

# Objectives Critical to the Success of the 2003 Plan

The key issues shaping this plan are presented below. They were identified through the inventory, analysis and public participation phases of the project. It is on these issues where Lincoln must place its maximum effort in the years ahead.

1. Amend Lincoln's zoning ordinance to comply with the requirements of the Rhode Island Zoning Act (Section 45.24) and to bring the zoning ordinance into consistency with the Lincoln Comprehensive Plan.
2. Pursue opportunities to increase the amount and value of office and industrial development within the Industrial Corridor planning area. In general seek to maintain the current ratio of the amount of residential to business land of 3.6 to 1. Most recent land use data available through the Rhode Island Geographical Information Systems as of 1995 indicates a 3.535 to 1 ratio.
3. Prepare development and protection guidelines for the following Areas of Planning Concern: the Lonsdale Drive-in, the Lonsdale Industrial Park, the Lincoln Downs Raceway, the National Register Historic Districts, the Moshassuck River Valley, the Gisele's Kitchen site, the Lincoln Mall area, the south-east side of Route 116 and the Conklin Quarry area.
4. Maintain alternative access routes for cars and walkers from Route 116 to the Kelley House and Blackstone Corridor.
5. Explore zoning techniques that will allow residential developers to group single family homes in one area of a tract of land and to save the remaining land as open space. No increases over the densities allowed today should be allowed.
6. Maintain the town's stance of prohibiting strip commercial development directly on all Lincoln roadsides.
7. Adopt a process for protecting the historic structures and landscapes of Lincoln. This includes a set of standards for protecting roadside character while also making necessary safety improvements.
8. Adopt site plan review provisions within the zoning that provide for clearer standards for environmental and design review for new commercial and industrial projects.
9. Carry out a comprehensive review of town, state and federal environmental regulations that apply to Lincoln and identify gaps in those protection efforts. Currently, there are no local environmental regulations. The conservation commission efforts are to preserve open space but are not required to review development proposals as do other towns. Environmental regulations should be adopted to discourage development on physically constrained land.
10. Work toward maximizing the benefits and planning for potential impacts from the Blackstone River Valley National Heritage Corridor and its associated tourism activity.
11. Revise the Airport Hazard Zone to comply with the Rhode Island Airport Corporation's areas of influence around North Central State Airport to ensure safety and land use compatibility.
12. Encourage brownfield redevelopment of abandoned mill sites to primarily accommodate mixed-use development.