

number of housing units and a greater population base. These, in turn, will affect the Town's need to provide services. It is critical that the Town relates its development patterns to its ability to provide services to residents. The R-12 districts can be expanded to provide additional housing opportunities, but should be directed toward areas served by or planned for public sewers and water. The VPD as explained adequately addresses the above. The School Department's ability to accommodate additional students should also be considered.

The Town's zoning districts as they exist today are not necessarily the most suitable for their particular environmental conditions, accessibility or adjacent land uses. The CPC should review the zoning map in conjunction with the natural constraints mapping to determine which zones may require amendment in the future. The most problematic zone is the aquifer overlay zone, which was superceded by the VPD Overlay Zone in order to properly focus growth in areas served by existing utilities. The future land use map, Map 2 depicts the increased land use density within the village areas in order to create consistency between this plan and the VPD Overlay Zone, which is part of the zoning ordinance. Additionally, to protect the rural character and water quality of the Town's lakes and ponds, including but not limited to Pascoag Reservoir, Wilson's Reservoir and Wallum Lake, the future land use map supports the maintenance of low density rural land use intensity around those water bodies located outside the village centers.

IX.2 Land Use Issues

The following issues have been identified as important to the Town's planning process over the next five years, and beyond.

Substandard Areas

It is found that there exists blighted and substandard areas at and near the following sites:
Harrisville Village: the Stillwater Mill Complex, bound by East Avenue, Clear River and Harrisville Main Street; the former Granite Mill Site, bound by River Street, Chapel Street and Callahan School Street; Chapel Street, from Foster Street to Harrisville Main Street;
Oakland Village: the former Remington Lumber Mill Site, bound by Victory Highway, East River Street and Oak Street; the former Cove Manufacturing Mill site located at the end of Mill Street;
Pascoag Village District A: beginning at intersection of South Main Street and Reservoir Road to High Street, including the block of Pascoag Main Street including Bridge Way, Sayles Avenue and Pascoag Main Street;
Pascoag Village District B: western side of

North Main Street, both sides of Grove Street and a portion of Centennial Street (See Redevelopment District Maps, Addendum A, and Documented Photographs Addendum B).

Expand the Chapel Street substandard area west from River Street to Union Avenue along both sides of Chapel Street. Add two specific former mill sites, those being the Metech Mill site one Mapleville Main Street in Mapleville, and the former Pliant Corporation Mill on Douglas Pike in Nasonville

These areas exhibit one or more of the following deficiencies: inappropriate platting and street configuration, functional obsolescence and deterioration of site improvements, all of which are impairing each of the villages' revitalization and growth. Said deficiencies are perpetuating deterioration to the point where natural market forces alone, fail to function as a redevelopment mechanism. In addition, low morale and complex ownership issues are prevalent and contributing to village decline yielding community liabilities in some cases, specifically within abandoned mill sites, requiring redevelopment in the interest of the health, safety, morals and general welfare of the Town of Burrillville and its residents. It is recommended that the areas above be designated for redevelopment.

Comprehensive Plan Consistency

Recognizing these substandard areas as areas that warrant redevelopment support the comprehensive plan, which contains goals and policies that promote village revitalization efforts, pedestrian-scale developments and tourism. The idea is to employ sensible growth, "smart-growth" techniques, to preserve the residents' natural and cultural resources. It is recommended that a Redevelopment Agency be established to work closely with the Town's Planning Board, Town Council and various State Agencies such as the Historic Preservation Commission to allow future development to utilize existing utilities and infrastructure.

General Growth and Development

- The understanding and acceptance that some growth is inevitable in the future, the plan is focused with the goal of maintaining the existing quality of life characterized by the rural qualities of the Town. For example, low density, mostly wooded land with historic stone walls. Due to low level of development, most roads are two lanes

Substandard Identification Areas
(For LU Chapter of Comprehensive Plan)



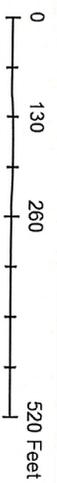
Chapel Street Extension

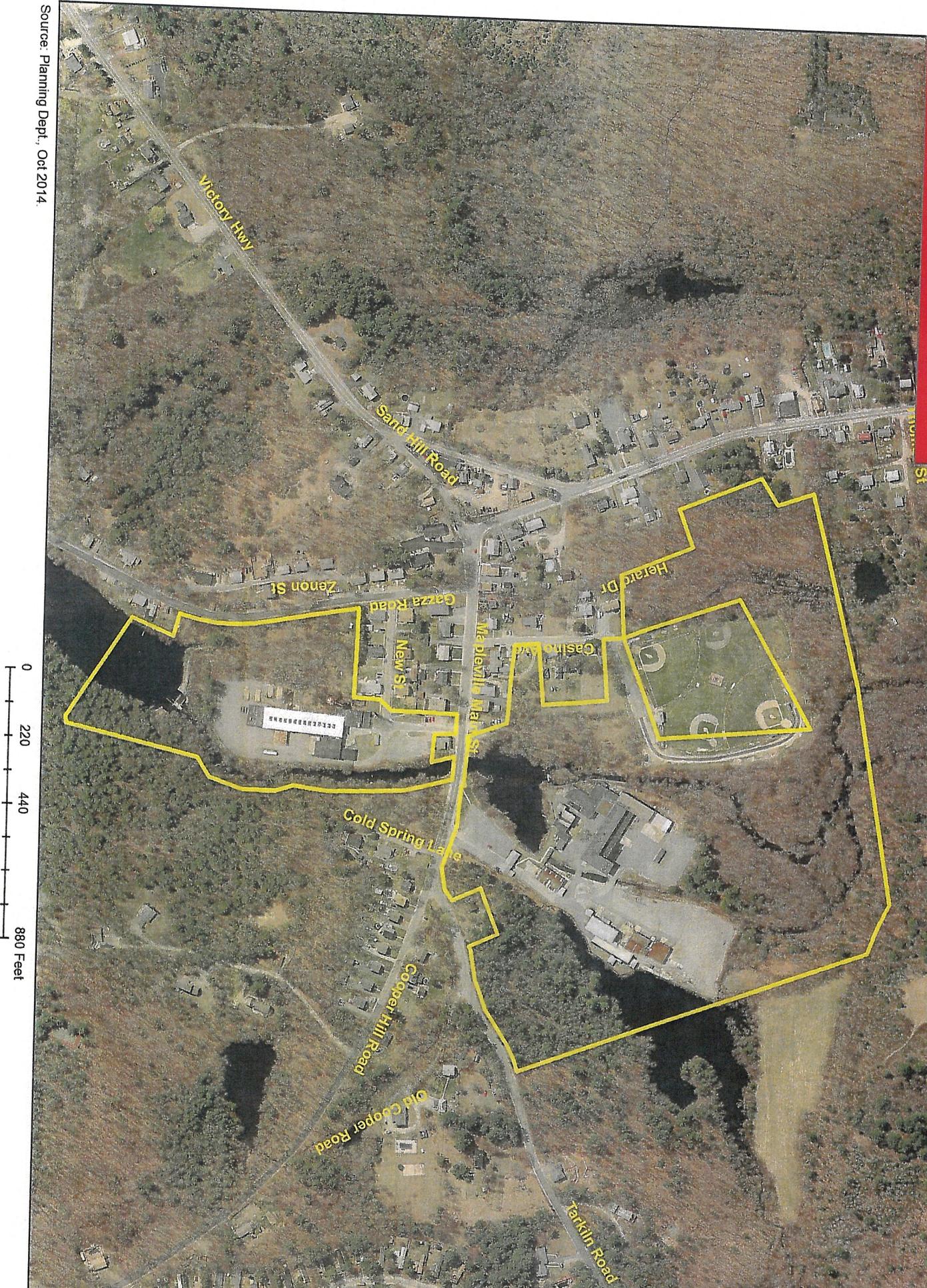
Route 107

Railroad Ave

Sawyer

Source: Planning Dept., Oct 2014.





Source: Planning Dept., Oct 2014.



Source: Planning Dept., Oct 2014.