

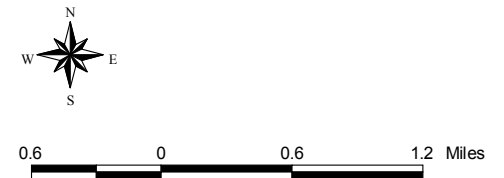
II. Inventory of Existing Conditions

A. Physical Characteristics

The study area is shown in Figure 2. It includes most of the southeastern corner of Burrillville, Rhode Island extending from the boundary with Glocester to the North Smithfield town line. The study limits include all properties abutting Route 102, all parcels abutting Clear River Drive, all properties between Route 102 and Victory Highway, and all parcels within a half-mile radius of major intersections along Route 102.



Figure 2
Study Area Parcels
Bronco Highway (Route 102)
Burrillville, Rhode Island



Source: Town of Burrillville &
Rhode Island Geographic Information System (RIGIS)

1. Land Use

An examination of land use and development along Route 102 was conducted through the use of information obtained from the RI Geographic Information System (RIGIS) and by field inspection (windshield survey). Tax assessor's information was also examined to review lot layout, property ownership, property values, and recent land transfer activity. Land use data were available from RIGIS for 1988 and 1995. These are shown in Figures 3 and 4. Figure 4 has been annotated with arrows showing locations where land use in the study area changed between 1988 and 1995.

Although land uses throughout the study area vary widely, very few changes in the types of uses present have occurred since the 1988 and 1995 RIGIS land use reviews. The windshield survey did reveal that a number of parcels are actively being advertised for sale along the corridor. The study area also does contain a number of vacant parcels according to the tax assessor's records.

Large tracts of undeveloped forest currently exist within the study area. Parcels in the immediate vicinity of the key intersections are predominately residential with a few commercial properties located at the actual intersections. Land development at the northeastern most portion of the corridor is characterized by a mix of land uses including: institutional, commercial, industrial, residential, cropland, and waste disposal.