



TOWN OF  
**NORTH KINGSTOWN, RHODE ISLAND**

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**Date: January 27, 2012**

**To: Michael Embury, Town Manager**

**From: Jonathan J. Reiner, AICP, Planning Director**

**Subject: Revised CVD ordinance dated for January 30, 2012 TC meeting**

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Over the past week, town staff and our consultants have been reviewing the draft Compact Village District (CVD) ordinance. During this review, we identified certain provisions of the ordinance that needed to be revised in order to be entirely consistent with the village plan and the remainder of the zoning ordinance. These include: 1) a specific statement regarding the density requirement of 1 unit per 2 acres in groundwater overlay zones not being applicable under the CVD. Nitrogen loading standards will set the maximum density as well as the minimum lot size per the CVD; and 2) the nitrogen loading offset that can be used in the groundwater overlay zone can only be used in a GW2 area so that higher density development is not concentrated in the GW1 zone.

After reviewing section 21-95(j) of the proposed ordinance (dated January 23, 2012), our consultants cross-checked the draft CVD ordinance against all provisions of Section 21-186 (groundwater overlay). The previous draft stated that the CVD would be subject to all requirements within this section (21-186). This is contrary to the findings in the Interim Report because of the one unit per two acre density cap on residential development (21-186(d)(1)). The village report states that, in order for village development to occur at densities that will achieve the goals of the project, the town should rely on the density cap already provided within the CVD draft (one unit per 5,000 square feet). Coupled with the adherence to the 5 mg/L standard, as stated in the interim report, we feel this will provide for adequate groundwater protection while allowing for village scale housing density.

To that end, we have revised the language within the CVD ordinance to clearly state that CVD shall not be subject to the one unit per two acre residential density limit. This revised language is located in 21-95(j)(1).

The second change has more to do with directing development in a GW overlay zone further away from the wellhead drawdown area (or area of influence) and instead allow for the clustering of development within the same aquifer, again, further from the well itself.

Please let me know if you have questions on any of this material.

CC: Jeannette Alyward, Town Clerk  
Planning Commission  
Nicole Bourassa, Principal Planner  
Nathan Kelly, Horsley Witten