor Commission
<b>Timing</b>	Town Council
<b>Cost</b>	Priority
<b>Remarks</b>	TBD
	None

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## **CHAPTER 10**

### **PUBLIC PARTICIPATION PROGRAM**

The citizens of Little Compton were actively involved in the preparation of this Comprehensive Plan. Their participation has been wide-ranging, from direct participation as members of the Comprehensive Plan Advisory Committee to responding to the citizen telephone survey to attending public workshops. The input has been invaluable to the planning process, and essential to the development of this Plan.

The following formal citizen participation activities were undertaken:

- Public Kickoff Meeting;
- Comprehensive Plan Advisory Committee;
- Individual Element Advisory Committees;
- Citizen Attitude Survey (telephone); and,
- Public Workshops/Hearings.

The following summarizes the participation and results of these activities.

#### **10.1 Public Kickoff Meeting**

A kickoff meeting was conducted on December 12, 1989 in the Town Hall. Attending were approximately 110 invited guests and members of the public at-large. The kickoff meeting provided a background for the planning effort, outlined the seven required plan elements, discussed which organizations can best contribute to the effort, and started a list of interested residents to participate on the CAC.

#### **10.2 Comprehensive Plan Citizens Advisory Committee**

The Citizens Advisory Committee (CAC) and its subcommittees was comprised of approximately 100 participants representing various boards and committees, and the general public. Individuals representing the following boards/committees were involved with the CAC: Planning Board, Conservation Commission, Agricultural Conservancy Trust, Preservation Association, School Department, Police Department, Harbor Master and others. The following individuals participated in the Citizens Advisory Committee subcommittee process:

<b>Plan Element</b>	<b>Member</b>	<b>Member</b>
Housing	Larry Anderson Walt Bergman Ed Bullerjahn	George Flanagan Robert Hill Hydrie Greene

<b>Plan Element</b>	<b>Member</b>	<b>Member</b>
	Marv Burchard Janice Clark Marjorie Connelly Joan Dennis Louise Eddy Beverly Edwards Charles Edwards Henry Laferriere, Leader	Helen Lvons Paul Manchester Liz Peckham Marge Phinney Dennis Talbot Douglas Whitmarsh William Whitmarsh
Economic Development	Janet Bowers Lillian Edwards Joel Flather Lynn Hutchins Chris Ingraham Bill Mackintosh Brett McKenzie, Leader William Bullivant, DI	Skip Paul Peter Ransom Earl Samson Clark Snow Mike Steers David Worgan Florence Worgan Kelly
Natural and Cultural Resources	Deborah Boddington-Sullivan Edward Bowen Betty Chase Peter D'Allesandro Joan Dennis Joe Domingos Beverly Edwards Junius Eddy, Leader Ted Fijak George Flanagan Mary Gordon Elinor Hough Boo Hubbard	Whitnev Jastram Mary Keeney Paul Pawlowski Frank Pond George Purmont Lucy O'Connor Ann Ransom John Telfeyan Luke Wallin Barbara Watson Florence Worgan Kelly
Services and Facilities	David Ahearn Julianna Bullerjahn Mary Burchard Edie Borden, Leader Ed Cissel John G. Faria Egbert Hawes, Jr. Marge Harrison Brad Hastings	Stephan Johnson William Makepeace Carl Mock Molly Taylor Phil Taylor Dutch Strawbridge Jim Truslow Jean Turcotte
Open Space and Recreation	David Borden Bob Bogle Ruth Bogle E. Bowen Clifford Cone Mary Gordon Gail Greene Hydie Greene Roger Green, Leader Marjorie Harrison Boo Hubbard Shay Lynch	Paul Manchester Ann Mackintosh Bill Mackintosh Lucy O'Connor Bill Richmond Mike Steers Bonnie Trowbridge Jim Truslow Luke Wallin Tyler Young Karla Young

Circulation	John Bowers Julianna Bullerjahn Mason Downing, Leader Mary Keeney Jean King A. Haffenreffer Egbert Hawes, Jr.	R. Greene Chip McLaughlin Lester Packard Miriam Scott Pauline Truslow Philip Taylor Vita Toms
Land Use	Peter D'Allesandro Rosemary Bowen Jean Brady Bill Burchard Clifford Cone Ward Dunn Jack Edwards Gabe Fart, Jr. George Flanagan Carl Fleming Roger Green Caroline Haffenreffer Margaret Kelly Florence Kelley	Nicholas Long Sheila Mackintosh John McKinnon Skip Paul Paul Pieri, Leader Bill Richmond Earl Samson Miriam Scott David Shwaery Richard Rogers Bonnie Trowbridge James Truslow Bill Westwater

The CAC was comprised of the group leaders and in some cases one other representative from each subcommittee, as follows:

Eddie Borden, Services/Facilities	Brett McKenzie, Economic Development
Mason Downing, Circulation	Lester Packard, Circulation
Junius Eddy, Natural/Cultural	Paul Pieri, Land Use
Joel Flather, Economic Development	Frank Pond, Natural/Cultural
Roger Green, Recreation/Open Space	Richard Rogers, Land Use
Henry Laferriere, Housing	Jim Truslow, Services/Facilities

The CAC was divided into seven groups, addressing land use, housing, economic development, natural and cultural resources, services and facilities, open space and recreation and circulation. The groups held open monthly meetings beginning in January, 1990, at which discussions on various topics regarding the Plan were held. Between January and February of 1990, the CAC met to set goals and priorities. From February through June, efforts were concentrated on preparing, administering and documenting the citizen telephone survey described later in this chapter. For the remainder of 1990 and the first half of 1991, the CAC subcommittees met sporadically to prepare the drafts of the individual elements. In the fall of 1991, the CAC met with the Town Council to review the Plan's progress. Due to financing difficulties, progress was slow during 1992, and some element subcommittees continued to work on finalizing their sections. The Plan was largely complete by December, 1992.

The responsibilities of the CAC were to:

- collect and collate information based on local experience;
- review information presented by the planning consultant, Albert Veri & Associates, Inc.;
- contribute its own collective knowledge regarding a particular Plan element;
- interpret public input, and to distill that information into goals and implementation actions.

This information was available for public review at the Town Hall, Brownell Library and through CAC members throughout the planning process. The results of the CAC's efforts are presented as the body of this Comprehensive Plan.

### **10.3 Citizen Attitude Survey**

The telephone survey for the Little Compton Comprehensive Plan was developed by Albert Veri & Associates, Inc. (AVA), and administered by more than 20 CAC members and other volunteers.

This summary describes the methodology and results of the citizen attitude survey conducted for the CAC (group leaders of individual subcommittees) by AVA. The survey was designed by AVA, with substantial input from the CAC and subcommittees. It was administered by volunteers drawn from the CAC and other Town residents and AVA staff, under the direction of AVA. The study was designed to assist the committees and Planning Board in developing the Comprehensive Plan. The survey was conducted over a two week period from March 19 through March 29, 1989.

**Interviewers** - The administration of the survey was the responsibility of AVA and the CAC, which recruited volunteer interviewers who were oriented by AVA staff prior to participating in the survey. Interviews were completed under the direct observation and supervision of AVA.

**Respondents** - A total of 383 Little Compton residents were interviewed for this study. The sample consisted of year round residents and summer residents. The sample was designed by AVA, using randomly selected sample points from the Town's tax records. Seasonal residents were likewise selected, although telephone numbers were of their permanent homes outside Little Compton. The specific individuals selected to be

interviewed were chosen at random in a manner which gave each Little Compton resident included in the list an equal opportunity to be included in the survey. Screening questions were asked prior to proceeding with an interview, ensuring that those interviewed were at least 18 years old. Interviewers were given telephone numbers only in order to protect the confidentiality of the survey.

**Reliability** - The margin of error for a sample of 383 with a population of approximately 3,850 people is 3 percent at the 95 percent confidence interval. A 3 percent error means that the results of the study are within 3 percentage points either way of that which would have been obtained had all Little Compton residents been interviewed.

**Questionnaire** - The final questionnaire consisted of 53 items. The questions asked were of two types closed-ended and open-ended, with three being of the open-ended variety. Sixteen of the items were of a demographic nature. The questionnaire and the frequency distributions of the responses are included as Appendix A.

A cross tabular analysis was conducted on various questions in order to further clarify how different groups respond stand on various issues. The questions used in the analysis were of a demographic nature and included: question #2 pertaining to tenure, question #4 pertaining to origin, question #42 age of respondent, question #43 household income, and question #51 educational level achieved. A cross tabular analysis was done with other questions which AVA thought might have a strong relationship to one another. These include: questions #25 and #26 on zoning enforcement and the zoning ordinance, questions #15 and #48 on the affordable housing issue and the number of elderly in a household, questions #10 and #44 school rating and the number children in a household, question #18, #24 and #44 pertaining to the community center, the library and the number of children in a household.

### 10.3.a Profile of the Residents

The typical Little Compton adult is a year round resident, has lived in the Town for more than 20 years, has a college degree or has some college experience, owns the home in which they live and considers themselves to be a professional.

**Residence** - About a quarter (24 %) of the respondents have lived in the Town all their lives, twenty eight percent came to Little Compton from other Towns in Rhode Island, and close to a quarter (23 %) came from other parts of New England. A significant

number of those surveyed were seasonal residents, nearly twenty six percent. The percentages mentioned above have been adjusted to reflect the number of seasonal residents who, were not asked about their residence prior to moving to Little Compton.

**Income** - More than a quarter (27%) of the residents have an income of \$60,000 or more, one of six (15%) have income between \$15,000 and \$30,000, approximately one in five (19%) have income between \$30,000 and \$45,000, and more than one in seven (13%) have income between \$45,000 and \$60,000 annually.

**Employment** - One in five (21%) residents works in the Town, while the remainder is well-divided between other cities and towns in Rhode Island and Massachusetts.

Education - Over a quarter (28%) of the respondents have college degrees, twenty percent have graduate degrees and around the same number have some college, close to another quarter (24%) have received their high school diploma.

**Family size and Household size** - Approximately one half (48%) of the those interviewed have children currently living in their households, and of these households most have either one or two children. Thirty percent of those interviewees with children in their households have children under 6 years old, and close to two thirds (62%) have children between the ages of 6 and 18, and eight percent have children over the age of 18 living at home. Thirty eight percent of the children attend school in Little Compton. There were 1,092 people comprising the 383 households surveyed, of this number fourteen percent were age 65 or older. The average household size of those surveyed was 2.85 persons.

**Spatial distribution** - Respondents were asked to identify the area of Little Compton in which they currently live. The choices given included, Adamsville, Commons Area, Sakonnet Point Area or, other. The majority (55%) indicated "other", that they lived outside of the three specific areas mentioned above, sixteen percent indicated the Adamsville area, fifteen percent stated that they resided in the Sakonnet Point area, and twelve percent resided in the vicinity of the Commons. Many of those who answered "other", gave street names or vague generalizations describing the area in which they live. Eight percent of those interviewed, indicated the South Shore area as their place of residence. Another ten percent gave street names in the South Shore area, and were therefore included in the South Shore count. Eight percent gave the names of streets in

the western part of Town, or simply stated that they lived in the western part of Town. Six percent of the respondents live on Long Highway, running close to the length of Town from north to south, and generally east of the geographic center. Two percent stated that they lived in the eastern part of Town. Approximately another three percent indicated the Windmill Hill area, in the north-western part of Town, to be their place of residence within Little Compton. The remaining nineteen percent either had "no answer", gave a street name not found within the Town border or, gave too vague a generalization of their location to be placed in any specific area of Town.

### **10.3.b Attitudes on Town Tentage**

Respondents presented a clear picture of the things that make Little Compton an enjoyable place to live. It was more difficult to determine what residents found objectionable about the Town. Responses varied widely, and no distinct characteristic dominated the range of responses. To identify views on the image of the Town, respondents were asked what they liked best about Little Compton, and then which features they found the least desirable. Only two of the 383 persons interviewed was not able to identify a specific feature which they liked best about the Town, an unusually large number of positive responses to an open-ended question. Conversely, a large number of people (94) could not identify a feature which they found to be objectionable.

**Specific Features Named by Respondents** - The greatest percentage of those interviewed, thirty-two percent, alluded to the quiet, peace, seclusion and private nature of the Town as the feature which they liked best. Almost another third (30%) said it was the rural, country, farming nature of the Town which was the most attractive. Close to eleven percent alluded to features related to the Town's proximity to the ocean, words such as seaside, shore, beaches were used in describing this favored feature. Nine percent identified the aesthetic quality of the Town as the feature they liked best, using words such as beauty, visual, and clean. Mother nine percent mentioned community spirit or, the people, as the best feature of the Town. Around five percent of those responding liked the fact that they had grown-up and, had lived all there lives in Town, creating a feeling of nostalgia.

The highest percentage (25%) of those interviewed had no complaints regarding the town and its features. Thirteen percent identified growth development, progress and the congestion normally associated with these elements to be the feature which they found the most objectionable. Nine percent of those interviewed had complaints with political

fighting in Town government. Eight percent had complaints about traffic and roads in general. A little over six percent of respondents had complaints about summer residents. The remaining negative features were identified less than three percent of the time. Thirteen percent of the respondents did not provide an answer for this question.

**Image of Town Services** - Town services were rated "good" by the highest percentage of those responding, indicating that residents are generally satisfied with services. Without exception, most residents rated Town services to be either good or excellent. One in three respondents (32%) were unfamiliar with the Town's school system.

Four rating categories, "Excellent," "Good," "Fair," and "Poor" were consolidated into two, either "Positive" or, "Negative." The percentage of respondents rating services "Excellent" or, "Good" are found under the heading "Rated Positive" and, the percentage of respondents rating services "Fair" or "Poor" are found under the heading "Rated Negative."

	<b>Rated Positive</b>	<b>Rated Negative</b>
Fire	83%	5%
Police	81%	13 %
Roads	62%	34 %
Schools *	51%	14 %
Town Government	61%	26%

\* Represents 68% of the respondents who expressed an opinion.

Services needed or in need of expansion:

**Road maintenance** - Road maintenance was the one area rated as "poor" by more than 5 percent of the respondents (8.6 % rated "poor").

**Community Center** - Approximately seventy-three percent of the interviewees thought the Town should provide a community center (Q-18). People in households having more than two children were more likely to be in favor of a community center than those with no children or just one child. The age of children in a household did not have a strong correlation with support for a community center. Those people with no children were the least likely to support for a community center, although the vast majority in each category did show support for them.

**Library Services** - When asked if it was important to improve and expand library services and facilities (Q-24) seventy-eight percent responded affirmatively. People in households having more than two children were more likely to be in favor of expanded library services and facilities than those with no children or just one child. Once again, the age of children in a household did not have a strong correlation with support for these services and people with no children were the least likely to show support .

### **10.3.c Housing**

Low and moderate income housing: The results of survey were inconclusive as to the importance of low and moderate income housing to Little Compton residents. However, elderly housing was supported by a strong majority (67%). The impressions of respondents relative to affordable housing were determined by asking if they think the Town should encourage the creation of low and moderate income housing, and by inquiring whether or not they knew of anyone who had to move because they could not afford to live in Town (Q-14, Q-17). Forty seven percent of the respondents did not believe that the Town should encourage low and moderate income housing, while forty percent agreed that the Town should encourage low and moderate income housing.

The data were factored for age of respondent, for length of residence in the town and for income. Persons aged 55-64 were more likely to be in favor of the affordable housing for low and moderate income people. The tenure of a resident did seem to have a strong correlation with the affordable housing issue. People who lived in Town for 6-10 years were more likely to agree that the Town should encourage affordable housing, while those residing in the Town for more than 20 years were much more likely to disagree on this point. People who lived in Town all their lives were less likely to agree that the Town should encourage affordable housing for low and moderate income people, while those moving to the Town from other New England states were more likely to support affordable housing in the Town. People in households earning above \$45,000, viewed the affordable housing issue to be of less importance, than did those making less. The majority of people in households earning over \$45,000 did not agree that the Town should encourage the creation of low and moderate income housing while those making less had the majority in favor of low and moderate income initiatives.

**Cost of Living factor** - Almost a third of the respondents (29%) knew of someone who had to move from the Town because the cost of living was too high. Sixty three

percent could not recall an instance where someone was forced to move because of the cost of living in Town.

**Housing for the elderly** - More than two-thirds (67%) of those interviewed would encourage the Town to create housing for the elderly. The data were factored for age of respondent, for length of residence in the town and for income. Analysis of the cross tabulation revealed people aged 30-44 were more likely to agree that the Town should encourage the creation of housing for the elderly. The tenure of a resident did not have a significant bearing on elderly housing issue. People living in Little Compton all their lives were most likely to be in favor of Town encouraged elderly housing, while those moving to Town from other parts of Rhode Island were least likely to agree with this initiative. A person's income did have a strong correlation with regard to this issue. People in households earning more than \$60,000 were far less likely to agree that the Town should encourage elderly housing, while respondents in the lowest income group showed the greatest support for elderly housing.

**Mobile Homes** - Close to two-thirds (62%) disagreed, when asked if the Town should amend its zoning ordinance to allow mobile homes in designated areas. Since mobile homes are now permitted by right through out the Town, the question regarding this type of housing may have been misinterpreted. To respond negatively to the question may imply that the respondent does not want mobile homes restricted only to "designated" parts of Town but would want them throughout the Town. However, the cross tabular analysis would suggest otherwise; that people responded negatively when they were actually opposed to mobile homes. The data were factored for age of respondent, for length of residence in the town for income, and for level of completed education. The mobile home issue produced some interesting results in the cross-tabular analysis. People aged 45-54 were the most likely to disagree that the Town should change the zoning ordinance to allow mobile homes, and the next age cohort (55-64) was the group most likely to be in favor of allowing mobile homes in Town. Residents who have lived in Town for the least amount of time showed the most opposition to allowing mobile homes. Respondents in the highest household income groups (\$45-\$60,000 and \$60,000 +) disagreed with the greatest frequency on the issue of mobile homes. Those in the lowest two income groups had an equal number on each side of the issue. Those people with college or post graduate degrees, disagreed by the greatest majority when asked the question pertaining to mobile homes.

### **10.3.d Schools**

Although a large percentage of those interviewed had no knowledge of the Town's school system because they had no children, it is important to take a closer look at the attitudes of residents on this subject. Respondents with more than one child were more likely to have negative attitudes about the school system, especially those with older children. Residents who have lived in Town for more than ten years were more apt to rate the school system favorably than were those who had been in Town for fewer than ten years. People with fewer than ten years of tenure in the Town were more likely to rate the school "poor," however, a small percentage of these have children. Generally, people with college or graduate degrees had the highest level of dissatisfaction with the school system. In both cases, the majority rated the school system as being "poor" whereas, people with less education, had a majority ranking the school system as being "good." Older people seemed to possess the greatest dissatisfaction with the school system. The highest percentage of those above age 55 rated the school system poorly, as opposed to those below age 55 who, had the highest percentage rating the school system "good." The highest percentage of respondents to rate the school system poorly were those in the \$60,000 + household income bracket, while the highest percentage of those earning less than \$60,000 rated the school system "good."

### **10.3.e Traffic Safety**

When asked to indicate the names of any streets and intersections in Little Compton which are traffic safety problems, 131 respondents, or about 34% of those surveyed indicated that there were no streets or intersections that they considered traffic safety problems.

Among those who indicated that they were problems, many cited more than one street or intersection and many gave vague generalizations. Most of the problems were seen at intersections as opposed to citing whole streets or roads. The analysis below indicates the frequency of the intersections and streets cited among all respondents.

Vague generalizations were recorded 24 times. The statements typically cited, "only in the summer," to "all intersections need stop signs," to "there are problems, but I can't think of any now." Among those who identified specific streets and intersections, the most concern was expressed about traffic in the Commons area. In one form or another the Commons was cited 55 times. Traffic issues around the Commons can be categorized as follows:

- traffic around the Commons in general;
- traffic near the Post Office; and,
- traffic at Willow Avenue, Simmons Road and South Commons Road.

The intersection cited as the worst is Long Highway and Peckham Road (47 mentions), followed by the corner of Long Highway and Colebrook Road (cited 28 times) just to the north. The intersection receiving the next largest number of mentions is also just west of Long Highway/Peckham Road, at Peckham Road and East Main Road.

The following intersections are also considered problematic, listed by number of mentions (high to low) West Main Road/Warren's Point Road/Sakonnet Point Road; John Dyer Road at Pottersville Road and Mullin Hill Road; Long Highway at Pottersville Road; Long Highway at Snell Road; Adamsville - general vicinity; West Main Road at Swamp Road; West Main Road at Peckham Road; Peckham Road at Willow Avenue; East Main Road at Snell Road; East Main Road/Maple Avenue at Simmons Road; Peckham Road at Burchard Avenue; Maple Avenue at Brownell Road; Old Main Road at Windmill Hill; John Sisson Road at South Shore Road; John Dyer Road at Colebrook Road; Maple Avenue at South Shore Road; West Main Road at Town Way; and Swamp Road at Long Pasture Road.

In terms of citing entire roads or streets, very few were actually mentioned. Most respondents focused on intersections. Among those mentioned, the problem streets tend to be Long Highway, Peckham Road, Pottersville Road, and to some extent West Main Road, particularly to the south as it turns into Warren Point's Road and Sakonnet Point Road.

### **10.3.f Development - Economic Development and Natural Resources**

A wide range of questions pertaining to development were asked of respondents, including the attitudes of residents relative to preservation and conservation of farms, commercial and industrial development, development on the Commons, improvement of Sakonnet Harbor, and tourism.

**Farmland Conservation and Preservation** - The vast majority of respondents, 96 and 95 percent respectively, believed historic and farmland preservation were important.

Question 13 asks respondents to rate the Town's performance with regard to conservation and preservation of farmland. Almost half of those surveyed indicated the Town was doing a good job in this area, one in five people believed the Town was doing an excellent job and another one in five said the Town was doing a fair to poor job.

**Commercial and Industrial development** - The vast majority (71%) though it unimportant for the Town to allow industrial development in designated parts of Town and, only fifty-five percent thought it important to allow limited commercial development in designated parts of Town. People in the highest income range were the only ones who did not think it important to allow some limited commercial growth in Town. This group also had the greatest majority opposing industrial development and tourism. Residents who have a graduate degree opposed limited commercial development by a majority, while all other educational groups were in favor of it by a majority. Those respondents with at least a college degree, were opposed to industrial development by the greatest percentage.

**Tourism** - Less than a quarter of the respondents felt it was important for the Town to promote tourism. Respondents with the greatest tenure were less likely to be in favor of tourism.

**Development on the Commons** - Respondents were asked a series of questions regarding the Commons in an attempt to determine the level of satisfaction with which this area functions and if the aesthetic quality needs to be monitored.

The vast majority (73%) of those interviewed were opposed to the approval of new commercial development on the Commons (Q-34). Even more (76%), were in favor of imposing an exterior design review process for buildings on the Commons. The majority (67%) was opposed to a reduction of on-street parking in favor of municipal lots in the Commons area. People in the highest income groups expressed the greatest opposition to new commercial development in the Commons. Eighty-two percent of those interviewed in the \$45,000 to \$60,000 range and seventy-six percent of those in the \$60,000 + range were opposed, whereas in the lower income groups approximately seventy percent were opposed. Level of education did not have a strong relationship with the question of whether or not limited commercial development should be allowed on the Commons. Education did however, seem to influence respondents with regard to the design review and parking question. People with at least a college degree were in favor of design review by a considerably higher percentage than were people without a college degree. Respondents in the two highest educational brackets, opposed the change in parking schemes at the Commons by the greatest majority. People 55 and

older had the smallest majority to oppose the reduction of on-street parking in favor of parking lots.

The responses to these questions would indicate that people are satisfied with the Commons the way it is, and are concerned about protecting its visual quality. Questions on the Commons elicited a high response rate, typically less than four percent of those surveyed did not have an opinion on these questions. It was noted in other responses that the majority would favor the Town using its power of eminent domain to acquire land for new facilities such as a fire station, new school and recreational facilities, and parking.

**Sakonnet Harbor** - Generally, the vast majority of respondents agreed that services and facilities in and around Sakonnet Harbor should be improved. Questions on Sakonnet Harbor had a lower response rate than did questions on the Commons, an average of over eight percent did not have an opinion on the statements concerning the Harbor.

Sixty-three percent agreed that the Town should impose a user fee on all boat owners to finance Town services at the harbor (Q-38). Seventy-four percent agreed that the Town should acquire additional land at Sakonnet Harbor for public parking and pedestrian access (Q-39). Seventy-one percent were of the opinion that the Town should install a boat septic system "pump-out" facility to improve water quality in the harbor (Q-40). Fifty-five percent of those interviewed agreed that the Town should increase the number of moorings in the harbor if safety, environmental and legal requirements are met (Q-41). The data were factored for income, length of residence in the town, and age. Respondents in the highest income group differed from the other income groups in regard to the Sakonnet Harbor. People in the \$60,000 plus income bracket were less likely to support the Town's acquisition of land to improve the parking and public access at the Harbor. Tenure did not seem to have a strong correlation with the imposition of users fees at the Harbor, although people who had lived in Town for more than twenty years were apt to be against user fees. There does, however, appear to be a correlation between the willingness of a resident to support an increase in moorings and tenure. Those residents with eleven or more years of tenure were in favor of increasing mooring space by the smallest majority. People 18-44 were more likely to support a "pump-out" facility at Sakonnet Harbor than were people in the higher age brackets. The level of education

attained by a respondent did not have a strong relationship with questions related to Sakonnet Harbor.

### **10.3.g Regulations**

A number of questions were aimed at eliciting residents' attitudes about the performance of the Town Council and other boards, and about zoning in the Town.

**Town Council, Town Boards and Town Regulations** - Questions #12, and #25 through 30 attempt to determine attitudes regarding various regulations, and about the functions of boards and the Town Council. For question #12, better than half (52%) rated the Town either "good" or "excellent" with regard to planning and zoning, thirty-two percent rated the Town "fair" or "poor". Eight percent rated planning and zoning "excellent", an equal number rated it "poor".

**Zoning Enforcement and Zoning Ordinance** - In general, there seems to be more concern about the enforcement of the ordinance than about the ordinance itself. Forty percent rated zoning enforcement "about right," thirty-one percent believed that enforcement was not strict enough, and eight percent saw it as being too strict. A significant number did not know how to rate zoning enforcement (20%). A high number in this category would be expected as many people have not had the occasion to be involved with zoning violations.

Question #26 dealt with the zoning ordinance itself. More than half (53%) were of the opinion that the zoning ordinance was "about right," eighteen percent indicated it was "not strict enough," and eleven percent said it was "too strict." Again, a high percentage (15%) of the respondents did not know how to rate the zoning ordinance.

There is a greater percentage of those persons who believe the ordinance and enforcement are too strict versus those who feel enforcement is lacking and the ordinance is not strict enough. Almost half of those who indicated enforcement is not strict enough felt that the ordinance itself is not strong enough, whereas forty percent of those respondents felt that the ordinance is about right. One third of those who indicating the ordinance was about right, felt that enforcement was too strict, and a much smaller percentage indicated that the ordinance was too strict and enforcement was about right.

The data were factored for income and for level of completed education. People in the upper income groups were more likely to believe that enforcement was not strict enough while those in the lowest income had the highest percentage who felt that enforcement was too strict. The same tendency was found with regard to the ordinance itself. Education seemed to have some bearing on whether a respondent indicated enforcement and the ordinance were too strict or not strict enough. People with the least amount of education were most apt to find the zoning ordinance too strict and conversely those with the most education felt the ordinance was not strict enough.

**Zoning Jurisdiction** - The results of questions #27 and #28 indicate that the majority of residents believe that the Planning and Zoning Boards, not the Town Council, should have the authority to approve subdivisions, zoning variances and exceptions. Fifty-three percent of the respondents would favor a change in the Town's ordinance allowing the Planning Board to approve subdivisions, and fifty-eight percent would favor a change in current practice, shifting authority from the Council to the Zoning Board of Review with regard to requests for approvals of variances and special exceptions. Once again a high percentage of those surveyed did not know how to respond to these questions (twelve and eighteen percent respectively). The results of questions #27 and #28 might indicate that residents prefer to take zoning and subdivision questions out of the political arena.

**Town Manager** - The results of the survey were inconclusive with regard to changing the current system of to one run by a professional Town Manager. Forty-seven percent would oppose a change which would have a professional Town Manager in charge of the day to day operations. Thirty-six percent of those interviewed would prefer a professional Town Manager, over a government run by an elected body. Fourteen percent did not know how to answer this question. People with college or graduate degrees were more apt to favor the hiring of a professional Town Manager, than were people without college degrees. Those without college degrees opposed, by a small majority, the hiring of a Town Manager.

**Eminent Domain** - The majority (56%) of respondents agreed that the Town should exercise its power of eminent domain in order to acquire lands for legitimate public purposes.

### **10.3.h Water Quality Protection**

Questions #31-33 attempt to determine if residents believe that the Town should be more involved in matters of water supply protection. The majority of those interviewed agreed that the Town should monitor all percolation and water table tests (Q-31, fifty-five percent), should test and record all water wells (Q- 32, fifty-four percent), and should develop a program to periodically test and pump out private septic systems to protect ground water (Q-33, fifty percent). The percentages of those disagreeing are as follows: question 31, thirty-eight percent, question 32, forty percent, and question 33, forty-one percent. Generally, it was found that people in the higher age groups were less likely to support Town involvement in these matters. People aged 55-64 had a majority oppose Town involvement in the testing of water wells, and in the pumping and testing of septic systems. With the exception of question #32, regarding Town testing and recording of all water wells, higher income people were generally more likely to support Town involvement in water quality matters. However, the correlation is not a especially strong in this area. Like wise, a respondents educational back ground proved to have little significance with regard to the Towns involvement in water quality monitoring. It can be said however, that respondents with some college, or those that have a college degree are more likely to favor Town involvement than those who have less education but also, more than those with graduate degrees. A stronger correlation exists with these issues and a residents tenure. Residents who have lived in Town for more than twenty years were the only group to oppose, by a majority, Town involvement in well monitoring and septic tank testing and maintenance, residents with less tenure were more likely to be in favor of Town involvement.

### **10.4 Public Workshops**

The CAC held 10 public workshops to present draft goals and recommendations and to hear the concerns of Town residents regarding planning issues. From 10 to 90 people attended these element-specific workshops which were held over the course of three years (1990-1993). Input received at the workshops was used to refine the Plan's goals and recommendations.