

Notice of Public Hearing
Proposed Amendment to TNS Zoning Section 202 “Developable Land”
Monday, March 30, 2020
Town Hall, Old Town Road, Block Island RI
6:00 PM

The New Shoreham Town Council will consider an application by Block Island Land Trust, Block Island conservancy, and The Nature Conservancy to amend New Shoreham Zoning Ordinance Section 202(A) definition of “Developable Land” to exclude land held under conservation easements. The proposed language may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing. The proposed language follows, with language to be added underlined.

Section 202. - Definitions.

A. In the Zoning Ordinance the following words and terms shall have the following meanings:

52. *Developable Land* For the purpose of calculating the maximum permitted development density for a parcel, is the total gross land area of a parcel proposed for development LESS the total of the following:

- a. Freshwater wetlands as defined by R.I General Laws Title 2, Chapter 1, as amended, and in any rules and regulations adopted pursuant thereto. Provided, however, that any setback requirement from the edge of a wetland, as so defined in R.I. General Laws Title 2, Chapter 1, shall not be included in the calculation of wetland area.
- b. Shoreline features, such as beaches, bluffs, coastal wetlands, and dunes, as classified in Section 210 of the Coastal Resources Management Program as undevelopable, as amended December 2012, or subsequent amendments thereto.
- c. All land area within easements serving other lots, including but not limited to sewage disposal systems, or wells, but not including ~~seenic and conservation easements~~, or easements for access.
- d. All land area of land subject to a Conservation Easement, unless the Grantor in the Conservation Easement specifically reserves the right to include the land subject to the Conservation Easement in the calculation of development density.

Posted: March 9, 2020
Hearing: March 30, 2020

Attest: Fiona Fitzpatrick, New Shoreham Town Clerk