

# **APPENDIX (NOT PART OF ADOPTED COMPREHENSIVE PLAN)**

## **TABLE OF CONTENTS**

**Section 1X - Report 1, Environmental Values**

**Section 2X - Report 2, Alternative Futures**

**Section 3X - Report 3, Goals, Policies and Standards**

**Section 4X - Public Participation Summary**

**Section 5X - A Context For Understanding Historic Resources**

**Section 6X - The Capital Improvement Defined**

**Section 7X - Six Year Program -(Recreation, Conservation and Open  
Space Plan)**

# APPENDIX - 1X

## REPORT 1, ENVIRONMENTAL VALUES

# **ENVIRONMENTAL VALUES - REPORT 1**

## **SCITUATE COMPREHENSIVE PLAN**

Prepared by Burk Ketcham and Associates - Planning Consultants, with the assistance of Van Orman & Associates - Community Planners and Bunker Stimson Solien Design - Landscape Architects.  
January, 1991

<b>Table of Contents</b>	<b>Page</b>
<b>INTRODUCTION</b>	<b>1</b>
<b>SIGNIFICANT ENVIRONMENT PROFILE</b>	
<b>The Highway</b>	<b>3</b>
<b>The Reservoir and Adjacent Lands</b>	<b>5</b>
<b>Rural Scituate</b>	<b>7</b>
<b>North Scituate Village</b>	<b>10</b>
<b>Potterville. A Hamlet</b>	<b>12</b>
<b>The Village of Hope</b>	<b>14</b>
<b>The Village of Clayville</b>	<b>16</b>
<b>CONCLUSION</b>	<b>18</b>

## INTRODUCTION

This is the first of several reports which will lead to the preparation of a long range Comprehensive Plan for the Town of Scituate, Rhode Island. It summarizes the results of an environmental evaluation of Scituate.

The purpose of the report is first to identify and then to stimulate discussion on those aspects of Scituate's environment which are felt to be unique, valuable, and/or in need of change. Scituate, in its present form, is a result of man's actions on the landscape. In the environmental evaluation, certain components of those actions and the results of those actions are described and evaluated.

The components are: land use, meaning the use of which land is put and the relationships among uses; cultural and natural characteristics, that is those features which are either natural, such as a water body, or man made, such as a sign or historic house; and community functions, that is functions related to Scituate as a community which are affected by the built environment.

Since the evaluation's purpose is to identify unique environmental aspects of Scituate, the approach is to identify qualities rather than quantify or inventory.

Specific places, felt to be significant are identified and termed, "Significant Environment." There are seven Significant Environments, each analyzed and evaluated in terms of land use, cultural and natural characteristics, and community functions.

They are identified on Figure 1 and include:

- \* The Village of North Scituate
- \* The Village of Hope
- \* The Village of Clayville
- \* The Hamlet of Potterville
- \* Rural Scituate
- \* The Reservoir and adjacent lands owned by the City of Providence
- \* The Highway

Some key words, used in the name of the significant environments:

- \* the **Village**, defined as a compact settlement with an interactive set of mixed land uses. North Scituate, Hope, Clayville are examples
- \* the **Hamlet**, an area visually and historically distinct from surrounding areas but lacking the interactive set of land uses characterizing the village. Scituate's most prominent example: Potterville.

- \* the **Highway**, a narrow corridor consisting of a high speed thoroughfare and abutting land uses. Route 6, eastward from its fork with Danielson Pike is the clearest example in town.
- \* **Rural Scituate** includes areas either undeveloped (forest or agricultural land) or developed at a density level less than the villages and primarily for single family residential use.

The environmental evaluation of Scituate is an innovative approach to capturing the qualities present in a set of unique places in Scituate.

This analysis is not an element which is required by the Rhode Island Comprehensive Planning and Land Use Act of 1988. However, creating a base line analysis of special places and their environmental qualities, directly relates to the required elements of the Comprehensive Plan.

Specifically, this analysis will be one means of encouraging town officials and citizens to articulate their goals for Scituate's future. In addition, the evaluations of this analysis will document aspects of Scituate's environment which should be modified or better protected. Therefore, the Comprehensive Plan's implementation program will build on this analysis.

Each of the Significant Environments is described and evaluated in a significant environment profile, which follow.

**SIGNIFICANT ENVIRONMENT PROFILE:**  
**THE HIGHWAY**

# THE HIGHWAY



Figure 2



Figure 3



Figure 4



Figure 5

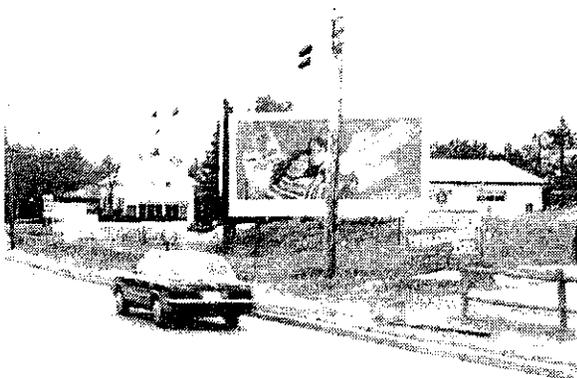


Figure 6

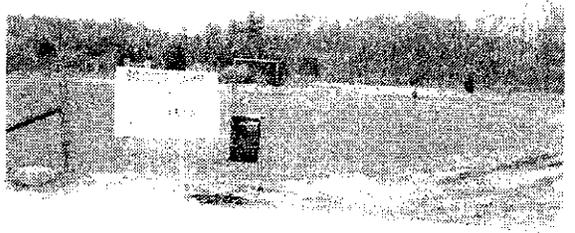


Figure 7

## **SIGNIFICANT ENVIRONMENT PROFILE:**

### **THE HIGHWAY**

The Highway includes the corridor of land along Route 6 from the Johnston town line to Route 6's intersection with the Danielson Pike. Some of the features noted in the profile also apply to other sections of Routes 6 and 101.

Although this stretch of land comprises a very small percentage of Scituate's land area, it is the gateway to the Town for many people entering or passing through, and thus important for the impression conveyed of Scituate.

#### **Component: Land Use**

Predominant land use commercial. The businesses are sited close to the roadway, at frequent intervals, resulting in commercial strip development and frequent curb cuts (Figure 2).

Secondary land uses are single family residences, wedged between other uses, or occurring in short segments; also resulting in frequent curb cuts.

Single examples of other land uses, such as industrial, recreational, and professional also occur, resulting in conflicts between land uses or a jumbled sense of the place's uses.

There is one shopping center (Figure 3), differing sharply from the individual highway businesses in that the center contains several land uses served by common curb cuts off the highway.

The center's uses are mostly complementary (retail and consumer services), but immediately abutting are conflicting land uses (auto repair) with very little buffer between them (Figure 4).

#### **Evaluation**

These land uses depend solely on access by vehicles from the highway (Figure 5). The effect is to isolate the businesses from each other (except for those located in the commercial center), from adjoining areas, and from pedestrians or those not driving (such as children, handicapped or older persons.)

As a result of the strip development, the frequency of curb cuts creates a safety hazard.

Conflicts of several kinds characterize this area: between pedestrians/autos; visual conflicts; use conflicts such as between the abutting crematory and creamery.

### **Component: Cultural and Natural Characteristics**

Signage is a cultural expression. The dominant signage is vehicular related, such as the billboards, which are larger than either the "Welcome to Scituate" sign or the watershed sign (Figure 6).

Whereas the billboards are selling a commercial product to the motorist, the welcome and watershed signs are imparting place-specific information to the motorist. Signs, for the most part, are neither well designed nor well maintained.

The treatment of sites, for the most part, represent extensions of the highway in that the ground has been paved, with minimal landscaping.

Architectural styles of the commercial buildings are characterized by generic architecture, as distinct from representing a local architectural tradition.

#### Evaluation

The dominant culture, as expressed in signage, architecture, site treatment and layout is a commercial extension of the state highway, rather than a part of a specific community or natural place.

### **Component: Community Functions**

Places where people can meet and/or play or socialize serve a community function. Two examples are noted:

Soccer Camp playing fields, located off the highway and next to the shopping center, but poorly linked to the latter (Figure 7). Access to this field, appears to be entirely by road.

The bakery/coffee shop is located in the middle of the shopping center, thus easily accessible to pedestrians from other establishments in the center and those entering the shopping center by car. It is one example of an eating place on the highway which serves a social function for individuals meeting there.

#### Evaluation

The function of both places is somewhat constrained by their lack of pedestrian accessibility. Thus, personal interaction (the basis of community) is limited.

**SIGNIFICANT ENVIRONMENT PROFILE:**  
**THE RESERVOIR AND ADJACENT**  
**LANDS (OWNED BY CITY OF PROVIDENCE)**

# THE RESERVOIR AND ADJACENT LANDS (OWNED BY CITY OF PROVIDENCE)



Figure 8

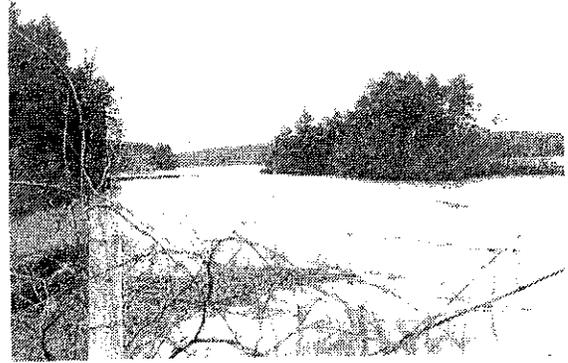


Figure 9

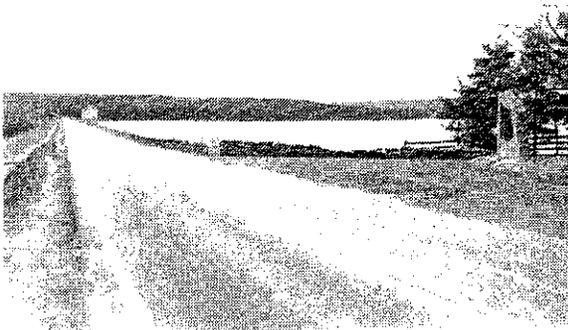


Figure 10

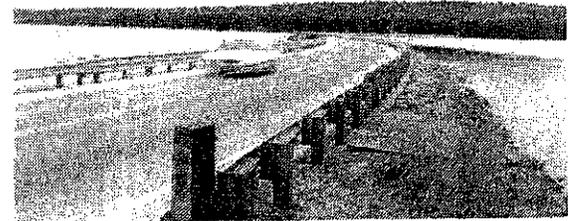


Figure 11

## **SIGNIFICANT ENVIRONMENT PROFILE:**

### **THE RESERVOIR AND ADJACENT LANDS (OWNED BY CITY OF PROVIDENCE)**

The Reservoir shares two features with the Highway: (1) to a large extent, its location is determined by non-local agency, the Providence Water Supply Board; and (2) it forms a large part of the visual image associated with Scituate.

#### **Component: Land Use**

The two principal land uses of water storage and their buffering lands are intimately related. Their character and management are directed by the goal of maintaining and protecting a water supply for approximately 50% of the residents of Rhode Island.

Both are characterized by the absence of any man related activity except for such activities as are necessary to maintain the reservoir.

#### **Evaluation**

Given the large amount of area comprised by the reservoir and the nature of that land, the policy of prohibiting any use whatsoever of the adjacent lands might be examined. (Figure 8) For example, if limited passive recreation were allowed in specific areas, what impact would such a policy have on Scituate and on the quality of the reservoir's waters?

#### **Component: Cultural and Natural Characteristics**

"Natural" characteristics include the water bodies comprising the reservoir and on the adjacent lands a mature native forest of both deciduous and coniferous trees. (Figure 9)

Cultural characteristics include the improvements directly associated with the reservoir such as walls, buildings, and dams, many of which are of monumental quality. (Figure 10)

The views of all of these features constitute a separate element of the landscape. They occur sporadically; some are of truly exceptional scenic quality. (Figure 11)

Evaluation

These features are for the most part a given, and with the exception of additions to watershed ownership, are subject to virtually no change. However, as the views are an important element of the Reservoir Environment, a policy for their maintenance and possible selective expansion should be created.

**SIGNIFICANT ENVIRONMENT PROFILE:**  
**RURAL SCITUATE**

# RURAL SCITUATE



Figure 12



Figure 13



Figure 14



Figure 15



Figure 16



Figure 17

## **SIGNIFICANT ENVIRONMENT PROFILE:**

### **RURAL SCITUATE**

In terms of land area, this environment together with the Reservoir Environment, are the most important for Scituate. Two characteristics are prominent: the rural character and the residential use. Rural is characterized by low density and uses either currently or historically associated with agriculture.

Although there are some different landscapes in Scituate, such as open and rolling fields to wooded, hilly areas strewn with boulders, they are felt to be similar enough to be categorized in one Significant Environment.

#### **Component: Land Use**

Today, apart from the undeveloped land, the predominant land use is single family residential. The houses are sited in three different ways:

- (1) dispersed dwellings often with rural accessory buildings, and often linked to the landscape and other buildings by stone walls, and fences (Figure 12)
- (2) along the older roads, closely spaced residences with or without garage, often times without a traditional landscape elements (Figure 13)
- (3) subdivisions, characterized by regularly sized and shaped lots, usually with lawns and driveways

Commercial uses, such as eateries, gas stations and farmstands appear sporadically, most often at crossroads, but also along older thoroughfares. (Figure 14) Also to be found are public facilities such as the State Police Building, fire stations and town maintenance facilities.

Evidence of former agricultural uses are more apparent than current uses in open fields or lots in some stage of second growth. (Figure 15) Current agricultural uses of the land range from apple orchards to bee hives or turnips. (Figure 16)

#### Evaluation

Traditionally, houses in the Rural Scituate environment were dispersed and associated with agriculture - in contrast with compact arrangements of dwellings in the villages. (Figure 17)

A low density is one aspect of Rural Scituate. However, the integration of houses and other improvements in the landscape is an essential quality of rural New England.

This integration is achieved by the manner in which the house or other improvement is sited on the land and tied to other improvements whether barn, stone wall, narrow, undulating road, or trees and shrubs.

In Scituate, such integration is being broken in varying degrees by two development processes: the creation of lots off the road through the approval not required process and the creation of lots through subdividing a tract of land.

In both instances, a standardization is occurring. It is driven by two sets of rules: zoning and subdivision, neither of which is much concerned much with integrating a structure with the landscape.

The cumulative effect of these influences is to superimpose linear strips of houses or grid patterns of houses over the landscape and by so doing, lose the sense of rural, despite maintaining a low density level.

### **Component: Cultural and Natural Characteristics**

In the Rural Scituate environment, the use of land resulting in a particular environment is itself the chief visible expression of the cultural and natural characteristics.

Therefore, some of this component has already been described and evaluated. However, a few other features need to be noted.

Historic homes lace the environment, most prominently in those areas where agricultural was once an activity. Newer houses, sited close to the older ones, by virtue of their siting, design, or lack of relationship to elements of continuity, quite frequently detract from the historic homes.

Other cultural expressions in this Environment include: agricultural and rural buildings, historic walls, and fences and cemeteries.

Contemporary cultural expressions include collections of scrapped items, such as junked cars.

Roads and driveways which are narrow, fit to the landscape and minimally improved are features which convey a sense of uniqueness to this environment.

The local traditional domestic architecture is exemplified by the signature Scituate house, simple in design, materials, color, and detail; modest in scale, with either minimal or old plantings; often times associated with various outbuildings.

### Evaluation

Subdivision and zoning are increasingly recognized as potentially pernicious to rural beauty. These rules can, however, be amended so as to serve their purposes without standardizing the landscape.

**SIGNIFICANT ENVIRONMENT PROFILE:  
NORTH SCITUATE VILLAGE**

# NORTH SCITUATE VILLAGE



Figure 18



Figure 19



Figure 20



Figure 21



Figure 22

## **SIGNIFICANT ENVIRONMENT PROFILE:**

### **NORTH SCITUATE VILLAGE**

In general, a village is characterized by an interactive set of diverse land uses, a more compact siting of buildings than in adjacent areas and community and commercial functions serving the entire Town. An example of an interactive set of diverse land uses is residents using a post office.

North Scituate village is the dominant village in the Town for the simple reason that it is the only village offering town-wide services, such as the municipal offices.

#### **Component: Land Use**

The land uses are mixed with interaction amongst them. They include: municipal, community and institutional, commercial, residential. In general, the land uses are clustered, where one use, such as commercial predominants but serves an abutting residential area.

Residential uses include: single, duplex, and multi-family. (Figure 18)

The compact arrangement of the land uses together with pedestrian accessibility between uses are additional factors in promoting interactions amongst different activity areas, such as a municipal activity area and the commercial activity area. (Figures 19 and 20)

#### Evaluation

This mix and spatial organization of land uses and their associated activities appears to work well, in that the benefits of the mix far exceeds the benefits of the individual land uses. The spatial quality of the village contrasts markedly with that of the highway.

#### **Component: Cultural and Natural Characteristics**

The dominant characteristics of this Environment are cultural.

Individual elements include: the historic buildings the exterior of which are painted with a limited color palette, thus enhancing their coherence as a group of buildings related to each other.

Other elements reinforcing this sense of coherent grouping include the relatively uniform setbacks, narrow side yards, and fencing, walls, or edging in traditional colors or materials (white paint, gray granite). The stretch of Danielson Pike from the municipal buildings to St. Joseph's Church is the clearest example of buildings appearing as a cohesive whole. Park of Silk Lane is another example. (Figure 21)

So called street details like the free standing historic clock contribute to the setting as well.

### Evaluation

The village's beauty stems from the discipline imposed on individual structures in terms of placement, scale, color, etc. In the areas of the village where there is no design discipline, there's a sense that the historic village has been eroded.

### **Component: Community Functions**

The urban design of the village encourages interaction among residents and others utilizing one or another of the area's functions. The small scale and pedestrian interconnections encourage this form of social interaction.

One area, in particular, is committed to community functions, and includes a range of related services (such as the school, library, recreation, and bandstand areas). (Figure 22)

However, community socializing also occurs in places such as: St. Joseph's, the Pharmacy, the sidewalks, the Fire Station, and Town Hall itself.

### Evaluation

Both organized and unorganized socializing occurs in the village. Both forms depend on the land uses, their mix, and the access throughout the whole.

**SIGNIFICANT ENVIRONMENT PROFILE:**  
**POTTERVILLE, A HAMLET**

# POTTERVILLE, A HAMLET



Figure 23



Figure 24

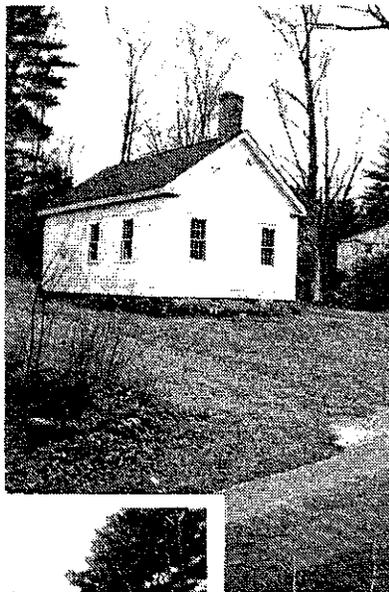


Figure 26

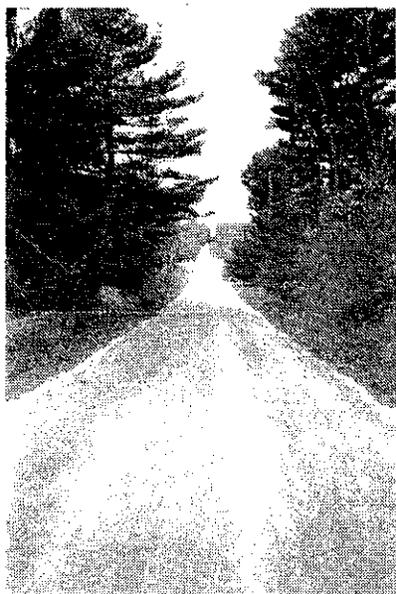


Figure 25



Figure 28

Figure 27

## **SIGNIFICANT ENVIRONMENT PROFILE:**

### **POTTERVILLE, A HAMLET**

Potterville, is termed a hamlet because unlike a village there is no routine interaction amongst the different land uses. Potterville differs from the Rural Scituate environment by virtue of the vestiges of a compact settlement, including buildings remaining from a working village. Most importantly, Potterville is a distinct place to many Scituate-people. Of Scituate's hamlets, Potterville is the most discernible to a passer-by.

#### **Component: Land Use**

The predominant land use is residential. The residential land use pattern in much of Potterville is very similar to the pattern in Rural Scituate. (Figures 23 and 24)

That pattern includes the older homes tending to be dispersed and often coupled with rural accessory buildings; with newer homes more closely spaced.

Other land uses include a community center (Figure 25), fire house, and an abandoned tavern. (Figure 26)

#### Evaluation

From a land use perspective, there is little difference between much of Potterville and Rural Scituate. However, Potterville contains a concentration of buildings, several of which are non-residential. This pattern is one of Potterville's essential qualities.

#### **Component: Cultural and Natural Characteristics**

The presence of historic buildings, visually distinct and yet clearly related, strung along a meandering rural road (Figure 27) provide any visitor a sense of distinct place, which clearly has a history.

#### Evaluation

The siting and designs of newer homes intermingled with the historic houses tend to obliterate the distinction between the two, to the advantage of neither.

#### **Component: Community Functions**

As in other sections of Scituate, the presence of the Volunteer Fire Department with its auxiliary activities and socializing help to promote a sense of community in Potterville. (Figure 28)

Evaluation

This aspect of Potterville is one reason why it is felt to be a distinct place with which residents identify with pride.

**SIGNIFICANT ENVIRONMENT PROFILE:**  
**THE VILLAGE OF HOPE**

# THE VILLAGE OF HOPE



Figure 29



Figure 30

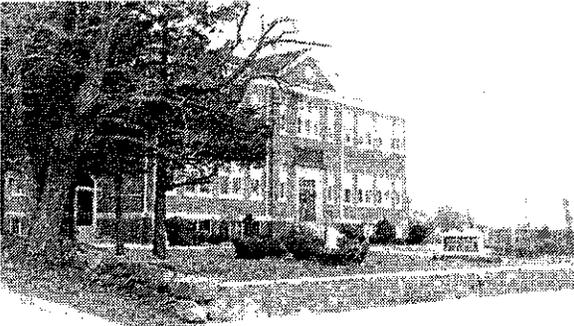


Figure 31



Figure 32



Figure 33



Figure 34

## **SIGNIFICANT ENVIRONMENT PROFILE:**

### **THE VILLAGE OF HOPE**

The village is a small, compact, historic manufacturing settlement with the set of activities usually associated with such a settlement together with sites and features which are distinctly rural.

#### **Component: Land Use**

The predominant land use is residential, including single family and duplex units. Some of the older, larger and formerly single family homes now house at least three units. The housing built for workers ranges from spare duplexes under the shadow of the factory building to larger duplexes set in a mini-neighborhood, at an elevation higher than most of the village. (Figures 29 and 30)

Institutional and public service uses include: a library, school, day care, post office, fire and police departments (Figure 31). A neighborhood shopping center, located at the edge of the village, has a grocery which serves food and other retail shops. Today, only a section of the factory building is utilized. All of these uses are located within walking distance of one another.

#### **Component: Cultural and Natural Characteristics**

The village is set within a small valley, historically enabling the mill to draw on water power. The sluiceway leading from the pond to the mill appears largely intact. (Figure 32)

The village's historic settlement pattern, along with its key components (mill, housing, and church, etc.) is largely unchanged. Also unchanged are the examples of 19th century architecture throughout the village. (Figure 33) As a result, both the village as a whole and individual streets have a visual coherence.

Within Hope are some residential streets, where many of the dwellings and yards are poorly maintained. There are also streets and residences which because of stone walls and large lots nestled into the hilly terrain have a distinctly rural flavor.

#### **Evaluation**

The scale of the village together with its hillside setting and many historic buildings lend a charm to the place as a whole. The several examples of adaptive reuse (church into day-care and single family into multi) suggest the need for similar thinking for the stone factory building. (Figure 34)

**Component: Community Functions**

There are two clusters of related community and public services. One cluster contains the a library, school, and playground. The other the police and fire departments.

**Evaluation**

The fact that they are located near each other and very close to much of Hope's housing enhances these community functions.

**SIGNIFICANT ENVIRONMENT PROFILE:**  
**THE VILLAGE OF CLAYVILLE**

# THE VILLAGE OF CLAYVILLE



Figure 35

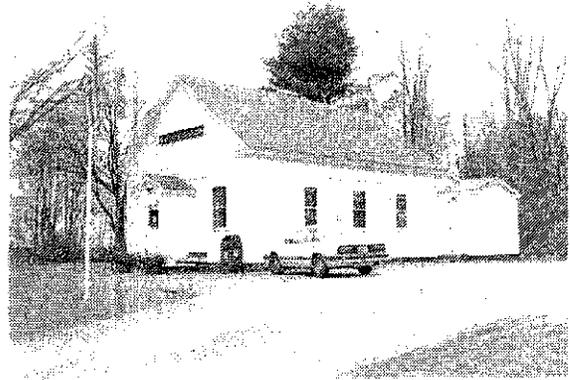


Figure 36



Figure 37



Figure 38



Figure 39



Figure 40

## **SIGNIFICANT ENVIRONMENT PROFILE:**

### **THE VILLAGE OF CLAYVILLE**

The village of Clayville is the smallest of Scituate's villages. The Clayville Post Office services 96 boxholders and 18 rural residences. Clayville is termed a village not by virtue of size but by the fact there is routine interaction amongst the land uses. That is most Clayville people go to the Clayville Post Office for their mail.

#### **Component: Land Use**

Clayville is virtually all single family residential (Figure 35). The exceptions include: the Clayville Church (in the Foster section), the post office, and an elementary school. (Figures 36 and 37) Further, much of the housing in compactly sited close to these uses.

Because of a modest density level and open space which is an integral part of the village, the feel of Clayville is rural. (Figure 38) On the edges of the village, is the emergence of uniformly sized lots with similar house sitings.

#### Evaluation

Clayville's visual appeal stems from the compact settlement focused on a few key buildings (church, school, post office) in the midst of a rural setting.

#### **Component: Cultural and Natural Characteristics**

The ponds located in the midst of the village add to the village's appeal. (Figure 39) This appeal is enhanced by the absence of contemporary or jarring street details, an exception being the metal guard rail between the highway and pond. As in other sections of Scituate, there is an historic cemetery. (Figure 40)

#### Evaluation

Any change proposed for the village should be monitored for its visual impact.

#### **Component: Community Functions**

The Clayville Church, elementary school and post office have already been cited.

Evaluation

The presence of these functions in the middle of an otherwise rural residential settlement supports a level of social interaction which would otherwise not exist in Clayville.

## **CONCLUSION**

This analysis is intended to stimulate discussion. It is hoped that key Town boards such as the Successful Communities Advisory Committee and other concerned citizens will add their own insights, thereby enriching the study. After all, the purpose of the report is to create a framework for identifying those qualities of place which make Scituate a unique town.

As part of the Comprehensive Planning process, workshops for goal setting and selecting alternative futures will be held. The Significant Environmental Profiles will be presented in slides at workshops conducted for Scituate residents. Thus, Scituate residents can use this analysis as a basis for articulating their goals for Scituate's future.

Also as part of the Comprehensive Planning process, a program for implementation will be created. The recommendations for implementation will relate, in part, to some of this report's evaluations.

# APPENDIX - 2X

## REPORT 2, ALTERNATIVE FUTURES

# ALTERNATIVE FUTURES - REPORT 2

## SCITUATE COMPREHENSIVE PLAN

Prepared by Burk Ketcham and Associates - Planning Consultants, with the assistance of Van Orman & Associates - Community Planners and Bunker Stimson Solien Design - Landscape Architects.  
March 1991

Table of Contents	Page
<b>INTRODUCTION</b>	<b>1</b>
<b>Background for Alternative Futures</b>	<b>1</b>
<b>Local Land Use Controls</b>	<b>1</b>
<b>The Significant Environments</b>	<b>1</b>
<b>Rural Scituate</b>	<b>2</b>
<b>The Village of North Scituate</b>	<b>2</b>
<b>Commercial Route 6</b>	<b>2</b>
<b>The Village of Hope</b>	<b>3</b>
<b>The Village of Clayville</b>	<b>3</b>
<b>Summary of Significant Environment Values</b>	<b>3</b>
<b>The Scituate Reservoir Watershed Management Plan</b>	<b>4</b>
<b>THE ALTERNATIVE FUTURES</b>	<b>4</b>
<b>Common Assumptions</b>	<b>4</b>
<b>Difference Between the Alternative Futures</b>	<b>4</b>
<b>THE ALTERNATIVE FUTURES APPLIED TO THE SIGNIFICANT ENVIRONMENTS</b>	<b>5</b>
<b>Rural Scituate - Alternative Future I</b>	<b>6</b>
<b>Rural Scituate - Alternative Future II</b>	<b>7</b>
<b>North Scituate Village - Alternative Future I</b>	<b>8</b>
<b>North Scituate Village - Alternative Future II</b>	<b>9</b>
<b>Commercial Route 6 - Alternative Future I</b>	<b>10</b>
<b>Commercial Route 6 - Alternative Future II</b>	<b>11</b>
<b>Hope Village - Alternative Future I</b>	<b>12</b>
<b>Hope Village - Alternative Future II</b>	<b>13</b>
<b>Clayville - Alternative Future I</b>	<b>14</b>
<b>Clayville - Alternative Future II</b>	<b>15</b>

*Illustrations of ALTERNATIVE FUTURES are located throughout the report.*

## INTRODUCTION

### BACKGROUND FOR THE ALTERNATIVE FUTURES

Establishing future direction for Scituate may well be the most important function of the Comprehensive Plan. This report creates the basis for choosing that direction.

This report is the second of several reports which will comprise the Comprehensive Plan for the Town of Scituate, Rhode Island. The report has several purposes:

- \* to identify the Town's key policy choices which will collectively direct the Town's future character.
- \* to group these choices into two alternatives
- \* to visualize the physical consequences of these two alternatives for different areas within the Town, areas termed, "Significant Environments"
- \* to form the basis for the Goals and Policies element of the Comprehensive Plan near term and long term, the future direction of Scituate's character.

### LOCAL LAND USE CONTROLS

There are perhaps three major contemporary influences on the physical character of Scituate. They are:

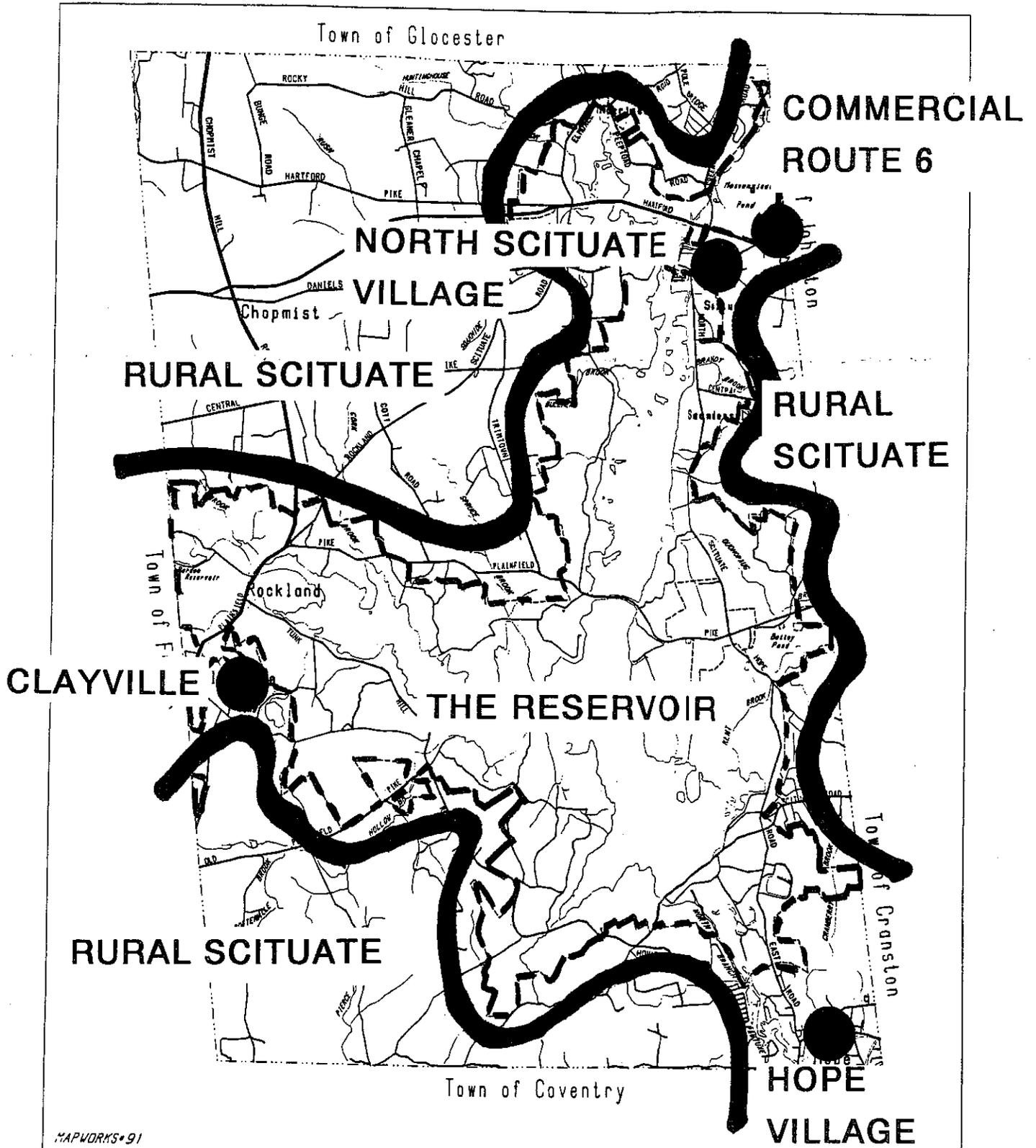
- 1) the Scituate Reservoir and actions taken by the Providence Water Supply Board relative to the management of property holdings; and policy positions assumed by the State relative to protection of the Reservoir's water quality.
- 2) Other State actions affecting land use with the most notable being Route 6 and actions taken by the Rhode Island Department of Transportation relative to the upgrading and/or re-routing of that highway;
- 3) Local land use controls adopted and administered by the Town.

Of these three influences, it is clear that the Town has the most leverage over the third influence, local land use controls. Therefore, this report shall focus on the choices available to the Town through local land use controls, predominantly but not exclusively through zoning.

Scituate's land use powers are enhanced because most of Scituate is within the Scituate Reservoir Watershed. In order to protect the Reservoir's waters, Scituate has wide latitude to control its land uses.

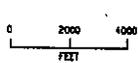
### THE SIGNIFICANT ENVIRONMENTS

Five Significant Environments will be discussed. These are specific places which are distinct and identifiable within the Town. Each of the Significant Environments has been analyzed and evaluated in terms of land use, cultural and natural characteristics, and community functions. (See Report 1 for a fuller description of all seven of Scituate's Significant Environments.)



MAPWORKS 91

**SIGNIFICANT ENVIRONMENTS - MAP 1**



Planning Consultant: Burk Kelcham & Associates  
 Map Prepared by MAPWORKS

**SCITUATE COMPREHENSIVE PLAN**

## **Rural Scituate**

Rural Scituate comprises the area of Scituate which is characterized by both a rural character and low density residential use. By area, it is most of the Town (see Map 1 ), excluding the villages and the lands owned by the Providence Water Supply Board.

Rural Scituate's landscapes range from open and rolling fields to wooded, hilly areas. Commercial uses, such as eateries, gas stations and farmstands appear sporadically, most often at crossroads. Evidence of former agricultural uses are apparent.

The Rural Scituate's character derives in part from the manner in which the structures are sited with relation to natural features and improvements, such as stone walls, agricultural buildings, and roads; all these elements being connected in a non-rectilinear fashion.

The primary factor currently affecting the quality of Rural Scituate is the creation of house lots of the same size and shape thus allowing lots rather than land to dictate house siting.

## **The Village of North Scituate**

The Village of North Scituate is mostly contained between Route 6, Danielson Pike, the Reservoir, and spilling over Route 116, to the east.

The Village's character is established by the coincidence of centralized Town functions with a densely developed historic settlement. Therefore, its unique character is derived from both the design of the place, expressed in architecture and street pattern and its multi-purpose focus: local government, community function, commercial centers all of which share pedestrian access with residential areas.

These qualities are being eroded primarily by the design of highway oriented commercial establishments.

## **Commercial Route 6**

In Report 1, this environment was termed the Highway. It encompasses a quarter mile stretch from the Johnston line on the east to the fork with Danielson Pike on the west.

This area is characterized by the strip of commercial establishments relating to the Route 6 auto traffic. This character establishes the predominant land uses, their highway access, and the area's visual quality.

The area's identity derives from Route 6, not from the Town of Scituate. The area can remain in this identity or express itself as part of Scituate. These choices hold, regardless of Route 6 improvements. For this report, we are assuming that any Route 6 improvements by RI DOT will follow the current alignment.

## **The Village of Hope**

The village of Hope extends from just north of the Hope Library to the town line with Coventry. It is a village designed to service a mill, located just off the town line. The 19th century land uses of mill, mill housing and related services are essentially in tact.

The modifications are worth noting: the mill's industrial use only partially utilizes the structure and grounds; some community uses are altered (church to day care). Most people no longer work in the village. Thus the village has evolved from a self-sufficient economic center to a largely residential area served by an array of public services.

The essence of the place derives from its centralized character and mix of interdependent land uses. The settlement's design reflects this functional character.

As indicated by the mill complex's underutilization, the village is in transition with the question of appropriate use of this complex to be resolved.

## **The Village of Clayville**

Clayville is a village, almost entirely residential, serviced by a Post Office, school, and church (in Foster). Like Hope and North Scituate it is on the National Register of Historic Places.

In character, it is the most rural of Scituate's villages as well as the most pristine. In Clayville, great respect has been paid to the traditional site design and the modest 19th century domestic architecture.

As with much of Rural Scituate, houses are sited with regards to the land itself - not with regards to lots derived from regulations. Two influences conspire to change this character: zoning with its insistence on regular dimensions and through traffic which wants roads improved so as to speed more safely.

## **SUMMARY OF THE SIGNIFICANT ENVIRONMENT VALUES**

The values which characterize all five of these Significant Environments are those associated with traditional settlement pattern derived from a 19th century agrarian culture with an overlay of industrial and community centers, such as Hope and North Scituate.

The creation of the Scituate Reservoir has somewhat contained the potential sprawl of the villages, helping them to retain their compact, dense character typical of the New England village. However, zoning coupled with property taxes on large land holdings could well expedite the suburbanization of Scituate.

By suburbanization is meant standard treatment of land according to lot size, shape, architecture and site treatment with a result indistinguishable between suburban New Jersey and suburban Rhode Island. Such a trend will undoubtedly continue but along main roads, at least, perhaps there should be an alternative future available - to retain Scituate's rural character.

## **THE SCITUATE RESERVOIR WATERSHED MANAGEMENT PLAN**

The values represented by the Significant Environments are largely supported by the land use recommendations of the the Scituate Reservoir Watershed Management Plan of December 1990. This plan is part of the State Guide Plan and thus should be reflected in the Scituate Comprehensive Plan.

The Watershed Plan affords enough flexibility so that Scituate may interpret its recommendations in a creative manner. In fact, Scituate has already anticipated several of the Plan's recommendations.

With the exception of the southern most section of the Town, including Hope, the Reservoir Watershed includes most of the Town. The land use recommendations of the Watershed Plan are premised on the need to prevent pollution to the Reservoir's waters by inappropriate land uses, too dense land uses, or inappropriate siting and site treatments. The recommendations will be referred to in the following discussion of Scituate's alternative futures.

## **THE ALTERNATIVE FUTURES**

### **COMMON ASSUMPTIONS**

Before explaining the alternative futures, there are several assumptions which apply to both which should be stated.

- \* Most new development will be single family at low densities (approximately 3 acres for every unit)
- \* Rural Scituate will absorb the vast majority of the new growth because the villages are near build-out and the Reservoir lands are not to be developed.
- \* Higher densities are precluded in Rural Scituate because there is no public water or sewer and because much of the vacant land contains one or more development constraints
- \* Assume the growth level projected by the Rhode Island's Division of Planning. Based on the U.S. Census of 1990, the Town's population was 9,796. Using the Division of Planning's projection of 7% for the period between 1990 and 2000 will bring the population to approximately 10,482. Assuming from 2.6 to 3 persons per household, this translates into approximately 220 to 250 housing units throughout the decade or 20 to 25 units annually.

### **DIFFERENCE BETWEEN THE ALTERNATIVE FUTURES**

The differences between the alternative futures are as follows:

- \* Alternative One rests on the assumption that the current rules relative to land use will remain unchanged. This includes zoning, subdivision, and setback requirements for individual septic systems.

Further, it assumes that the standard subdivision practices with standard lotting will continue. There will be modest expansion of commercial uses with possible modest industrial expansions.

The current practice of no formal site plan or design review requirements for new development would be continued as would the mostly toothless regulations of the National Register Districting which applies to the villages of Hope, Clayville and North Scituate. Under Alternative One, local historic districting is not anticipated.

\* Alternative Two rests on the assumption that Scituate's land use regulations will be changed in subtle rather than dramatic fashion to achieve the goals of protecting the traditional settlement pattern and to protect the water quality of the Scituate Reservoir.

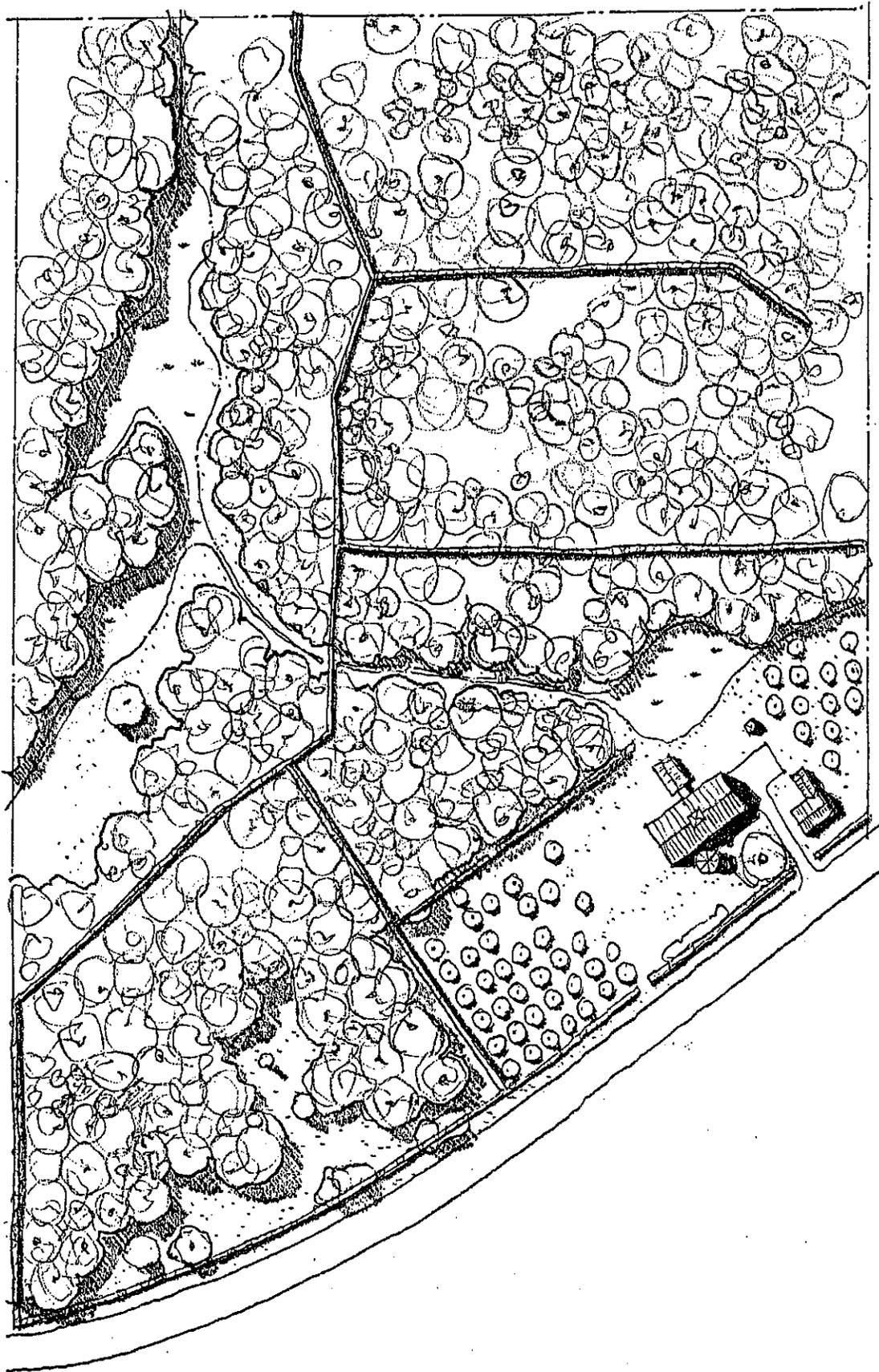
Zoning, subdivision, and setback requirements for individual septic systems would be amended. In order to protect rural landscape features, an incentive alternative to standard land subdividing would be offered in addition to the current Residential Compound option. This would encourage flexible lot sizes, shapes, and house siting with densities remaining essentially at 3 acres per unit.

Within the Watershed, non-residential zoning districts would remain as is but no new industrial uses would be allowed. Many land uses currently allowed by right would be put on Special Exception with associated site plan review.

Two kinds of special review would be introduced: local historic district reviews in Clayville and site plan review for developments requiring Special Exceptions.

## **THE ALTERNATIVE FUTURES APPLIED TO THE SIGNIFICANT ENVIRONMENTS**

The following pages outline how each of the two alternative futures would be applied to the Significant Environments, given certain assumptions.



PRESENT DAY  
Rural Scituate

Rural Scituate's character is derived in part from the manner in which structures are sited in relationship with natural features, agriculture, and improvements, such as stone walls, agricultural buildings and roads.

## **RURAL SCITUATE - ALTERNATIVE FUTURE I (CURRENT RULES)**

### **Function of Place: Residential Suburb**

#### **Assumptions**

No change in zoning or subdivision rules

Rural Scituate to absorb most of the Town's population growth

Virtually all land development to occur with subdivisions, allowed by right

#### **Land Uses**

Primarily single family residential

Limited commercial expansion

No new industrial uses

#### **Residential Densities**

Single family, minimum lot 120,000 sq. ft., by right

Duplex by Special Exception

#### **Development Pattern**

2 types of development patterns:

Grid subdivisions

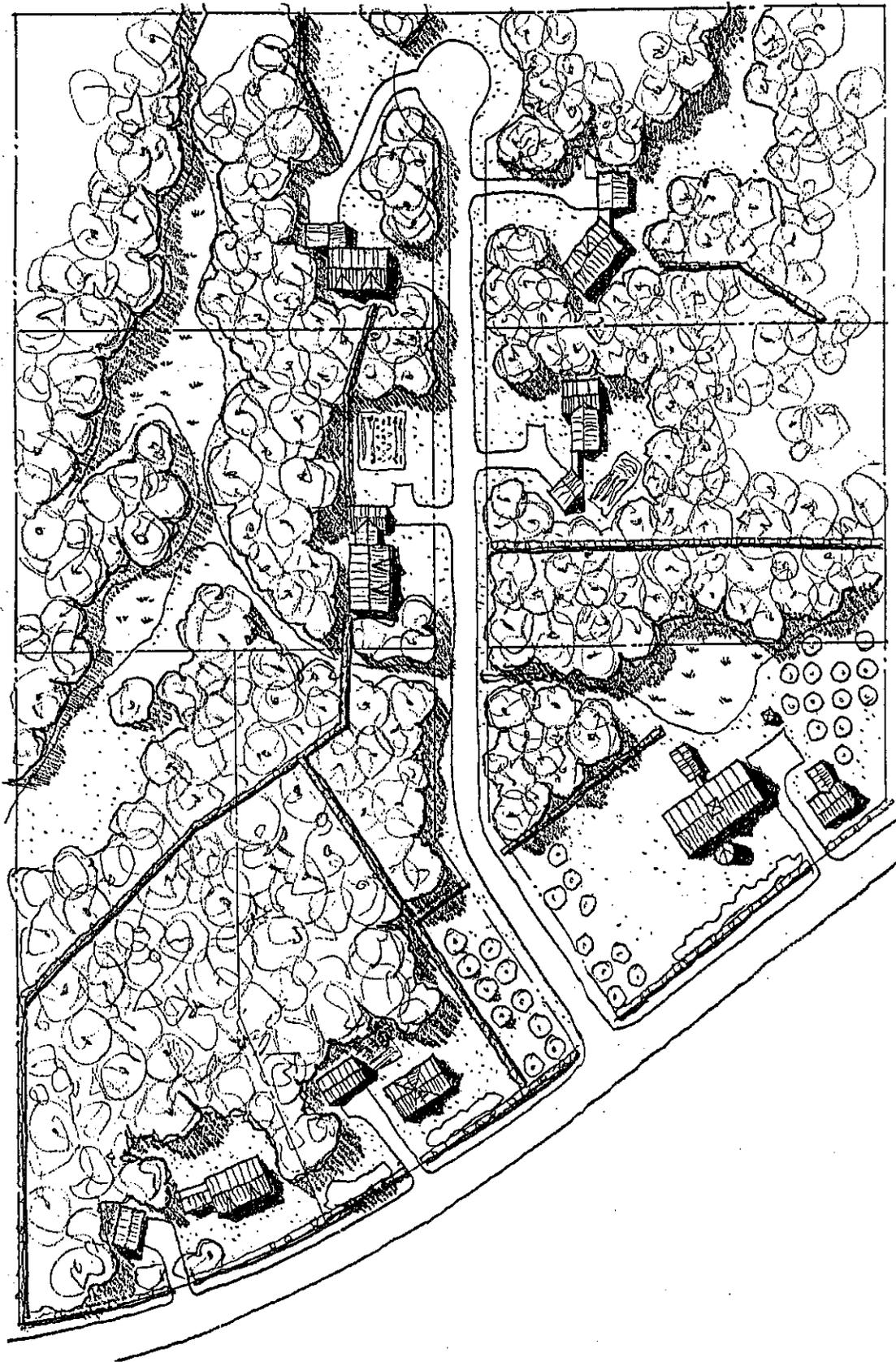
Residential Compound Development

#### **Site Design**

No site plan review, except for Residential Compound Developments

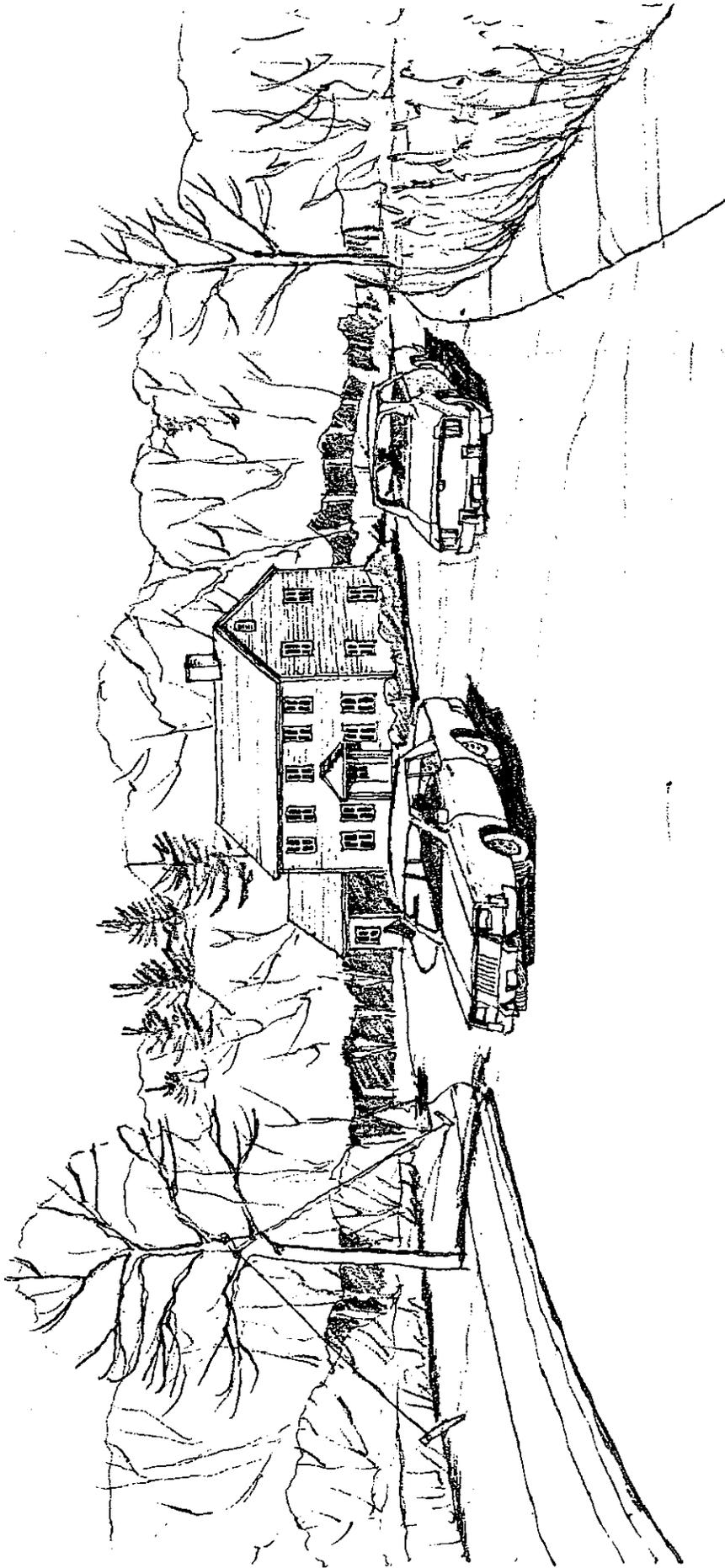
#### **Visual and Architectural Quality**

No formal review procedures



ALTERNATIVE FUTURE I  
Rural Scituate

The primary factor currently affecting the quality of Rural Scituate is the creation of house lots of the same size and shape, thus allowing lots rather than land to dictate house sitings.



**ALTERNATIVE FUTURE I**  
**Rural Scituate**

Indiscriminate application of "city" engineering standards results in impacts on landform and vegetation, as well as in roads that are out of scale with their rural setting.

## **RURAL SCITUATE - ALTERNATIVE FUTURE II (MORE PROTECTIVE OF CERTAIN VALUES; REQUIRING CHANGE OF RULES)**

### **Function of Place: Residential Suburb**

#### **Assumptions**

Modest changes in zoning and subdivision rules

Rural Scituate to absorb most of the Town's population growth

#### **Land Uses**

Primarily single family residential

No expansion of current commercial zones

No new industrial uses

Prohibition of many currently allowed uses

Agricultural uses encouraged

#### **Residential Densities**

Minimum lot 120,000 by right

10% density bonus by Special Exception

Duplex by Special Exception

#### **Development Pattern**

3 types of development patterns:

Grid subdivisions

Subdivisions with flexible lot sizes and siting

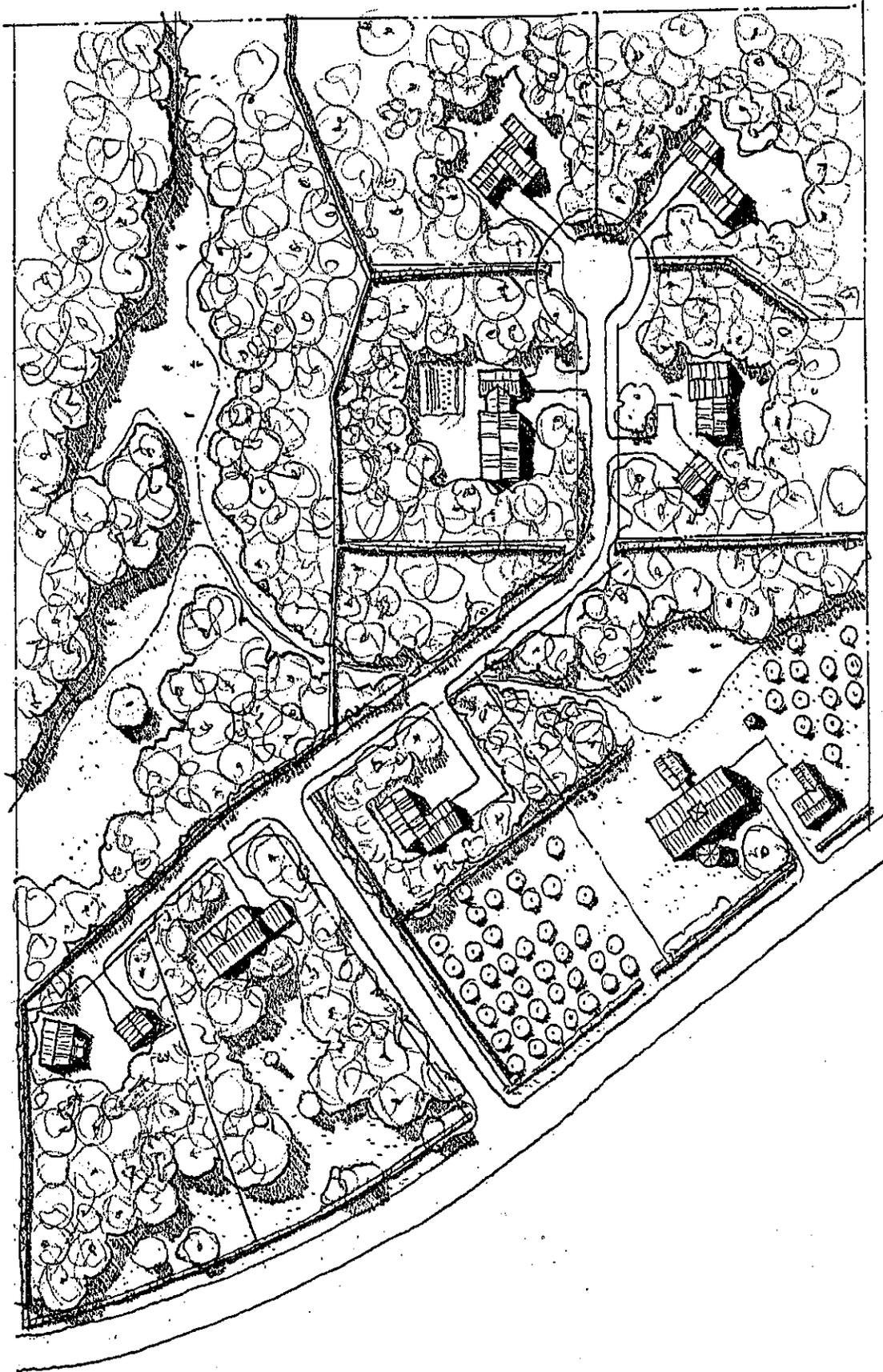
Residential Compound Development

#### **Site Design**

Site Designs to protect rural character and 200 ft. vegetated buffer required between septic systems and tributaries

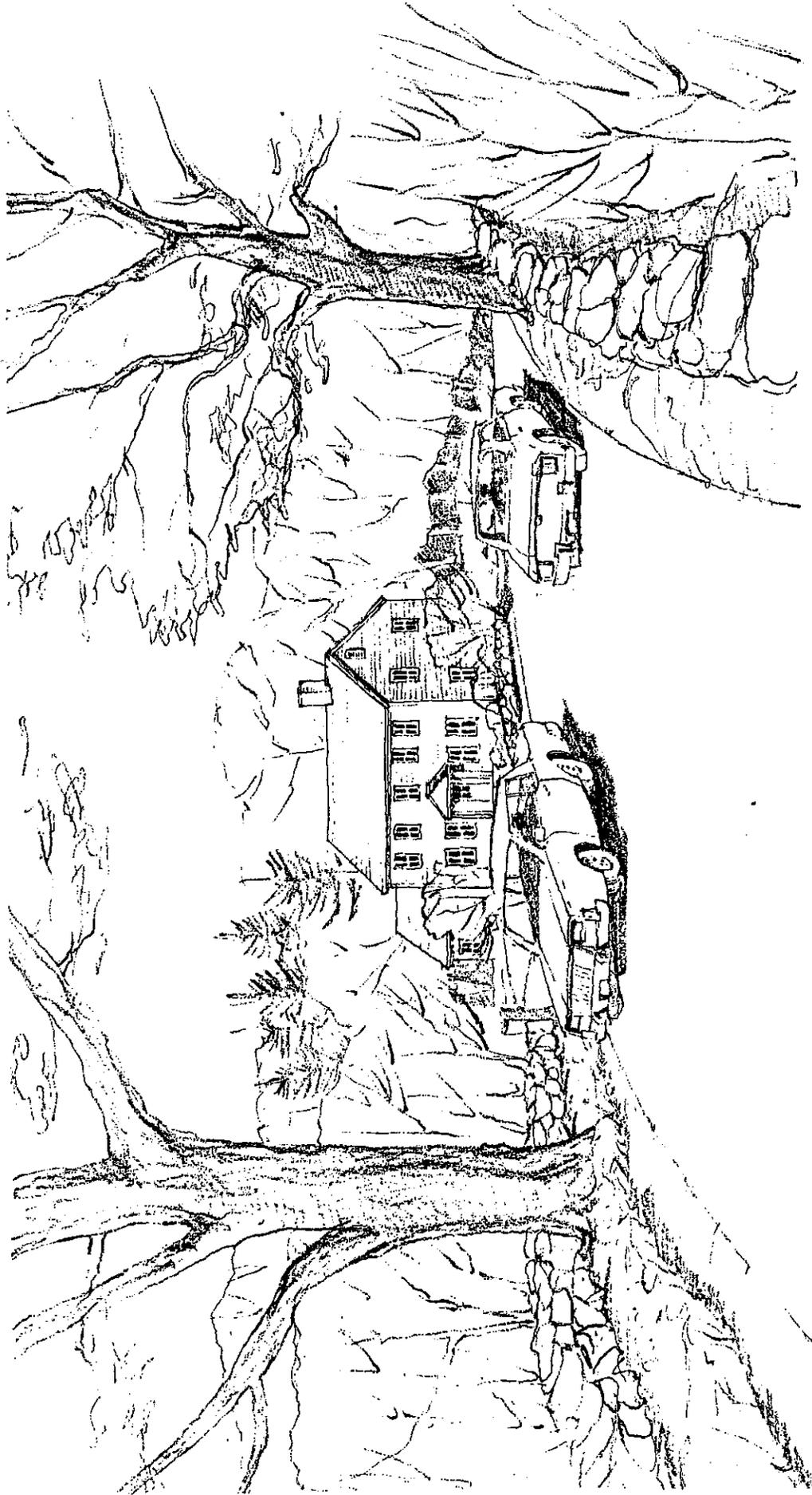
#### **Visual and Architectural Quality**

Sensitivity to local traditional architecture and place design-encouraged



**ALTERNATIVE FUTURE II**  
**Rural Scituate**

More flexibility in zoning, such as the reduction of lot sizes in exchange for increased setbacks, may result in greater preservation of the natural and agricultural qualities that the residents of Scituate value so highly.



**ALTERNATIVE FUTURE II**  
**Rural Scituate**

Decreased engineering standards with respect to pavement widths and right-of-way clearing will result in adequate, but not overbuilt, rural roads and are more environmentally and aesthetically desirable.

## **NORTH SCITUATE VILLAGE - ALTERNATIVE FUTURE I (CURRENT RULES)**

### **Function of Place: Government and Community Center**

#### **Assumptions**

No public water

Very modest growth, primarily in-fill

Present combination of land uses to continue

National Register of Historic Places District

#### **Land Uses**

Commercial uses

Professional offices

Manufacturing

Single family and duplex residential

Government and community uses

#### **Residential Densities**

Minimum 120,000 for single family by right

Duplexes by Special Exception

No additional multi-family allowed

#### **Development Pattern**

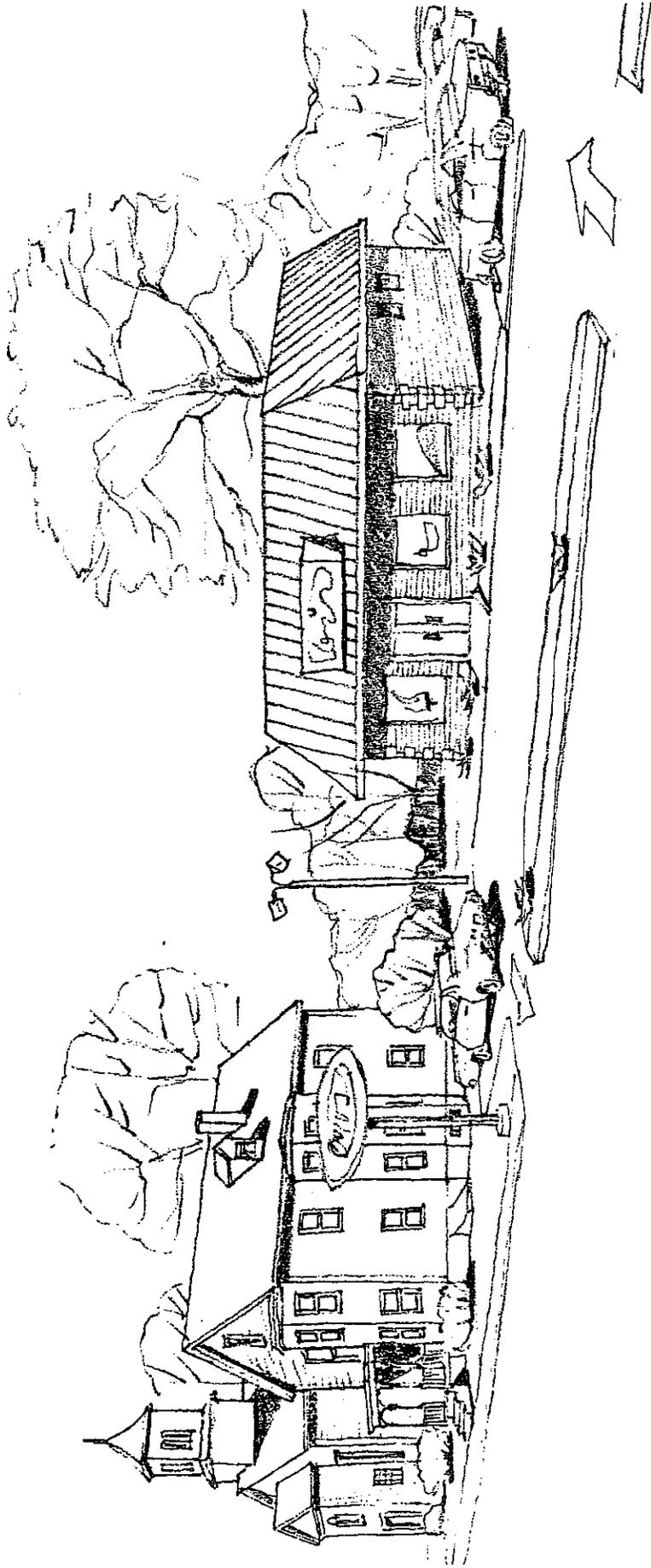
Current pattern of pedestrian accessible, diverse sub-centers eroded

#### **Site Design**

No formal site plan review

#### **Visual and Architectural Quality**

No formal review procedures



**ALTERNATIVE FUTURE I**  
**The Village of North Scituate**

Current rules do not include the review of site plans or architecture. As a result, highway-oriented commercial establishments may erode the historic qualities of North Scituate.

## **NORTH SCITUATE VILLAGE - ALTERNATIVE FUTURE II (MORE PROTECTIVE)**

### **Function of Place: Government and Community Center**

#### **Assumptions**

Public water introduced only as a necessary remedial action

Very modest growth, primarily infill

Adoption of Scituate Reservoir Watershed Management Plan

Septic maintenance program

National Register of Historic Places District

#### **Land Uses**

Expansion of commercial uses only within zone, only by Special Exceptions

No expansion of industrial uses

Single family and duplex residential

Expansion of active or passive recreation areas

Expansions of government, community uses to require Special Exception

#### **Residential Densities**

Minimum 120,000 sq.ft. lot for single family - by right

Duplexes by Special Exception

No additional multi-family residential

#### **Development Pattern**

Retain pedestrian accessible pattern of diverse sub-centers, all at small scale

#### **Site Design**

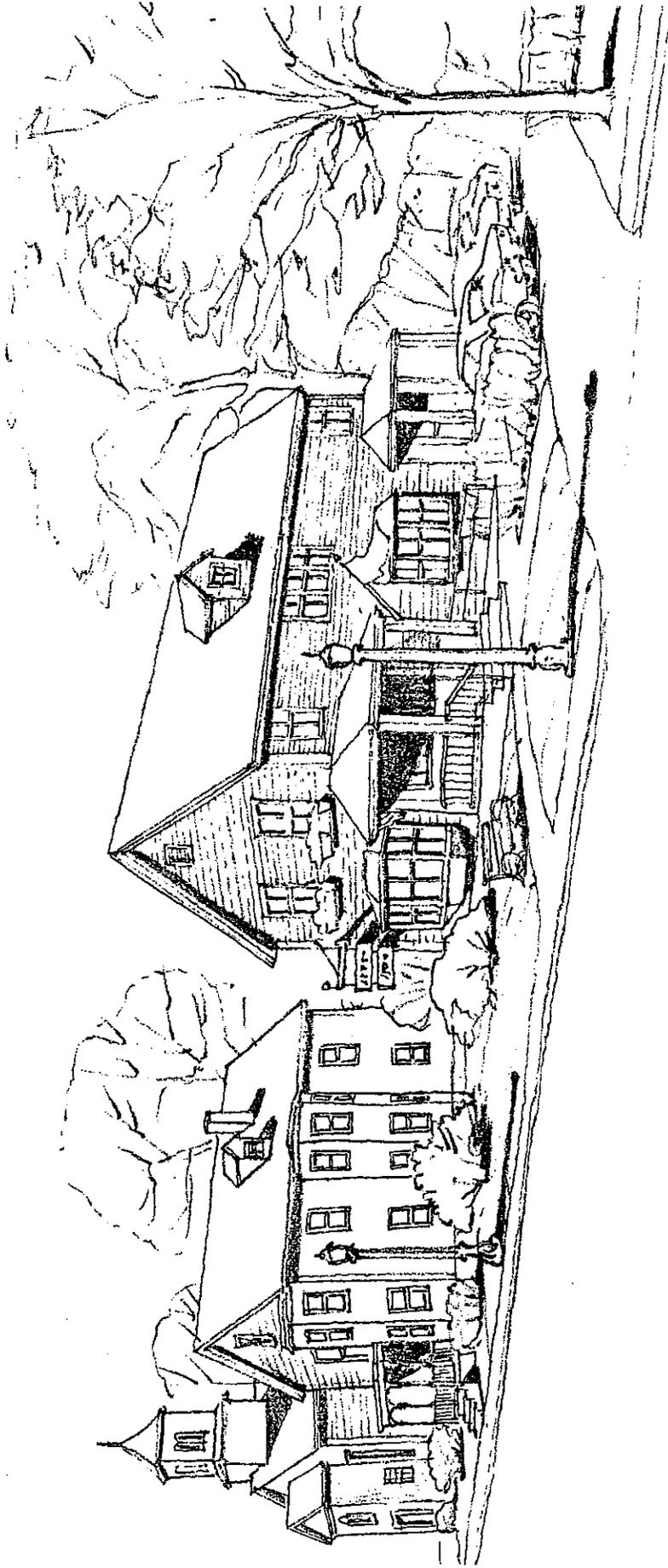
Site plan reviews triggered by Special Exceptions:

To enhance existing pedestrian circulation system

To minimize impervious surfaces

#### **Visual and Architectural Quality**

Site plan reviews to encourage change compatible with historic architecture and place design



**ALTERNATIVE FUTURE II  
The Village of North Scituate**

The review of site and architectural plans may encourage change that is compatible with historic architecture and place design of North Scituate.

## **COMMERCIAL ROUTE 6 (WAS "HIGHWAY") - ALTERNATIVE FUTURE I (CURRENT RULES)**

### **Function of Place: Commercial Land Uses to Service Auto Traffic**

#### **Assumptions**

No change in existing development otherwise than that introduced by highway upgrading on same alignment

#### **Land Uses**

Predominantly commercial/retail

#### **Residential Densities**

Not applicable

#### **Development Pattern**

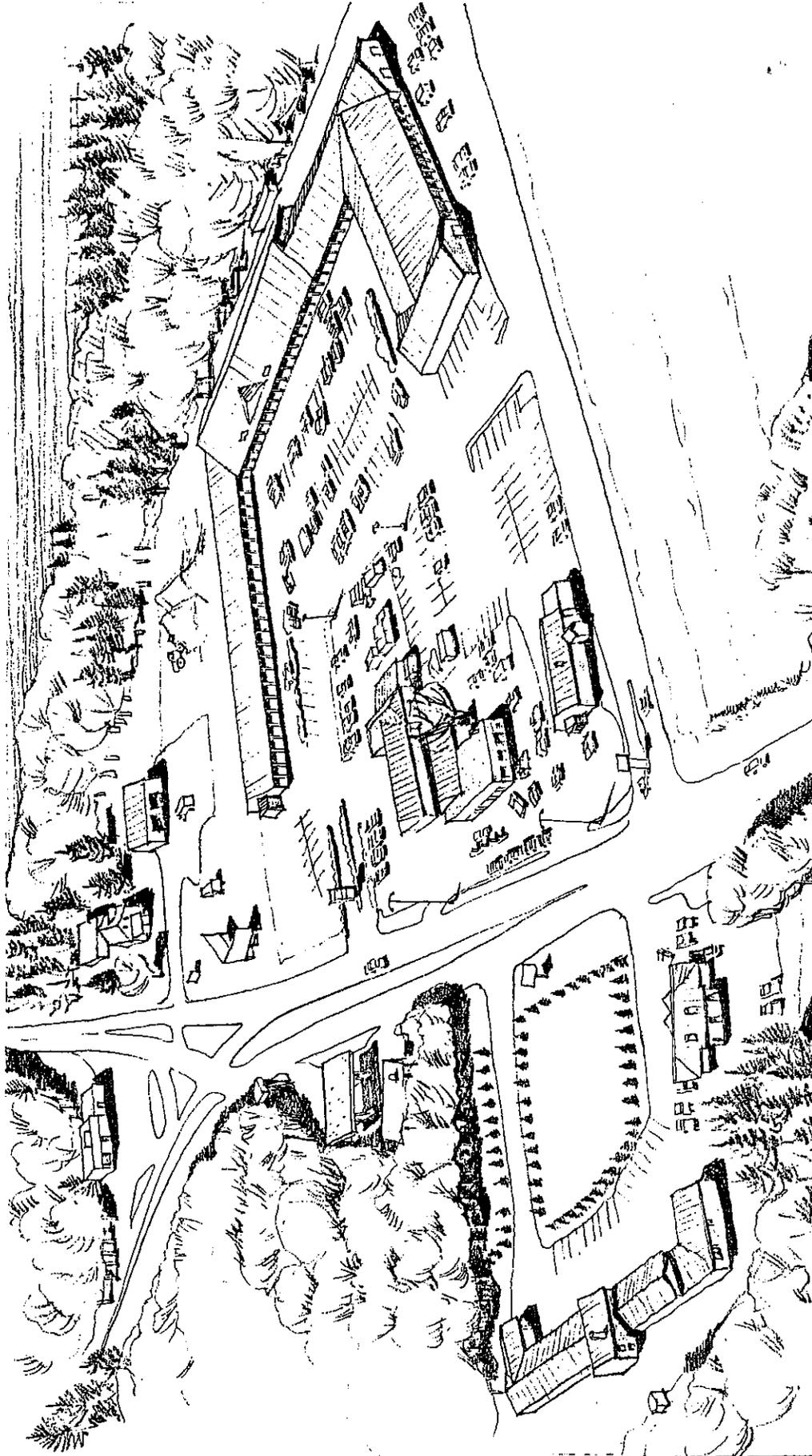
Strip commercial servicing auto traffic

#### **Site Design**

No site plan review

#### **Visual and Architectural Quality**

No formal review procedures



**ALTERNATIVE FUTURE I  
Commercial Route 6**

This area is characterized by the strip commercial establishments relating to highway auto traffic. Its identity is derived from Route 6 and not from the Town of Scituate.

## **COMMERCIAL ROUTE 6 (WAS "HIGHWAY") - ALTERNATIVE FUTURE II (MORE PROTECTIVE)**

**Function of Place: Mixed Land Uses to Service Pedestrian and Auto Traffic**

### **Assumptions**

Character of existing development to be modified incrementally through use of Special Exceptions and Site Plan reviews

RI DOT will be responsive to the Town's aesthetic and traffic design suggestions in conjunction with Route 6 improvements

### **Land Uses**

Reduction of commercial zone

Retrofitting of existing commercial area

### **Development Pattern**

Reduction of access points to highway (curb cuts)

Green buffer strips

Non-vehicular linkages between uses/parcels

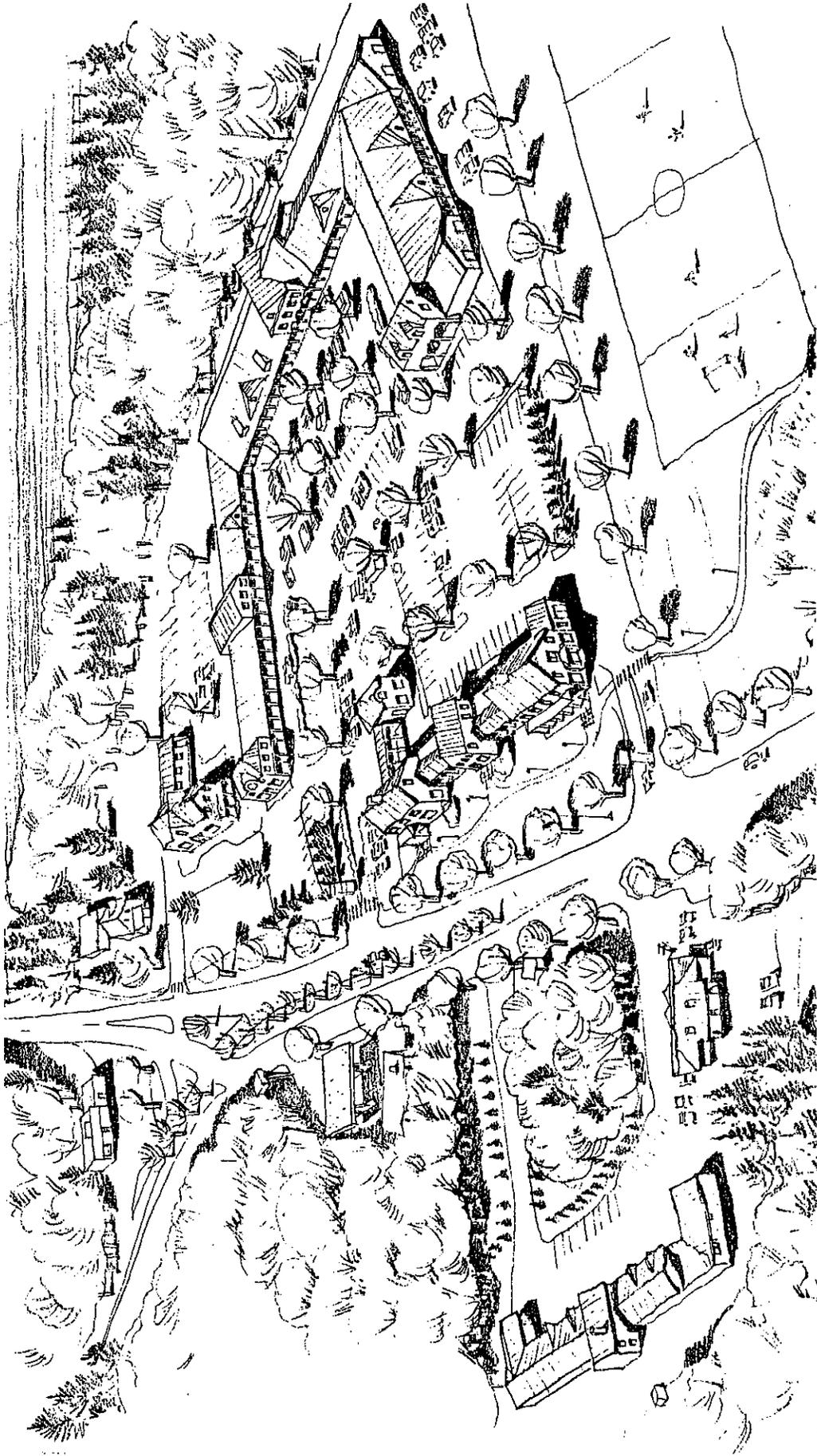
### **Site Design**

Site Plan reviews triggered by permits so as to introduce vegetation buffers and pedestrian paths

### **Visual and Architectural Quality**

Simple, legible architecture signage

Promotion of local vernacular architecture for new development



**ALTERNATIVE FUTURE II  
Commercial Route 6**

Through site plan and architectural review, Commercial Route 6 can be made to integrate vegetative buffers, accommodate pedestrian activity and express the identity of Scituate over that of the highway.

## **HOPE VILLAGE - ALTERNATIVE FUTURE I (CURRENT RULES)**

### **Function of Place: Mixed Use Primarily Residential**

#### **Assumptions**

- Very modest population growth
- National Register of Historic Places District
- Continuation of all existing uses
- No major development or re-use
- Continuation of public water
- No sewerage

#### **Land Uses**

- Current level of industrial uses
- Modest expansion of commercial uses
- Current level of residential use

#### **Residential Densities**

- 80,000 with no public water
- 60,000 with public water, allowed by right
- Duplex by Special Exception

#### **Development Pattern**

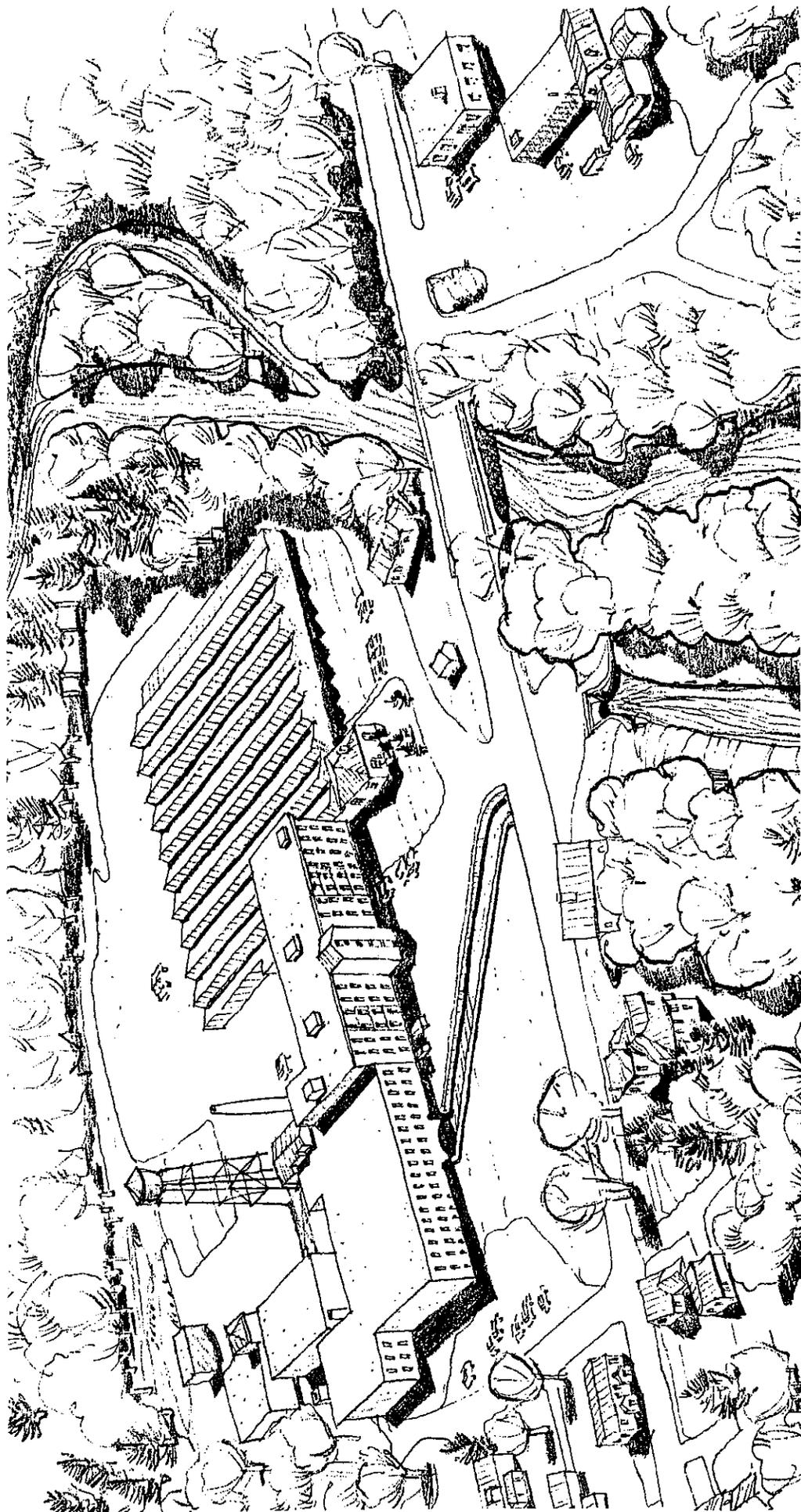
- Historic mill village development pattern subject to erosion

#### **Site Design**

- No site plan review

#### **Visual and Architectural Quality**

- No formal review procedures



**ALTERNATIVE FUTURE I**  
**The Village of Hope**

Many of the 19th century land uses are essentially intact, current functions only partially utilize the mill structure and grounds. The village is in transition with the question of appropriate use of this complex yet to be resolved.

## **HOPE VILLAGE - ALTERNATIVE FUTURE II (MORE PROTECTIVE)**

### **Function of Place: Mixed Use, Primarily Residential**

#### **Assumptions**

Modest population growth

National Register of Historic Places District

Scituate Reservoir Watershed Management Plan - not applicable

Continuation of most (not all) existing uses

Major building and site adaptive re-use

Sewerage service

#### **Land Uses**

Reduction of industrial uses

Modest expansion of commercial uses

Expansion of residential uses including multi-family

#### **Residential Densities**

80,000 with no public water

60,000 with public water, allowed by right

Duplex by Special Exception

Multi-family allowed by Council vote

#### **Development Pattern**

Retention of historic mill village development pattern

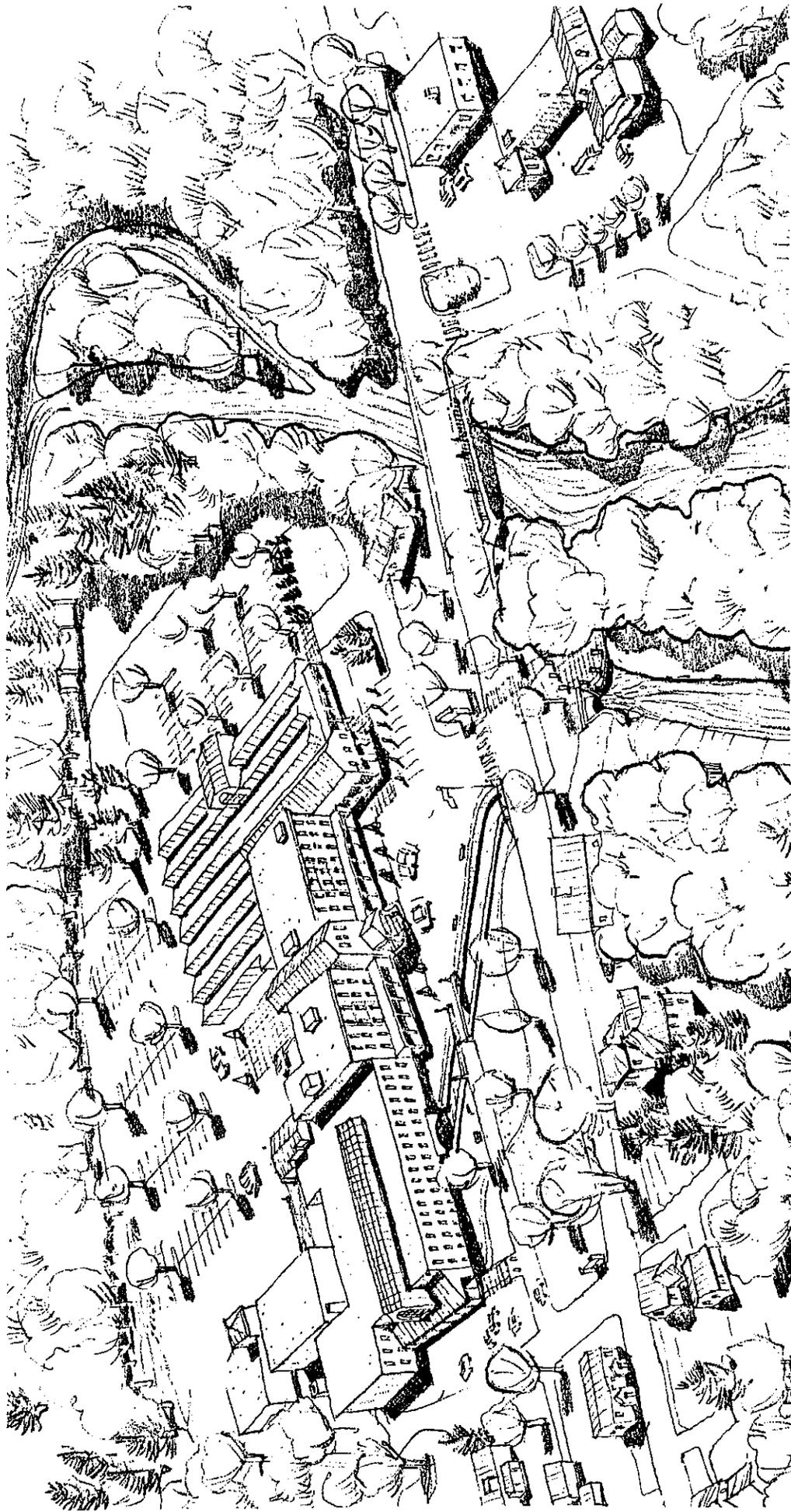
#### **Site Design**

Improvement of pedestrian circulation system

Integration and introduction of landscaped areas

#### **Visual and Architectural Quality**

Protection and enhancement of 19th c. domestic and industrial architecture thru re-investment and official recognition



**ALTERNATIVE FUTURE II**  
**The Village of Hope**

The mill structure and grounds may accommodate the expansion of residential uses in Hope, as well as modest commercial expansion. Redevelopment may also include pedestrian amenities that can integrate the complex with other nearby land uses.

## **CLAYVILLE - ALTERNATIVE FUTURE I (CURRENT RULES)**

### **Function of Place: Residential**

#### **Assumptions**

Modest population growth

No change of land uses

National Register of Historic Places District

#### **Land Uses**

Residential with interspersed community Functions: Post Office, School, Church

#### **Residential Densities**

Single family, minimum lot 120,000 sq. ft., by right

Duplex, by Special Exception

#### **Development Pattern**

Types:

Grid subdivisions

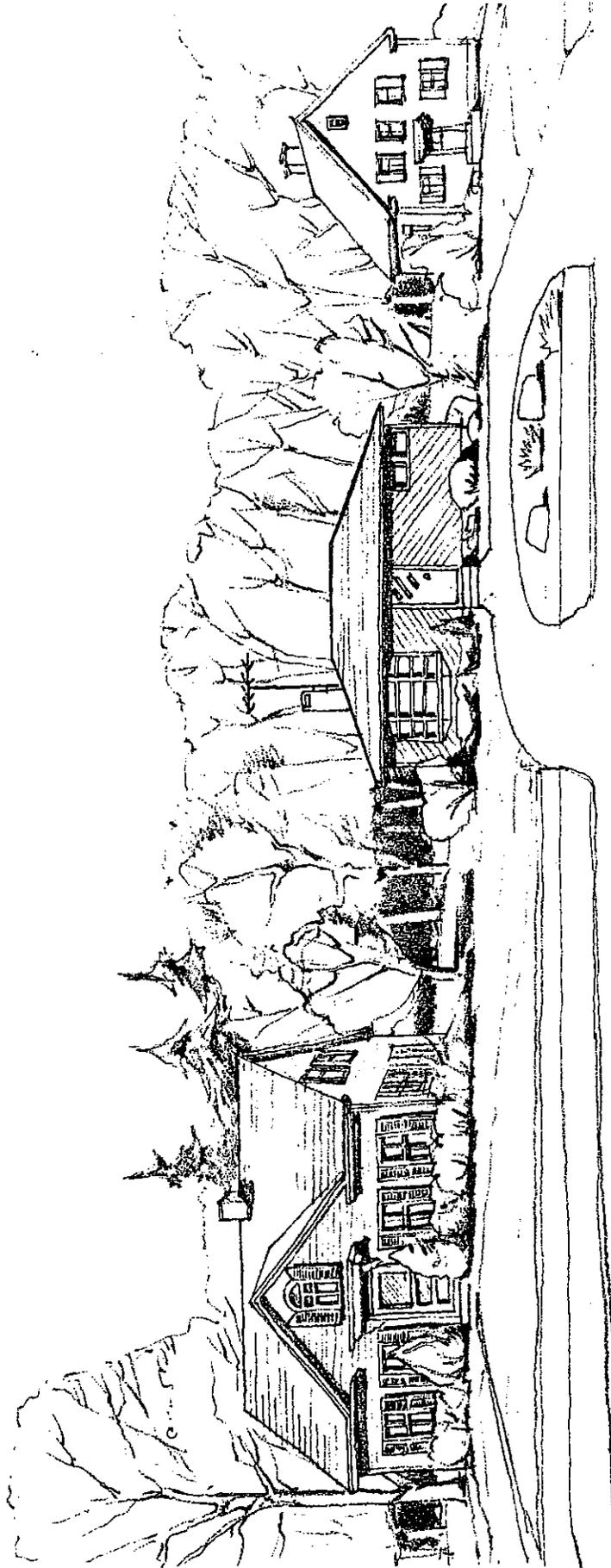
Residential Compound Development

#### **Site Design**

No site plan review, except for Residential Compound Developments

#### **Visual and Architectural Quality**

No formal review procedures



**ALTERNATIVE FUTURE I**  
**The Village of Clayville**

Current rules do not include the review of site plans or architecture. As a result, Clayville may be changed by the introduction of structures with no relationship to the historic context.

## **CLAYVILLE - ALTERNATIVE FUTURE II (MORE PROTECTIVE)**

### **Function of Place: Residential**

#### **Assumptions**

- Modest population growth
- No change of land uses
- National Register of Historic Places District
- Local Historic District created

#### **Land Uses**

- Primarily single family residential
- No commercial expansion
- Agricultural uses encouraged
- Continuation of school, Post Office, Church

#### **Residential Densities**

- Minimum lot 120,000 by right
- 10% density bonus by Special Exception
- Duplex by Special Exception

#### **Development Pattern**

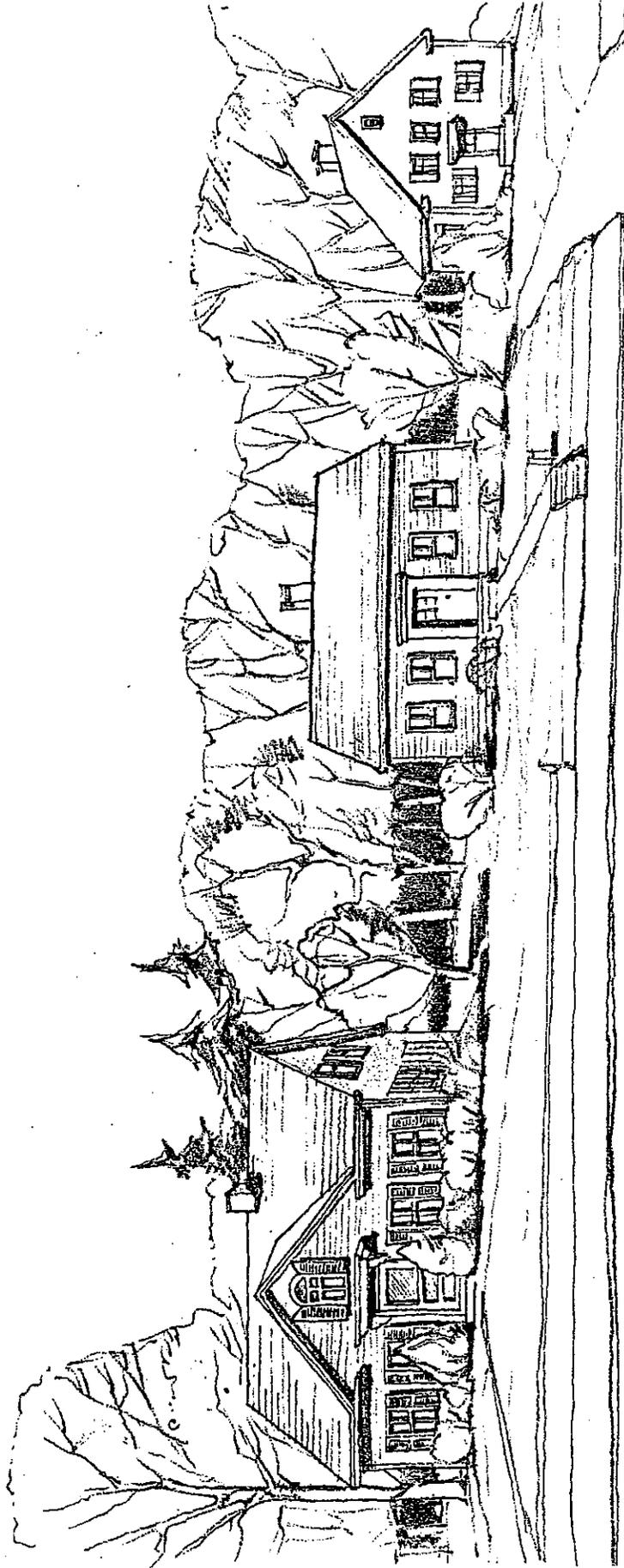
- 3 types
- Grid subdivisions
- Flexibly sited subdivisions
- Residential Compound Development

#### **Site Design**

- Site plans to retain of rural character
- Site plan reviews required in some instances

#### **Visual and Architectural Quality**

- Design reviews required for construction within the Local Historic District



**ALTERNATIVE FUTURE II**  
**The Village of Clayville**

The review of site and architectural plans may encourage change that is compatible with historic architecture and place design of Clayville.

# APPENDIX - 3X

## REPORT 3, GOALS, POLICIES AND STANDARDS

# **GOALS, POLICIES AND STANDARDS - REPORT 3**

## **SCITUATE COMPREHENSIVE PLAN**

Prepared by Burk Ketcham and Associates - Planning Consultants, with the assistance of Van Orman & Associates - Community Planners.  
April 1991

<b>Table of Contents</b>	<b>Page</b>
<b>INTRODUCTION</b>	<b>1</b>
<b>GOALS AND POLICIES</b>	
<b>Land Use Plan</b>	<b>2</b>
<b>Housing</b>	<b>3</b>
<b>Economic Development</b>	<b>3</b>
<b>Natural Resources</b>	<b>4</b>
<b>Cultural Resources</b>	<b>5</b>
<b>Services and Facilities</b>	<b>6</b>
<b>Open Space and Recreation</b>	<b>7</b>
<b>Circulation</b>	<b>8</b>
<b>Implementation</b>	<b>8</b>
<b>STANDARDS</b>	
<b>Protect Environmental Values</b>	<b>9</b>
<b>Provide a Range of Housing Choices</b>	<b>10</b>
<b>Protect Natural Resources</b>	<b>11</b>

## INTRODUCTION

Through the process of identifying Significant Environments (Report 1) and evaluating Alternative Futures for the Significant Environments (Report 2), participants in the Scituate Comprehensive Plan planning process have had an opportunity to select a preferred future for Scituate. Three community workshops as well as a joint meeting of the Successful Communities Advisory Committee and the Planning Board, have confirmed the Town's interest in seeking new approaches to protect valued natural and man-made environments.

This report builds upon the prior work and suggest Goals, Policies and Standards to guide the preparation of the Comprehensive Plan.

Pursuant to the requirements of the Rhode Island Comprehensive Planning and Land Use Act of 1988, all Rhode Island municipalities are required to update and amend previously-prepared Comprehensive Plans to be consistent with the Act. Each Comprehensive Plan will be required to include nine major elements as follows:

- Goals and Policies
- Land Use Plan
- Housing
- Economic Development
- Natural Resources
- Cultural Resources
- Services and Facilities
- Open Space and Recreation
- Circulation
- Implementation

The Scituate Comprehensive Plan will have a Goals and Policies element as required by the Act, but will, for the sake of easier comprehension of the Plan elements, present the Goals and Policies as part of each element. The Preliminary Goals and Polices presented in this report and as adopted and amended by the Successful Communities Advisory Committee and the Planning Board, will provide the basis for proceeding with a draft of the Comprehensive Plan.

The *Handbook on the Local Comprehensive Plan*, prepared by the State Planning Council and the Rhode Island Division of Planning, explains the difference between Goals and Policies as follows:

"For the purposes of the local planning process, goals may be treated as ends or results toward which the planning process is directed. Policies may be defined as the courses or methods of actions governing municipal decisions designed to reach goals. Both must address issues of problems associated with the development of the city or town."

This report also presents preliminary Standards to guide the implementation of some of the more important Goals and Policies.

## GOALS AND POLICIES

The major Goals and Policies presented below by elements of the proposed Comprehensive Plan are for the purpose of stimulating discussion and suggestions by members of the Successful Communities Advisory Committee and the Scituate Planning Board.

### LAND USE PLAN

#### GOALS                      Policies

#### PROTECT THE TRADITIONAL DEVELOPMENT PATTERN OF SCITUATE

Retain the distinctive character of the Villages.

Protect undeveloped or sparsely developed lands of Rural Scituate which have special qualities through flexible land use controls.

Contain existing commercial development and utilize site plan review procedures to regulate new development.

#### PROTECT THE WATER QUALITY OF THE SCITUATE RESERVOIR, BY MANAGING LAND USE WITHIN THE WATERSHED

Maintain the overall residential density level.

Create setbacks from sensitive areas such as watershed tributaries and soils susceptible to contamination from development.

Prohibit land uses with a high potential to contaminate water quality and carefully regulate other uses.

Adopt a mandatory septic system maintenance program.

#### PROTECT FARMLANDS

Inform farmers relative to the Farm, Forest and Open Space Act.

Adopt zoning incentives to protect farmlands.

## HOUSING ELEMENT

### GOALS Policies

#### RETAIN HOUSING AS THE PREDOMINANT LAND USE

Within the Watershed, retain present housing density levels.

Increase lot sizes in the Hope area to be consistent with comparable large lot area regulations for undeveloped land in the Watershed areas.

#### INCREASE THE SUPPLY OF HABITABLE, AFFORDABLE UNITS

Create new affordable units in accordance with the Town's land use policies.

Identify structures suitable for potential conversions, such as accessory dwelling units, for the inclusion of some affordable dwelling units.

Continue support of the ongoing Western Rhode Island Home Repair Program.

In collaboration with Foster and Gloucester, investigate the establishment of a Western Rhode Island Community Land Trust to build and/or rehabilitate housing to meet local needs for affordable units utilizing funding from agencies such as Rhode Island Housing.

Require that long-term affordability be a prerequisite for any kind of affordable housing made possible by Town-granted incentives through such means as a Community Land Trust and/or deed restriction.

Continue tax freeze which encourages senior citizens to retain housing independence.

## ECONOMIC DEVELOPMENT ELEMENT

### GOALS Policies

#### RECOGNIZE THAT THE MAJOR INDUSTRY OF SCITUATE IS THE PRODUCTION OF WATER TO SERVE OVER 70 PERCENT OF RHODE ISLAND'S POPULATION

Implement the recommendations of the *Scituate Reservoir Watershed Management Plan*, State Guide Plan Element 125.

In recognition of the limitations which watershed protection places on the Town's ability to attract new tax base-enhancing development, continue to work towards justifiable compensation for water production activities from the Providence Water Supply Board.

**ENCOURAGE IMPROVEMENT IN APPEARANCE AND FUNCTION OF COMMERCIAL ROUTE 6 BETWEEN JOHNSTON TOWN LINE AND THE DANIELSON PIKE TURNOFF**

Rezone soccer field area to Watershed use following acquisition by the Providence Water Supply Board.

In the interest of safety, reduce number of and/or redesign access points to highway as part of the Route 6 upgrading program.

Insist that the Rhode Island Department of Transportation recognizes that Commercial Route 6 is the major retail center of Scituate and the "gateway to the community". As such, any highway improvements must incorporate opportunities for more than token aesthetics and landscaping along with functional and safety concerns for this short stretch of highway.

Utilize site plan review process to encourage incremental improvement of the area.

**ENCOURAGE COMPATIBLE ECONOMIC ACTIVITIES IN OTHER SECTIONS OF THE COMMUNITY**

Allow compatible craft-type industries by Special Exception in residential zones where minimum lot size will be limited by recorded deed restrictions to five or more acres and use is judged to be compatible with neighborhood and performance standards for watershed protection.

Encourage the continuation of economic activities such as forestry and agriculture which are related to the natural resources of the Town.

Allow mixed industrial/commercial use of the Hope Mill.

Appoint Scituate Development Committee to investigate and encourage compatible economic growth for the Town.

**NATURAL RESOURCES ELEMENT**

**GOALS**

**Policies**

**PROTECT THE SCITUATE RESERVOIR WATERSHED**

Implement the recommendations of the *Scituate Reservoir Watershed Management Plan*, State Guide Plan Element 125.

## **PROTECT GROUNDWATER RESOURCES UTILIZED FOR ONSITE WATER SUPPLY**

Establish Wastewater Management Districts to preclude potential pollution from failing septic systems.

Utilize flexible zoning regulations to concentrate development on those areas where septic systems will have fewer potentials to pollute groundwater.

Introduce sewerage system only as a last resort to prevent onsite pollution problems.

## **PROTECT NATURAL RESOURCES USING A RANGE OF TECHNIQUES**

Continue strong enforcement of zoning, subdivision, soil and erosion control, site plan review and similar development controls.

Amend development regulations to provide appropriate review procedures relating to wetland protection, woodland preservation, scenic area enhancement, Rhode Island Natural Heritage Program habitat preservation, non-point source pollution of the Pawtuxet River and agricultural land preservation.

Implement recently approved Recreation, Conservation and Open Space Plan.

## **CULTURAL RESOURCES ELEMENT**

### **GOALS**

### **Policies**

### **EDUCATE RESIDENTS RELATIVE TO CULTURAL RESOURCES**

Prioritize areas and sites for attention.

Describe options for increasing protection.

Increase education efforts.

### **PROTECT SCITUATE'S HISTORIC/CULTURAL RESOURCES**

Prioritize the areas/sites to be protected.

Inform policy makers as to protections.

Create a protective program.

## **SERVICES AND FACILITIES ELEMENT**

### **Goals**

### **Policies**

#### **PROVIDE THE NECESSARY FACILITIES FOR A STRONG EDUCATIONAL PROGRAM**

Continue program to eliminate deficiencies in existing school plant.

Carefully monitor elementary school enrollment growth to determine if and when additional classroom space may be required.

If new elementary school is needed, locate on Junior-Senior High School site. Consider allocation of space for School Administration purposes.

#### **CONTINUE EFFICIENT PROVISION OF PUBLIC SERVICES THROUGH:**

Maintaining Town Hall complex at present location.

Town support of volunteer fire departments.

Volunteer services by Scituate Rescue and Ambulance Corps.

Town support of Hope and North Scituate Libraries.

Maintaining and expansion, as necessary, of Public Works Complex and the Dog Pound.

Modernization and expansion of Police Headquarters.

Continued Town ownership of other Town buildings serving community or neighborhood functions.

#### **PROVIDE SEWER AND WATER SERVICES TO HOPE AREA**

Connect streets with inadequate onsite septic systems to the West Warwick Regional Sewer System when collector sewers are extended to Scituate.

Expand water service area of Kent County Water Authority to small lot areas not presently served.

## OPEN SPACE AND RECREATION ELEMENT

### GOALS

#### Policies

### PROVIDE RANGE OF ACTIVE AND PASSIVE RECREATIONAL FACILITIES

Implement recommendations of Recreation, Conservation and Open Space Plan prepared in 1990 by Planning Board and Conservation Commission.

Continue additions to and improvement of existing recreational facilities to meet area and facility standards for current and future populations of the community.

Coordinate provision of recreational facilities with the addition of new facilities serving the school system.

Develop system of pedestrian trails with possible links to trail systems in adjoining communities.

### CONSERVE NATURAL RESOURCES FOR THE BENEFIT OF THE CITIZENS OF SCITUATE AND THE STATE OF RHODE ISLAND

Implement the recommendations of the *Scituate Reservoir Watershed Management Plan*, State Guide Plan Element 125.

Use a variety of techniques in preserving open space with an emphasis on management techniques (see Land Use Plan and Natural Resources Element) and viable alternatives to fee simple acquisition such as easements or land donations to the Town or the Scituate Land Trust.

Form special Land Preservation Advisory Committee with legal and financial expertise to work with major land owners on the tax and intangible personal benefits of preserving rather than selling land off for development.

Coordinate open space planning with acquisition programs of the Providence Water Supply Board.

Relate conservation and open space programs to the multiple benefits of watershed and stream protection, scenic area conservation and the preservation of unique natural and historic areas.

## **CIRCULATION ELEMENT**

**GOALS**                      Policies

### **CONTINUE IMPROVEMENT OF STREET SYSTEM**

Review both local and State improvement proposals with careful consideration to balancing the requirement for safe roads with the equally important need to preserve the rural qualities of the community.

Adopt a Scenic Roads Ordinance which would require any public or private agency to obtain special review by a designated local Scenic Road Board (or an existing Town board) before modifying a designated street in a way which would alter its scenic or historic characteristics.

Relax current subdivision roadway requirements to allow new roads to have a pavement width which is compatible with their function and complementary to the goal of preserving the Town's rural atmosphere.

Improve those intersections which are existing or potential sites of traffic accidents.

Work with RIDOT to assure that the upgrading and improvement of Route 6 will have benefits to Scituate beyond those purely related to the smooth flow of traffic at high speeds.

Continue ongoing pavement management program.

## **IMPLEMENTATION ELEMENT**

**Goals**                      Policies

### **ESTABLISH PROGRAM FOR EFFECTIVE IMPLEMENTATION OF THE SCITUATE COMPREHENSIVE PLAN**

Adopt Zoning Ordinance and Zoning Map revisions required to implement the plan within 18 months of the Plan's adoption.

Initiate a six-year Capital Budgeting program which will be updated annually and become a part of the Town's budgeting process.

Adopt and/or amend other development regulations with emphasis on those required to protect water and other natural resources.

## STANDARDS

During the discussions relating to Reports 1 and 2, there has been some consideration of the Standards which would apply in bringing about the preferred Alternative Futures. This section of Report 3 elaborates on some of the Standards which might apply in protecting the Significant Environments and carrying out other mandates of the Rhode Island Comprehensive Planning and Land Use Act of 1988.

### PROTECT ENVIRONMENTAL VALUES

#### FLEXIBLE ZONING

##### Overview

In the evaluation of Scituate's Significant Environments it has become evident that valued qualities of Scituate have been eroded by development. Specifically, those features of Rural Scituate which make it rural are often lost when land is subdivided.

A prime reason for this loss is the the current zoning and subdivision regulations which promote a standardized approach to residential development.

##### Approach

A more flexible approach to residential development is recommended. The intent of flexible zoning is to encourage development which will meet Scituate's goals and policies for protecting water quality, the traditional development pattern, farm and undeveloped lands and historic and cultural resources.

Flexible zoning furthers these goals by providing incentives to developers to site new structures and roads in a manner respectful of: tributaries, stone walls, farm lands, open space, views, and historic sites or structures; also traffic safety.

Flexible zoning is particularly appropriate for all of Rural Scituate, where residential subdivision activity is most apt to further conflict with the goals cited above.

Flexible zoning may be adopted in Scituate's Zoning Ordinance to be allowed to a development proponent by right or by Special Exception. By right development permission is appropriate for smaller subdivisions and would be administered by the Planning Board and the Zoning Inspector. Special Exception permission is appropriate for larger more complex subdivisions and would be granted by the Zoning Board of Review following review and approval by the Planning Board.

The **By Right** standards as applied as an optional overlay to the underlying zoning regulations in Rural Scituate would be as follows:

The total number of lots would be the same as normally allowed

The minimum frontage of any lot could be less than normally required with special benefits

for lots not located on an existing public way.

The minimum area required of any lot under flexible zoning could be less than the minimum area required normally.

The **Special Exception** standards as applied as an optional overlay to the underlying zoning regulations in Rural Scituate could combine a combination of the following features:

The minimum frontage of any lot could be less than normally required with special benefits for lots not located on an existing public way.

Minimum lot area could be less than normally required. The number of lots could be increased up to a percentage factor to be determined according to whether or not the site in question was within or outside the the Watershed.

In order to be eligible for such incentives under the Special Exception option, the developer would be required to permanently restrict a percentage of the area as permanent open space.

The Subdivision Regulations would be amended to allow the Planning Board to waive road width requirements, where justified, for subdivisions being developed under the flexible zoning option.

## **PROVIDE A RANGE OF HOUSING CHOICES**

### **AFFORDABLE HOUSING**

#### **Overview**

In Scituate, as in most rural, suburban Rhode Island towns, the purchase or rental of housing to the non-affluent has become increasingly difficult.

Therefore, Scituate's Goals include the goal to increase the supply of habitable, affordable units

#### **Approach**

There are many ways in which this goal can be achieved. One of the most common ways is to allow increased density levels for residential units in exchange for a percentage of those units being available to households qualifying for below market rents or sales.

For Scituate, protection of the State's water supply precludes significant increases in the density levels in the Watershed, or most of that portion of the Town capable of being developed. Therefore, this option can only be used minimally. It would operate as follows:

Either on a mandatory or voluntary basis, all subdivisions of ten units or more would be allowed a 10 percent increase in the number of units allowed in exchange for the provision of one unit committed for sale at below market rate for a local household with income limits defined by the household size. The "affordable" lot would be deed restricted limiting future equity build-up so that the lot would remain permanently affordable to eligible local households as defined in the Zoning Ordinance.

## PROTECT NATURAL RESOURCES

### SENSITIVE AREA PROTECTION

#### Overview

Recent studies by the Conservation Commission as well as those of the *Scituate Reservoir Watershed Management Plan* have identified critical areas which are essential to the protection of the Watershed and natural resources. A proposed Policy of the Comprehensive plan is to "Create setbacks from sensitive areas such as watershed tributaries and soils susceptible to contamination from development".

#### Approach

The following "Critical or Sensitive Area" standards are proposed for incorporation in local development regulations:

Maintain a minimum 200 foot vegetated buffer between all new development and streams tributary to the Reservoir or the Pawtuxet River.

Where the water table is within 18 inches of the ground surface (hydric soils), require all septic systems and development to have a 50 foot setback. A vegetated buffer area shall be included as part of any required setback.

# APPENDIX - 4X

## PUBLIC PARTICIPATION SUMMARY

**SUMMARY OF MEETINGS OF THE SUCCESSFUL COMMUNITIES  
ADVISORY COMMITTEE (SCAC) IN DEVELOPING THE SCITUATE  
COMPREHENSIVE PLAN.**

**Meeting 1 - December 20, 1990 - Town Hall**

This was an orientation meeting with the Planning Consultants to identify some of the issues to be addressed in the Comprehensive Plan.

**Meeting 2 - January 22, 1991 - Hope Library**

At this meeting the Planning Consultants made a slide presentation of the material contained in Report 1, *Environmental Values*. Following the presentation, there was a lively discussion of issues raised by members of the SCAC and others who attended the meeting.

**Meeting 3 - March 28, 1991 - Town Hall**

Alvah Vernava was elected Chairman of the SCAC.

The Planning Consultants presented the findings and proposals of Report 2, *Alternative Futures*, and showed a series of slides illustrating the "futures". During the ensuing discussion, comments and suggestions were offered on the "futures" for Rural Scituate, North Scituate Village, Commercial Route 6, the Village of Hope and the Village of Clayville. There also was a discussion of the forthcoming workshops.

**Alternative Futures Workshops - April 8, 9 and 10 at North Scituate, Hope and Clayville Elementary Schools - ( See separate summary of workshop discussions.)**

**Meeting 4 - April 15, 1991 - Town Hall - (Joint Meeting with Planning Board)**

At this meeting, the members of the SCAC reviewed the summary of the workshop discussions and voted on preferred Alternative Futures for the several Significant Environments. The following is a summary of the preferences expressed in the voting of the SCAC:

**Rural Scituate:** Endorse flexible zoning with proper safeguards. Allow variations in pavement widths for subdivision streets.

**North Scituate:** Endorse site plan and architectural review; go as far as you can.

**Commercial Route 6:** Work towards incremental improvement of the area.

**Village of Hope:** Mixed use approved for Hope Mill; but no housing.

**Village of Clayville:** Go for local Historic District.

There also was considerable discussion of the possible impacts which may evolve due to the increase in assessed values of large land holdings in the Town. Options in addition to

flexible zoning were encouraged.

**Meeting 5 - May 7, 1991 - Town Hall**

At this meeting the Planning Consultants presented the recommendations of Report 3, Goals, Policies and Standards.

During a long discussion period, the SCAC offered a number of suggestions with respect to the proposed goals and policies and instructed the Planning Consultants to incorporate these in Report 4, Draft Comprehensive Plan.

**Meeting 6 - June 12, 1991 - Town Hall**

This meeting covered a review and discussion of elements of the Draft Comprehensive Plan. Since time did not allow a review of all elements, a second review meeting was scheduled for the following week.

**Meeting 7 - June 19, 1991 - Town Hall**

This meeting covered completion of the review of Report 4, Draft Comprehensive Plan.

Following a long discussion of the various elements, the SCAC concurred in recommending that the Draft Comprehensive Plan be forwarded to the Town Council and the Planning Board (one member of the Town Council and the Chairman and a member of the Planning Board were members of the SCAC) for public hearings prior to adoption. A number of changes recommended by the SCAC are to be incorporated in the final draft.

At this meeting representatives of Save the Bay and the Citizens Campaign for a Sound Water Policy made presentations regarding the preservation of Rhode Island's water resources.

## **SUMMARY OF ALTERNATIVE FUTURES WORKSHOPS DISCUSSIONS**

### **Introduction**

On April 8, 9 and 10 the Successful Communities Advisory Committee held Comprehensive Plan workshops at which two Alternative Futures, as presented in Report 2, were discussed for each of the five Significant Environments in Scituate previously identified in Report 1. The cafeterias of the North Scituate, Hope and Clayville Elementary Schools were used for the workshops.

Workshop attendance was encouraged through individual phone calls, mailings to members by several civic organizations, press releases to the newspapers and a colorful poster placed in public buildings throughout the Town.

The workshops were conducted as follows:

The meeting room was set up using cafeteria tables with about 6 seats each oriented towards two slide projector screens. Each table was equipped with pencils, magic markers and a map of the Town.

As attendees entered the meeting room they were given a table assignment card. The assignments were random to encourage a diverse grouping of people at each table.

At the start of the workshop, the planning and design consultants, using a two-projector presentation technique, explained the Significant Alternatives and the assumptions pertinent to Alternative Futures I and II.

This was followed by a two-projector series of slides using text, photographs and colored sketches to illustrate and describe the differences between Alternatives I and II. The Alternative Futures for each of the Significant Environments were presented in the following order: Rural Scituate, North Scituate Village, Commercial Route 6, the Village of Hope, and the Village of Clayville.

At the conclusion of each series of slides for one of the Significant Environments, the attendees were given a sheet of questions to be discussed at each table. The tables were asked to appoint a chairperson to lead the discussion of the questions and develop a consensus for that table within a period of about ten minutes. The participants were further advised that following the tables' discussions of all Alternative Futures for the Significant Environments, the chairpersons would be asked to summarize their table's conclusions to all participants.

The chairperson of each table summarized the table participants findings and recommendations for the five Significant Environments.

The results of the discussions are reported below in the order of the workshops and the sequence of presentation by the various tables.

## **RURAL SCITUATE**

### **Do you feel the character of rural Scituate is changing? If so how?**

#### **North Scituate Elementary School**

Table D - Changing

Table C - Rural character is changing

Table B - Character is changing

Table A - Is changing - more plats - farms broken up

#### **Hope Elementary School**

Table A - Changing - loss of wetlands

Table B - Changing - roads being rebuilt - new housing developments

#### **Clayville Elementary School**

Table A - Yes - woodlands disappearing

Table B - Yes - new development - traffic increases - new evaluations - try to prevent character from changing

Table C - Yes - widening of Route 102 - removal of trees - additional house lots

Table D - Yes - want to see model of development under new system

### **Would you favor a rules change such as "flexible zoning", as a way to protect rural Scituate?**

#### **North Scituate Elementary School**

Table D - Favor

Table C - Favor - legal question re consistency - concern re. density impact on water quality

Table B - Would favor - need information on how structured - caution re. density changes

Table A - Favor - who decides? - need stringent controls - encourage farmers

#### **Hope Elementary School**

Table A - Could protect open space but concerned with rules - who would own open space?

Table B - Concerns similar to Table A

#### **Clayville Elementary School**

Table A - Yes - only part of solution - consider tax breaks and open space incentives

Table B - Yes - with strong site review

Table C - Yes to keep open space

Table D - Yes - need more protection/ enforcement of zoning - need incentives for owners

### **Would you favor narrowing the required pavement widths in new subdivisions?**

#### **North Scituate Elementary School**

Table D - Yes

Table C - Yes - concerned about method of granting

Table B - Yes

Table A - Yes - do not take so much space for roads

#### **Hope Elementary School**

Table A - Yes - less than 30'

Table B - Yes

#### **Clayville Elementary School**

Table A - Yes

Table B - Yes

Table C - Yes

Table D - Yes - cheaper to build

## **NORTH SCITUATE**

**Do you feel the character of North Scituate is changing? If so, how?**

### **North Scituate Elementary School**

Table D - Not changing

Table C - Not changing that much - but could in the future

Table D - Yes - mostly through signage

Table A - Some changes have not been compatible with character of the area

### **Hope Elementary School**

Table A - Not changing that much - blend of older buildings

Table B - No major changes

### **Clayville Elementary School**

Table A - Yes - but not rapidly in village

Table B - Yes

Table C - Yes - some commercial not in character with established architecture

Table D - Has changed

**Would you favor a rules change, such as site plan and architectural review, as a way to protect North Scituate?**

### **North Scituate Elementary School**

Table D - Favor rules change to maintain historic character.

Table C - Architectural review yes - but selling this will be difficult

Table B - Favor site plan review - preserve pedestrian pattern - encourage tree planting

Table A - Favor site plan/architectural review

### **Hope Elementary School**

Table A - Yes

Table B - Yes

### **Clayville Elementary School**

Table A - Yes

Table B - Yes

Table C - Yes - not on a mandatory basis

Table D - Yes - better signage - no condos or multifamily - how about grandfathering in general

## **COMMERCIAL ROUTE 6**

**Do you feel Commercial Route 6 needs improving? If so, how?**

### **North Scituate Elementary School**

Table D - Yes - put trees in

Table C - Very unattractive

Table B - Try plants, flowers, trees, etc. soccer field will need parking

Table A - Who pays - needs improvement

### **Hope Elementary School**

Table A - Need better flow of traffic into shopping center - fewer curb cuts

Table B - Remove billboard - make signs of Colonial design - route through traffic out of village

### **Clayville Elementary School**

Table A - It's a horror - hopeless

Table B - Tough to improve but should try

Table C - Yes - tax incentives to improve - change traffic flow - limit curb cuts

Table D - Yes - not sure how - concern as to Town's influence on State plans for Route 6

## **VILLAGE OF HOPE**

**What aspects of Hope do you value most?**

**What improvements are needed in Hope?**

**Do you favor the redevelopment of the mill for housing? commerce? other land uses?**

### **North Scituate Elementary School**

Table D - Not much you can do, built up so much - no housing/condos in mill

Table C - Has identity crisis - no reason or place to stop - mill complex focal point - there are safety issues re. former uses in converting mill

Table B - Historic mill village intact - furnace site of historic value - pedestrian traffic patterns should be improved

Table C - Preserve mill - do not tell Hope people what to do - housing only if tightly controlled - possibly elderly housing

Table D - Need sidewalks - encourage industry

### **Hope Elementary School**

Table A - Social and recreational resources valued - improve sidewalks - preserve older houses - continue present use of the mill.

Table B - Value people and community feeling - improve appearance of some yards - need sidewalks - continue mill as is

### **Clayville Elementary School**

Table A - Historic character valued - need water and sewer and upgrading of sidewalks - no housing in mill - some commercial possibly in mill - continue purposeful use of mill

Table B - Sense of community values - need sewer and water - for mill, commercial shops ok but no housing.

Table C - Values community feeling and activities such as library and fishing - need sidewalk improvements and sewers - no to housing in the mill - some commercial ok

Table D - Strong sense of community - needs sewers - no housing in mill - continue mill in uses such as industry, offices, retail and commercial - how about bikeways and walkways along the river - be more specific about multifamily housing.

## VILLAGE OF CLAYVILLE

**Do you feel the character of Clayville is changing? If so, how?  
Would you favor the creation of a Local Historic District? Why?  
Are other actions needed to maintain or improve the quality of life in Clayville?**

### North Scituate Elementary School

- Table A - Character has not changed - favor creation of a Local Historic District if people living there decide -
- Table B - Local Historic District must be supported by local residents
- Table C - Clayville has not changed - Local Historic District favored if local residents choose it - needs educational program - no caving in to commercial strip development
- Table D - Has not changed much - approve Local Historic District - do whatever is necessary to maintain character

### Hope Elementary School

- Table A - Has remained the same - ballfield only recent change - Local Historic District ok if Clayville people want it - some at table felt Route 102 should be improved, particularly the curve
- Table B - Sentiments similar to those expressed at Table A

### Clayville Elementary School

- Table A - Changes taking place slowly - keep it that way - favor Local Historic District - want firm agreement for preserving open space, farmland - no more ballfields and dumping - ordinances needed to clean up rural trash throughout Town - concerned about steps Town is taking re. Route 102 plans - preserve plantings where houses were demolished - if Post Office goes keep building for community use
- Table B - Area unchanged - need to protect - interested in Local Historic District concept -
- Table C - May change if Route 102 construction changes traffic - is Town working with RIDOT? - table split on mandatory Local Historic District versus advisory review - would a Local Historic District pose a problem for RIDOT?
- Table D - No changes yet - favor Local Historic District if local community has control - change entrance to Field Hill Road - remove condemned houses - no more sports fields

# APPENDIX - 5X

## A CONTEXT FOR UNDERSTANDING HISTORIC RESOURCES

## **SCITUATE: A CONTEXT FOR UNDERSTANDING HISTORIC RESOURCES**

Scituate occupies fifty-five square miles in the north-central part of the state. The town's topography and location have substantially influenced its development. Much of the land is now covered by the Scituate Reservoir, and this former agricultural town is now essentially a suburban community in a rural setting.

Native American hunters and gatherers were present in Scituate for thousands of years before the arrival of European settlers. Their use of the land is an important aspect of the cultural history of the community. Little professional archaeological investigation, however, has been done to reveal more accurate information about these early inhabitants.

Colonists came to what is now Scituate around 1700. New settlers cleared most of the land and established farmsteads as the town experienced a century of intense agricultural development. Substantial farmhouses continued to be built into the late nineteenth century, an example of which is the Brown House (c. 1793) on Rocky Hill Road. The legacy of the past is preserved in the town's surviving farm complexes, some of which contain handsome and well-preserved buildings, enhancing and contributing to the beauty of the natural landscape.

In the nineteenth century Scituate experienced remarkable widespread industrial development along its numerous rivers and streams. Following the spread of textile manufacturing across the state, cotton textile mills and bobbin factories became the nucleus of several bustling and prosperous mill villages. Many of the town's villages were destroyed for the reservoir project, but three villages, each different from the other, are interesting and important reminders of nineteenth-century Scituate. North Scituate, the town's center, still retains its quiet charms and dignity despite modern intrusions. This village also includes two individually noteworthy buildings, the old Congregational Church and the former Smithville Seminary. Clayville, a once-busy village centered around several mills along the Foster town line, is now almost entirely residential. Hope in the southeastern corner of the town, is the oldest village. The old cotton mill now manufactures lace, and the workers houses, a church and other nineteenth-century buildings stand to make Hope an interesting and well-preserved mill village.

Aside from sawmills, gristmills and textile mills, the only other notable industry was quarrying, which began in the mid-nineteenth century. The Nipmuc Quarry, an approximately twelve-acre site on the side of Nipmuc Hill in the southwestern corner of Scituate, provided large quantities of gneiss to Providence.

Although industry became the dominant economic activity in Scituate in the nineteenth century, agriculture continued as the mainstay of the rural areas, with the most prosperous farming period occurring in the first decades of the century. Several fine and well-preserved farmhouses, like the Dexter Arnold House (c. 1813) on Chopmist Hill Road, survive. They are good examples of Federal architecture and are nearly identical with their late-eighteenth-century predecessors.

Accompanying the nineteenth-century growth of mills, villages, and populations was the establishment of churches and schools. One notable church, the Old Congregational Church at North Scituate, was finished in 1831. By the end of the century, Scituate's many small churches provided services for residents of most of the villages and for the town's dispersed population.

In the early years of the nineteenth century, needs for education were fulfilled by groups of individuals who built schoolhouses. Along with the Beacon Hill Academy on Chopmist Hill, used as a combined district schoolhouse and chapel, another early schoolhouse, the North Scituate Academy (1825), stands today. A major stimulus to new school construction and education was provided by the passage of the state's Free School Law of 1828. Of the nineteen schoolhouses built in response to this law, the Potterville School and the Clayville School survive, used today as community buildings.

While the proliferation of schoolhouses served the needs of young students, advanced educational opportunities were limited. To fill this void, private schools were established at various places. In 1840, the Smithville Seminary was opened in North Scituate to provide secondary education. Despite modern changes, this monumental Greek Revival building is architecturally perhaps the most distinguished building in Scituate.

The first half of the nineteenth century was Scituate's formative period of growth of industry and social, commercial, educational and religious institutions. Although the first decades were essentially a carry-over of eighteenth-century economy and culture, the proliferation of textile mills, villages and population provided the greatest growth spurt in the town's history. In the last half of the century, agriculture was in decline, as were some of the textile mills. By century's end, Scituate had reverted into a sleepy backwater.

Two early twentieth-century phenomena dramatically shifted the town's development pattern. These developments shaped present-day Scituate, rapidly returning the town to a seemingly primeval state not present since the pre-colonial era. The first was the decline of agriculture: farmland was abandoned and consequently reforested. The second was the construction of the Scituate Reservoir which now covers about forty-two percent of the town's area. Completed in 1926, the monumental Scituate Reservoir project, created the largest freshwater body in Rhode Island. The creation of the reservoir and the purchase of a large watershed was devastating to Scituate's built environment. Covered by the 23.1 square mile were 4 villages, and 1,195 buildings. Perhaps because of the loss of four villages, North Scituate assumed a greater primacy within the town and saw the construction of civic buildings, schools, churches, and stores. In addition, the reservoir disrupted the road pattern, requiring the construction of 26.4 miles of new roads. Many people were displaced and moved out of Scituate. One grudgingly relocated family, the Joslins, built a large rural estate near the summit of Field Hill. This is one of the most elaborate local residential developments of the early twentieth century in this part of the state.

The Scituate Reservoir, since its creation in the 1920's, has been the central feature of the town - a protected natural reservation of woods and ponds. Within its fenced borders are the ruins of former mills, houses, churches, stores and other buildings, some old cemeteries and forest paths that were formerly roads. Some of these features can still be seen from public rights-of-way and add to the historical ambience of Scituate.

Although the Scituate Reservoir project resulted in considerable loss of villages, buildings, and land, it did not impede certain phases of local development. The early twentieth century saw increased use of the automobile and concomitant highway improvements. The concrete-arch Hope Bridge (1929-1930) over the north branch of the Pawtuxet River and a small former gasoline station and store on Plainfield Pike are associated with the early twentieth-century highway era.

Other changes were gradually taking place throughout the town during this time. Three new consolidated schools replaced the one-room schools, many new houses were built, the Seagrave Memorial Observatory was erected on Peepoad Road, and the Old Captain Rhodes House on Danielson Pike became the headquarters of the State Police.

Growth continued after World War II. Several housing developments were built, including the Rice Plat in the northeastern part of town and Ring Rock Acres in the southeast. Most new houses were built by individuals on large, newly-created lots along existing roads. Some the best examples occur along Rocky Hill Road and the eastern part of Quaker Lane. Scituate's first high school was built in 1956 on Trimtown Road, and a shopping center was established in North Scituate in 1974, moving the commercial center of the village eastward.

Scituate today is essentially a suburban community in a rural setting. It has few industries and little commercial space. Most residents travel to work outside the town.

Overall, Scituate has a rich variety of cultural resources which are important to an understanding of the town's history and deserve special consideration in planning the town's future development.

Prepared by: William Mc Kenzie Woodward  
Rhode Island Historical Preservation Commission

## APPENDIX - 6X

### THE CAPITAL IMPROVEMENT PROGRAM DEFINED

**The pages which follow in this Appendix Section 6X originally were included as Appendix C of the 1990 *Recreation, Conservation and Open Space Plan* for the Town of Scituate prepared for the Town by the Rhode Island Division of Planning. They describe one possible approach Scituate might consider in formalizing the Town's current capital budgeting process.**

## APPENDIX C

### THE CAPITAL IMPROVEMENT PROGRAM DEFINED

A Capital Improvement Program is a continuing process designed to assist a community in the orderly development and acquisition of land. In addition, it helps the Town decide upon municipal improvements as well as the provision of the structures and equipment necessary to provide facilities and services. This program annually recommends a schedule of capital expenditures for the next year (known as the Capital Budget) and an estimate of municipal capital requirements for the following five years, resulting in a Six-Year Program.

The continuous nature of this program leads to an annual review of local capital needs, eliminating the current year and adding one (1) year to the program to maintain an annual capital budget and a five-year projection. In this way, changing needs, development trends, economic shifts and other factors can constantly be evaluated to maintain a valid Six-Year Program.

At the end of the first year, the program is reviewed. New projects are added to the program and projects which are no longer justified, are eliminated. Other projects may be shifted in the schedule in accordance with changing needs. An additional year replaces the year just completed, and the revised list of projects is scheduled again for the full five-year period. Thus, a carefully conceived continuing program is available for use, but with only one (1) year actually recommended at any time. As this annual procedure becomes established, proposed projects are evaluated annually for several years before they are realized. This procedure of annual revision is most responsive to the changing needs of a growing community.

While the exact definition may vary, a capital project should satisfy one or more of the following general criteria:

- a) Acquisition of land by purchase or lease.
- b) Construction of a local government building, structure, or facility, including engineering, design, site development, construction and lease of facility space for municipal use.
- c) Enlargement, major rehabilitation or major modification of an existing structure or facility. This should not include routine maintenance.
- d) Acquisition of major items of equipment, furniture or machinery. It is important to qualify eligibility of this type of acquisition by setting a minimum value and a minimum useable life that will eliminate from the program the frequent replacement of small items which do not materially affect the capital wealth of the community.

The criteria for inclusion of an item as a "capital improvement" is whether the item actually adds to the worth or capacity of the community's capital plant. For instance, replacement of a police patrol car after two (2) years of use may not be interpreted as a

capital improvement while the purchase of a car to increase the inventory from two (2) to three (3) units would be a capital improvement. Replacements such as a fire engine, replaced at 25-year intervals at a cost of well over \$50,000 would be considered as a capital item even though it does not increase the local inventory. In this case, the high cost of the unit and the low frequency of replacement are the relevant considerations. In summary, a Capital Improvement Program would satisfy several criteria:

- a) It would concern only local programming of "capital projects" and the acquisition or development of such projects.
- b) It would be a continuing program, annually reviewed and updated to incorporate changes in local conditions, needs and financial capability.
- c) It would recommend a program of expenditure for capital improvements for the coming fiscal year as a capital budget (differentiated from the municipal operating budget).
- d) It would project local requirements for capital improvements for a period of at least five years beyond the recommended capital budget year.

## PURPOSES AND BENEFITS OF A CAPITAL IMPROVEMENT PROGRAM

The primary function of municipal government is to provide public services and facilities. This requires the acquisition, construction and operation of schools, streets, libraries, conservation area and recreation area. The government should also be concerned with the acquisition of equipment and structures needed for fire and police protection and for the administration of municipal government, education and public works services.

In addition to scheduling improvements, the Capital Improvement Program serves a number of other purposes and provides many benefits in the operation of local government.

### 1) Comprehensive Plan Implementation

The local Comprehensive Plan estimates current and future needs for various regulatory, programmatic and developmental undertakings over a period of 10 to 20 years in accordance with certain goals and policies. The development and expansion of municipal facilities, as recommended in the C.C.P., forms the basis for the continuing process of capital improvement programming. The Capital Improvement Program becomes the primary vehicle for the implementation of plan recommendations on land acquisition and facility development and improvement.

### 2) Coordination of Effort

The local plan is the primary basis for generating capital improvements. However, there is a need for specific capital improvements, often identified in special studies and from the experience of local government agencies. These resources are essential in advancing an improvement from the conceptual stage to the detail and scheduling required to take final action. Particular capital improvements may only be implied in the Comprehensive Plan, not specifically covered.

### 3) Projection of Municipal Financial Capabilities

A Capital Improvement Program offers the opportunity to maintain a continuing analysis of the financial structure of the community and provide estimates of the capacity to fund needed projects. Assessment of debt structure and obligated long range debt service schedule can be used to determine the funds which can be prudently borrowed at any given time. It is also possible to establish the maximum amount of current revenue which can be allocated to fund capital improvements for which borrowing might be unwise. Assessment of the feasibility of outside funding for specific projects may also be investigated. The five-year projection in the Capital Improvement Program gives time to establish sources of funding and balance projects. This minimizes severe fluctuations in local revenue requirements and property tax rates and maximizes funding from outside sources.

4) Priorities

The Capital Improvement Program presents an opportunity to establish priorities based on need and the financial restrictions of current and projected budgets. The study of all capital needs in one program presents an opportunity for operational savings by joint development.

5) Broadening of the Budgeting Process

The Capital Improvement Program and recommended Annual Capital Budget are formulated as separate input to the local budget. This creates a larger database for the municipality to use in its budgeting process. The budget body will have the benefit of an independent, annual review of local capital needs, back-up data utilized in this review, and the annually revised projection of future capital needs and expenditures. The final decision will be based on current and future municipal debt and debt service.

6) Municipal Agency Planning

An important benefit derived from a Capital Improvement Program is the projection of agency needs. The municipal agency directors must adjust to thinking in terms of the required projection period and will redirect agency objectives and priorities accordingly. Opportunity is offered for agencies to work within the goal and policy framework of the Comprehensive Community Plan to develop schedules of agency capital needs.

## THE ROLE OF THE PLANNING BOARD

As the recipient of all Capital Budget and Capital Improvement requests, it is the task of the Planning Board to study, review and recommend an annual Capital Budget and Five-Year Capital Improvement Program. It is recommended that the Planning Board schedule meetings with the various Town Officials and Agencies that have made requests. At this time, both the immediate and long-range projects of all departments, agencies and individuals will be reviewed.

The Planning Board, based on the information submitted, prepares the annual Capital Budget and Capital Improvements Program for the Town Council. This document provides the Town with a good overview of future municipal needs and requirements. The Capital Budget and Capital Improvements Program, utilized with up-to-date financial information, should aid significantly in the preparation of the annual budget. The initiation and continued participation in a program of this type will provide the Town of Scituate the working experience and necessary expertise to handle major recurring capital expenditures as the community grows.

For further insight into the role of the Planning Board, a sample Improvement Program Ordinance, a sample Project Request, and Capital Improvement Program forms the reader is referred to the: "CAPITAL IMPROVEMENT PROGRAM HANDBOOK," prepared by the Rhode Island Department of Community Affairs Planning and Development Division - Planning Paper #9 - June 1979.

## PARTICIPANTS IN A CAPITAL IMPROVEMENT PROGRAM

The process of annual municipal budgeting involves many steps, starting with requests by municipal agencies and ending with the adoption of the municipal budget for the following fiscal year. The other steps other parts of the budget process are as follows:

- 1) Origination of budget requests.
- 2) Formulation of preliminary municipal budget proposals.
- 3) Review of preliminary budget proposal:
- 4) Public hearing on the preliminary budget as it is following the review process. (There may be hearing opportunities at other points in the process)
- 5) Final budget with modifications resulting from review and hearing.
- 6) Budget adoption.

When the Capital Improvement Program is part of the budget process, additional steps are needed for the formulation of 2), the municipal budget draft.

The participants in the Capital Improvement Program process are:

- 1) The municipal agencies which originate the capital project requests.
- 2) The Planning Board, which formulates the Capital Improvement Program and the recommended Capital Budget.
- 3) The municipal governing body (the Town Council) and the Budget Committee which, in Scituate, assembles the entire municipal budget for review, hearing and adoption.

The Capital Improvement Program and recommended Capital Budget are advisory, created to assist the budget formulation agency. Other resources may also be involved as advisors to provide data and guidance to the Planning Board, other involved local agencies and involved officials.

The following are sample documents designed to provide the Scituate Planning Board and other local officials with illustrations of Capital Improvement Program items previously discussed.

- 1) Sample Capital Improvement Program Ordinance 1/
- 2) Sample Project Request Form 2/
- 3) Sample Program Summary Form 2/
- 4) An outline of procedures and instructions for the completion of the necessary forms.

1/This sample ordinance is designed to cover the basic minimum requirements for a local Capital Improvement Program. The final form of the ordinance for Scituate must reflect the policies, municipal government organization and lines of authority and must be reviewed by the Town Solicitor for proper content and form.

2/As in the sample ordinance, the number and content of the following proposed forms for use must be adjusted to the specific purposes, goals and objectives of the program in Scituate. Each category on the sample forms is numbered to facilitate the drafting of instructional materials to aid agencies and officials in completing and submitting forms.

SAMPLE

CAPITAL IMPROVEMENT PROGRAM ORDINANCE

In order to provide for the annual review of the capital needs of the Town of Scituate, to establish an orderly procedure for the submission of project requests, to relate the proposed projects to the financial resources of the community and to implement the recommendations in the Scituate Comprehensive Community Plan; the Town Council of the Town of Scituate hereby ordains as follows:

Section I. Definition

For the purpose of this ordinance, a capital improvement project shall be defined as any action which is described by one (1) or more of the following activities:

- a) The acquisition or lease of land.
- b) The construction of a new building or facility, including all engineering, design and other pre-construction costs.
- c) The major improvement, renovation, rehabilitation or extension of an existing building or facility (not including items of routine maintenance, replacement or repair).
- d) The purchase of a major item of equipment under the following conditions:
  - 1) The equipment shall have a useable life of two (2) years or more.
  - 2) The cost of the equipment shall be in excess of \$2,000.

Section II. Participating Municipal Agencies and Officials

The following agencies and officials of the Town of Scituate shall annually submit requests for proposed capital improvement projects to the Scituate Planning Board:

Note: This list should include, in alphabetical order, all municipal agencies, departments, boards, commissions and offices which are involved in any municipal work program which may require a capital improvement project as defined in Section I. In addition there should be a final, open category which can be used to include any agencies, departments, boards, commissions or offices created subsequent to the adoption of the ordinance.

Section III. Submission of Requests

Requests for capital improvement projects shall be submitted not later than \_\_\_\_\_ of each year to the Scituate Planning Board on forms supplied by the Board. The forms must be in accordance with the instructions furnished. Two (2) copies of each completed form shall be forwarded to the Planning Board and a copy shall be retained for agency records. The Planning Board shall forward one (1) copy to the

Scituate Town Council. Each request shall be reviewed by the Planning Board with consideration of the contents of the Scituate Comprehensive Community Plan and other evidence of need. Nothing herein contained shall be deemed to preclude the right of any municipal agency or official to submit a request for a capital improvement project, provided such request is prepared and submitted in accordance with the procedure set forth above.

#### Section IV. Project Priority

The Planning Board shall establish a priority for all projects based upon the effect of each project on the following:

- a) Protection of life and property.
- b) Maintenance of the public health.
- c) Conservation of natural resources.
- d) Provision of necessary public services.
- e) Reduction of municipal operating costs.
- f) Public comfort and convenience.
- g) Social, cultural, aesthetic or promotional values.

#### Section V. Financial Analysis

The Planning Board shall review each request in order to determine its effect on the financial resources of the community with particular emphasis on future annual operating budgets, municipal debt and future municipal debt service requirements.

#### Section VI. Presentation to the Scituate Town Council and Budget Committee

Not later than \_\_\_\_\_ of each year, the Planning Board shall present the recommended Capital Budget and Capital Improvement Program for the following six-year period to the Scituate Town Council and Budget Committee. The first year shall be designated as the Capital Budget and shall include projects recommended for funding by the Planning Board. The Budget Committee shall consider this recommended Capital Budget and projected Capital Improvement Program in assembling budget proposals for the financial Town meeting. The Budget Committee is not however, bound by the recommendations of the Planning Board on any project.

#### Section VII. Mandatory Referral to Planning Board

Only capital improvement projects which have been submitted to the Planning Board as provided in Section III of this ordinance, shall be included in the budget items proposed by the Town Council or Budget Committee. In addition, only projects which have been referred to the Planning Board for study and recommendation, shall be added to the

proposed Town budget by the Town Council or Budget Committee. The Planning Board shall be granted a period of up to two (2) weeks for study and recommendation on any such project referred to the Board.

#### Section VIII. Separability Clause

If any section or part of a section of this Capital Improvement Program Ordinance is determined to be invalid, such determination shall not affect the remainder of this ordinance except to the extent that an entire section or part of a section may be inseparably connected in meaning and effect with the section to which the determination directly applies.

#### Section IX. Effective Date

This ordinance shall take effect upon its passage and any prior ordinance or parts of prior ordinances not consistent herewith are hereby repealed.

#### I. The Capital Improvement Programming Procedure

- a) By \_\_\_\_\_ of each year, all participating agencies and officials of the Town may submit requests for capital projects planned or proposed for the following six fiscal years in accordance with an ordinance adopted by the Town Council on \_\_\_\_\_ entitled "Capital Improvement Program Ordinance,". The following factors among others, are taken into consideration:
  - 1) Relative need for each project, as shown in the facts presented by the agency.
  - 2) Relationship of the project to plans for the development of the Town.
  - 3) Relationship to other projects.
  - 4) Ability of the Town to finance the project.
- b) The part of the recommended program that covers the following fiscal year is known as the Capital Budget, and will serve as a guide for the formulation and approval of those parts of the budget involving capital expenditures.
- c) The remaining five years of the Six-Year Program are flexible in nature. In each proceeding year, recommendations will be reviewed based on current demands and ability to pay, and such recommendations extended one (1) additional year in order to maintain a continuing Six-Year Program.

The better the agencies estimate the need for future replacements or additions to their capital equipment, the more effective the Capital Improvement Program will be in assisting the Town in its long-range financial planning. Furthermore, the earlier a project is submitted, the better the chances are that future revenues can be set aside for it.

- d) The Planning Board, whenever possible, will be pleased to assist in advance planning, to supply available data, and to suggest and develop opportunities for cooperative planning in areas where two (2) or more agencies are considering related projects.

CAPITAL BUDGET PROGRAM  
PROJECT REQUEST FORM

PROJECT NO. \_\_\_\_\_ DATE: \_\_\_\_\_

1. DEPARTMENT: \_\_\_\_\_

2. EQUIPMENT OR PROJECT: \_\_\_\_\_

3. DESCRIPTION AND PURPOSE OF PROJECT: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. ESTIMATE:

Equipment: \_\_\_\_\_

Land: \_\_\_\_\_

Construction: \_\_\_\_\_

Other: \_\_\_\_\_

5. POSSIBLE SOURCES OF FUNDS:

General Revenue: \_\_\_\_\_

Bonding: \_\_\_\_\_

User Fees: \_\_\_\_\_

Grants: \_\_\_\_\_

6. YEARS PROPOSED (Circle one or more):

1                      2                      3                      4                      5

7. PRIORITY AND REASON (See attached sheet, circle one):

Top Priority  
1 2 3 4

High Priority  
1 2 3

Deferrable  
1 2

\_\_\_\_\_  
(Signature and Title)



## II. Forms Required

- a) Standard forms for reporting information have been prepared by the Planning Board, and a supply of these forms is being distributed with this manual. Two (2) types of forms are to be used by each department.
  - 1) PROJECT REQUEST FORM on which detailed information is to be given for each project. One (1) of these is to be made out for each project. These forms should be completed before the Summary Form is filled out.
  - 2) On the SUMMARY FORM, list all projects to be included in the Six-Year Program. Estimates are to be made of disbursements needed in each year of the program. Three (3) types of projects should be listed on this SUMMARY FORM. First, list the projects that will be initiated before the coming fiscal year that will continue to require capital disbursements during any or all of the six years of the Six-Year Program. Second, include any new projects requiring capital disbursements during any or all of the six years of the Six-Year Program. Third, post a lump sum estimate (in Column 15) for any projects planned for dates beginning after the six-year period of the program.

## III. Instructions for Completing PROJECT REQUEST FORM

PREPARE ONE (1) PROJECT REQUEST FORM IN TRIPLICATE FOR EACH PROJECT TO BE PROPOSED. Submit two (2) copies to the Planning Board, one (1) will be remitted to the Town Council by the Planning Board and one (1) will be retained for agency records. If a project is the same as one submitted the previous year, it must be submitted again showing current estimates.

- 1) Name of Agency: Enter the name of the agency proposing project.
- 2) Project or Equipment: Enter here a short, identifying title.
- 3) Description and Purpose of Project: Enter a description that sufficiently identifies the project. Avoid using specification details. Where possible, locate the project by streets. If the project is made up of scattered parts, attach a list giving the locations. Note briefly why the project is deemed necessary. Where the project describes supplements or is otherwise related to other projects of this or any other governmental agency, indicate the other project and how it relates. Where the project described is a step or unit within a larger program, note briefly the nature and extent of the larger program and the position of the specific project within that program.
- 4) Status of Plans and Site: Check applicable spaces.
- 5) Priority: Check space deemed appropriate by the department submitting the proposed project.
- 6) Estimated Cost: Programming of each project will largely depend on the accuracy and completeness of the information provided in

this item. However, where only preliminary estimates are available, they should be used. Where total estimated unit quantities and unit costs are the only available information, these should be used as a basis for estimates. Show amounts to the nearest ten dollars.

- 7) Estimated Effect on Annual Budget: This is important to the overall budget. The ability of the Town to provide services and facilities is dependent not only upon the original acquisition or construction cost, but also the burden they add to annual current expenditures. Agencies submitting project proposals should estimate the changes in operating costs expected to result from the projects. Certain projects by reason of fees, admissions, etc., will be revenue producing. If this is the case, estimate the amount of revenue likely to be produced annually.
- 8) Suggested Source of Funds: Enter the anticipated method of financing the proposed project. For example:
  - a) Current Revenue;
  - b) General Obligation Bonds;
  - c) Revenue Bonds;
  - d) Federal Grant-in-Aid;
  - e) State Grant-in-Aid;
  - f) Special Assessment;
  - g) Other - Specify
- 9) Year Project Proposed: Enter here the fiscal year for which the project is requested.
- 10) Comments and Suggestions: Leave blank. It is for use by the Planning Board.
- 11) Signature and title of agency head or other person completing the form.

#### IV. Instructions for Completing Summary Form

LIST ON THIS FORM ALL PROJECTS NOW UNDERWAY WHICH WILL NOT BE COMPLETED BY THE BEGINNING OF THE SIX-YEAR PROGRAM PERIOD AND ALL PROJECTS WHICH WILL BE COMMENCED PRIOR TO THE END OF THE SIX-YEAR PROGRAM PERIOD.

COLUMN 1. Approved Priority: Leave blank.

COLUMN 2. Project Number: Leave blank.

COLUMN 3. Short Title: All projects are to be listed in order of priority, highest to lowest. Where projects are deemed of equal priority, indicate by a footnote. Titles should be identical to the titles entered on the PROJECT REQUEST FORM.

COLUMN 4. Starting Date: Enter anticipated starting date.

COLUMN 5. Completion Date: Show the anticipated date of completion, based on the starting date entered in COLUMN 4.

COLUMN 6. Estimated Life of Project: Enter here the probable useful life of the project based on depreciation, technological obsolescence and other related factors.

COLUMN 7. Funds Authorized Through the Current Fiscal Year: Applies only to projects authorized but not completed by the end of the current fiscal year.

COLUMN 8. Funds Through the Current Year: Enter here the total amount disbursed for this project through the end of the current fiscal year. Do not include encumbrances for which disbursement will not have been made.

COLUMNS 9 THROUGH 14. Estimated Disbursements Required During the Six Years of the Program: Enter here estimated disbursement for each of the years this project may be underway. Assume that the amount to be disbursed is directly related to the amount of work to be accomplished during that year. In Columns 9 through 16, for projects financed partly by State or Federal grants, list only the Town's share of the cost.

COLUMN 15. Funds Required After the End of the Six-Year Program Period for Completion: This item applies to all proposed projects not expected to be completed by the end of the Six-Year Program period. If this is the case, enter the additional amount which will be needed to complete the project after the six-year period. For all such projects, include in Column 15 only the total planned expenditures for the five year period following the current six-year Capital Improvement Program.

COLUMN 16. Total Estimated Cost: Enter here the total of all amounts shown in Columns 8 through 14, or if project is not to be completed until after the six-year period, enter total of Columns 8 through 15. This must be identical to the total estimated cost shown on the PROJECT REQUEST FORM, except when projects are to be financed in part by State or Federal grants.

Complete subheads - Submitted by (name of person completing form), Title (officially designated title) and Date (date of submission).

Enter name of Agency submitting projects at the top of the form.

## APPENDIX - 7X

### SIX-YEAR PROGRAM

**The pages which follow in this Appendix Section 7X originally were included as pages 91-94 of the 1990 *Recreation, Conservation and Open Space Plan* for the Town of Scituate.**

**The Six-Year Program, as referenced in Section J-3.6, is for the maintenance and upgrading of the town's recreation and open space facilities. As part of the town's annual budgeting process, the program is updated annually.**

## SIX-YEAR PROGRAM 1/

Previous sections of this report have identified resources together with demands and deficiencies by three planning districts and the community as a whole.

The Six-Year Program is part of the planning process whereby a schedule is developed for acquisition and development together with identification of methods, financing and probably costs. This Six-Year Program should be reviewed and updated annually to develop an orderly process for effectuation. Through this process a priority schedule for planning, acquisition and development can be devised and annually reviewed to enable the Town to accomplish recreation, conservation and open space objectives within the fiscal capabilities of the Town.

While emphasis is placed on developing facilities for the active pursuit of recreation, especially on land already in Town ownership, it is also suggested that for more convenient use in certain areas, and to meet planning district standards, acquisition of additional land is advisable. Also, because of the high incidence of special natural areas, it is paramount that the Town develop short and long range strategy for acquisition and protection of conservation lands.

A recommended six-year 1 schedule of acquisition and development accompanied by a description of various projects and sites considered follows.

1/The Six-Year Program represents the current year budget plus a five-year look into the future. In this way, the Town is always looking five years ahead of the current year budget. The program may be evaluated each year and changes made to take advantage of funding opportunities or other special opportunities that may not be anticipated at a specific time but fits into the general long range parameters and strategy of the plan.

(See Appendix C for a definition and discussion of a Capital Improvement Program and sample Capital Improvement Program Ordinances).

SUMMARY: Acquisition and Development for Recreation, Conservation & Open Space

<u>RENOVATION &amp; DEVELOPMENT</u>		<u>FIVE-YEAR PROGRAM</u>							<u>Totals</u>	
<u>Project</u>	<u>Action</u>	<u>1989-90</u>	<u>1990-91</u>	<u>1991-92</u>	<u>1992-93</u>	<u>1993-94</u>	<u>1994-95</u>	<u>IMCF</u>	<u>Town</u>	<u>Total</u>
		\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Berkander Field</b>										
1. Renovate 2 Tennis Courts	Ren.	28,000	---	---	---	---	---	---	---	---
2. New Fencing - Court Areas	Dev.	8,000	---	---	---	---	---	---	---	---
Ballfield	Dev.	2,000	---	---	---	500	---	---	---	---
3. Volleyball Court - New	Dev.	---	3,200	---	---	4,800	---	---	---	---
4. Re-Surface/Color Code (5)	Ren.	---	3,200	-0-	-0-	5,300	-0-	---	---	-0-
<b>TOTAL:</b>		<b>38,000</b>	<b>3,200</b>	<b>-0-</b>	<b>-0-</b>	<b>5,300</b>	<b>-0-</b>	<b>---</b>	<b>---</b>	<b>-0-</b>
<b>Hope Park</b>										
1. 2 Tennis Courts	Ren.	28,000	---	---	---	---	---	---	---	---
2. Back Stop/Baseball	Ren.	1,000	---	---	---	---	---	---	---	---
3. Basketball Court	Ren.	---	5,000	---	1,600	---	---	---	---	---
Re-Surface (2)	Dev.	---	2,000	---	---	---	---	---	---	---
4. Volleyball - New	Dev.	---	7,000	-0-	1,600	-0-	-0-	---	---	-0-
<b>TOTAL:</b>		<b>29,000</b>	<b>7,000</b>	<b>-0-</b>	<b>1,600</b>	<b>-0-</b>	<b>-0-</b>	<b>---</b>	<b>---</b>	<b>-0-</b>
<b>Rush Brook</b>										
1. Sr. League Field	Ren.	---	5,000	---	---	---	---	---	---	---
2. Little League Field	Ren.	---	2,000	---	---	---	---	---	---	---
3. Storage Shed	Dev.	---	---	---	2,500	---	---	---	---	---
4. Lights/Multi-Purpose	Dev.	---	---	---	3,200	25,000	---	---	---	20,000
5. Tennis Courts/Re-Surface	Ren.	---	7,000	5,000	5,700	25,000	20,000	---	---	20,000
<b>TOTAL:</b>		<b>-0-</b>	<b>7,000</b>	<b>5,000</b>	<b>5,700</b>	<b>25,000</b>	<b>20,000</b>	<b>---</b>	<b>---</b>	<b>20,000</b>
		<b>67,000</b>	<b>17,200</b>	<b>5,000</b>	<b>7,300</b>	<b>30,300</b>	<b>20,000</b>	<b>---</b>	<b>---</b>	<b>20,000</b>

SUMMARY: Acquisition and Development for Recreation, Conservation & Open Space

FIVE-YEAR PROGRAM

ACQUISITION: Various Alternatives

<u>Project</u>	<u>Action</u>	<u>1989-90</u>	<u>1990-91</u>	<u>1991-92</u>	<u>1992-93</u>	<u>1993-94</u>	<u>1994-95</u>	<u>LACF</u>	<u>Totals</u>
		\$	\$	\$	\$	\$	\$	\$	Town
									Total
1. State Property	Acq.		-----Availability and Costs to be Determined-----						
2. Tasca Field	Acq.		-----Availability and Costs to be Determined-----						
3. Joslin Farm (15 Acres)	Acq.		-----Availability and Costs to be Determined-----						
4. Old IGA (15 Acres)	Acq.		-----Availability and Costs to be Determined-----						

SUMMARY: Acquisition and Development for Recreation, Conservation & Open Space

RENOVATION & DEVELOPMENT (Con't)

FIVE-YEAR PROGRAM

Project	Action	FIVE-YEAR PROGRAM					1/Federal/State		
		1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	Town	Total
Westconnaug Meadows									
1. Site Analysis/Plan	Dev.	10,000							
2. Soccer Fields (6)	Dev.	37,500	37,500	37,500	37,500	37,500		37,500	
3. Little League (2)	Dev.					40,000		40,000	
4. Tennis Courts (2)	Dev.			14,000	14,000				
5. Basketball Courts (2)	Dev.			13,000	13,000				
6. Access/Eggris/Parking	Dev.		Costs to be Determined by Analysis Plan						
7. Softball (2)	Dev.	30,000	30,000						
8. Lights for Softball	Dev.		35,000	35,000					
9. Playground	Dev.		Costs to be Determined by Analysis Plan						
10. Storage/Rest Rooms	Dev.	35,000							
11. Bleachers	Dev.					2,500		2,500	
TOTAL:		112,500	102,500	99,500	64,500	80,000		80,000	
RENOVATION & DEVELOPMENT TOTAL:		179,000	119,200	104,500	171,800	110,300		100,000	

1/Federal Land & Water Conservation Fund

State: \$65 Million Bond Issue