

<b>MISCELLANEOUS STATUTORY STATEMENTS</b>	
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**Conformance To Comprehensive Plan**

The Redevelopment Plan contained herein, conforms to the Town's Comprehensive Plan as approved by the State of Rhode Island on September 23, 1998. Specifically, this Redevelopment Plan is the result of several directives that are articulated in the Housing and Land Use Chapter's implementation schedules of the Comprehensive Plan. Additionally, the following demonstrates consistency with Comprehensive Plan Goals and Policies.

**Chapter V Housing**

Housing Goal V.1 – To encourage a range of housing opportunities to meet diverse individual and family needs.

Housing Policy V.1.a – Stimulate development of a variety of housing, in terms of cost, size, location and design, to meet the broad range of needs and desires of homeowners, renters, and all income groups and family sizes.

Implementation Action V.1.c.1 – Increase housing options affordable to households whose incomes are less than 50 percent of the local median income through public investment, subsidy and/or joint public/private efforts.

Implementation Action V.2.a.2 – Support the reuse and rehabilitation of mill buildings for housing use in those locations where access, parking, environmental concerns, etc. preclude continued industrial use.

**Chapter IX Land Use**

Land Use Goal IX.2 – To maintain and improve the small village character of the town.

Land Use Policy IX.2.a – Encourage continuation of the village development pattern through zoning.

Implementation Action IX.2.a.1 – Promote the maintenance and expansion of R-12 and R-20 zones within the villages of Harrisville, Glendale, Oakland, Mapleville, Pascoag and Nasonville.

Implementation Action IX.2.b.1 – Promote the establishment of higher residential densities and smaller lot frontages in the village center areas, where public water and sewer service is present or planned.

Implementation Action IX.2.d.4 – Provide an adequate and safe system of pedestrian walkways and sidewalks in village centers.

Implementation Action IX.2.d.3 – Encourage investment by the public and private sectors that will stabilize and improve economic opportunities in the Town's village centers including preservation and reuse of historic buildings.

Implementation Action IX.2.e.2 – Tie historic preservation and revitalization efforts in with economic development and redevelopment and promotion of tourism in the town.

**Extent of Relocation**

There are currently limited residential uses within the Stillwater Mill Redevelopment District. The proposed redevelopment will more than likely entail no relocation and rehousing of displaced persons. The Stillwater Mill Redevelopment District does include several existing businesses. The proposed redevelopment will result in the dislocation of some of these existing businesses or may result in the dislocation of all of these businesses. It is an objective of the Stillwater Mill Redevelopment District Redevelopment Plan, the Town of Burrillville and the Burrillville Redevelopment Agency to relocate any and all dislocated businesses into existing and/or proposed industrial buildings and sites within the Town of Burrillville.

#### **Achievement of Legislative Purposes**

The proposed redevelopment of the Stillwater Mill Redevelopment District in a manner consistent with this redevelopment plan will result in the elimination and prevention of a blighted and substandard area and its replacement through redevelopment by well-planned, integrated, stable, safe, and healthful neighborhoods which will include quality and affordable housing opportunities, public facilities, commercial space and open space. The Stillwater Mill Redevelopment District Redevelopment Plan is consistent with the purposes of Rhode Island General Laws Title 45 Chapters 31-33.

#### **Conditions, Covenants and Restrictions**

Proposed conditions, covenants and restrictions will involve adherence to all local ordinances where applicable, particularly the Burrillville Zoning Ordinance and Subdivision Regulations as the same may be amended from time to time. This would include any future amendments to the Zoning Ordinance which may facilitate the redevelopment goals outlined herein, including the enactment of regulations which allow for the establishment of Planned Unit Developments. In addition, the design review procedure as set forth in the Burrillville Subdivision Regulations may be employed with regard to any activity in the Stillwater Mill Redevelopment District. In the alternative, the BRA reserves the right to set for a Comprehensive Declaration of Covenants and Restrictions setting forth permitted and prohibited uses within the district, as well as landscape and design guidelines and a streamlined procedure for obtaining approval for the same. The BRA may impose covenants, conditions and restrictions regarding common green spaces and other common areas such as walkways and parking areas within the district.