



Town of Lincoln  
RHODE ISLAND

# Town of Lincoln 2026 Comprehensive Plan



Weston & Sampson<sup>SM</sup>

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## **CONTRIBUTIONS AND ACKNOWLEDGMENTS**

The Town of Lincoln wishes to extend special thanks to all the Town residents, officials, staff, and stakeholders who participated in surveys, public charettes, and otherwise dedicated their time and skills to assist in the compilation and review of this document.

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## INTRODUCTION

This introduction provides an overview of the 2025 Lincoln Comprehensive Plan update. Included is a discussion of the comprehensive plan landscape in Rhode Island as well as a brief description of the plan's major themes. A demographic profile is presented to provide overall context for the community. This introduction also includes an overview of the plan's public participation. The Introduction is structured as follows:

- Legal Basis for Comprehensive Planning
- Structure of the Plan
- Demographic Information
- Community Engagement
- Vision

The development of the Comprehensive Plan is an important action towards preparing Lincoln for the future. Chapter-specific goals and policies are presented within each respective chapter. Actions and the goals and policies are summarized in an Implementation Plan at the end of this document. The Implementation Plan provides a schedule of how, when, and who will take the lead on these items, providing the essential roadmap that will guide policy decisions and actions of the community over a 20-year planning horizon.

As the Plan developed and the Town received public input, several themes emerged. The Town's villages were identified as important to Lincoln residents. The Vision includes an overall vision of the Town as well as visions for the Town's unique villages. Residents of Lincoln are passionate about the school system and appreciate the Town's location, sense of community, and community character. At the same time, residents were concerned with the amount of development and its impact on natural resources and community character. They spoke highly of their Town's recreation and natural resources but expressed a desire to link them, and to provide safe and efficient ways to access them.

### 1.1 Legal Basis for Comprehensive Planning

Comprehensive community plans are required for each municipality by state law. The 2025 Lincoln Comprehensive Plan was prepared under the authorizing legislation of Chapter 45-22.2, the Rhode Island Comprehensive Planning and Land Use Regulation Act of 1988, and subsequent amendments. Under this authority, Lincoln's 2025 Comprehensive Plan is the primary land use document for the Town and all successive land use regulations.

In Rhode Island, the Comprehensive Plan provides the basis for a community's zoning code and subdivision development regulations. Upon adoption of this Plan, Lincoln will be required to update the Zoning Ordinance and Land Development and Subdivision Regulations accordingly to ensure consistency with the goals, policies, and actions of the Plan.



**Photo 1-1. Chase Farm**

*Source: Jake Russo, Grade 4, photo contest submission*

## 1.2 Structure of the Plan

A Comprehensive Plan sets a vision for a community and lays out a path for achieving it. The 2025 Lincoln Comprehensive Plan is organized by the state-required elements. Each element presents the existing conditions within the community and provides some analysis, in terms of challenges and opportunities, which then lead to the formation of the goals, policies, and actions to achieve them. Table 1-1 lists the location in the Plan of each state-required element; for those with two locations, the bolded indicates the main location.

Table 1-1. Local of Required Plan Elements	
Required Element	Location in Plan
Maps	Included in Appendix A
Natural Resource Identification and Conservation	Chapter 2, Chapter 14
Open Space and Recreation	Chapter 3, Chapter 14
Historical and Cultural Resources	Chapter 4
Housing	Chapter 5
Economic Development	Chapter 6
Services and Facilities	Chapter 8, Chapter 9
Circulation and Transportation	Chapter 10
Natural Hazards	Chapter 11
Land Use	Chapter 12
Implementation Plan	Chapter 13

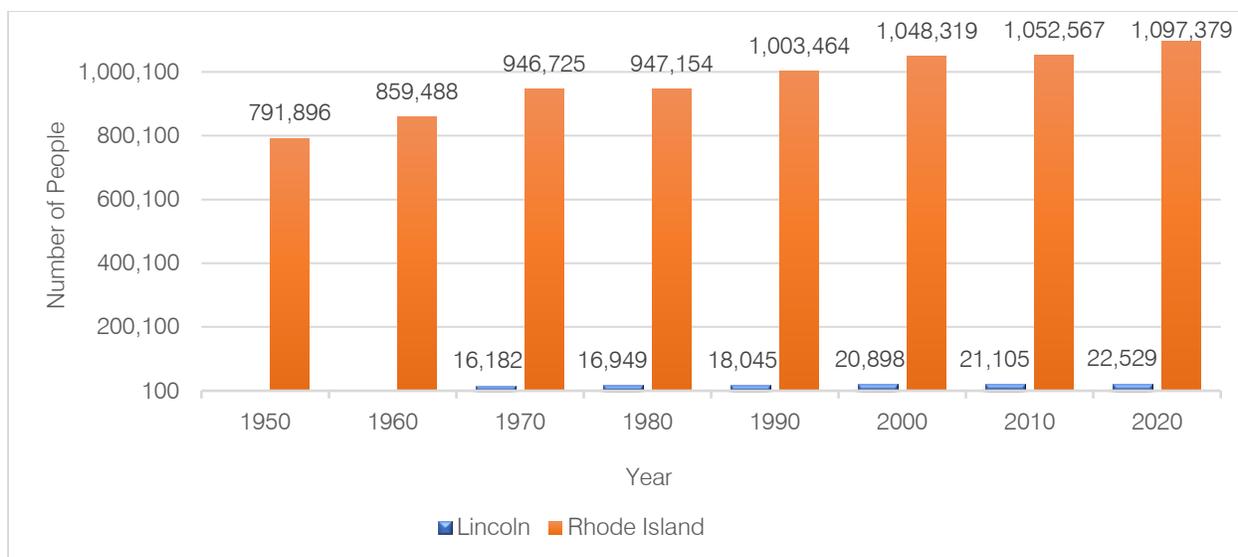
The Implementation Plan compiles the goals, policies, and action items into a chart that identifies the implementation horizon (short, medium, and long term) and the party or parties responsible for implementation.

## 1.3 Demographic Information

Community demographics can help communities understand their future needs. Lincoln has experienced population growth in recent decades. Population projections indicate this trend is expected to continue, though at a lower rate. The demographic makeup informs the priorities of Lincoln residents and the feasibility of achieving the vision and goals outlined within this Plan.

### 1.3.1 Population Growth and Population Projections

According to the 2020 decennial census, the population in the Town of Lincoln is 22,529 and the population of the State of Rhode Island is 1,097,379 (United States Census Bureau, 2020). Figure 1-1 below shows Lincoln’s population growth between 1970 and 2020 was 39% while the State of Rhode Island experienced a population growth of 15%.



**Figure 1-2. Population of Lincoln and Rhode Island, 1950 to 2020**

Source: U.S. Census Bureau, 2020

The Rhode Island Data Center provides 20-year population projections in five-year increments for the State of Rhode Island and each community in Rhode Island (Rhode Island Statewide Planning Program, 2013). These projections indicate an increase in population for Rhode Island and an increase in population for Lincoln of 7.9% between 2020 through 2040.

Table 1-2 presents the population projections for 2020 through 2040 for Rhode Island. Using the 2020 Statewide Planning projection of 1,057,798, Rhode Island’s population shows an increase between 2020-2040 of approximately 1%, with most of this increase anticipated to occur between 2025 and 2030.

Year	2020	2025	2030	2035	2040
Population	1,057,798	1,061,796	1,070,677	1,073,799	1,070,104
5-Year Percent Change		<1%	<1%	<1%	-<1%
10-Year Percent Change			1%		-<1%

Source: Rhode Island Statewide Planning Program Planning Information Center

Table 1-3 presents the Town’s population projections for 2020 through 2040. Using the 2020 Statewide Planning projection of 21,866, the Planning Information Center projections suggest an increase between 2020-2040 of approximately 8%, with most of this increase anticipated to occur between 2020 and 2025. The estimate for 2020 is slightly below the actual population of 22,529 found in the 2020 Decennial Census.

Year	2020	2025	2030	2035	2040
Population	21,866	22,494	23,046	23,474	23,750
5-Year Percent Change		3%	2%	2%	1%

Table 1-3. Lincoln Population Projections, 2020-2040					
Year	2020	2025	2030	2035	2040
10-Year Percent Change			5%		3%

Source: Rhode Island Statewide Planning Program Planning Information Center

Figures 1-2 through 1-6 below provide further demographic information related to age, race and ethnicity, educational attainment, and household income, taken from the 2022 American Community Survey 5-year estimates. The following findings are important as the Town plans for public services:

- The age distribution in Lincoln differs from Rhode Island in several ways, as the proportion of the population has more “twens” ages 10-14, 40-59-year-olds, and seniors over the age of 75 than in Rhode Island.
- A higher percentage of individuals (1,598 or 7.1%) in Lincoln is likely to be retired or approaching retirement (ages 65-69) when compared to Rhode Island as a whole (62,675 or 5.7%). Figure 1-2 provides an overview of age distribution in Lincoln, and Figure 1-3 provides an overview of the proportion of the population by age, comparing Lincoln and Rhode Island as a whole.

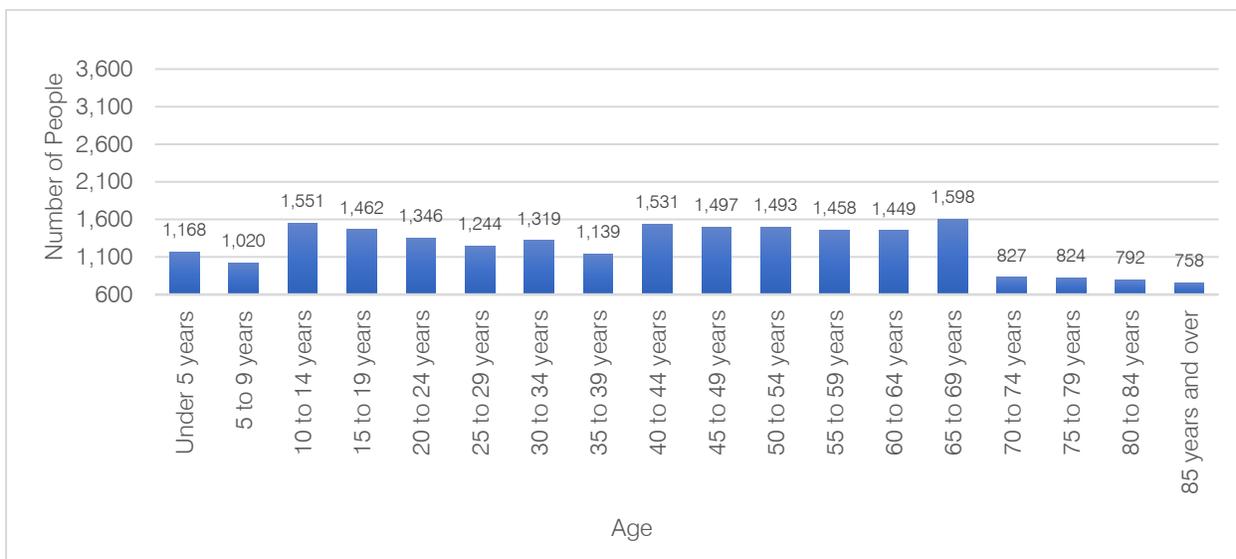
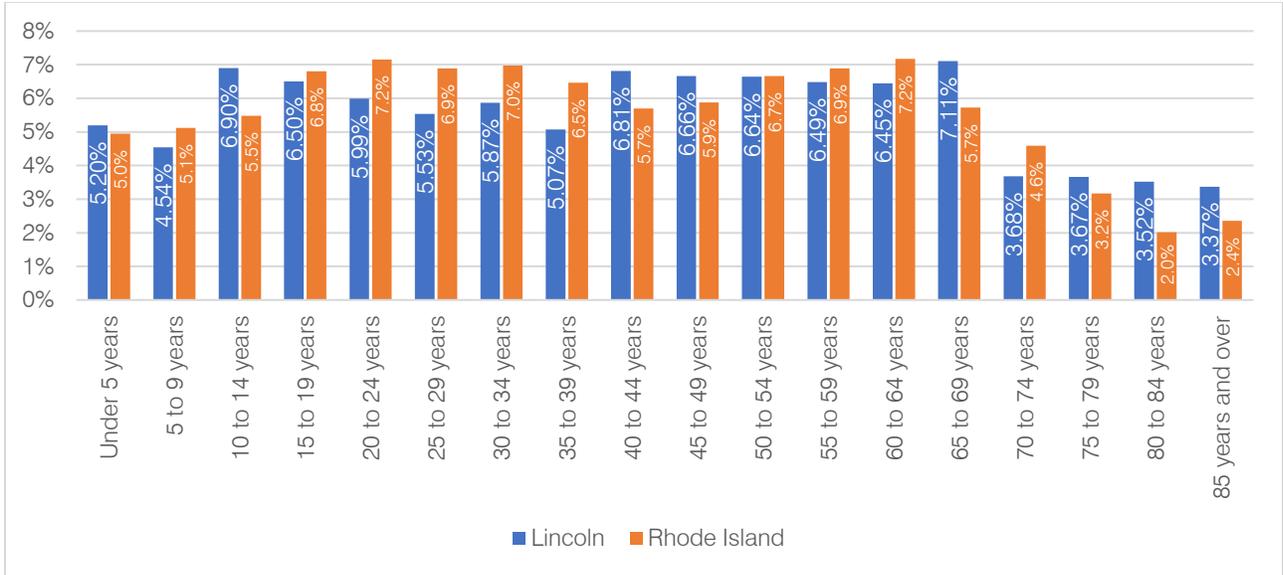


Figure 1-3. Age Distribution in Lincoln, 2022

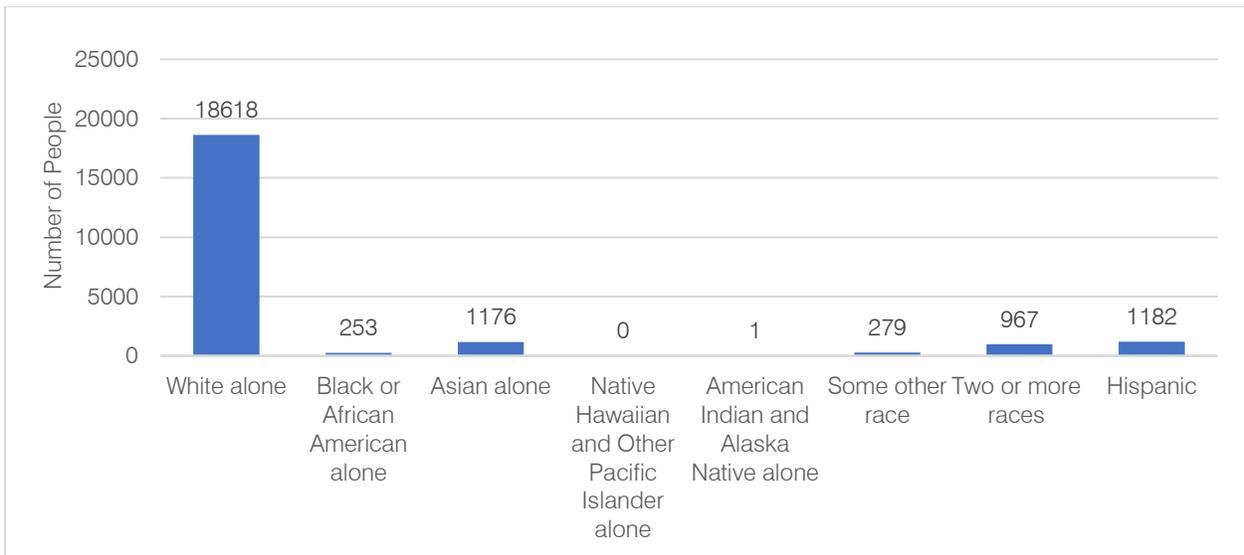
Source: U.S. Census Bureau, 2017-2022 American Community Survey 5-Year Estimates



**Figure 1-4. Age Distribution as a Proportion of Population in Lincoln and Rhode Island, 2022**

Source: U.S. Census Bureau, 2017-2022 American Community Survey 5-Year Estimates

The 2022 American Community Survey (ACS) found that, among Lincoln's 22,476 residents, 18,618 (83%) reported their race and ethnicity as non-Hispanic White, while 253 (11%) reported their ethnicity as non-Hispanic Black or African American. Another 1176 (5%) individuals reported their ethnicity as non-Hispanic Asian, 1 (<1%) as non-Hispanic American Indian and Alaska Native, and 279 (1%) as some other race (United States Census Bureau, 2022). There were 967 (4%) individuals who reported themselves as two or more races. Of the 22,415 individuals, 1182 (7%) reported their ethnicity as Hispanic or Latino. Figure I-4 provides an overview of race and ethnicity in Lincoln.



**Figure 1-5. Race and Ethnicity in Lincoln**

Source: U.S. Census Bureau, 2022

Lincoln has a slightly higher percentage of White and Asian individuals when compared to Rhode Island. The 2022 ACS estimated that a smaller percentage of people in Rhode Island were Non-Hispanic White (69.8%), Asian (3.4%), some other race (1.2%), or two or more races (4.3%) than make up the population in Lincoln. In contrast, the ACS estimated a larger percentage of individuals of Non-Hispanic Black or African American (5.3%), American Indian or Alaskan Native (0.2%), and as Hispanic or Latino (16.7%) ethnicity in Rhode Island than Lincoln (United States Census Bureau, 2022).

In Lincoln, 47.6% of the population 25 years or older have earned a bachelor's degree or higher degree. This is much higher than the figure for Rhode Island (36.3%). Also, over 90.7% of the population in Lincoln has earned at least a high school diploma, compared to 89.4% of statewide residents (U.S. Census Bureau, 2022).

### 1.3.2 *Environmental Justice Population*

The United States Environmental Protection Agency (USEPA) defines environmental justice as “the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income concerning the development, implementation, and enforcement of environmental laws, regulations and policies”. There has been an effort for federal, state, and local governments to understand how their policies and funding opportunities are affecting their most vulnerable residents. The first step is to identify where any “environmental justice” communities might reside. The specific measures related to defining whether a population is an environmental justice population is not always the same for each program but generally identify if there are areas with disproportionate amounts of minority residents, low-income residents, non-native English speakers, and older residents. The paragraphs below identify potential environmental justice communities in Lincoln.

The Town of Lincoln contains no census tracts designated as Environmental Justice (EJ) focus areas (RIDEM, 2022). These communities are identified based on the percentages set by the Rhode Island Department of Environmental Management (RIDEM) for characteristics of minority population, annual median household income, and lack of English language proficiency.

Although age is not one of the criteria used by RIDEM to identify environmental justice communities, younger and older residents may be more vulnerable and have different needs. Lincoln has 19.8% of residents ages 65 and over, which is slightly higher than Rhode Island (17.3%) (United States Census Bureau, 2021). The Town also has a slightly higher share of residents ages 18 years and younger (22.6%) when compared to the State of Rhode Island (19.5%) (United States Census Bureau, 2021). Additionally, approximately 6.4% percent of Lincoln residents under age 65 have a disability.

The poverty rate in Lincoln (7.3%) is much lower than the State (11.3%), with 100% of American Indian and Alaskan Native people, 0.0% of Asian people, 9.6% of Hispanic or Latino people, 31.1% of Black or African American people, and 6.0% of White people in Lincoln are living in poverty (United States Census Bureau, 2021).

## 1.4 **Community Engagement**

The 2025 Lincoln Comprehensive Plan update is the result of months of participation from a wide range of stakeholders working together to develop a vision to guide future growth in Lincoln. This

update was prepared under the direction of the Lincoln Comprehensive Plan Advisory Committee (the Advisory Committee). The Planning Department offered technical assistance.

The Town of Lincoln began to plan for the update of the Comprehensive Plan with the establishment of the Advisory Committee. Membership of the Advisory Committee includes members of the Planning Board, Zoning Board, Town Council and also directors of various Town departments including Planning. The Town hired a consultant to assist in the development of the plan and proceeded with public engagement and outreach. The Advisory Committee held 7 meetings throughout plan preparation.

Planning staff have made it a priority to ensure that public engagement and involvement were considered and implemented throughout the drafting of the 2025 Plan. Workshops were held where the public was invited to provide feedback on the Town's vision and goals.

The Town offered Lincoln residents several ways to participate in the development of the 2025 Comprehensive Plan. Before each public meeting, the Town sent invites to all boards and commissions. Town staff also extended invites on the Lincoln social media accounts. Lincoln also created postcards and posters with a QR code linking to the public survey which were handed out at Town Hall and at other events. In addition to formal public outreach, Town staff and volunteers also solicited feedback and survey participation at Town events. surveys. The Town worked with the local newspaper to do articles and press releases before the public meetings.

#### *1.4.1 Project Website*

The Town has a project website created for the 2025 Comprehensive Plan update [www.envision-lincoln.com](http://www.envision-lincoln.com). This website included information about upcoming events, a project timeline, as well as engagement opportunities. The website included a link to the public survey, an opportunity to use a mapping application to provide comments and feedback, the ability to sign up for project updates, and a way to send emails to Town staff.

#### *1.4.2 Public Workshops*

In addition to the Advisory Committee meetings, two public workshops were conducted during the planning process:

- September 25, 2023 – Public Workshop #1: Held at the Lincoln Senior Center, residents were grouped by village and participated in facilitated breakout sessions. These sessions were structured in two parts: first, participants discussed what they considered to be Lincoln's strengths and challenges; second, they shared their vision for Lincoln over the next 20 years. A total of 67 residents attended. The detailed results of these breakout sessions are documented, highlighting key themes such as the need for improved pedestrian safety, preservation of open spaces, and maintaining the town's family-oriented character.
- May 16, 2024 – Public Workshop #2: This workshop, held at Lincoln High School, built on the initial workshop by focusing on goal setting and policy development. Attendees engaged in discussions on specific goals and policies related to different subject areas, including Land Use, Transportation, and Economic Development. The workshop emphasized creating actionable recommendations that align with the community's vision and priorities.

### 1.4.3 Public Survey

The Lincoln Comprehensive Plan Survey was issued to the community through January 2, 2023. The survey received 332 responses, approximately 1.5% of the population (22,529 per the 2020 Decennial Census). Most respondents to the survey were Lincoln homeowners (94% of respondents), with 17 renters (5% of respondents), two part-time residents, and two non-residents with business, family, or other connections to Lincoln responding. According to 2022 ACS data, homeowners make up 72% of households in Lincoln, while renters make up 28%.<sup>1</sup>

Given the fact that survey participants were self-selecting, rather than a random selection of residents, and that the response level was such a small proportion of the population, the results from this survey are not statistically significant. The analysis is organized by type of question (demographic questions, followed by planning-related questions).

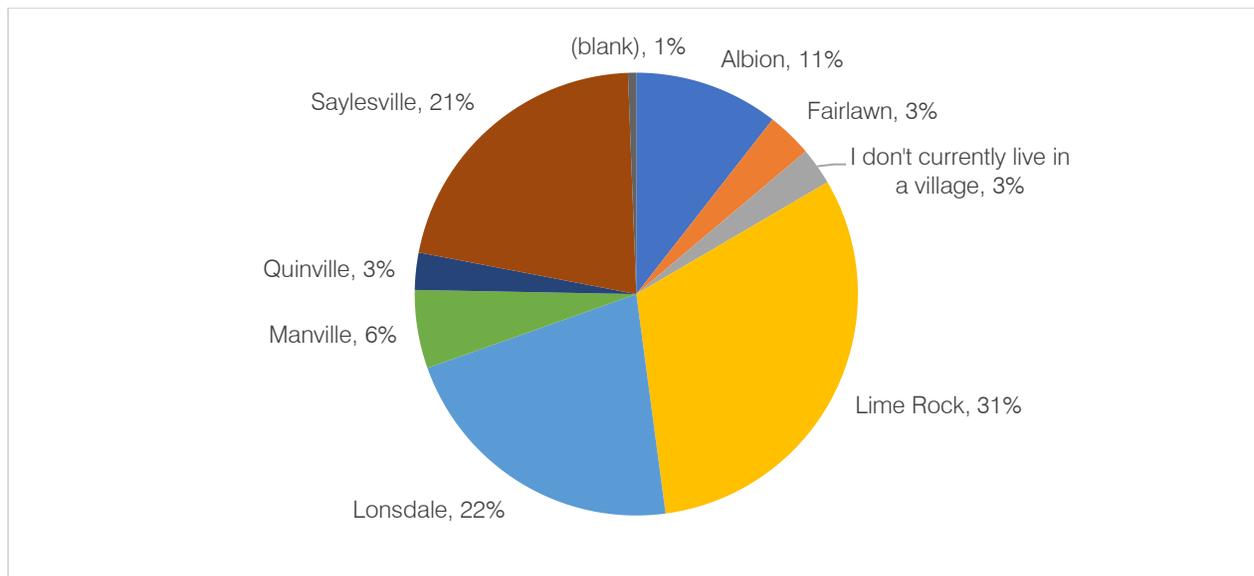
#### Demographic Questions

Question 1: What best describes your residence status?

Participants were asked to review four options for residence status. Most respondents indicated that they are Lincoln homeowners (94%). Other participants included Lincoln renters (5%) three non-residents with business, family, or other Lincoln connections, and one part-year Lincoln resident (0.3%).

Question 2: Which village do you currently live in?

The chart below shows how many respondents live in each village. The survey respondents came from a range of Lincoln’s neighborhoods, as shown in **Figure 1-6**, but with large percentages representing Lime Rock (31.9%), Lonsdale (21.8%), and Saylesville (21.5%).

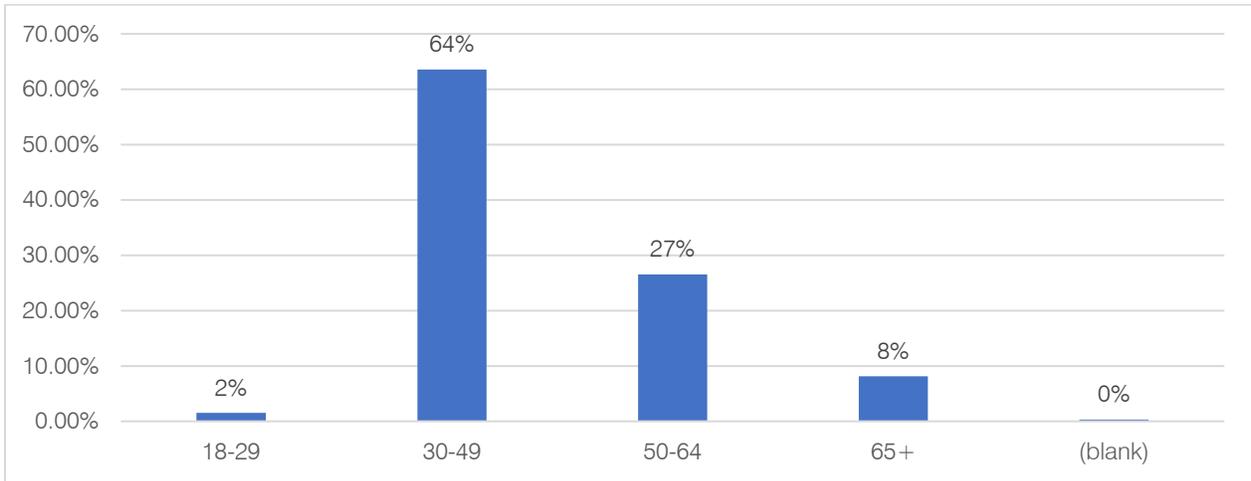


**Figure 1-6. Responses to Village Residence**  
 Source: Lincoln Comprehensive Plan Survey, 2023

<sup>1</sup> 2022 5 Year ACS, Table B25003

Question 3: What is your age group?

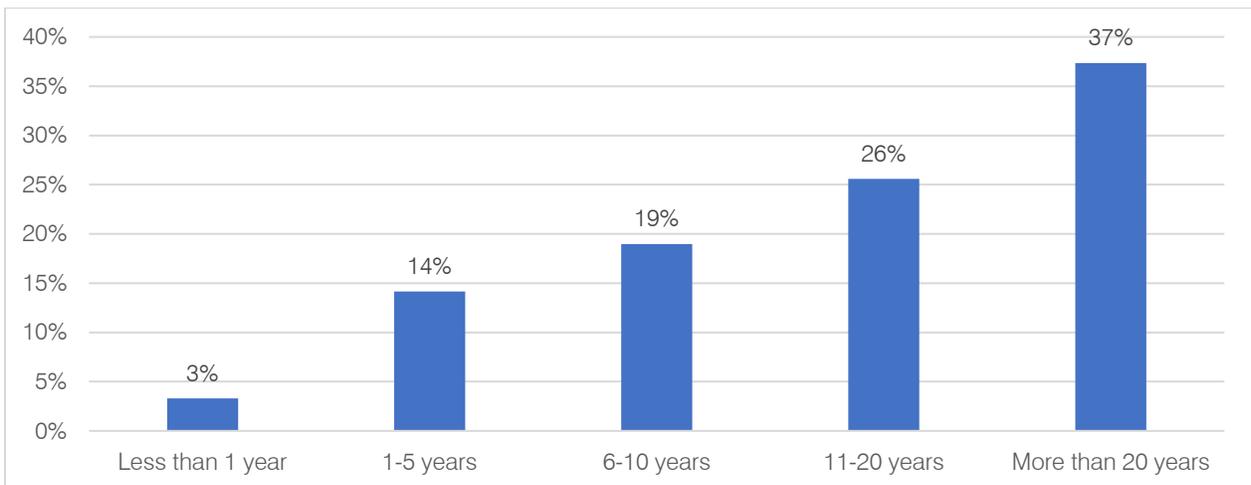
The chart below shows the age distribution of survey respondents. By a wide margin, most people who responded to the survey were between the ages of 30-49, making up 64% of people responding to the survey. Less than two percent (1.53% or 5 respondents) were under the age of thirty but older than 18. No one under the age of 18 responded to the survey. Twenty-seven percent of respondents were between 50 and 64, and 8% were over sixty-five.



**Figure 1-7. Responses to Respondent Age**  
 Source: Lincoln Comprehensive Plan Survey, 2023

Question 4: How long have you lived in Lincoln?

The chart below shows how long survey respondents reported they had lived in Lincoln. Thirty-seven percent of respondents have lived in Lincoln for over 20 years, with an additional 26% who have lived in Lincoln for at least 11 years.

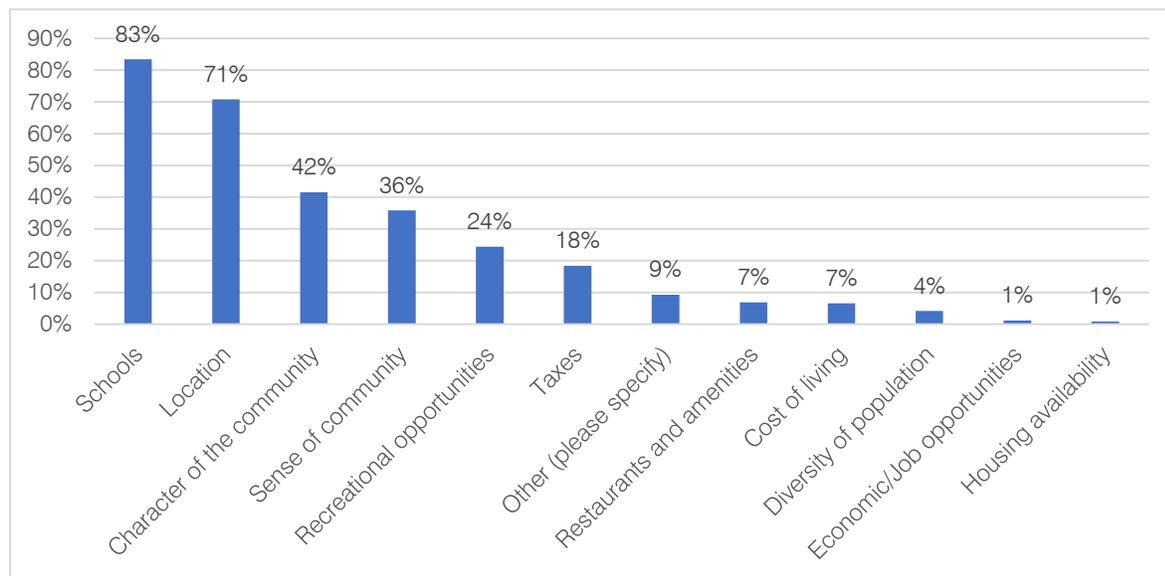


**Figure 1-8. Responses to Length of Tenure in Lincoln**  
 Source: Lincoln Comprehensive Plan Survey, 2023

### Plan Related Questions

Question 5: What do you think makes Lincoln a great place to live?

Participants were asked to review 11 attributes that make Lincoln a great place to live. Most respondents chose the schools and the location of Lincoln as features that makes Lincoln a great place to live (Chosen by 83% and 71% of respondents respectively).



**Figure 1-9. Responses to Attributes that Make Lincoln a Great Place to Live**

Source: Lincoln Comprehensive Plan Survey, 2023

More than 15% but less than half of all respondents chose the following attributes:

- Character of the community (42%)
- Having a sense of community (36%)
- Recreational opportunities (24%)
- Taxes (18%)

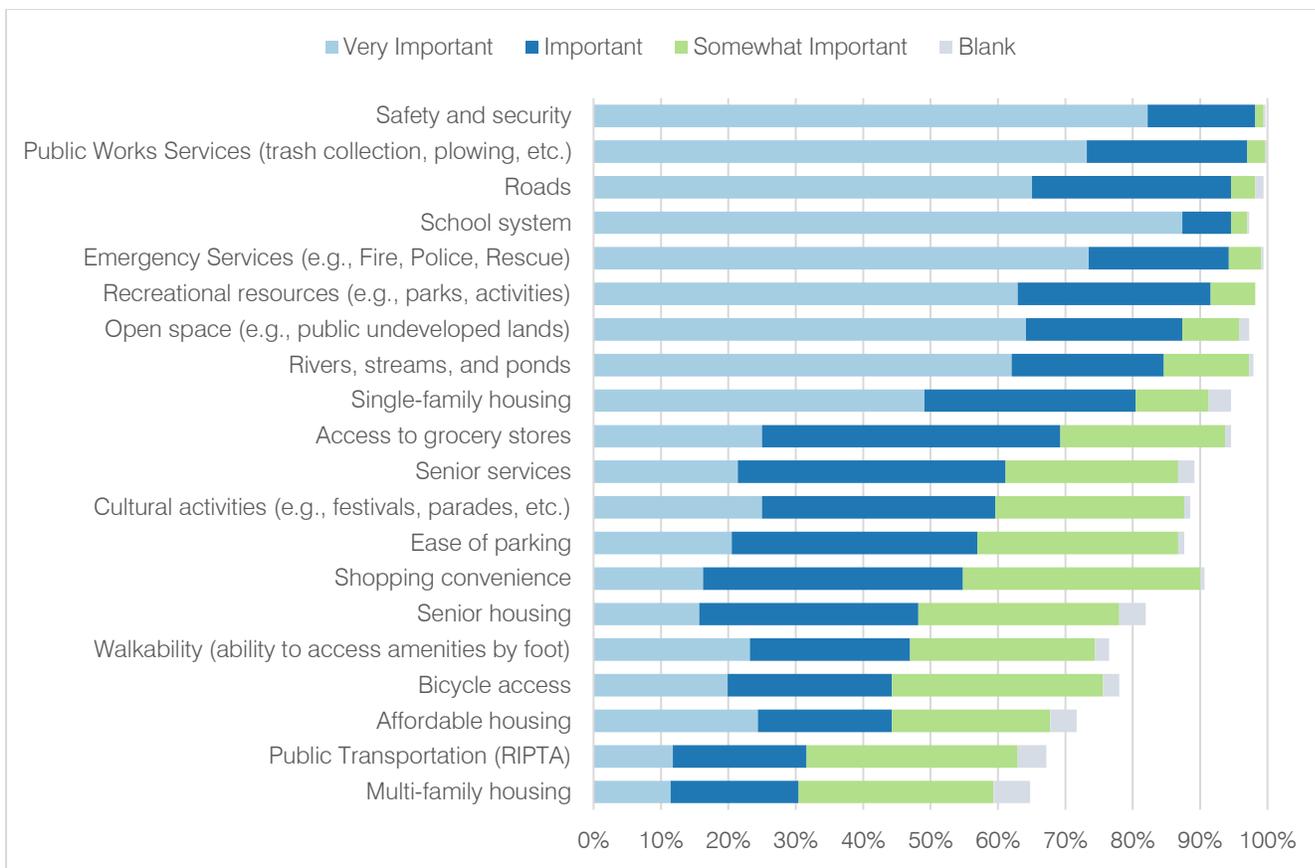
Small numbers of survey takers chose the following as one of their three reasons:

- Restaurants and Amenities (7%)
- Cost of living (7%)
- Diversity of population (4%)

Only 1% of respondents indicated that economic/job opportunities or housing availability make the Town a great place to live. Write-ins for “other” mentioned green space, safety, the rural feeling of town and the location near family as other great aspects of living in Town.

Question 6: How important are the following attributes to you in Lincoln?

This question asked survey participants to react to twenty items regarding their importance in Lincoln with either “very important,” “important,” “somewhat important,” or “not important.”



**Figure 1-10. Responses to Importance of Town Attributes**

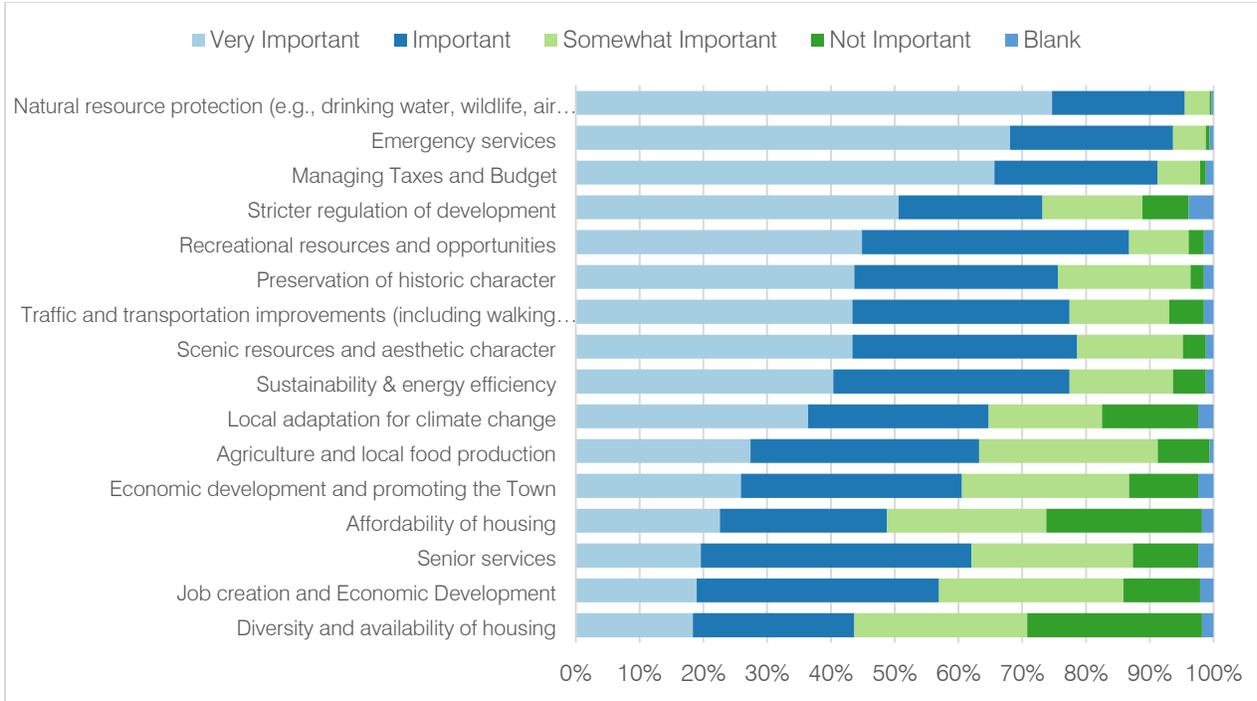
Source: Lincoln Comprehensive Plan Survey, 2023

More than 50% of respondents ranked the following items as either “very important” or “important”:

- Safety and security (82% very important; 16% important)
- Public Works services (73% very important; 24% important)
- Roads (65% very important; 30% important)
- School system (87% very important; 7% important)
- Emergency Services (73% very important; 21% important)
- Recreational resources (63% very important; 29% important)
- Rivers, streams, and ponds (62% very important; 23% important)
- Open space (64% very important; 23% important)
- Access to grocery stores (25% very important; 44% important)
- Cultural activities (25% very important; 34% important)
- Ease of parking downtown (25% very important; 36% important)
- Shopping convenience (16% very important; 39% important)
- Senior services (21% very important; 40% important)

Many respondents ranked senior housing as “important” (33% important; 30% somewhat important). Many respondents also ranked bicycle access as “somewhat important” (31% somewhat important; 22% not important).



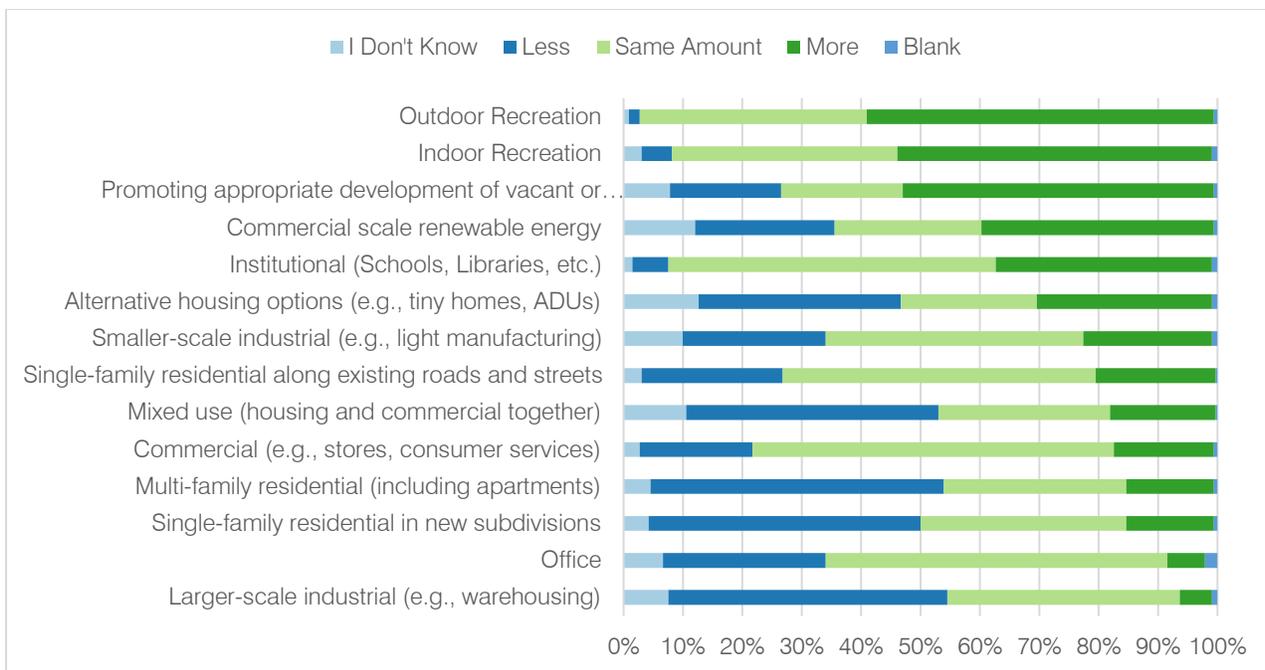


**Figure 1-12. Responses to Importance of Issues Addressed in the Comprehensive Plan**

Source: Lincoln Comprehensive Plan Survey, 2023

Question 9: Do you feel Lincoln needs more, less, or the same amount of the following types of development?

Survey participants were asked to react to ten statements regarding development in Town with either “more,” “less,” or “same amount”. When asked what types of development Lincoln needs more of, respondents supported more commercial, institutional, recreational (both indoor and outdoor), and redevelopment of vacant/underutilized properties. Residents wanted to see less single-family development in subdivisions, multifamily development, mixed-use development, alternative housing, and larger-scale industrial development. Residents wanted to keep the amount of single-family development on roads the same, as well as commercial, office, and small-scale industrial.

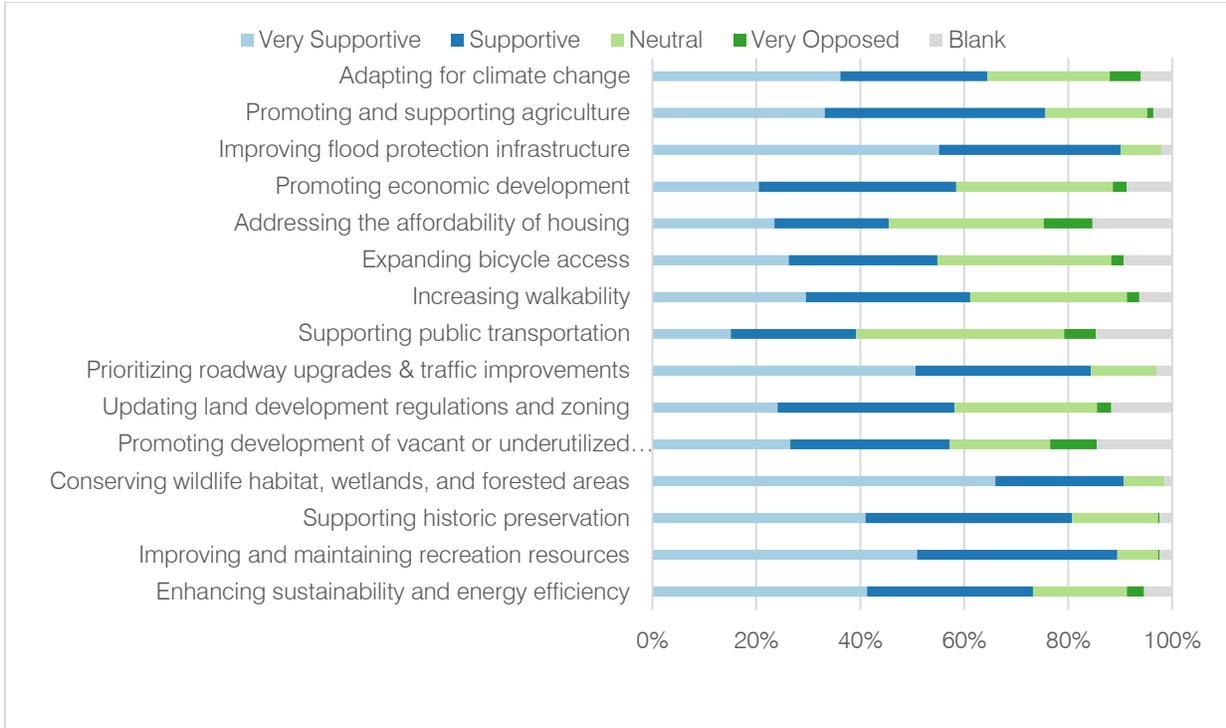


**Figure 1-13. Responses Indicating Preferred Amount of Development Types**

Source: Lincoln Comprehensive Plan Survey, 2023

Question 10: Below are examples of actions and policies that Lincoln may consider recommending through its Comprehensive Community Plan. Please rate how supportive you are of the following.

Participants were asked to review 15 options for areas that a comprehensive plan can address with either “very supportive,” “supportive,” “opposed,” “very opposed,” “not important,” or “don’t know.”

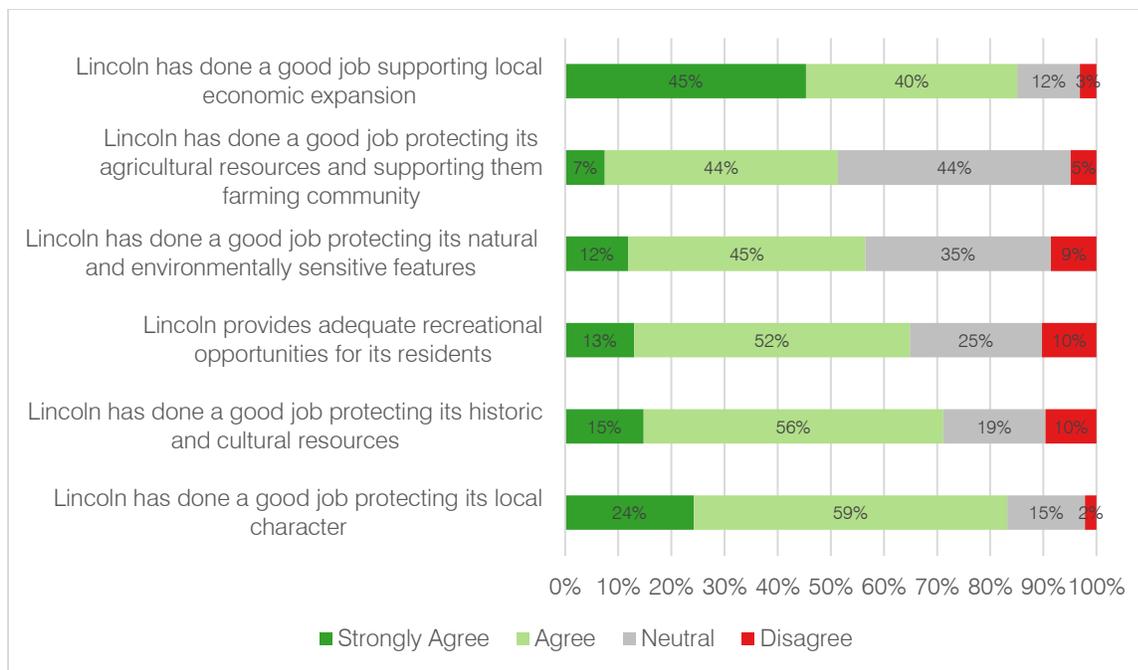


**Figure 1-14. Responses Indicating Level of Support for Comprehensive Plan Actions**

Source: Lincoln Comprehensive Plan Survey, 2023

Question 11: How do you feel about the following statements?

The survey also asked residents whether they agreed that the Town of Lincoln has done a good job in a variety of areas. Residents felt strongly that Lincoln has done a good job supporting local economic expansion (45% agreed) and in protecting local character (24% agreed), and over 50% agreed the Town was doing a good job in all areas. Survey takers were the most neutral on the Town’s job protecting agricultural resources (44% neutral) and environmentally sensitive features (35%). A small number of respondents disagreed with the statement that Lincoln has done a good job protecting environmentally sensitive features, historical and cultural resources and providing recreational opportunities, with approximately 10% disagreeing.



**Figure 1-15. Responses to Statements on Satisfaction with the Town**

Source: Lincoln Comprehensive Plan Survey, 2023

**Additional Survey Comments**

In the space for additional comments, several respondents expressed concern with overdevelopment and sidewalk safety/walkability. Several other respondents identified road quality, school quality/overcrowding, the lack of a town center, and the perception of affordable housing/affordable housing residents degrading the quality of the schools/town.

**1.5 Vision**

The Town of Lincoln has developed a Vision for the Town, which includes vision statements for each of their villages – Quinville, Albion, Manville, Saylesville, and Lime Rock, along with the Industrial Corridor. Lincoln wanted this plan to also consider the villages as a defining theme throughout the plan and to include information specific to each village to document what makes them unique and understand best to protect those unique qualities. This Vision was crafted throughout the public outreach process. The goals and policies, which were also put to the community for feedback, are included in each Chapter. The Implementation Plan, Chapter 13, includes goals, polices and proposed actions.

Several themes are consistent across the villages which can be incorporated into an overall Vision for the Town. In general, Lincoln residents are happy with the level of Town services, including the amount of open space and the number of natural and cultural resources. The Town’s overall vision is to protect these important resources because they help to define Lincoln. The Town generally wants to keep its existing successful land uses, which include the Industrial Corridor, the commercial development on and around Route 116, and the established villages. The Town’s vision is to ensure that these different areas of Lincoln can co-exist sustainably. In addition, the Town would like to maintain the character of its historic villages while also allowing for growth and expansion. The Town

recognizes that it is the dense and mixed-use nature of these historic villages that makes them walkable and vibrant and would like to encourage this type of redevelopment, where it is appropriate.

### QUINNVILLE

The village of Quinville started with a small cotton mill that has since been demolished. Quinville families worked in Berkeley's Mill or lime kilns. The mill was sold to the Lonsdale Company and the growth of the Lonsdale Company contributed to increased development in this area.

Quinville should continue as a small, quiet, residential village separated from other neighborhoods of Lincoln. Historic structures should be protected, and new housing developments should gradually blend in with the historic sections of Quinville. The Town should work to discourage commercial development pressure along Lower River Road.

- **Land Use:** The current zoning should be maintained. The two major issues for Quinville will be to address the negative impacts of tourism visitors. Secondly, the village should ensure that stormwater is adequately managed for any development related to the gravel pit behind Avenue A.
- **Housing:** Housing should continue to be primarily single-family with some two-family structures. No multifamily housing should be allowed.
- **Economic Development:** Quinville should remain a residential village. Small commercial operations should be prohibited in Quinville despite pressures from tourism
- **Cultural Resources:** Protection of the historic structures on Lower River Road is a priority for Lincoln.
- **Natural Resources:** Quinville will continue to be a model of a riverside village that does not have any negative environmental impacts on the river.
- **Open Space:** Quinville has direct access to the Blackstone River Corridor and would like the Town to explore additional access to the corridor to reduce the traffic impact on Quinville.
- **Transportation:** Circulation patterns in Quinville should protect the quality of life of residents while improving tourism access to Kelly House, the canal, and the bikeway.

### LIME ROCK

Lime Rock is an attractive single-family residential neighborhood with tree-lined country roads, views of farmland, and easy access to public open spaces. The natural views from Old River Road and Great Road and the historic qualities of Great Road and the Lincoln Lime Quarry should be protected. The vision for Lime Rock is to preserve these viewsheds, historic sites, open space, and natural resources.

The village of Lime Rock contains most of the developable land in Lincoln and as such, it will see the most changes from growth in the coming decades. Lime Rock should continue to be a single-family residential with office or light industrial development along Route 116 east of Old River Road. Efforts must continually be made to buffer residential neighborhoods from non-residential uses.

- **Land Use:** The existing large lot single-family development patterns should be maintained and include residential development options. No increase in overall density above today's levels should be allowed.

- **Housing:** Future housing development should be single-family structures. Housing development should be designed to protect maximum amounts of open space and create a greater variety of types of neighborhood designs than the typical large lot single-family neighborhood.
- **Economic Development:** Commercial or industrial development should be evaluated for the potential to impact surrounding residential neighborhoods.
- **Natural Resources:** The predominant natural resources of this area are the Blackstone River and the Moshassuck River. The Town should protect the wetlands that fill the remaining open land in both West Lime Rock and Twin River.
- **Cultural Resources:** The Blackstone River, old Lime Rock Village (Great Road), and the older farm/estates in West Lime Rock along Jenckes Hill Road and Angell Road are the predominant historic resources of this area. Planning policies should protect the historic character of these areas while allowing for their day-to-day use.
- **Open Space:** Improve access to the Blackstone River National Heritage Corridor. Lime Rock lends itself well to a system of informal walking paths to link the various open spaces and public parcels.
- **Transportation:** Roadway improvements will seek to protect public safety while also protecting the rural character of the roadways. Lincoln should control the number of curb cuts to Great Road. Since these are state roads, it will be important to work with the state to implement this policy.

## SAYLESVILLE

Saylesville was one of Lincoln's early factory villages. The Arnold family established homes in the village. The Eleazer Arnold house is located on Great Road which was historically used to travel to Providence from Lincoln (Historic New England). Saylesville consists of two parts: the residential area and the industrial area.

Saylesville will continue to be a residential village with an industrial area that is encouraged to grow and work toward becoming an even stronger center for jobs and a tax base. The key challenge for Saylesville will be protecting the residential areas along Smithfield Avenue and those abutting the industrial areas.

- **Housing:** The village of Saylesville will continue to have a mixture of housing types with some areas being primarily single-family and other areas continuing to have a mixture of single, two, and multifamily dwellings.
- **Economic Development:** The village of Saylesville will encourage the reuse of all industrial buildings. Uses will be encouraged that are compatible with the surrounding residential neighborhoods and with the natural resources of the village.
- **Natural Resources:** The town will work to provide clear, protective standards that will allow for the reuse of industrial properties within Saylesville while also protecting the Moshassuck River watershed and the various ponds and water bodies within that watershed.
- **Open Space:** The current amount of recreation land and open space in Saylesville will be sufficient for expected growth. If exceptional opportunities arise for enhancing the existing recreation and open space system, they should be carefully considered.
- **Transportation:** The basic pattern of circulation within this village will be maintained.

## FAIRLAWN

Fairlawn is a neighborhood of single- and two-family homes on smaller lots with a commercial area on Smithfield Avenue.

The vision for Fairlawn is a mixed-use walkable village, like some of the other Lincoln Villages. Most of the land in the Fairlawn section of Lincoln has been developed. Further development of any remaining areas of open land will be carefully monitored to ensure that it complements existing residential neighborhoods.

- **Housing:** Fairlawn will continue to be primarily a village of single and two-family homes.
- **Economic Development:** The current land use pattern of Smithfield Avenue is of an appropriate scale to support healthy neighborhood commercial activity.
- **Open Space:** The Town should explore additional passive recreation space and ways to connect existing recreation areas.
- **Transportation:** The basic pattern of circulation within this village will be maintained. Smithfield Avenue should be carefully monitored and any effort to widen this collector should be discouraged.

## LONSDALE

The village of Lonsdale offers an unusually diverse environment for its residents. Residents are within walking distance of the protected farm landscape of the Chase Farm, the old houses of the Great Road historic area, the 500-acre Lincoln Woods State Park, neighborhood commercial services, the Blackstone River, and the exceptional marshes that lie to the south of Lonsdale. The homes of Lonsdale offer both renters and prospective purchasers a wide range of housing options.

The vision of the village of Lonsdale is that this exceptional natural and cultural environment should be protected and that access for residents to natural and historic resources should be enhanced through an improved sidewalk and trail system and increased riverfront access.

- **Land Use:** Continue the unusual mixture of urban villages with natural and historic resources available to the residents of this village
- **Economic Development:** Leverage cultural resources to support village commercial uses.
- **Natural Resources:** Protect natural resources in Lonsdale, notably the Blackstone River Valley which includes the river, the canal, the riverbanks, and the marshes.
- **Cultural Resources:** Lincoln will cooperate closely with the Blackstone Valley Heritage Corridor to protect this natural and historic resource.
- **Open Space:** Improve access to the rivers.
- **Transportation:** Multimodal circulation strategies should include cars, trucks, bicycles, pedestrians' tour buses, and RIPTA bus service.

## INDUSTRIAL CORRIDOR

Lincoln will work to encourage and provide the services and amenities that will make this corridor a center for business and cultural activity and the site of the most valuable real estate in Northern Rhode Island.

- **Land Use:** Business and industrial land use within the industrial corridor that does not impact on the quality of life in surrounding residential neighborhoods.
- **Housing:** Housing will generally be discouraged in the Industrial Corridor.

- **Economic Development:** Maximize the economic use and value of all parcels within these areas.
- **Transportation:** It is the town's primary policy to direct all commuters and shoppers directly to the corridor and industrial park areas without bringing traffic through residential neighborhoods.

## MANVILLE

Manville has a personality unlike any other village in Lincoln, including its own zip code, and it is the vision of the Town to maintain that character in the future.

The vision for Manville is a return to vitality through mixed-use development, including taking advantage of existing buildings and combining first-floor commercial with residential.

- **Land Use:** Allow for the flexible redevelopment of existing buildings to maintain the village's existing character.
- **Housing:** Housing of all types shall be encouraged in Manville if it is in scale with the current character of the village.
- **Economic Development:** Encourage small, commercial operations that primarily serve the needs of Manville residents.
- **Cultural Resources:** Manville has a state-registered historic district. Reuse of existing historic structures rather than demolition should always be the preferred option.
- **Open Space:** It is the policy of the town of Lincoln to maintain the existing recreation areas and to enhance the village by providing greater access to the Blackstone River.
- **Transportation:** Manville will continue to be a pedestrian-oriented village. Ongoing maintenance of Manville sidewalks is critical. Traffic speeds should be kept low within the village. The Corridor bike path will pass through Manville, and provisions should be made to handle these riders.

## ALBION

The Lonsdale Company established the Albion mill villages with worker housing in the 1860s. Compared to the surrounding villages, much of the activity in Lonsdale was centered on the mill. Today, Albion is a small village with good connections to other villages and areas of Lincoln.

The Vision for Albion Village is a livelier village center with more businesses that serve local needs. Albion will continue to offer the advantages of a range of housing choices in a setting that offers easy access to commercial services in Albion Village, Cumberland, and the Lincoln Mall.

- **Land Use:** The existing land use pattern should be maintained in the future.
- **Housing:** The current variety of housing options will serve Albion well in the future.
- **Economic Development:** Small businesses will be encouraged to locate in Albion Village. The increasing population densities in Limerock and Albion will generate demand for services for village-scale businesses.
- **Cultural Resources:** Enhance the historic qualities of Albion Village in the future through the protection of historic structures.
- **Open Space:** The Town should explore options to purchase more open space in Albion.
- **Transportation:** It is the policy of the town of Lincoln to keep all through traffic on the collectors of Old River Road and School Street.

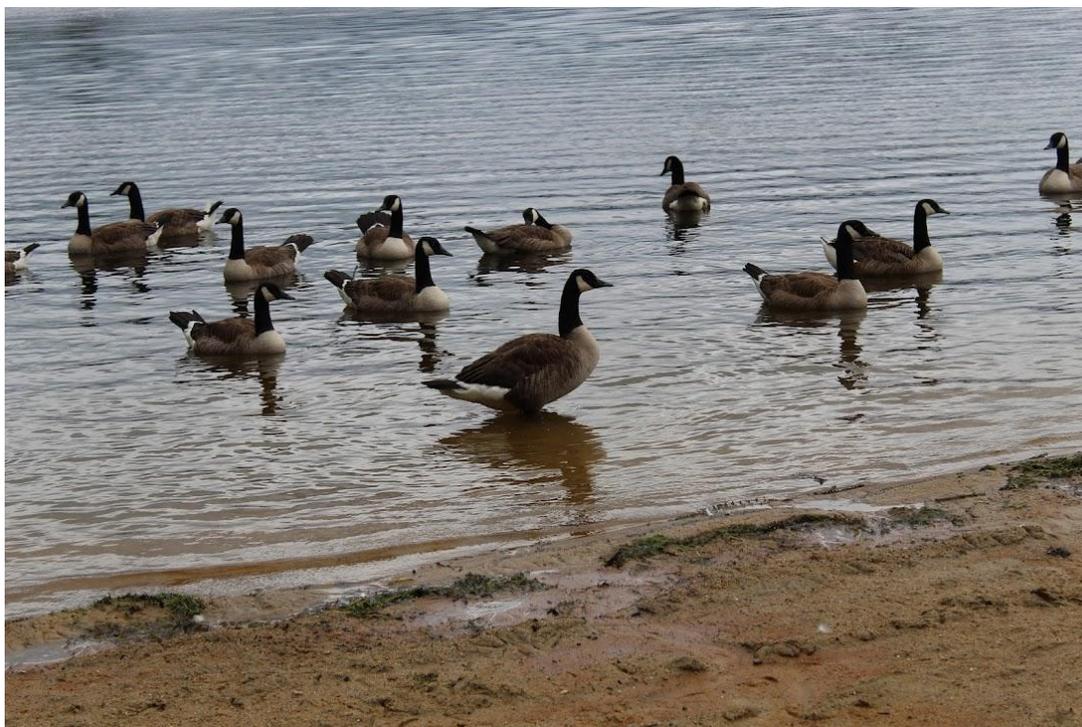
## 2.0 NATURAL RESOURCES

### Introduction

Natural resources are the town's environmental and ecological assets: the land, water, plants, and animals that sustain and enhance the community. The benefits of good water quality and a beautiful environment support a healthy and prosperous community and are valued by Lincoln's residents. Where natural resources are degraded, this can threaten the safety and well-being of the town, its economy, its visitors, and its residents. Planning for natural resources includes ensuring the protection, restoration, and improvement of these assets while balancing development practices and human activities.

Lincoln's lands and waters support a variety of public benefits, recreational and economic activities, and important species and habitats. This chapter includes:

- The extent and condition of the town's natural resources,
- The issues and opportunities associated with them,
- And goals and actions for their protection and improvement that align with the town's broader vision for its future.



**Photo 2-1. Lincoln Woods**

*Source: Olivia Vilner, Grade 8, photo contest submission*

## 2.1 Existing Conditions

### 2.1.1 Surface Water

Surface water, which refers to all bodies of water above ground, covers 596 acres out of a total of 12,141 acres, or 4.9% of the Town. Surface water includes streams, rivers, lakes, wetlands, reservoirs, and creeks (National Geographic Resource Library 2021). Surface water is critical to human health, ecosystems, and other species that rely on surface waters for drinking water or habitat.

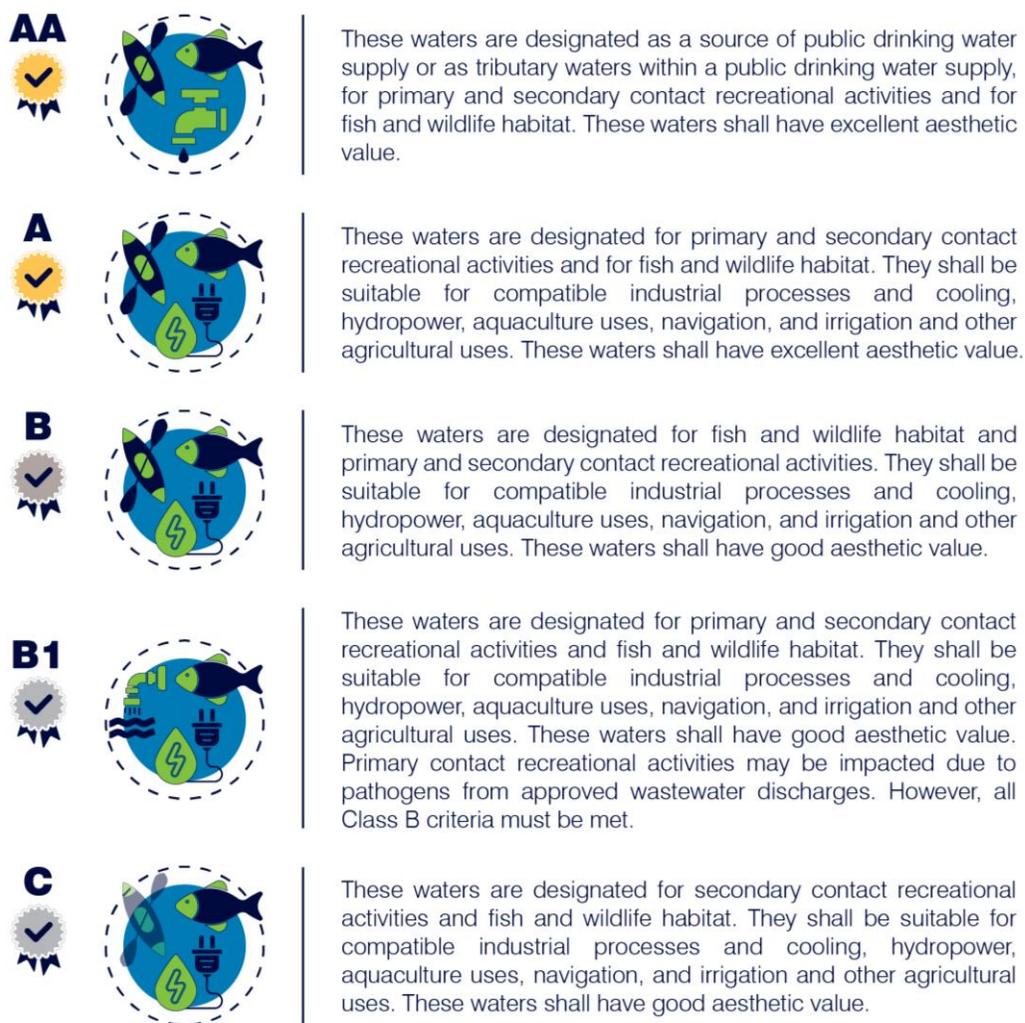
The Town is located within two watersheds: the Lower Blackstone River watershed and the Woonasquatucket River-Moshassuck River watershed. Out of the town's 12,141 acres, 4,401 acres are within the Lower Blackstone River watershed, and the remaining 7,740 acres are within the Woonasquatucket River-Moshassuck River watershed. The Moshassuck River originates in Lincoln and is tributary to the Providence River. The central and southern portion of the Town drains to the Moshassuck River, and the industrial areas and villages in the north and eastern portions of town drain into the Blackstone River. See Map 2-1, Surface Water and Watershed Map for the watershed boundaries and location of surface water bodies.

Ponds and reservoirs located within the Town include:

- Barney Pond
- Bleachery Pond
- Butterfly Pond
- Gilbane's Pond
- Laporte's Pond
- Meaders Pond
- Olney Pond
- Rochambeau Ponds
- Scott Pond
- Spectacle Pond
- Wenscott Reservoir
- Woonsocket Reservoir

### 2.1.2 Surface Water Quality

The quality of the state's freshwater supplies has been classified by RIDEM. See Map 2-2 Water Quality Map for the locations of each water body classified by RIDEM. Figure 2-1, below, lists the state's freshwater classifications. Table 2-1 lists the classifications and impairments for each major waterbody in the town. Lincoln's drinking water is supplied by the Providence Water Supply Board, which comes from the Scituate Reservoir (outside of Lincoln), but the Woonsocket Reservoir and Crookfall Brook are in Lincoln and serve as water supplies for other communities.



**Figure 2-1. RIDEM Freshwater Quality Classifications**

Source: RIDEM, *Water Quality Regulations*, 2009

The highest quality surface waters in the town (of those that have been evaluated by RIDEM) are:

- Rochambeau Pond (in Handy Pond Conservation Area),
- Woonsocket Reservoir (public drinking water source),
- West River,
- several unnamed brooks, and
- Laporte’s Pond.

The waters listed above are designated Category 2, meaning that some, but not all the designated uses are supported.

The category representing the highest impairment is Category 5, which indicates that at least one designated use in a water body is not being supported or is threatened, and a Total Maximum Daily Load (TMDL) for the pollutant is needed. A TMDL assessment describes impairments and identifies

measures needed to restore water quality in the water body and is required by the Clean Water Act for all waters in this category. Three ponds and 11 miles of water bodies in Lincoln are highly impaired and in category 5:

- Barney Pond (bacteria),
- Scott Pond (phosphorus),
- Valley Falls Pond (biodiversity),
- 3 miles of Blackstone Canal (bacteria, trace metals),
- 3 miles of Blackstone River (bacteria, trace metals, biodiversity),
- 1 mile of Moshassuck River (bacteria, biodiversity), and
- 4 miles of unnamed water bodies.

Impairments are caused by several factors, depending on the problem: nutrients (e.g. phosphorus) from point and nonpoint source pollution; bacteria from stormwater runoff from developed areas, illicit discharges, malfunctioning onsite wastewater treatment systems, agricultural activities, and wildlife and domestic animal waste; metals such as cadmium or lead reach water bodies through precipitation and runoff from industrial and municipal wastewater discharges (RIDEM 2013); and loss of biodiversity can be caused by any combination of the impairments listed above. Spectacle Pond and Scott Pond have been affected by summer droughts when lower precipitation leads to lower water levels. Also, blue-green algae blooms have prompted health advisories at Scott Pond.

Crookfall Brook has a section of surface water in the town that is designated Class AA because it is a source of public drinking water downstream. Three miles of Crookfall Brook flow within the Town of Lincoln into North Smithfield and Smithfield. Crookfall Brook is a cold-water fishery and is a tributary within Woonsocket’s public drinking water supply system. It has been designated by RIDEM as a Special Resource Protection Water (SRPW), providing it with special protection under RIDEM’s Antidegradation Provisions. SRPWs are high-quality surface waters that have been identified as having significant ecological or recreational uses or are public water supplies (RIDEM 2011).

This important brook is categorized as Category 4A because some designated uses are restricted because of impairments. In Crookfall Brook, water quality issues with bacteria make it inappropriate (impaired) for direct potable use, though it can still be used for recreation because it is not a terminal reservoir. There are several potential sources of bacteria in the Crookfall Brook watershed including failing onsite wastewater treatment systems, wildlife and domestic animal waste, and stormwater runoff from developed areas. Planning for wastewater treatment and stormwater management can help address and improve surface water issues like those that occur in Crookfall Brook.

Table 2-1. Water Quality Classification and Impairments		
Waterbody	Classification	Impairment
Crookfall Brook	AA	Category 4A: One or more designated uses are impaired or threatened but establishment of a TMDL is not required because a state-developed TMDL has been approved by EPA or a TMDL has been established by EPA for any water-pollutant combination.

Table 2-1. Water Quality Classification and Impairments		
Woonsocket Reservoir	AA	Category 2: Available data and/or information indicate that some, but not all of the designated uses are supported.
Laporte's Pond	A	Category 3: There is insufficient available data and/or information to make a use support determination.
West Sneeck Brook	B	Category 3: There is insufficient available data and/or information to make a use support determination.
Mussey Brook	B	Category 3: There is insufficient available data and/or information to make a use support determination.
Moshassuck River	B	Category 4A: One or more designated uses are impaired or threatened but establishment of a TMDL is not required because a state-developed TMDL has been approved by EPA or a TMDL has been established by EPA for any water-pollutant combination.
Moshassuck River	B	Category 5: Available data and/or information indicate that at least one designated use is not being supported or is threatened, and a TMDL is needed.
Threadmill Brook	B	Category 3: There is insufficient available data and/or information to make a use support determination.
No Name	B	Category 2: Available data and/or information indicate that some, but not all of the designated uses are supported.
No Name	B	Category 3: There is insufficient available data and/or information to make a use support determination.
No Name	B	Category 4A: One or more designated uses are impaired or threatened but establishment of a TMDL is not required because a state-developed TMDL has been approved by EPA or a TMDL has been established by EPA for any water-pollutant combination.
No Name	B	Category 5: Available data and/or information indicate that at least one designated use is not being supported or is threatened, and a TMDL is needed.
West River	B	Category 2: Available data and/or information indicate that some, but not all the designated uses are supported.

Table 2-1. Water Quality Classification and Impairments		
West Sneeck Brook	B	Category 3: There is insufficient available data and/or information to make a use support determination.
Handy Pond	B	Category 2: Available data and/or information indicate that some, but not all of the designated uses are supported.
Blackstone Canal	B1	Category 5: Available data and/or information indicate that at least one designated use is not being supported or is threatened, and a TMDL is needed.
Blackstone River	B1	Category 5: Available data and/or information indicate that at least one designated use is not being supported or is threatened, and a TMDL is needed.

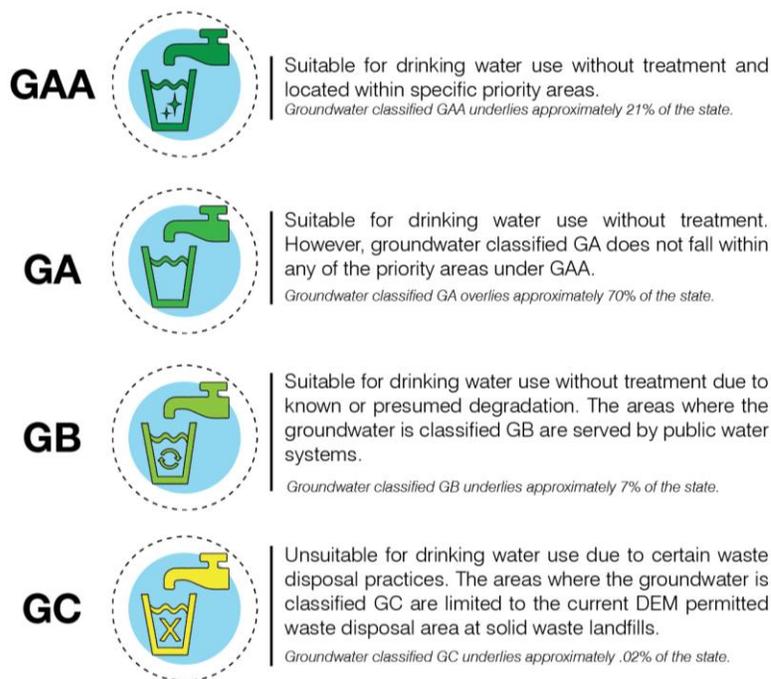
Source: RIDEM, [ridemgis.maps.arcgis.com](http://ridemgis.maps.arcgis.com), EPA Integrated Reporting Categories 2018

The Moshassuck River is a cold-water fishery surrounded by forest in the upper parts of its watershed. The Moshassuck River Preserve protects over 210 acres of land along the Moshassuck River, providing recreation and wildlife habitat (Conservancy 2023).

The Blackstone River, which forms the eastern boundary of much of the town, drains into the Seekonk River and is ultimately a tributary to Narragansett Bay (Town of Lincoln 2003, EPA 2021). The Blackstone River holds special importance for recreation and the community’s cultural heritage. Once degraded by industrial activities, the Blackstone River has been the focus of a major cleanup effort. The Blackstone River Valley National Heritage Corridor provides the town and neighboring communities space for outdoor recreation, including biking, kayaking, and canoeing.

### 2.1.3 Groundwater

The Rhode Island Department of Environmental Management (RIDEM) identifies and maps the state’s groundwater reservoirs and groundwater reservoir recharge areas. See Map 2-3 Groundwater Supply and Protection Map for the location of groundwater reservoirs and recharge areas. RIDEM classifies the state’s groundwater and ranges from GAA to GC (as defined below). The Town’s groundwater has been classified as GA (Blackstone and Lower Blackstone, Moshassuk), suitable for drinking water use, and GB (Providence, Warwick), not suitable for drinking water use without treatment.



**Figure 2-2. RIDEM Groundwater Quality Classifications**

*Source: RIDEM, Groundwater Quality Classifications, 2009*

A groundwater reservoir recharge area of 2,568 acres occurs in Lincoln. The recharge area is the land surface from which the water moves to a well or aquifer under certain hydraulic conditions (RIGIS 2009). The Town of Lincoln has no sole source aquifers and does not rely on groundwater for its water supply. *Chapter 8, Public Facilities*, provides further details on the Town’s water systems and supply.

A 500-acre Superfund Site, the Peterson/Puritan, Inc., is located within the towns of Lincoln and Cumberland and has impacted local groundwater aquifers and the Blackstone River National Heritage Corridor and Blackstone River Valley National Historical Park (EPA 2023). Superfund sites are designated under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) environmental law. CERCLA allows the Environmental Protection Agency (EPA) to clean up contaminated sites that require a long-term response (EPA 2022).

The former Peterson/Puritan, Inc. plant packaged aerosols, and included landfilling, disposal of chlorinated volatile organic compounds (VOCs), process wastes, and hazardous substances, including hazardous waste and sewage sludge (EPA 2023). These activities contaminated soil and groundwater near the facility and leach fields. The site is divided into two separate areas, known as operable units 1 and 2 (OU1 and OU2), and consists of over two miles of mixed industrial/residential properties (EPA 2023). Site cleanups in OU-1 were mostly completed between 1995 and 1997, and remedies for OU-2 are set to be completed in 2024.

### 2.1.4 Soils

Lincoln has a variety of soils classified according to physical and chemical properties. The University of Rhode Island (URI) Environmental Data Center and RIGIS dataset depicts the kinds and distribution of soils on the landscape, developed by the Rhode Island Soil Survey Program in partnership with the National Cooperative Soil Survey (NCSS). According to the URI Environmental Data Center and RIGIS, outwash plains soils make up most (over 63%) of the Town. The rapid permeability of outwash plains (hydrologic soil groups A and B) has the potential to cause pollution where there is not sufficient depth of groundwater for soils to capture pollutants before reaching the aquifer. Outwash plain soils are especially vulnerable to contamination from agricultural uses and should be considered for special protection where they overlap. Lincoln's main outwash plain soils are Canton and Charlton.

Soils with slower infiltration rates (hydrologic soil groups C and D) attenuate pollutants better than those with rapid percolation and make up 26% of the Town. Soil groups C and D may contribute to runoff especially where they have impervious surfaces. Table 2-2 and Map 2-4 Soil Hydrologic Group Map provide additional information on the extent of soil hydrologic groups in Lincoln.

Group	Acres	Percentage of Town
B	5,880	48.4%
A	1,886	15.5%
D	1,197	9.8%
C	302	2.5%

Source: URI Environmental Data Center and RIGIS

The most prevalent soil types within each group include:

- Canton and Charlton (A):
  - a. Fine sandy loams, very rocky, 3 to 15 % slopes (1903 acres),
  - b. Very stony fine sandy loams, 3 to 8 % slopes (1032 acres),
  - c. Rock outcrop complex, 15 to 35 % slopes (750 acres),
  - d. Extremely stony fine sandy loams, 3 to 15 % slopes (502 acres), and
  - e. Fine sandy loams, 3 to 8 % slope (489 acres).
- Merrimac (B): Urban land complex (536 acres)
- Ridgebury, Whitman, and Leicester (C): Extremely stony fine sandy loams (1247 acres)
- Udorthents (D): Urban land complex (750 acres)

### Soil Constraints

The Soil Constraints Table (Table 2-3), groups soil descriptions by category. Map 2-5 Soil Constraints Map depicts areas throughout the Town where existing soil on specific sites would present a constraint to development. Over 43.6% of the Town has moderate constraints to development due to soil, and over 2,861 acres (23.5%) within the Town have constraints to development due to slopes of over 15% or bedrock.

Table 2-3. Soil Constraints		
Category	Acres	Percentage of Town
Moderate constraints to development	5,299	43.6%
Bedrock and/or slope (greater than 15% slope)	2,861	23.5%
Hydric soils (0" to 18" water table)	1,847	15.2%
Constraints due to seasonal high-water table (19" to 42" depth)	1,497	12.3%
Waterbodies	528	4.3%
All other severe constraints (rock, sand, etc.)	109	0.89%
Total	12,141	100%

Source: URI Environmental Data Center and RIGIS

### Agricultural Soils

Approximately 1,507 acres, or 12.4%, of Lincoln, are in the prime farmland soil unit. In addition to the soils identified as prime farmland, the National Cooperative Soil Survey (NCSS) has designated 988 acres or 8.1% of Lincoln’s farmland as farmland of statewide importance. *Chapter 7: Agriculture* details information on prime farmland and soils of statewide importance, agriculturally valuable undeveloped soils, declines in agricultural land use, and active and protected farmlands.

#### 2.1.5 Geology

According to the Rhode Island Department of Environmental Management (RIDEM) and Rhode Island Geographic Information System (RIGIS), most of the surficial geology of Lincoln is characterized as till (Rhode Island Department of Environmental Management 1998). Parts of the Town also consist of outwash plain soil. See *the Soils Section* for details on drainage implications of outwash plain soils. Map 2-6 Surficial Geology Map depicts parts of the Town characterized as till and outwash plain.

Over 23.5% percent of the Town is constrained from development due to slopes of over 15% or bedrock, as illustrated in Table 2-3 (RIGIS 2023). The bedrock geology in the town of Lincoln is comprised of the Blackstone Group and the Esmond Igneous Suite. These formations are primarily composed of mafic/intermediate rock, greenstone, amphibolite, serpentinite, granite, epidote and biotite schist, and quartzite.

#### 2.1.6 Habitat

The Town consists of 3,749 acres (31% of the town) of deciduous woodlands and forests, 691 acres (5.6%) of wetlands, and 484 acres (4%) of fresh water, all of which provide habitat for a variety of water and land-based plants and wildlife.

The Rhode Island Natural Heritage Program indicates 7,153 acres of natural heritage areas, or important habitat areas for rare species and natural communities, in the town (URI Environmental Data Center and RIGIS 2023). Map 2-7 Ecological Communities and Habitat Areas shows the locations of these natural heritage areas. The program collects data to help identify and protect plant

and animal species but does not provide details about protected species locations in public data sets.

The Rhode Island Ecological Community Classification (RIECC) was created in 2011 to support the development of a detailed ecology community map and database for the state (Enser 2011). Of the natural areas in Lincoln, the most common ecological community other than developed land is deciduous woodlands and forests (31%). Table 2-4 and Map 2-7 provide information on ecological communities in Lincoln.

Table 2-4. Ecological Communities		
Description	Acres	Percentage of Town
Developed Land	5,302	44%
Deciduous Woodlands and Forests	3,749	31%
Plantation and Ruderal Forest	1,129	9%
Forested Wetlands (Mineral and Peat Soils)	552	5%
Fresh Water	484	4%
Open Uplands	362	3%
Agricultural	262	2%
Mixed Deciduous/Coniferous Forests	162	1%
Open Mineral Soil Wetlands	139	1%
<b>Total for All Types</b>	<b>12,141</b>	<b>100%</b>

Source: URI Environmental Data Center and RIGIS 2011, [www.rigis.org](http://www.rigis.org)

### Forests

The two most common forest types found in Lincoln are:

- Deciduous Woodlands and Forests: Commonly dominated by oaks, these are typically mixed oak communities with variation in understory vegetation, which provide essential habitat for forest interior specialists and nesting birds in large tracts.
- Plantation and Ruderal Forest: Found in urban areas, these forests have a mix of native and introduced tree and plant species but do not match a known natural community type, and they serve as stopover sites for migrating birds and provide general forest benefits for air purification and water retention (RIDEM 2015).

### Conservation Opportunities and Protected Conservation Areas

Lincoln contains a few areas known to be significant for the presence of rare or endangered plant and animal species. RIDEM identifies these key habitats as Conservation Opportunity Areas (COA), which indicate habitats with high conservation value and Species of Greater Conservation Needs (SGCN). These include large, connected blocks called core natural areas, corridors that connect them, and sites with unique values such as high-vulnerability habitats (Rhode Island Department of Environmental Management n.d.). Map 2-8 Conservation Opportunity Areas Composite shows these locations.

Map 2-9 Conservation Opportunities and Unfragmented Forest Map shows the Conservation Opportunities and Unfragmented Forest in more detail, including several large, connected areas of forest that have been preserved for environmental and recreational benefits. Lime Rock Preserve is

a block of unfragmented forest and wetland along the Moshassuck River in the center of town, which is known to have critical or uncommon species habitat. The Moshassuck River Preserve and Lincoln Woods protect two other large blocks of forest along the Moshassuck River. Key wildlife corridors also occur along the Blackstone River, around Barney and Scott Ponds, and a key wildlife path stretches between Crookfall and Mussey Brooks. See Map 3-1 Outdoor Recreational and Conservation Areas for locations of protected conservation areas and the Open Space and Recreation Chapter for more information.

Aquatic systems in Lincoln have been harmed historically by the construction of dams and degraded water quality. Recent efforts to improve water quality and reintroduce fish passage over dams aim to bring migratory fish back to the local rivers (primarily the Blackstone River) (Blackstone River Watershed Council 2023).

Natural resources are a valued part of Lincoln’s economy, recreation, and cultural activities. The sites described above support recreation including water sports of fishing and boating; forest-based recreation, such as hiking, birdwatching, and even bouldering and rock climbing at Lincoln Woods; and provide aesthetic and cultural values to the community.

2.1.7 Wetlands

Today, approximately 691 acres (covering approximately 6% of the Town) of wetlands remain in Town. Most of these wetlands are forested wetlands. A National Wetlands Inventory through the Ecological Communities Classification (2011) provided by the University of Rhode Island’s Environmental Data Center is summarized in Table 2-5 below.

Wetlands generally occur in transitional areas between dry land and open water, and they support vital natural and water filtration functions. They are typically areas of poor drainage and standing water, either on a seasonal or year-round basis. Rhode Island RIDEM identifies wetlands based on vegetation, water type, size, depth, soil types, and wildlife habitat. Wetlands provide important habitat for sensitive species like amphibians and reptiles, as well as benefits for water purification and absorbing stormwater runoff.

Table 2-5. National Wetlands Inventory		
Wetland Description	Acres	Percentage of Town
Forested Wetlands (Mineral and Peat Soils)	552	5%
Open Mineral Soils Wetlands	139	1%
<b>Total</b>	<b>681</b>	<b>6%</b>

Source: URI Environmental Data Center and RIGIS, www.rigis.org

The Impervious Cover Map (Map 2-10) shows the location of wetlands and impervious surfaces, indicating locations that may have stormwater issues. Concentrations of impervious surfaces occur in the southeastern area of the Town, near Scott Pond, and in the northern stretch south of I-295, near Crookfall Brook, the Moshassuck River, and several wetlands. Runoff in these locations may have a particularly negative impact on the neighboring water bodies.

### 2.1.8 Floodplains

The Federal Emergency Management Agency defines a floodplain as a land area that is susceptible to being inundated by floodwaters from any source (Federal Emergency Management Agency n.d.). Flood zones are those areas subject to temporary inundation during storm events or seasonal increases in rainfall or snowmelt. Flood zones are commonly associated with water bodies and are designated and mapped by the Federal Emergency Management Agency (FEMA) by category.

Flood zones are defined as areas prone to flooding in a 100-year storm event (a storm with a statistical probability of a 1% chance of flooding in any given year). Approximately 684 acres of land or 5.65% of the area in Lincoln is subject to inundation by 1% annual-chance flood, classified AE: Floodway by FEMA. These zones play an important role in protecting a community from flood damage when kept in their natural state. Flooding can be caused by the failure of dams, riverine sources backing up, heavy rainfall, and stormwater runoff. Table 2-6 and Map 11-1 Flood Hazard Areas Map, in Chapter 11 Natural Hazards and Climate Change, provide information on FEMA flood zones in Lincoln. Flood-prone areas in Lincoln, such as Rockridge Road and Spruce Street, and the low-lying areas around the Blackstone River are the most vulnerable to riverine flooding.

Table 2-6. FEMA Flood Zones		
Flood Zone	Acres	Percentage of Town
X: Area of Minimal Flood Hazard	11,419	94.05%
AE: Floodway	684	5.65%
X: 0.2% Annual Chance of Flooding	36	0.30%

Source: URI Environmental Data Center and RIGIS 2015, [www.rigis.org](http://www.rigis.org)

With projected climate change impacts producing more frequent and more severe storm events, it is anticipated that both types of flooding events will increase in the future. As flood heights rise, flood waters will spread beyond the current FEMA 1%-annual-chance floodplain, and new areas will flood. These newly flooded areas are where flood risk will likely increase first with estimated climate change. Heavy precipitation can lead to increased flooding if stormwater management is not properly updated to accommodate intense flow and volume.

## 2.2 Challenges and Opportunities

### 2.2.1 Challenges

Lincoln faces ongoing challenges associated with water bodies and water quality issues associated with the legacy of industry in the area, namely in the Blackstone River, although efforts to address these historic impacts are underway. Current challenges from stormwater runoff, septic systems, agricultural uses, and dumping also threaten the town’s extensive set of ponds, brooks, and rivers. Examples include the Saylesville/Lower Rd. site off Front St., where a gas/oil release into the water body needs cleanup and long-term resolution. Given the permeability of soils in much of the town, the groundwater aquifers are especially vulnerable to contamination.

Stormwater infrastructure across Lincoln, like that in many other municipalities, is not effectively prepared for the expected increase in flooding and runoff due to climate change which has the potential to impact Lincoln’s water bodies, and its community. In Manville in particular, as well as areas near Scott Pond, Crookfall Brook, and the Moshassuck River, large extents of impervious

cover and lack of tree canopy can exacerbate stormwater runoff and urban heat island effects. Lincoln is taking measures to improve local stormwater infrastructure, including improvements to the Lower River Road Culvert, Handy Pond dam, and streetscape improvements on Front Street.

The extent of undeveloped land is an asset and a challenge. Wherever development is not limited by soil or slope constraints, continued pressure is likely to cause the conversion of open space into residential or commercial uses, as demand for land increases. Open space protection may be necessary to prevent future development from consuming habitat, wetlands, entering flood zones, or high-quality agricultural soils. In addition, because houses are intermingled with undeveloped open space, wildlife conflicts and invasive species may require active management for public health and safety.

### 2.2.2 Opportunities

Lincoln boasts beautiful natural scenery, extensive forests, and wildlife habitat, with several high-quality ponds and rivers. The Blackstone River offers great opportunities for recreation, aesthetics, and supporting the community's cultural heritage. Recent investment and attention on the Blackstone River Valley – through the National Heritage Corridor and water quality cleanup efforts – is helping enhance it as a regional resource for outdoor recreation and scenic enjoyment. The town can expand water access to this and other outstanding water bodies around town for the benefit of all residents.

Where there are surface water issues, planning for wastewater treatment and stormwater management can help address and improve water quality. Local and regional residents are likely to support efforts to preserve threatened waterbodies, especially those that are water supplies or fisheries. In the Comprehensive Plan survey, Lincoln residents confirmed their support for the Town addressing natural resource protection in general (95%), and specifically for conserving wildlife habitat, wetlands, and forested areas (75%), as well as improving flood protection, stormwater, wastewater, and water infrastructure (67%).

Upland natural resources are also important to the community's well-being. Planning for open space protection is essential to maintain forest, agricultural, and wildlife resources, especially in areas of Limerock around the Moshassuck River, as well as the conservation opportunity areas identified by the state.

## 2.3 Goals and Policies

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years as gathered from a public workshop held in May 2024. Natural resources are a treasured part of Lincoln's landscape and residents were in support of goals that sought to protect these resources. The goals call for preserving undeveloped open space especially in critical environmental areas and where agricultural uses are desired. Residents also envisioned a regional approach to environmental regulations. This chapter's goals and actions align with the Rhode Island State Guide Plan, including *Water Quality 2035* (State Guide Plan Element/Report #121), which establishes statewide goals, policies, and actions for water resource protection and restoration, and the *Forest Resources Management Plan* (State Guide Plan Element 161), which establishes statewide forest resource goals and policies that support water resources, habitat, and recreation.

Table 2-7. Goals and Policies	
Goals	Policies
<p><b>NR1. Protect Water Resources.</b> Protect and improve the quality of Lincoln's rivers, brooks, ponds, wetlands, and drinking-water source waters for ecological health, recreation, and public safety.</p>	<p><b>NR1.1</b> Prioritize watershed-based protection strategies for impaired waters and waterbodies with TMDLs, including stormwater and nonpoint source reductions.</p> <p><b>NR1.2</b> Require low-impact development (LID) and green infrastructure practices in municipal projects and encourage/require them in private development where feasible (e.g., infiltration, bioretention, reduced impervious cover).</p> <p><b>NR1.3</b> Strengthen illicit discharge detection and elimination practices and coordinate with state partners for enforcement and technical support.</p> <p><b>NR1.4</b> Protect riparian buffers, wetlands, and headwater streams to reduce pollutant loading and improve aquatic habitat.</p>
<p><b>NR2. Protect Groundwater and Recharge Areas.</b> Protect groundwater resources and recharge areas from contamination, with emphasis on areas of high permeability soils and known contamination risks.</p>	<p><b>NR2.1</b> Maintain and/or strengthen protections in mapped groundwater recharge areas through land use controls, site design standards, and stormwater infiltration/pretreatment requirements.</p> <p><b>NR2.2</b> Reduce risks from failing onsite wastewater treatment systems through inspection/education programs and targeted infrastructure planning where needed.</p> <p><b>NR2.3</b> Coordinate with EPA/RIDEM on contaminated site management and public communication for affected areas (e.g., Peterson/Puritan).</p>
<p><b>NR3. Conserve and Manage Forests and Tree Canopy.</b> Protect and manage forestlands and tree canopy to support water quality, habitat connectivity, climate resilience, and recreation.</p>	<p><b>NR3.1</b> Conserve large, connected forest blocks and wildlife corridors identified as high-value habitat areas and Conservation Opportunity Areas.</p> <p><b>NR3.2</b> Expand and manage town-owned forestlands and rights-of-way using best practices for forest health, hazard tree management, and invasive species control, consistent with State Guide Plan forest policies.</p> <p><b>NR3.3</b> Increase tree canopy in developed areas (e.g., Manville and other heat- and runoff-vulnerable areas) through street tree planting, redevelopment standards, and municipal capital projects.</p>
<p><b>NR4. Protect Wetlands, Floodplains, and Natural Flood Storage.</b> Preserve wetlands, floodplains, and natural drainage functions to reduce flood risks and protect water quality as precipitation patterns change.</p>	<p><b>NR4.1</b> Avoid new development in flood-prone areas where feasible and require resilient site design and compensatory storage where avoidance is not feasible.</p> <p><b>NR4.2</b> Restore and protect wetland functions,</p>

	<p>including forested wetlands, to improve water quality and stormwater retention.</p> <p><b>NR4.3</b> Prioritize green infrastructure retrofits in areas with high impervious cover adjacent to sensitive waterbodies and wetlands.</p>
<p><b>NR5. Protect Soils and Agricultural Resource Areas.</b> Protect prime farmland soils, steep slopes, and areas with soil constraints to minimize erosion, runoff, and habitat loss while supporting working lands where appropriate.</p>	<p><b>NR5.1</b> Use conservation subdivision/site design and erosion-sediment controls to reduce disturbance on steep slopes and constrained soils.</p> <p><b>NR5.2</b> Prioritize protection of prime farmland soils and farmland of statewide importance through land protection tools and supportive zoning.</p>
<p><b>NR6. Expand Protected Open Space and Public Access.</b> Maintain and enhance protected open space and access to natural resources for residents and visitors.</p>	<p><b>NR6.1</b> Maintain at least <b>30%</b> of the Town as protected open space and focus acquisitions/easements on high-value habitat, water resource protection areas, and corridor connections.</p> <p><b>NR6.2</b> Expand equitable access to priority natural resources (e.g., riverfront and pond access) while protecting sensitive habitat and water quality.</p>
<p><b>NR7. Coordinate Regionally and Track Progress.</b> Coordinate with neighboring communities and watershed/land conservation partners and track measurable outcomes.</p>	<p><b>NR7.1</b> Partner with watershed councils, land trusts, RIDEM, and neighboring municipalities to advance shared watershed and habitat priorities.</p> <p><b>NR7.2</b> Establish a simple set of annual indicators (e.g., canopy coverage, impervious cover change in target areas, number of stormwater retrofits, progress on impaired waters actions).</p>

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### 3.0 OPEN SPACE AND RECREATION

#### Introduction

Open space is any land or water set aside or designated for recreational, natural, conservation, or other uses with minimal development. Recreation can include a variety of activities for health and fitness as well as general enjoyment, and it is the responsibility of local and State governments to provide places for outdoor recreation. Open space and recreation are vital to the health and well-being of Lincoln’s community members, the local economy, and natural resources. Where conservation lands occur near water bodies, they can contribute to better water quality.

Through this comprehensive planning process, the Town has considered its needs and preferences for recreation and open space and identified opportunities for expanding and strengthening its network of protected and designated open spaces and recreational areas. With a gradually aging population, Lincoln may focus on developing more passive recreation spaces in the future. The Town has committed to the maintenance and preservation of natural and agricultural areas.

#### 3.1 Existing Conditions

Lincoln’s community currently benefits from a variety of recreational opportunities that serve all ages, including playgrounds, nature preserves, State parks, and an active Senior Center. Outdoor recreation activities center around large protected open spaces with trails, an increasingly accessible riverfront, and sports fields. In total, the town has over 3,500 acres of recreation and conservation land which represents 29% of the Town’s land area (this total includes school and private facilities). As of the last Comprehensive Plan (2003), 2,577 acres of land were permanently protected (21.3%), and the Town set a goal of protecting 30% of the Town as open space. In 2025, the Town has 2,903 acres of protected land, increasing the percentage of total protected land to 24% (Town of Lincoln).

##### 3.1.1 Recreation Areas and Facilities

Recreational areas and facilities within the Town include publicly owned outdoor recreational areas, privately-owned outdoor recreational areas that are significant for the community, and publicly operated indoor recreational sites. These sites support recreational activities for all ages and feature opportunities for passive and active recreation across various sites. The community has 27 facilities dedicated to recreation, including playlots, playgrounds, athletic fields, fishing and boating access, and a variety of parks, conservation areas, and other facilities. A new senior center opened in 2010 with an exercise room, multiple activity rooms, and space for older adults to gather.

##### 3.1.2 Outdoor Recreation Areas and Open Space Inventory

The following inventory identifies the existing outdoor recreational areas and sites, across all categories of recreation and ownership. Table 3-1 summarizes the Town’s outdoor recreation and conservation resources, including the village where the resources are located. See Map 3-1, Outdoor Recreational and Conservation Areas, for the location of permanently protected open space and recreation areas. The table includes the following information:

- Facility Name
- Total Land Area of Facility
- Service Type

- Ownership
- Location
- Village

The “Type” indicates the primary function associated with the site: Recreation, Conservation, or Special uses. Lands are owned by the Town (Municipal), State, Private, or as otherwise noted. Many of the sites offer public access for recreation, but some conservation areas restrict public access.



Photo 3-1. Lincoln Woods State Park Picnic Area

Source: Town of Lincoln

Table 3-1. Outdoor Recreation and Conservation Lands by Neighborhood Villages

Map #	Facility Name	Land Area (Acres)	Type	Ownership	Plat	Lot	Street Location	Village
1	Albion Mills Conservation Area	1.2	Conservation	Municipal	34	192	Main Street	Manville/Albion
2	Albion Playground	4.6	Recreation	Municipal	34	189, 362	Off Berkshire Drive	Manville/Albion
3	Albion Youth Center	0.3	Special	Municipal	33	34	School Street	Manville/Albion
4	Aldrich-Marshall Woods	57.12	Conservation	Municipal	27	26	Wilbur Road	Lime Rock
5	Arnold Ave. Conservation Area	1.86	Conservation	Municipal	15	50	Arnold Ave.	Saylesville/Fairlawn
6	Arnold Park	2.75	Recreation	Municipal	9	122, 245	Smithfield Ave & Chapel St	Lonsdale
7	Ballard's Farm	62.22	Special	Private	24	53	Great Road	Lime Rock
8	Ballou Avenue	1.87	Conservation	Municipal	7	77, 147	Ballou Avenue	Saylesville/Fairlawn
9	Barbara's Way	1.63	Conservation	Municipal	13	2	Ashley Drive	Lonsdale
10	Barney Pond and Conservation Area	49.14	Conservation & Recreation	Municipal	9; 20; 22	160, 161, 192, 234; 4, 142; 60	Off Smithfield Ave.	Saylesville/Fairlawn
11	Black Stone River State Park	57.75	Conservation	State	30; 34; 35; 37; 38	10, 15; 27, 29; 128, 129, 135; 132, 138, 226; 117, 118	Along Blackstone River	Manville/Albion
12	Blackstone River Bikeway	60.9	Conservation and Recreation	State	29, 30	87; 11, 16, 17, 19	Lower River Road	Industrial Corridor
13	Blackstone River Bikeway	17.14	Conservation and Recreation	State	5; 12; 13; 21	1, 93; 209, 210, 211; 73; 22	Blackstone River	Lonsdale
14	Blackstone River Bikeway (includes Capt. Wilbur Kelly House, Plat 29 lot 88)	50.6	Conservation	State	23; 29	131, 180; 87, 88, 295	Lower River Rd	Quinnville
15	Blackstone River Conservation Area	0.7	Conservation	Municipal	39	21	Off Railroad Street	Manville/Albion
16	Bridle Drive	12.9	Conservation	Municipal	26	148	Bridle Drive	Lime Rock
17	Brushwood Drive	1.86	Conservation	Municipal	32	154	Brushwood Drive	Manville Albion
18	Butterfly Pond and Conservation Area	1.03	Conservation	Municipal	25	230, 231	Great Road	Lime Rock
19	Butterfly/Smith Farm	93.28	Conservation	Private	22	107, 108	Great Road	Lonsdale
20	Camp Meehan	77.17	Conservation	Municipal	45	52, 53, 61, 144	Angell Road	Lime Rock
21	Cass Street Conservation Area	1.26	Conservation	Municipal	10	184, 186, 187, 192-199	Cass Street	Lonsdale
22	CCRI Field House and Play Field	200	Recreation	State	43	17	Old Louisquisset Pike	Lime Rock
23	Central Elementary School	10	Conservation	Municipal	29	218	Great Road	Lime Rock
24	Chase Farm Conservation Area/Hannaway Blacksmith Shop	91.36	Conservation & Recreation	Municipal	22	72	Great Road	Lonsdale
25	Cobble Hill Rd Open Space	24.86	Recreation	State	19	115	Cobble Hill Rd	Saylesville/Fairlawn
26	Crookfall Brook	140.6	Conservation	Woonsocket Water Division	39; 40; 41	1, 8, 9, 12, 19; 8, 49; 22, 40, 41, 43, 44A	Albion Road, Eddie Dowling Highway	Manville/Albion
27	Davies Technical High School Athletic Complex	38.5	Recreation	State	43	16	Jenckes Hill Road	Lime Rock
28	Eagle Nest Conservation Area	18.4	Conservation	Municipal	40	99	Eagle Nest Road	Manville/Albion
29	Eleazer Arnold House (Historic Easement)	0.38	Conservation	Private	22	54	Great Road	Lonsdale
30	Evans Park/Skate Pond	10.4	Conservation	Municipal	30	57, 58	Old River Road and G.W. Hwy	Industrial Corridor
31	Fairlawn Golf Course	14.11	Recreation	Private	23	70	Sherman Avenue	Lime Rock
32	Fairlawn Playground	10	Conservation & Recreation	Municipal	6	316, 317, 318, 320, 322, 323, 324, 338, 339, 340, 341, 343, 348, 349, 352, 375, 440	Cecile St & Reservoir Ave	Saylesville/Fairlawn
33	Front Street Conservation Area (Green Acres)	10.04	Conservation	Municipal	9; 10	67, 113, 230; 219-229	Off Front Street, Tucker Lane	Lonsdale
34	Gardner Property	0.63	Conservation	Municipal	22	162	Great Road	Saylesville/Fairlawn

Table 3-1. Outdoor Recreation and Conservation Lands by Neighborhood Villages

Map #	Facility Name	Land Area (Acres)	Type	Ownership	Plat	Lot	Street Location	Village
35	Gateway to Great Road	12.17	Conservation & Recreation	Municipal	22	155-159	Great Road	Lonsdale
36	Handy Pond and Conservation Area	197.4	Conservation	State/ Municipal	40	2, 3	Old River Road	Manville/Albion
37	Hearthside	1.02	Conservation	Municipal	22	64	Great Road	Lonsdale
38	High School Conservation Area	28.5	Conservation	Municipal	30	9	Off I-295	Manville/Albion
39	Holiday Drive Conservation Area	1.46	Conservation	Municipal	14	82	Holiday Drive	Lonsdale
40	Jergensen Conservation Area	47.65	Conservation	Municipal	40	31	Albion Road	Manville/Albion
41	Kirkbrae Conservation Area	18.47	Conservation	Private	30	40, 46, 47	Off I-295	Manville/Albion
42	Kirkbrae Country Club	142.7	Special	Private	32	13	Old River Road	Manville/Albion
43	Knights of Columbus Baseball Field	1.5	Recreation	Private	26	29	Jenckes Hill Road	Lime Rock
44	Laporte Ave Conservation Area	0.7	Conservation	Municipal	39	52	Laporte Ave	Manville/Albion
45	Lennon Road Conservation Area	2.78	Conservation	Municipal	45	306	Lennon Road	Lime Rock
46	Lime Acres Park	17.79	Conservation & Recreation	Municipal	26	110	Jenckes Hill Road	Lime Rock
47	Lime Kiln	2.2	Conservation	Municipal	27	16	Old Louisquisset Pike	Lime Rock
48	Lime Rock Preserve (aka Aust Family Preserve)	165.34	Conservation	Nature Conservancy	27	2, 60, 145, 156	Wilbur Road	Lime Rock
49	Lincoln Country Club	54.1	Recreation	Private	22	47	Dexter Rock Road	Lonsdale
50	Lincoln High School	53.83	Conservation & Recreation	Municipal	30	7	Old River Road	Industrial Corridor
51	Lincoln HS Athletic Complex & Public Library	10.27	Recreation	Municipal	30	25	Old River Road	Industrial Corridor
52	Lincoln Middle School Athletic Complex	37	Conservation	Municipal	26	39	Jenckes Hill Road	Lime Rock
53	Lincoln Senior Center	22.69	Recreation	Municipal	44	161	Jenckes Hill Road	Lime Rock
54	Lincoln Woods State Park	700.05	Conservation & Recreation	State	17; 19; 20; 22	1, 2; 19; 5, 8, 18, 25; 10	Table Rock Road	Saylesville/Fairlawn
55	Lonsdale Ave/Valley Falls Pond	0.57	Conservation	Municipal	3	174	Lonsdale Ave	Lonsdale
56	Lonsdale Drive-in	36.8	Conservation & Recreation	State	5	52	John Street	Lonsdale
57	Lonsdale Playground	18.44	Conservation & Recreation	Municipal	22	66	River Road	Lonsdale
58	MacColl Field/YMCA Athletic Complex	121.56	Recreation	Private	25	48, 58, 68, 69, 71	Breakneck Hill Road	Lime Rock
59	Main Street Manville	0.8	Conservation	Municipal	37	103	Main Street Manville	Manville/Albion
60	Manville Memorial Park	29	Conservation & Recreation	Municipal	36	6, 38	High Street	Manville/Albion
61	Manville Park Literacy Center	0.9	Recreation	Municipal	37	101, 112	Park Way	Manville/Albion
62	Manville Sportsman's Club	56.2	Special	Private	34	36	Off High Street	Manville/Albion
63	Maria Street Conservation Area	1.3	Conservation	Municipal	21	60	Behind Maria Street	Lonsdale
64	Mark Drive	0.46	Conservation	Municipal	19	78	Mark Drive	Saylesville/Fairlawn
65	Moffett Mill	0.03	Conservation	Municipal	22	119	Great Road	Lonsdale
66	Moshassuck River	1.54	Conservation	Municipal	25	51	off Great Road	Lime Rock
67	Moshassuck River Preserve	215.6	Conservation	Nature Conservancy	24; 25	3, 15, 50; 25	Sherman Avenue	Lime Rock
68	North Central Conservation Area	20	Conservation	Municipal	28	49, 112	Wellington Road	Industrial Corridor
69	North Gate Toll House/Historical Society/Arnold's Bakery	0.38	Conservation	Private	27	20	Old Louisquisset Pike	Lime Rock
70	Northern Lincoln Elementary School Playground	19.64	Conservation & Recreation	Municipal	34	184	New River Road	Manville/Albion

Table 3-1. Outdoor Recreation and Conservation Lands by Neighborhood Villages								
Map #	Facility Name	Land Area (Acres)	Type	Ownership	Plat	Lot	Street Location	Village
71	Old Louisquisset Pike Conservation Area	2.55	Conservation	Municipal	25	94	Old Louisquisset Pike	Lime Rock
72	Paddock Drive/Rear Woodward Road	30.83	Conservation	Municipal	42	167, 181	Paddock Drive	Lime Rock
73	Pleasant View Ave. Conservation Area	1.82	Conservation	Municipal	6	99, 103, 104, 105, 106, 110, 111, 112	Pleasant View Ave.	Saylesville/Fairlawn
74	Quaker Meeting House	1.28	Conservation	Private	9	142	Great Road	Saylesville/Fairlawn
75	Quinnville Playground	1.32	Conservation & Recreation	Municipal	29	221	Lower River Rd	Quinnville
76	Quinnville Conservation Area	0.4	Conservation	Municipal	23	130	Lower River Rd & Martin St	Quinnville
77	Reservoir Ave. Conservation Area	5.8	Conservation	Municipal	15	45	Reservoir Ave.	Saylesville/Fairlawn
78	Saylesville Elementary School and Park/ Sullivan Field	12.38	Conservation	Municipal	7	134, 135, 136	Woodland Street	Saylesville/Fairlawn
79	Saylesville Pond	14.3	Conservation	Municipal	3	162	Smithfield Ave and Walker Street	Lonsdale
80	School Street Conservation Area	0.6	Conservation	Municipal	33	40	School and Berkshire Drive	Manville/Albion
81	Scott's Pond and Conservation Area	50.91	Conservation	Municipal	3; 4; 10	148; 31, 85; 307	Lonsdale Ave. and Walker Street	Lonsdale
82	Shady River Conservation Area	19.3	Conservation	Municipal	34	190	Shady Brook Circle	Manville/Albion
83	Spring Green Pond	1.97	Conservation	Municipal	31	114	Parkview Road	Manville/Albion
84	Sunset Stables	31.78	Conservation & Recreation	State	20	12, 14, 20, 21	Twin River Road	Saylesville/Fairlawn
85	Thibaudeau Farm / Community Gardens	12.37	Conservation	Municipal	13	77, 81, 113	River Road	Lonsdale
86	Timberland Drive	15.8	Conservation	Municipal	32	171	Timberland Drive, Brushwood Drive	Manville/Albion
87	Town Hall Park	15.95	Conservation	Municipal	29	222	Behind Town Hall	Lime Rock
88	Valley Marsh	39.82	Conservation	Municipal & State	4	32, 33, 34, 83, 101, 102	Lonsdale Ave	Lonsdale
89	Wellington Road	8.8	Conservation	Municipal	28	158	Wellington Road	Industrial Corridor
90	Wenscott Reservoir/Jogging Trails	13.45	Conservation	State	45	39-48, 51	Twin River Road	Lime Rock
91	Whipple Cullen Conservation Easement	33.63	Conservation	Private	29	150	Old River Road	Lime Rock
92	Winter Street	0.06	Conservation	Municipal	37	232	Winter Street	Manville/Albion
93	Woodland Street Conservation Area	1.96	Conservation	Municipal	8	133	Woodland Street and Smithfield Ave.	Saylesville/Fairlawn
<b>Total</b>		<b>3503</b>						

Source: Town of Lincoln 2023; RIGIS

Table 3-2 describes where these resources are located within Lincoln, by village. The neighborhood village with the most acreage of open space and recreation land is Limerock, with slightly over 1,000 acres of recreation and conservation space. However, Manville/Albion had the highest percentage of green space within the village land area. The Industrial Corridor has the least amount of land, and the lowest percentage of total land dedicated to open space.

Table 3-2. Recreation and Conservation Areas by Village		
Neighborhood Village	Acres of Recreation and Conservation Sites	% of Village*
Manville/Albion	805	88%
Limerock	1158	23%
Lonsdale	461	38%
Saylesville/Fairlawn	844	59%
Industrial Corridor	164	10%
Quinnville	71	43%

Source: (RIGIS, 2021), (RIGIS, 2021), (Town of Lincoln, 2003)

\*Note: Total acreage of each village used to calculate the % of Village does not include the area of water bodies.

### 3.1.3 Open Space and Conservation Areas

The largest recreation areas on natural landscapes in the Town are listed below. Additional information about these resources can be found in Table 3-1, above.

- Lincoln Woods State Park (State-owned)
- Chase Farm Conservation Area (Town owned)
- Moshassuck River (State-owned)
- Lime Rock Conklin (The Nature Conservancy)
- Handy Pond Conservation Area (Town owned)
- Blackstone River Bikeway (State-owned)
- Crookfall Brook (Woonsocket Water Division owned)
- Manville Memorial Park (Town owned)
- Aldrich-Marshall Woods (Town owned)
- Lime Rock Nature Preserve (State-owned)
- Wenscott Reservoir (Town and State-owned)
- Blackstone River (Town and State-owned)

The 2003 Comprehensive Plan identified several properties as priority conservation acquisitions that have since been acquired or expanded. Handy Pond Conservation Area is a recent addition to the recreation opportunities in Lincoln that offers interesting topography for hiking, fishing, picnicking, and ice-skating. In 2014, the Blackstone River Valley National Historical Park was created out of a smaller portion of the National Heritage Corridor as a new National Park (Blackstone River Valley National Heritage Corridor, 2021). Blackstone River State Park and Bikeway offer a transportation corridor for bikes and walking, passive recreation areas and river access, and a historical interpretation of the river’s unique regional significance.

Many sites include trail networks and outdoor recreation opportunities (See Table 3-3 for a listing of recreational areas with hiking trails). Lincoln Woods State Park and Blackstone River Bikeway provide a significant variety of outdoor recreation opportunities for the Town and regional visitors. Town parks

offer hiking, fishing, kayak/canoe rentals, bouldering/rock climbing (in Lincoln Woods), in addition to playgrounds and sports fields.

Table 3-3. Miles of Trails in Recreational Areas	
Site Name	Miles of Trails
Lincoln Woods State Park	12.9
Blackstone River Bikeway	11.1
Moshassuck River Preserve	6.0
Handy Pond Conservation Area	4.0
Lime Rock Nature Preserve	3.1
Chase Farm Conservation Area	2.3
Wenscott Reservoir	1.6

Source: (RIGIS, 2021); (Explore Rhode Island, 2020)

Town conservation efforts have been aided by support from the state and volunteers with the Lincoln Conservation Commission/Municipal Land Trust. A local community cleanup crew organized on social media also supports the Conservation Commission's efforts.

Other open space partners include:

- Blackstone River Valley National Heritage Corridor
- Blackstone River Watershed Council
- Blackstone Valley Tourism Council
- Moshassuck River Group
- The Nature Conservancy

See the Natural Resources chapter for more information on conservation efforts.

### 3.1.4 Other Recreation Facilities

The Lincoln Community Garden at the former Thibaudeau Farm is free for all residents to grow their crops (Barr, 2023). More information about community agriculture is covered in the Agriculture Chapter.

Indoor recreation facilities also include privately managed facilities open to the public for dancing, fitness classes, tennis courts, bowling, swimming, and shooting.

### 3.1.5 Recreation Department

The Town of Lincoln Park & Recreation Department (LPR) provides recreational activities, programs, and events for Lincoln’s residents. Regular activities include youth and adult programs, a summer concert series, and an annual Memorial Day Parade (Town of Lincoln, 2023).

Currently, the staff of LPR consists of three salaried positions of Director, Assistant Director, Youth Center Coordinator, and Supervisor, with paid part-time and seasonal staff. In the Lincoln 2023 Expense Budget, the Parks and Recreation budget was \$547,346 (Town of Lincoln, 2023). Recreation capital improvements are funded through the municipal capital and operating budgets.

### 3.1.6 Improvements and Expansion

Lincoln uses its local funding to leverage state opportunities to improve its recreation infrastructure and assess future opportunities. The Town recently applied for grant funding, from RIDEM, for a

splashpad at Manville Park and to install lights at the soccer field there. The Town is also working with Statewide Planning on a Town-wide bicycle infrastructure assessment. Finally, Lincoln is assessing opportunities for pocket parks along Front Street with grants from RI Commerce and the Rhode Island Infrastructure Bank.

The National Recreation and Park Association (NRPA) have general metrics to assess whether a municipality is providing enough recreation area per capita. Their metrics generally recommend 6 to 10 acres per 1000 residents. The Town of Lincoln exceeds that metric and provides approximately 150 acres per 1000 residents. The presence of stateside resources, like Lincoln park, contributes to this. The Town’s focus, therefore, is connecting resources and expanding offerings within existing resources, rather than expanding the amount of recreation and open space land.

**3.2 Challenges and Opportunities**

*3.2.1 Challenges*

Managing Park use in an active and growing community is a common challenge for towns of Lincoln’s size. Residents noted the need for better maintenance of fields and playgrounds and regular trash pickup in parks, which requires staff resources to accomplish. Older fields and facilities need updates or refurbishments to continue to function well and meet user expectations. The Recreation Department is heavily dependent on volunteers and may need more staff to assist with park maintenance as well as coordinating volunteers for sports leagues, for example.

Meanwhile, open space is under pressure from development as the population increases, making it urgent to protect lands from conversion. Directing development into areas that are already built up may help offset this pressure.

*3.2.2 Opportunities*

In public meetings and community surveys, Lincoln residents believe that the Town provides adequate recreational opportunities but think it important to maintain and expand the offerings. Residents view open space as an important Town asset and support the acquisition of land for recreation and conservation. In some villages, recreational options are limited, especially in parts of Limerock Village and the Industrial Corridor.

Existing open space properties can provide opportunities for connectivity if adjacent properties can be acquired. The Rhode Island Natural Heritage Preservation Grants, the Blackstone Valley Tourism Council, and the National Heritage Corridor are regional partners that may be able to assist or raise the profile on Lincoln’s open space needs in these and other areas. Environmentally sensitive areas should continue to be preserved through set-asides during development or direct protection, with limited recreation access.

Existing parks could also be expanded or updated, or new access points created to enable local use, in areas where new parks are limited. New or underutilized facilities may benefit from additional programming or amenities, such as Chase Farm, which has been identified as a site with the potential for additional uses.

In developing future programming, special populations should be considered because of their unique facility needs or recreational interests: youth (under 18), adults from 40-49, and older adults (over 65); as well as populations from a variety of ethnic and cultural backgrounds.

### 3.3 Goals & Policies

Goals and their corresponding policies reflect the desired objectives of Lincoln residents for the next twenty years. Residents expressed a desire for more recreational opportunities and spaces, as well as adequate maintenance for existing resources. Village-specific goals are also focused on addressing the challenge of preserving and managing open space. Residents noted a desire for improved access and connectivity to important recreation resources.

The specific action items are included in the Implementation Plan.

Table 3-4. Goals and Policies	
Goals	Policies
<b>OS1. Town Wide</b> Provide adequate active and passive recreational areas and facilities throughout the community to serve a wide range of populations and activity levels.	<b>OS1.1. Town Wide</b> Support the Recreation Department's programming and facilities by continuing to adequately fund and staff the department.
	<b>OS1.2. Town Wide</b> Continue to provide an active maintenance and rehabilitation program and schedule to maintain and upgrade existing facilities.
	<b>OS1.3. Town Wide</b> Prioritize projects that build upon existing infrastructure and resources, ensuring that new recreational facilities are well-connected and meet the needs of the community.
	<b>OS1.4. Town Wide</b> Increase the public's awareness of recreation opportunities, including using social media, the Town website, workshops, and other outreach efforts to inform residents of recreation programs and provide a means of public input.
	<b>OS1.5. Town Wide</b> Work with adjoining towns and the region to advance environmental resource protection strategies.
<b>OS2. Albion</b> Strengthen Albion's village center through strategic land use planning that emphasizes its mixed-use character, economic vitality, and community services, ensuring it remains a central hub for residents and visitors.	<b>OS2.1. Albion</b> Prioritize the acquisition of open land to prevent overdevelopment and ensure the preservation of natural resources.
	<b>OS2.2. Albion</b> Develop and implement a comprehensive management plan for the area, focusing on sustainability and public enjoyment.
	<b>OS2.3. Albion</b> Enhance the connectivity and user experience of the Blackstone River Heritage Corridor through targeted improvements.
<b>OS3. Manville</b> Preserve and improve Manville Village's open space and recreational areas for community use.	<b>OS3.1. Manville</b> Encourage the inclusion of outdoor common spaces and shared/public resources in existing and proposed developments (shared recreational facilities,

	walking trails, community gardens, exercise equipment, etc.) via recreational and/or conservation easements.
<b>OS4. Lime Rock</b> Enhance the network of informal walking paths in Lime Rock.	<b>OS4.1. Lime Rock</b> Expand and maintain access to the Blackstone River for all Lincoln residents.
	<b>OS4.2. Lime Rock</b> Leverage Lime Rock's landscape for the creation of a system of informal walking paths.
	<b>OS4.3. Lime Rock</b> Proactively pursue the acquisition of land for open space or town service uses.
<b>OS5. Quinnville</b> Enhance access to the Blackstone River Corridor, aiming to mitigate traffic impacts on Quinnville.	<b>OS5.1. Quinnville</b> Develop additional access points to the Blackstone River Corridor to distribute visitor flow more evenly along the corridor and reduce the number of vehicle trips while maintaining or increasing the overall number of visitors to the corridor.
<b>OS6. Lonsdale</b> Enhance public access to and protection of the Blackstone and Moshassuck Rivers, linking the area's historic and natural resources.	<b>OS6.1. Lonsdale</b> Collaborate with Corridor organizations to improve access to and conservation of the Blackstone and Moshassuck Rivers.
<b>OS7. Fairlawn</b> Develop additional passive recreation spaces and improve connectivity among existing and anticipated recreational areas in Fairlawn.	<b>OS7.1. Fairlawn</b> Identify and develop new passive recreation areas.
	<b>OS7.2. Fairlawn</b> Explore and establish connections to, from, between, and within existing and anticipated outdoor recreation facilities.
<b>OS8. Saylesville</b> Maintain and enhance the existing recreational lands to meet the community's needs as Saylesville grows.	<b>OS8.1. Saylesville</b> Seize opportunities to enhance the recreational and open space system when they arise.

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## 4.0 HISTORIC AND CULTURAL RESOURCES

### 4.1 Introduction

To properly plan for what a community is to become, an understanding of where that community came from is essential. Lincoln's historical and cultural resources play a central role in planning for the future. Historic and cultural resources within a community are indicators of this heritage and can include structures, properties, places, landmarks, archeological sites, landscapes, and natural areas that the community has determined to be noteworthy and of primary importance for recognition and preservation. The physical remnants of heritage provide valuable glimpses into history, offering information on how people lived and worked, their values, and the roles they played in the community. They also provide us with an understanding of how the built environment has changed over time. The historic and cultural resources element of the Comprehensive Plan focuses on the protection and preservation of important historic, cultural, and archaeological features of Lincoln. These historic and cultural resources are closely linked with a community's natural and built environment.

### 4.2 History of Lincoln

Lincoln was home to the indigenous peoples of Wôpanâak (Wampanoag), Nahaganset, Nipmuc, Pokanoket for thousands of years (Native Land Digital, 2023). A rare Paleo-Indian period (10,000-6,000 BCE) site and several Archaic Period (6,000-500 BCE) sites have been documented in Lincoln (Rhode Island Historical Preservation and Heritage Commission, Blackstone River Valley National Heritage Corridor Commission, 2010). The Town of Lincoln has an important agricultural history, with remnants of the agricultural heritage existing throughout. Farmhouses, barns, and sheds survive in good condition and are further detailed in Chapter 7, *Agriculture*. The Blackstone and Moshassuck rivers had fertile soils and were used for fishing, hunting, gathering, and agriculture. During



**Photo 4-1. Great Road**

*Source: RI Department of Transportation*

During colonial times, lime mining occurred at the village of Lime Rock. The Blackstone River Valley, a National Heritage Corridor that includes areas in Lincoln, historically supported various agricultural activities such as farming and mills. This area is known for the Farm to Factory transformation, the beginning of the American Industrial Revolution (Blackstone River Valley). Today, agriculture, forestry, fishing and hunting, and mining directly employ only around 26 workers (or about 0.2% of the population) in Lincoln (U.S. Census, 2021).

Early roads including Great Road and River Road were laid out along presumed Native American trails along the Blackstone and Moshassuck Rivers (Rhode Island Historical Preservation and Heritage Commission, Blackstone River Valley National Heritage Corridor Commission, 2010). The land use pattern today is defined by businesses concentrated along the Blackstone and Moshassuck rivers and transportation systems that link them to Providence (United States Department of the Interior). Lincoln was formerly recognized as a rural community, with open space, forested lands, and agricultural areas that continue to have a major influence on its landscape. Land use changes that occurred between 1988-2020 are summarized in Chapter 1, *Land Use*.

### 4.3 Existing Conditions

#### 4.3.1 *Historic and Cultural Resources*

Historic resources can be listed on federal, state, and local registers for a variety of reasons, including their architectural significance, their archaeological/historic significance, or because they reflect landscapes, development patterns, or lifestyles that are threatened. Many historic and cultural resources carry both federal and local protection.

Understanding the levels of protection for historic resources is critical to the assessment of existing conditions and future preservation efforts. These levels are described below:

- **The National Register of Historic Places** is the official list of the country’s historic places authorized by the National Historic Preservation Act of 1966 and maintained by the Department of the Interior (National Park Service, 2023). The National Register of Historic Places and National Historic Landmarks Program provides measures for documentation, certain levels of promotion, and protection from federally funded projects (Advisory Council on Historic Preservation). Historic places are protected from development that includes an element of federal funding, licensing, or permitting. The federal agency involved must document the effects of federal actions on historic properties and consult with stakeholders as outlined in Section 106 (Advisory Council on Historic Preservation).
- **Local Historic District Zoning** is a special zoning area that monitors and guides construction activity in historic areas (Rhode Island Historical Preservation & Heritage Commission). The Town of Lincoln does not have a historic zoning district. The Town of Lincoln has a Mill Conversion Overlay District. The purpose of this overlay district is to, “allow for the conversion of Lincoln’s historic mills while preserving the character of nearby residential and commercial neighborhoods; to encourage the preservation, reuse, and renovation of historic mill properties; and promote diversified housing opportunities and uses such as commercial, retail or office use, or a combination of such uses.”
- **Preservation Easements** are legal agreements between an owner and the Rhode Island Historical Preservation & Heritage Commission that the historic and architectural character of the property will be preserved, and that the property will not be altered without the Commission’s approval (Rhode Island Historical Preservation and Heritage Commission). In Lincoln, Preserve Rhode Island holds a preservation easement on the property of Mowry House and Valentine Whitman House to ensure its long-term protection and preservation (Preserve Rhode Island).

The Town of Lincoln has historically significant structures throughout. There are many buildings, districts, and other structures of historic importance interspersed with modern development. Table 4-1, National Register of Historic Places, and Map 4-1, Historic and Cultural Resources Map, lists properties listed on the federal government's National Register of Historic Places.

Table 4-1. National Register of Historic Places				
Name on the Register	Date Listed	Area of Significance	Location	Category of Property
Albion Historic District	July 19, 1984	Industry; Engineering;Architecture	Roughly bound by Berkshire Dr., Willow Lane, Ledge Way, Kennedy Boulevard, and School and Main Streets.	District
Eleazer Arnold House	November 24, 1968	Architecture	Great Rd. (RI 123) near its junction with RI 126	Building
Israel Arnold House	December 18, 1970	Architecture	Great Rd.	Building
Ballou House	August 30, 1984	Architecture	Albion Rd.	Building
Blackstone Canal	May 6, 1971	Community Planning and Development;	From Steeple and Promenade Streets. in Providence to the Massachusetts border in North Smithfield	Structure
Elliot-Harris-Miner House	August 30, 1984	Architecture	1406 Old Louisquisset Pike	Building
Great Road Historic District	July 22, 1974	Industry; Agriculture; Transportation; Architecture	Great Rd.	District
Hearthside	April 24, 1973	Architecture	Great Rd.	Building
Jenckes House	August 30, 1984	Architecture	81 Jenckes Hill Rd.	Building
Jenckes House	October 10, 1984	Architecture	1730 Old Louisquisset Pike	Building
Lime Kilns	August 30, 1984	Industry	Off Louisquisset Pike, Sherman and Dexter Rock Rds.	Structure
Limerock Village Historic District	May 23, 1974	Industry; Transportation; Architecture	In an irregular pattern along Smith, Wilbur, and Great Rds., and Old Louisquisset Pike	District
Manville Company Worker	April 2, 2009	Industry; Agriculture	Bounded by Chestnut St., Angle St.,	District

Table 4-1. National Register of Historic Places				
Housing Historic District			Railroad St., Winter St., Fall St., Spring St., Park Way, Almeida Dr., and Main St.	
Old Ashton Historic District	August 30, 1984	Architecture	Lower River Rd. and Blackstone Canal Towpath	District
Pullen Corner School	August 30, 1984	Architecture	Angell and Whipple	Building
Saylesville Historic District	August 30, 1984	Industry; Agriculture	Roughly bound by Memorial Ave., Scotts Road, Industrial Circle, Smithfield Ave., and Woodland Court	District
Saylesville Meetinghouse	November 28, 1978	Agriculture; Religion	Smithfield Ave.	Building
Whipple-Cullen House and Barn	November 14, 1991	Architecture	Old River Rd. south of its junction with George Washington Highway	Building

Source: National Register of Historic Places, <https://www.nps.gov/subjects/nationalregister/database-research.htm#table>

The historical significance and cultural offerings in Lincoln provide a wide variety of experiences for residents and visitors. Great Road, which served as the main connection between Providence, Hartford, and Worcester during colonial times, includes several historical properties such as the Eleazer Arnold House, the Moffett Mill, the Israel Arnold House, and Hearthside (United States Department of the Interior National Park Service, 1974).

Other local cultural sites include the Hearthside, which was purchased by the Town in 1997 (Advisory Council on Historic Preservation, 2004). Hearthside is a museum that provides guided tours and hosts events (Great Road Heritage Campus). Visitors can also tour historic buildings such as the Eleazer Arnold House, which is listed on the National Register of Historic Places for its architectural significance. The exterior of the building consists of rare stone-enders, a unique architectural style developed in the 17<sup>th</sup> century (Society of Architectural Historians).



**Figure 4-1. Hearthside House**  
*Source: Great Road Heritage Campus*



**Figure 4-2. Eleazer Arnold House**  
*Source: Society of Architectural Historians*

The Blackstone River Valley, a National Heritage Corridor which includes areas in Lincoln, historically supported various agricultural activities such as farming and mills. The Blackstone River Bikeway provides a scenic route and outdoor recreation for visitors. (Rhode Island's Blackstone Valley).

Although Paleo-Indian artifacts and early Archaic archaeological sites are rare in Rhode Island, a Paleo-Indian period (10,000-6,000 BCE) site and Archaic Period (6,000-500 BCE) site have been documented in Lincoln (Rhode Island Historical Preservation and Heritage Commission, Blackstone River Valley National Heritage Corridor Commission, 2010). According to the 2022 Neutaconkicut Hill Park Historic Resources Survey, single Paleo-Indian artifacts or small Paleo-Indian archaeological occupations are known from the Twin Rivers Site in Lincoln (Public Archaeology Laboratory, Inc., 2022). Early Archaic archaeological sites were also recovered from the Twin River Site.

These resources should be protected as they help preserve the identity of Lincoln's heritage, tell the story of its past, provide educational opportunities, and contribute to the local economy. The Blackstone Valley Historical Society, comprised of Pawtucket, Central Falls, Lincoln, Cumberland, North Smithfield, and Woonsocket, is dedicated to the exploration, preservation, and appreciation of the Blackstone Valley heritage (Blackstone Valley Historical Society). Several measures listed in Section 4.5, Historic and Cultural Resource Protection, can additionally guide the protection of the Town's many historic and cultural resources.

#### 4.3.2 *Historic Villages*

The Town of Lincoln is comprised of seven neighborhood villages. A detailed description of land uses by neighborhoods is in Chapter 12, *Land Use*. The mill villages were inspired by Samuel Slater's Pawtucket mill model, which sparked the Industrial Revolution (Dotzenrod, Learn of Lincoln's villages and the industries that shaped them, 2021). The Albion, Manville, Lonsdale, and Saylesville textile mills expanded over the years with the construction of worker homes, churches, schools, post offices and stores (Dotzenrod, Nicole, 2021). A brief history of the seven mill villages is summarized below (Dotzenrod, Learn of Lincoln's villages and the industries that shaped them, 2021).

#### **Albion**

Albion is one of Lincoln's smaller villages that began as an agricultural settlement until the 1820s. In 1820s, the village expanded with mills along the Blackstone River including housing for workers.



**Figure 4-3. Albion Mill Gatehouse (c.1916)**

*Source: National Archives Catalog, Photographer: Kay Westhues, Date: June, 1981*

### Saylesville and Fairlawn

Saylesville was one of Lincoln's early factory villages. Members of the Arnold family established homes in the village, including Eleazer Arnold and Israel Arnold. The Eleazer Arnold house is located on Great Road which was historically used as a road to travel to Providence from Lincoln (Historic New England).

### Lime Rock

During colonial times, lime mining occurred at the village of Lime Rock. The lime business helped Lime Rock grow into a massive quarry village. During and before the lime industry, the village maintained agricultural land in this area. Today, lime continues to be mined in Lincoln by Conklin Limestone Company.



**Figure 4-4. Horse Carriage with Limestone**

Source: *The Valley Breeze*

### Lonsdale

The Lonsdale Company established the mill villages with worker housing in the 1860s. Compared to the surrounding villages, much of the activity in Lonsdale was centered on the mill. The growth of the Lonsdale Company contributed to increased development in Lincoln through the 1880s and 1890s.

### Manville

Manville village housed mill operations and grew to be one of the largest mills in the country. The mill was devastated by a flood in 1955 and later a fire. Manville remained intact as a mill village.

### Quinnville

Quinnville families worked in Berkeley's Mill or lime kilns. The village started with a small cotton mill that has since been demolished. The mill was sold to the Lonsdale Company for storage. The growth of the Lonsdale Company contributed to increased development in this area.

#### 4.3.3 Scenic and Heritage Landscapes

The 2010 Lincoln Reconnaissance Report lists priority heritage landscapes. This list includes agricultural lands, burial grounds and cemeteries, village centers, Native American sites, natural, open space, park areas, transportation, and waterbodies. As an example, the Lincoln Community Garden located on 397 River Road, formerly known as Thibaudeau Farm, is now used for passive recreation and conservation through an Open Space grant from RIDEM and offers scenic views in Town (Dotzenrod, Lincoln Community Garden accepting new gardeners for 2022 season, 2022).



**Figure 4-5. Lincoln's Community Garden (formerly Thibaudeau Farm)**  
*Source: The Valley Breeze*

The Rhode Island Landscape Inventory provides a list of scenic landscape features in Lincoln. The inventory grew out of 1987 legislation directing the Rhode Island Department of Environmental Management to establish and maintain a list of scenic areas in the state (RIGIS, 2016). This report was sent to officials in all of Rhode Island's cities and towns to be used as a resource for future open space, recreational, and comprehensive planning projects. The Great Road Butterfly Pond and Whipple Road in Lincoln are listed as part of this inventory (RIGIS, 2016).



**Figure 4-6. Butterfly Pond**

Source: *The Valley Breeze*

4.3.4 *Blackstone River Valley*

The 2003 Comprehensive Plan includes a Blackstone Valley National Corridor Inventory that describes the Blackstone River Valley National Heritage Corridor mission as, “preserving and interpreting for the educational and inspirational benefit of present and future generations the unique and significant contributions to our natural heritage of certain historic and cultural lands, waterways and structures.” The Valley was the birthplace of the American Industrial Revolution and encompasses the Blackstone River, Blackstone Canal, and Providence and Worcester railroad. The Blackstone River Valley is the country’s second designated National Heritage Corridor and the first to encompass two states. The 2003 Blackstone River Valley National Corridor Element Inventory was prepared by the Blackstone River Valley National Heritage Corridor Commission to be used as a framework for identifying Lincoln’s strategy for the Blackstone River Valley. Responsible parties for the implementation strategies included the departments from the local government, private local groups, and regional groups. Actions were integrated into five planning sections including economic development, transportation/access, partnerships and cooperation, natural resource protection, and land use and built environment. In 2003, major areas of concern for Lincoln were the impacts of tourist traffic on Quinville, pedestrian and bicycle safety in Lonsdale, and general circulation issues throughout the Town.

4.3.5 *Historical Cemeteries and Burial Grounds*

The Rhode Island Advisory Commission on Historical Cemeteries has an online cemetery database that lists burial grounds or historic cemeteries in the State of Rhode Island. Table 4-2, Historical Cemeteries, and Map 4-1 Historic and Cultural Resources identify 45 historical cemeteries in Lincoln. According to the 2010 Lincoln Reconnaissance report, some of these cemeteries are not accessible and threatened by lack of maintenance and many of the family burial grounds are overgrown with damaged or missing monuments (Rhode Island Historical Preservation and Heritage Commission, Blackstone River Valley National Heritage Corridor Commission, 2010).

Table 4-2. Historical Cemeteries	
Name	
	Jenckes & Mowry Lot, Albion Road
	Joseph Jenckes Lot, Great Road
	Richard Angell Lot, Angell Road
	Jenckes & Briggs Lot, Dexter Rock Road
	Dr. Peter Ballou Lot, Dexter Rock Road
	Friends Burial Ground, Great Road
	Jonathan Arnold Lot, Great Road
	Whipple-Mowry Lot, Great Road
	George Jenckes Lot, Jenckes Hill Road
	Whipple-Northup Lot, Smithfield Avenue
	Obadiah Olney Burial Ground, Les Pawson Loop, Lincoln Woods
	St James Cemetery, Old River Road
	St Stephen's Cemetery, Old River Road

Table 4-2. Historical Cemeteries
St Mary's Orthodox Cemetery, Old River Road
Mann Burial Ground, Eddie Dowling Highway
Moses Ballou Lot, Albion Road
Willard Ballou Lot, Eddie Dowling Highway
Old River Cemetery, Old River Road
Jenckes-Manton Lot, George Washington Highway
Wright Burial Ground, Great Road
James Phetteplace Lot, Lampercock Lane
Harris Lot, Eddie Dowling Highway at Sherman Avenue
Eleazer Sherman Burial Ground, Great Road
Aholiab Spaulding Lot, Barbara Way at Maria Street
Joseph Wilkinson Lot, Barbara Way at Maria Street
Sprague-Dexter Lot, Sprague Avenue
Christ Church Cemetery, John Street
St Ambrose Cemetery, School Street
Lewis Darling Lot, Great Road
Charles Hill Cemetery, Great Road
George Aldrich Lot, Old Louisquisset Pike
Israel Wilkinson Lot, Old River Road
Lapham/Wilcox Lot, Old River Road
Charles Angell Lot, Rollingwood Drive
Thomas Newman Lot, Kirkbrae Drive
Follett Lot, Old Louisquisset Pike
Jeremiah Smith Burial Ground, Wilbur Road (Plat 27, Lot 145)
Harris Burial Ground, Wilbur Road
Smith Hutchinson Lot, Great Road
Arnold Lot, Lladnar Drive
Pitcher Lot, Greenwood Lane
Henry Allsop Lot, Eddie Dowling Highway
Luther Lot, Old Louisquisset Pike
Joshua Turner Lot, Martin Way
Simeon McIntire Lot, Sherman Avenue

Source: URI Environmental Data Center, RIGIS and RI Historical Cemetery Commission

Table 4-2 Historical Cemeteries includes a Native American burial ground on the south side of Lime Rock, Lime Rock Cemetery, Pullen Corner Cemetery which may include Native American graves, Quaker Cemetery next to Friends Meetinghouse in Saylesville, and the Wright Burial Ground in Lime Rock section of Lincoln (Rhode Island Historical Preservation and Heritage Commission, Blackstone River Valley National Heritage Corridor Commission, 2010).

#### 4.3.6 *Scenic Roads*

The 2010 Lincoln Reconnaissance report states that qualities such as stone walls, mature trees, few curb cuts, and views across fields make a road scenic in Lincoln. Stone walls line roadways along former pastureland and rural areas contributing to the scenic and historic character of Lincoln. Two of Lincoln's priority landscapes, Great Road and Wilbur Road, are historic road corridors (Rhode Island Historical Preservation and Heritage Commission, Blackstone River Valley National Heritage Corridor Commission, 2010).

The RIDOT Roads data provides a list of state-designated scenic highways in Lincoln (RIGIS, 2016). The Breakneck Hill Road and Great Road are listed on this list and mapped in Map 4-1, Historic and Cultural Resources.

### 4.4 **Historic and Cultural Resource Protection**

There are a variety of measures that can be implemented to protect the Town's many historic and cultural resources. These measures are presented below.

#### 4.4.1 *Zoning Techniques*

Under Title 45-24.1 of the General Laws of Rhode Island, the Town Council is empowered to designate mapped areas for designation of historic district zoning. This empowers a local Historic District Commission to grant or deny permissions for exterior alterations requiring a building permit within the district. Many alterations, such as color or maintenance, would not be affected as they do not trigger building permits.

The Town Council appoints membership to a Historic District Commission by interest or expertise in historic preservation. Each Historic District Commission should have representation from the area affected by historic district zoning, although this is not required by state statute.

The Town of Lincoln does not currently have a Historic District Commission or a locally-designated historic district. The Town has adopted a Mill Conversion Overlay District that allows for the conversion of Lincoln's historic mills while preserving the character of nearby residential and commercial neighborhoods. The overlay district is mapped in Map 4-1, Historic and Cultural Resources.

Article X, *Historic Stone Wall Protection and Preservation*, of the General Legislation in the Town of Lincoln creates an incentive for property owners to preserve historic stone walls located in Lincoln since they are a cultural resource and help preserve the rural character of the Town (Town of Lincoln, 2012).

#### 4.4.2 *National Register of Historic Places Nomination*

The National Register, maintained by the Heritage Conservation and Recreation Service of the U.S. Department of the Interior, is a permanent record of structures, sites, areas, and objects that have contributed importantly to American history and culture.

When federal funds are used for a project that may affect a National Register property (for example, a highway improvement), the National Environmental Protection Act (NEPA) requires environmental assessments and related mitigation measures to minimize damage to such properties. In addition, National Register listing confers benefits to eligible properties under specific circumstances. For

example, Community Development Block Grants (CDBG) may be used for historic rehabilitation for privately owned individual structures.

#### 4.4.3 *Funding Sources*

Grants and other funding mechanisms are commonly used for the protection of historical and cultural resources.

#### **Community Development Block Grants**

The CDBG Program provides annual grants on a formula basis to states, cities, towns, and counties. This money may be used for a wide variety of development-related activities which involve cultural resource protection. Such activities include but are not limited to, rehabilitation of privately owned properties if the beneficiaries are at least 51 percent low- and moderate-income households. It is possible to create a residential rehabilitation program combining the protection of historic homes with building code compliance rehabilitation.

CDBG funds may be applied to adaptive reuse projects if there are significant benefits to low/moderate income households involved. These grants have been significant in rehabilitation projects that respect the historic features and character of the original architecture and its setting.

These federal funds may also be used for streetscape and public spaces and park improvements, including the acquisition, and placing of period benches, lampposts, paving, and other amenities.

#### **Rhode Island Historic Preservation Commission Grants**

Through its Certified Local Governments Program, the RIHPC awards 50% matching grants to eligible communities for a variety of historic preservation activities. In the past several years, these grants have been used for surveys to document local cultural resources, to prepare nominations for the National Register, to protect endangered resources, to develop local historic preservation plans, and for public education programs, activities, and publications. This funding source is available to Rhode Island municipalities that have local Historic Districts, and an Historic District Commission.

#### **Rhode Island Council for the Humanities**

As well as the Rhode Island Historic Preservation Commission, this agency provides grants for educational activities (slide shows, videos, talks, books, etc.) relating to increasing awareness of cultural resources among local people.

#### **Historic Preservation Loan Fund**

This program is available to properties listed on the state's Register of Historic Places by providing loans to public, non-profit, or private owners. Loan money can be used for needed restoration work or, in some cases, for acquiring and rehabilitating an endangered historic property.

#### **Federal Historic Preservation Tax Credit Programs**

Properties have to be listed on the National Register of Historic Places prior to project competition to be eligible for tax credits.

#### 4.4.4 *Other Protection Mechanisms*

#### **Partial Fee Acquisition (or Easement)**

By purchasing an easement to a cultural resource, an owner obtains less than the full bundle of rights normally associated with property ownership. In so doing, a partial fee acquisition or easement

effectively restricts an owner's right to develop or alter culturally significant resources by limiting the rights of ownership.

**Purchase of Development Rights**

Related to the purchase of preservation easements, this preservation tool allows a party to purchase the right to develop a property in a limited way. This method is of value in that the site or structure is protected without the costs of full purchase.

**Ownership by an Agency, Organization, or Group**

The ownership of historic resources by agencies, organizations, or groups may provide an effective preservation tool. In the hands of such a body that has no development agenda and can afford routine maintenance costs, the resource may be more adequately protected than it would be if owned by another type of group.

Friends of Hearthside, Inc. owns and maintains the Hearthside Homestead. Their mission is to preserve, protect, promote and interpret the heritage of the Hearthside Homestead and the Great Road Historic District through living history programs and events. The Friends of Hearthside, Inc. is a nonprofit organization. It is a 501(c)(3) charitable organization, allowing for tax deductible contributions and the ability to apply for grants.

**4.5 Goals and Policies**

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. Historic and cultural resources are a vital part of Lincoln’s landscape, and these goals call for increased public education on protecting these resources, including historic preservation principles in land development review, local tourism to the Town, and maintenance of historic areas and scenic views.

The goals and policies below align with the Rhode Island State Guide Plan’s historic preservation element—*Protecting Our Legacy of Buildings, Places, and Culture* (State Guide Plan Element 210)—which provides statewide direction for identifying, protecting, and appropriately reusing historic and cultural resources.

The specific action items are included in the Implementation Plan.

Table 4-3. Goals and Policies	
Goals	Policies
HCR1. Identify and Document Historic and Cultural Resources.	HCR1.1 Maintain, update, and map local inventories of historic buildings, structures, districts, archaeological resources, and cultural landscapes, coordinating updates with the Rhode Island Historic Preservation & Heritage Commission (RIHPHC).
	HCR1.2 Prioritize survey updates in areas experiencing redevelopment pressure and in village/center areas where reinvestment is anticipated.
	HCR1.3 Improve public access to information by maintaining a user-friendly resource list/map and incorporating historic resources into public education and wayfinding initiatives.

<p><b>HCR2. Protect Significant Resources and Community Character.</b></p>	<p><b>HCR2.1</b> Use local land use tools and review processes (as appropriate) to protect significant historic buildings, districts, and landscapes, including consideration of design compatibility and protection of character-defining features.</p>
	<p><b>HCR2.2</b> Avoid or minimize adverse impacts to identified historic and archaeological resources in municipal projects and private development through early identification, coordination, and clear review pathways.</p>
	<p><b>HCR2.3</b> Encourage preservation of historic streetscapes and village character through context-sensitive site planning, signage, lighting, and streetscape improvements.</p>
<p><b>HCR3. Celebrate Heritage and Use It as a Community Asset.</b></p>	<p><b>HCR3.1</b> Support heritage tourism, education, and interpretation (e.g., signage, trails, events, school partnerships) that strengthen community identity and local economic vitality.</p>
	<p><b>HCR3.2</b> Partner with local historical organizations, land trusts, and regional entities to expand stewardship capacity and leverage funding opportunities consistent with State Guide Plan guidance.</p>

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## 5.0 HOUSING

### Introduction

Housing is one of the most fundamental topics in a Master Plan as it is one of the essential elements of everyday life. A municipality's demographic and housing characteristics are deeply intertwined: the housing stock available can influence who is interested in living in a town, and who can afford to live there. Existing demographics and future trends influence housing demand and the market response. Lincoln's population and housing traits are no different; the evolution of the town's population over time in addition to local, state, and federal policy, have shaped the housing landscape, and likewise, the housing stock has shaped the population.



**Photo 5-1. Lincoln Manor**

*Source: Lincoln Senior Center webpage*

### 5.1 Existing Conditions

According to the US Census, Lincoln's population was 22,415 in 2021. Since 2010, the population in Lincoln has grown by almost 1,200 residents. Between 2020 and 2021, Lincoln experienced significant population growth of 622 residents, an increase of about 3%, which could be tied to residents moving because of the COVID-19 Pandemic's impact on migration. Between 2010 and 2019, there was a similar increase in the number of residents - 611. According to population projections in 2013 from The Planning Information Center within Rhode Island's Department of

Administration (RIDOA), the population was projected to continue increasing until 2040 to an estimated 23,750 residents or an increase of about 1,300 residents (see Figure 5-1). This is a projected growth of 12%. Anticipated growth in Lincoln's population is projected to result in an increased demand for housing in the future.

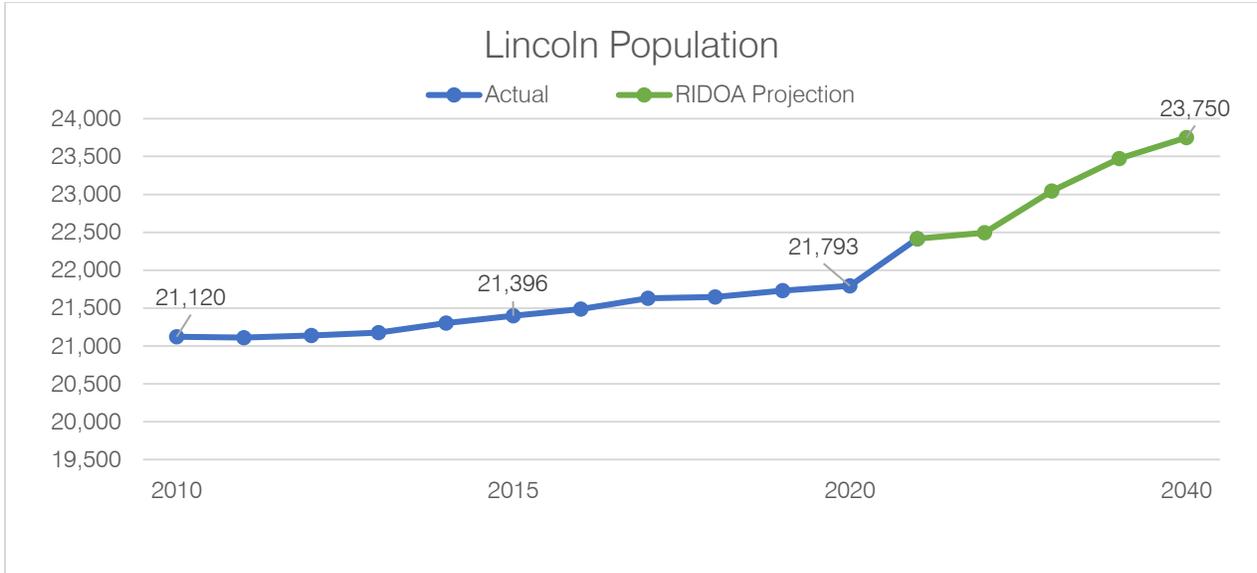


Figure 5-1. Lincoln Population Growth and Projections

Source: 2010-2021 5-yr ACS, RIDOA

5.1.1 Population by Age

The current population of Lincoln, shown in Table 5-1, is spread out across Census-defined age groups but skews towards having a high proportion of residents under 19 (25%) and above 65 years old (20%). Lincoln has the highest proportion of these two categories over both Providence County and Rhode Island. That is mostly driven by the rapid increase in residents over the age of 75, which grew 25% over the last ten years. This far outpaces the county and state's growth of 1% and 2%, respectively.

Lincoln had a decrease of 188 residents (-7%) aged 25- to 34-years old and a decrease of 156 residents aged 45-54 years old (-5%). Compared to the county and state, Lincoln has a higher proportion of older adults in the 55+ range (33%). While it is difficult to say exactly why Lincoln saw a decrease in younger residents ages 25-34, the decline could be related to the cost of housing, the availability of housing that appeals to residents in this age group, or the need to relocate for jobs outside of Lincoln or even Rhode Island.

Table 5-1. Population Age Composition						
Age	Lincoln		Providence County		Rhode Island	
	2021	2016-2021 % Change	2021	2016-2021 % Change	2021	2016-2021 % Change
Under 19	25%	6%	24%	2%	23%	0%
20 to 24	6%	-3%	7%	-8%	7%	-6%
25 to 34	11%	-7%	15%	9%	14%	10%
35 to 44	12%	7%	13%	6%	12%	4%
45 to 54	13%	-5%	13%	-5%	13%	-7%
55 to 64	13%	2%	13%	10%	14%	9%
65 to 74	10%	16%	9%	22%	10%	23%
75+	10%	25%	6%	-1%	7%	2%

Source: 2016 and 2021 5-yr ACS

The median age in Lincoln is 43, compared to 37.5 for Providence County (see Figure 5-2). Alongside an increase in older adults 65+ (20%), Lincoln has also seen smaller increases in the share of residents under 18 (+3%) and 35-44 years (+7%). Coupled, these age trends highlight the growing share of the population that includes families with children, or older residents seeking to downsize, signaling shifts in housing demand.

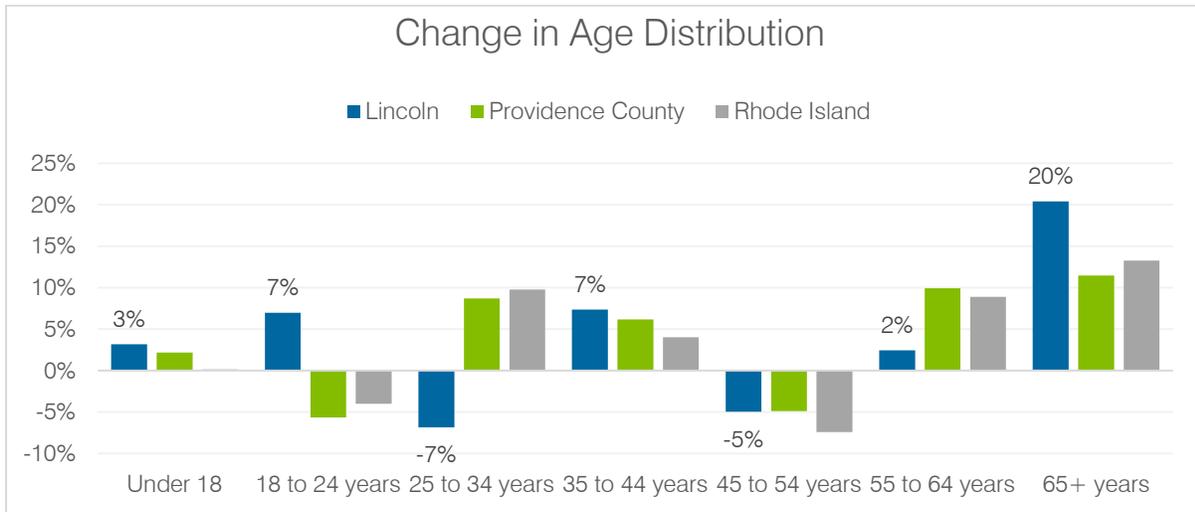


Figure 5-2. Change in Age, 2016-2021

Source: 2016 and 2021 5-yr ACS

### 5.1.2 Race & Ethnicity

Figure 5-3 contains a summary of race and ethnicity in Lincoln. Lincoln’s population is predominantly White; 86% of the population who identify as one race are White and non-Hispanic/Latino. At 6%, Asian residents are the next largest racial or ethnic group, and about 5% of Lincoln’s residents identify as Hispanic/Latino. Lincoln has grown more racially diverse since 2016, with increases in all non-White racial groups except for Black/African American and American Indian/Alaskan Native. The number of White residents decreased by 210 people (-1%), while the number of Black or African American residents decreased by 202 people (-40.2%).

Using the proportion of people of color as a measure of diversity, Lincoln is less diverse than Providence County overall. About 32% of Providence County residents identify as such, compared to 14% of Lincoln residents. The demographic composition of Lincoln’s population is important, as the discussion of housing affordability is intertwined with the makeup of the population. As many minority groups have historically had lower incomes and lower homeownership rates (according to US Census data), the demographic makeup of Lincoln’s population is important to the discussion of housing affordability.

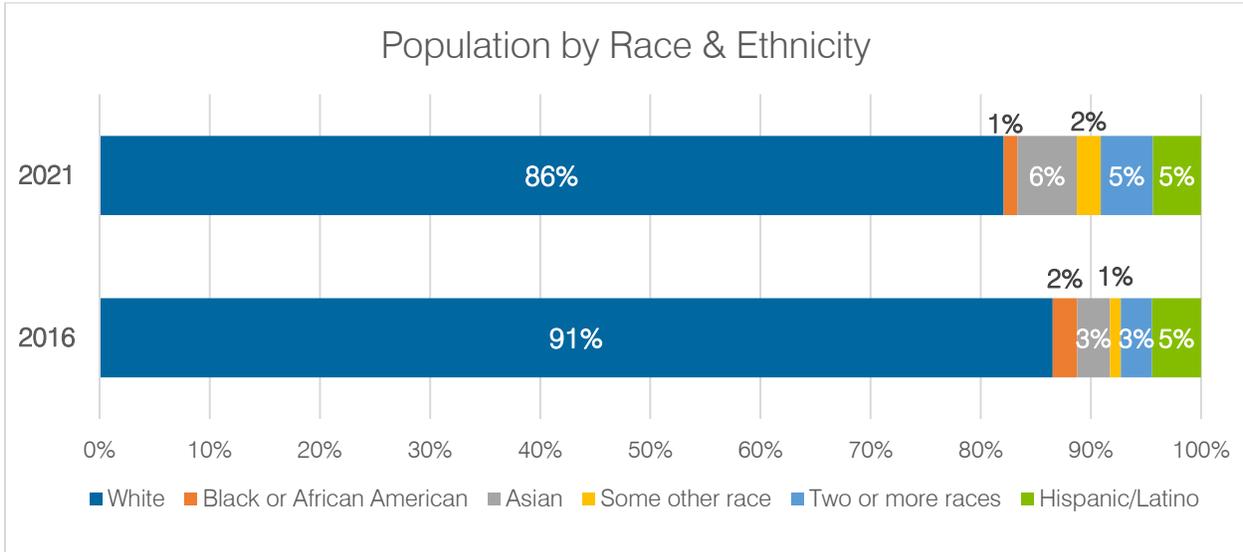


Figure 5-3. Population by Race and Ethnicity, 2016-2021

Source: 2016 and 2021 5-yr ACS

5.1.3 Household Income

In 2021, the median household income in Lincoln was \$94,571 which is about \$15,000 greater than the median income in 2016. This figure is significantly higher than Providence County’s median income of \$65,797 and the statewide median of \$74,489.

Household Income	Lincoln		Providence County		Rhode Island	
Less than \$25,000	(181)	-15%	(12,981)	-21%	(18,991)	-20%
\$25,000 - \$49,999	(751)	-41%	(6,300)	-12%	(11,827)	-14%
\$50,000 - \$74,999	(65)	-5%	856	2%	(3,056)	-4%
\$75,000 - \$99,999	(10)	-1%	4,736	16%	5,114	10%
\$100,000 - \$149,999	774	65%	12,602	42%	17,558	29%
\$150,000 - \$199,999	303	49%	5,897	49%	11,681	46%
\$200,000+	234	29%	7,323	74%	16,050	71%

Source: 2016 and 2021 5-yr ACS

Table 5-2 and Figure 5-4 describe household income distributions in Lincoln. Between 2016 and 2021, within Lincoln, households with an income above \$100,000 increased (+1,311 households or +50%), while households making less than \$100,000 decreased significantly (-1,007 households or

-19%). Households making between \$100,000 and \$149,999 increased the most by 774 households or about 65% since 2016. The number of households making between \$25,000 and \$49,999 in Lincoln has decreased significantly by 41% (751 households), which used to be the largest proportion of Lincoln residents in 2016 (23%), while in 2021 it decreased to only 13% of all households. In 2021, the largest proportion of Lincoln residents (24%) have a household income of \$100,000-\$149,999.

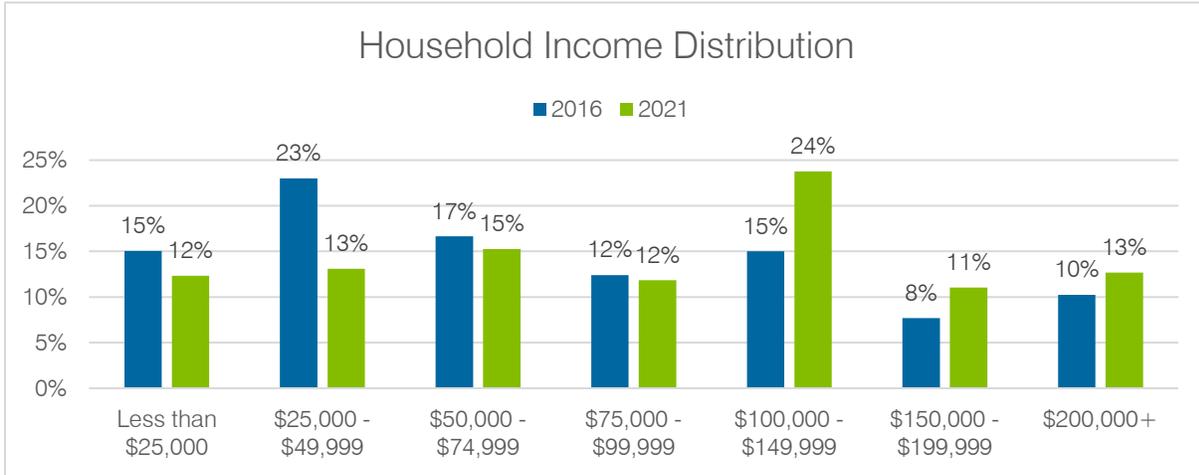


Figure 5-4. Household Income Distribution in Lincoln, 2016-2021

Source: 2016 and 2021 5-yr ACS

## 5.2 Household Characteristics

Changes in household types and their composition impact housing in a community. As of 2021, Lincoln had 5,554 households. From 2016 to 2021, Lincoln’s population grew by 4%. Over this same period, the number of households increased by 304 or 4%. A similar growth rate in households and population suggests that the demand has kept pace with overall population growth. It also indicates that household composition is likely stable, which is discussed in the next section.

### 5.2.1 Household Composition

While household composition in Lincoln has not shifted drastically, the number of nonfamily households had the highest percentage change (17%), with an increase of 389 nonfamily households (Table 5-3). Other family households were the only category that decreased (-7%) and were the main driver of the overall decrease in family households.

Most of the growth in nonfamily households came from householders over 65 years old (281 households). For married couples, the most significant increase was also with householders 65 years old and over (+277 households), while married couples younger than 65 decreased by 189 households. This is consistent with the overall shift in age distribution in Lincoln, as the overall population grows older and younger residents move out.

Additionally, householders living alone had a net decrease of 111 households, mostly driven by householders aged 15 to 34 years (-223 households). This signifies that younger residents in Lincoln are unable to accommodate the cost of living alone in Lincoln and have begun to live with roommates.

**Table 5-3. Household Composition, 2016-2021**

Households by Type	Lincoln					Rhode Island		
	2016	2016 % of Total	2021	2021 % of Total	Change, 2016-2021	2016 % of Total	2021 % of Total	Change, 2016-2021
Total	8,000		8,304		4%	410,240	414,730	4%
Family Households	5,639	70%	5,554	67%	-2%	62.5%	62.0%	3%
<i>Married-Couple</i>	4,074	51%	4,095	49%	1%	44.0%	44.4%	5%
<i>Other family</i>	1,565	20%	1,459	18%	-7%	18.6%	17.6%	-1%
Non-family Households	2,361	30%	2,750	38%	17%	37.5%	38.0%	5%
<i>Living alone</i>	1,988	25%	2,213	32%	11%	30.4%	30.5%	4%
<i>Not living alone</i>	373	5%	537	7%	44%	7.0%	7.5%	11%
Average household size	2.66		2.67		0.4%	2.47	2.46	-0.4%

Source: 2016 and 2021 5-yr ACS

5.2.2 Overall Housing Tenure

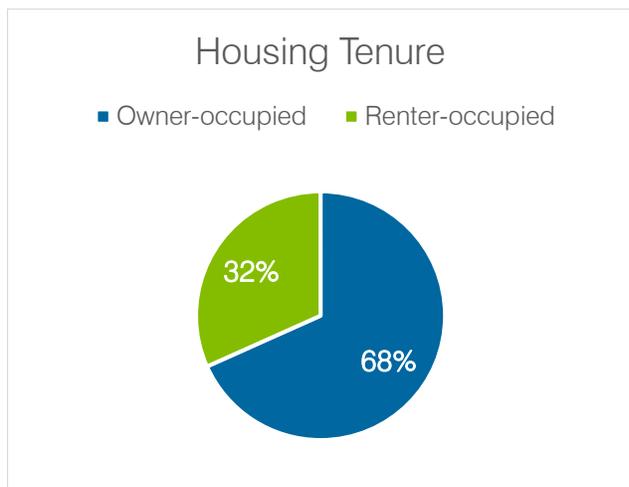


Figure 5-5. Housing Tenure, 2021

Source: 2021 5-yr ACS

Based on 2021 ACS 5-year estimates, Lincoln’s households are split into 68% owner households (5,669 households) and 32% renter households (2,653 households) (Figure 5-5). Compared to the 2016 ACS-5-year estimate of 66% owner households and 34% renter households, the composition of Lincoln’s housing tenure has not shifted significantly. Owner-occupied households increased by 415 households, while renter-occupied households decreased by 111 households.

As household composition in Lincoln has shifted towards a higher percentage of non-family households and a slightly higher

average household size the percentage of owner-occupied households increased slightly. These trends are similar trends in both Providence County and Rhode Island.

5.2.3 Household Tenure by Size and Age

Figures 5-6 and 5-7 illustrate household tenure by size and age. Owner-occupied households in Lincoln had the largest growth in 5+ person households and 1-person households, in line with the increase in older adults living alone and owning their homes. Owner-occupied households saw a decrease in 2-person and 3-person households by 101 and 97 households, respectively. For renter-occupied households, all households decreased in number except for 2-person households, which increased by 137 households, continuing the trend of younger residents renting together as a 2-

person household in Lincoln. Lincoln's largest proportion of renter householders and the largest proportion of owner householders are both in the over-65 age group. Lincoln's aging population is more prevalent in comparison to national trends, where the largest proportion of renters tend to be in the age bracket of 25 to 34 years old.

The average household size for owner-occupied households in Lincoln increased from 2.88 to 2.90, which can be attributed to the increases in 5-person and 6-person households. For renter households, the average household size decreased from 2.23 to 2.18, which can be linked to decreases in larger renter households. The rise of smaller rented households may indicate a future need for housing tailored to individuals and couples.

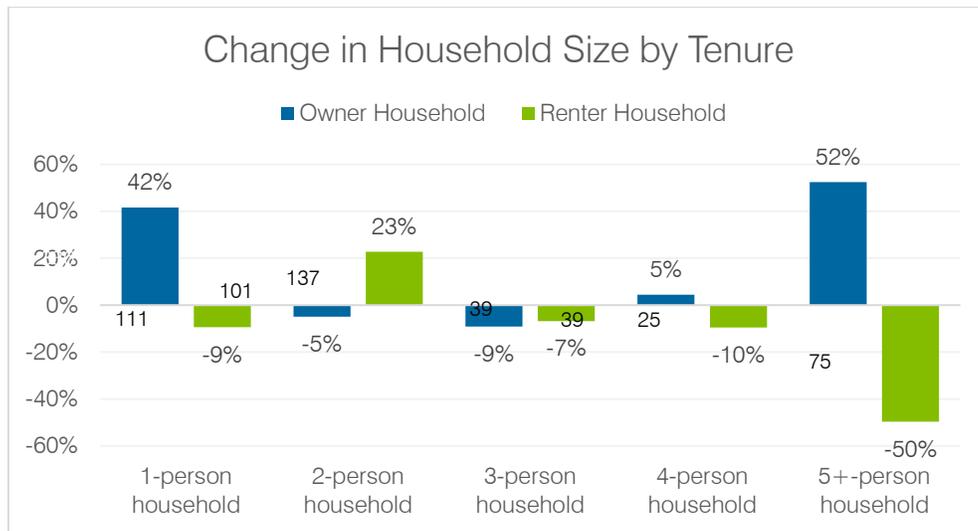


Figure 5-6. Household Size by Tenure, 2016-2021

Source: 2016 and 2021 5-yr ACS

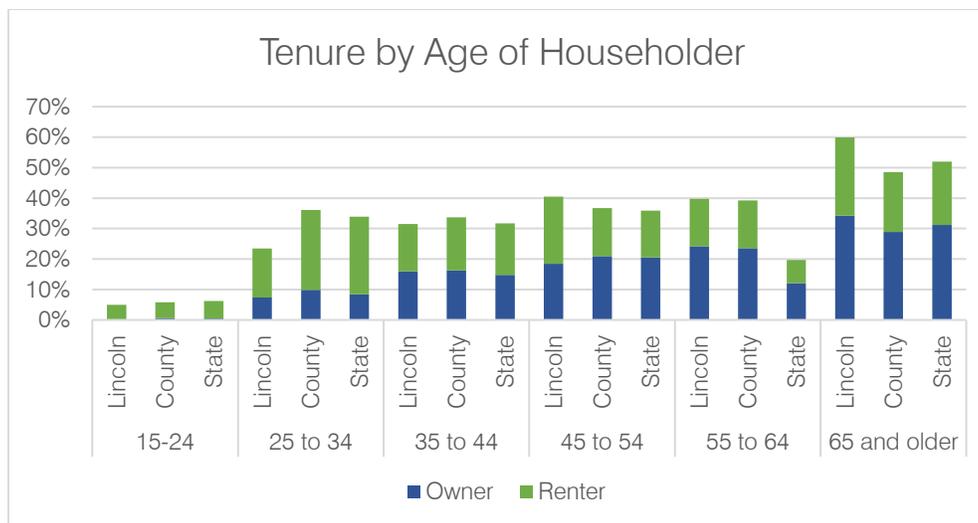


Figure 5-7. Tenure by Age of Householder, 2016-2021

Source: 2021 5-yr ACS

### 5.3 Housing Stock

In addition to understanding the change in household composition and housing tenure in Lincoln, it is also important to understand how the actual housing stock has changed over time. With an ever-tightening housing market and added competition for a limited number of units, aligning the housing supply with demand is important to try to ensure balance within the market. The COVID-19 pandemic created complexities in the housing market as pricing increased and vacancies decreased. This crisis has created a sense of urgency within localities and regions to address current housing issues.

Lincoln saw an increase in the total number of housing units between 2016 and 2021 from 8,611 to 8,893 units (Table 5-4 and Table 5-5). The 3% increase in total housing units is below both the county and state growth (5% and 4% respectively). The number of one-unit detached homes increased by 3% (136 units) to a total of 5,193 units, though its total proportion of total housing units decreased slightly, from 59% to 58%. One-unit attached homes increased by 188%, with an increase of 275 units, making up more than half of the total number of one-unit attached homes (421 units).

	Estimate		Percentage	
	2016	2021	2016	2021
<b>Total</b>	8,611	8,893	100%	100%
1-unit, detached	5,057	5,193	59%	58%
1-unit, attached	146	421	2%	5%
2 units	1,020	1,045	12%	12%
3-4 Units	796	715	9%	8%
5-9 Units	600	591	7%	7%
10-19 Units	479	440	6%	5%
20+ Units	488	437	6%	5%
Mobile Home/Boat, RV, Van, etc.	25	51	<1%	1%

Source: 2016 and 2021 5-yr ACS

	Lincoln		Rhode Island	
	Estimate	Percent	Estimate	Percent
<b>Total</b>	8,893	100%	481,168	100%
1-unit, detached	5,193	58%	265,713	55%
1-unit, attached	421	5%	16,857	4%
2 units	1,045	12%	55,312	11%
3 - 4 units	715	8%	57,809	12%
5 - 9 units	591	7%	21,930	5%
10 - 19 units	440	5%	17,577	4%
20+ units	437	3%	41,443	8%
Mobile Home/Boat, RV, Van, etc.	51	2%	4,527	1%

Source: 2021 5-yr ACS

Besides one-unit detached and attached homes, two-unit homes also increased in number, with an additional 25 units built between 2016 and 2021. There were decreases in all other structure types.

5.3.1 Tenure by Units in Structure

Figure 5-8 summarizes the types of units in Lincoln by tenure. Looking at the types of owner-occupied structures, the majority (84%) are one-unit detached structures with another 4% spread across one-unit attached structures (e.g., row house, townhouse). There are 672 owner-occupied two-unit structures, or larger multi-family condominiums. Conversely, the renter-occupied housing stock is spread across several different residential structure types with 13% of all renter units in one-unit structures and 73% in structures that have between two and nineteen units. The availability of different housing types for renters offers flexibility in housing choices, accommodating varied preferences and needs.

The overall growth in owner-occupied units is in one-unit detached structures, while for renter-occupied units, it is in two-unit structures and one-unit attached structures. Single attached units had the most significant proportional increase for renter-occupied units, by 159% or an increase of 78 units, becoming a more popular choice for renters. Two-unit structures are the largest category for renter-occupied units in Lincoln, making up 24% of the total rental stock, and continued to increase from 2016 to 2021 by 234 units. Over 50% of renters in 2021 lived in structures with four or fewer units.

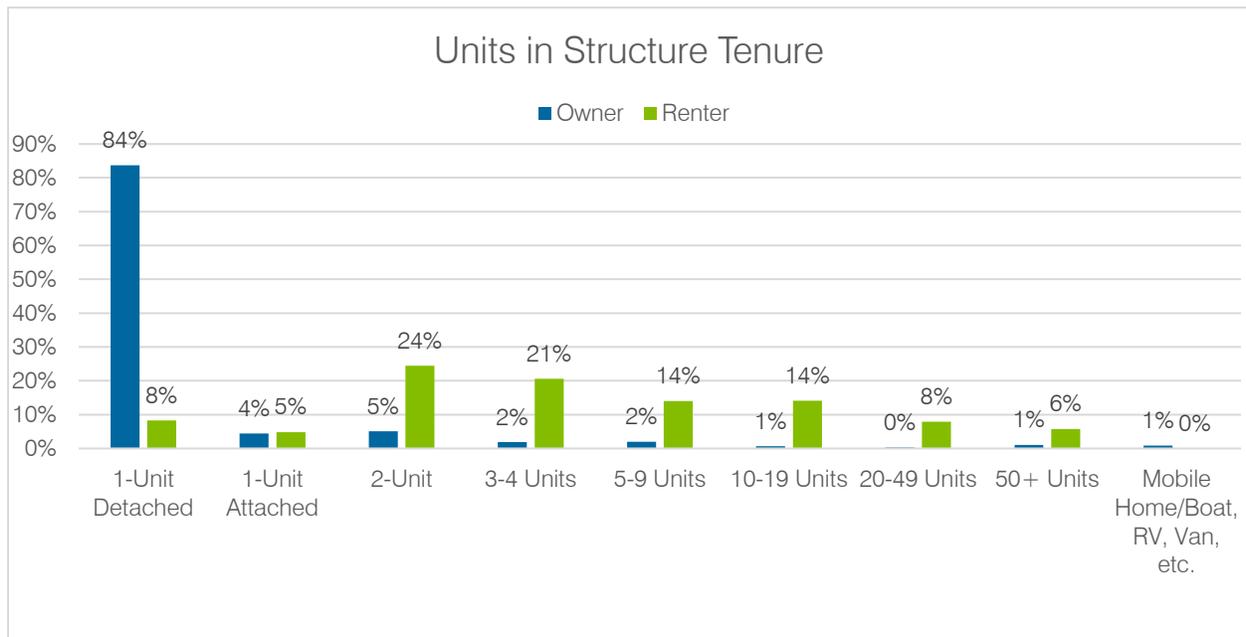


Figure 5-8. Housing Units in Lincoln by Type of Structure, 2021

Source: 2021 5-yr ACS

5.3.2 Age of Housing Stock

The median year that a housing unit was built in Lincoln is 1966, which is younger than Rhode Island’s median year built of 1960 (see Figure 5-9). Renter-occupied structures tend to skew older, with 50% of rental stock built before 1959 compared to 6% built in the year 2000 or later. The prevalence of older rental housing stock poses challenges due to potential deferred maintenance issues and outdated layouts, diminishing the overall appeal of these units for present-day renters.

Aging infrastructure may require significant investment for upkeep and modernization. In comparison, only 38% of owner-occupied housing units were built before 1959. There are about four times as many owner-occupied housing units built after 1999 than renter-occupied units.

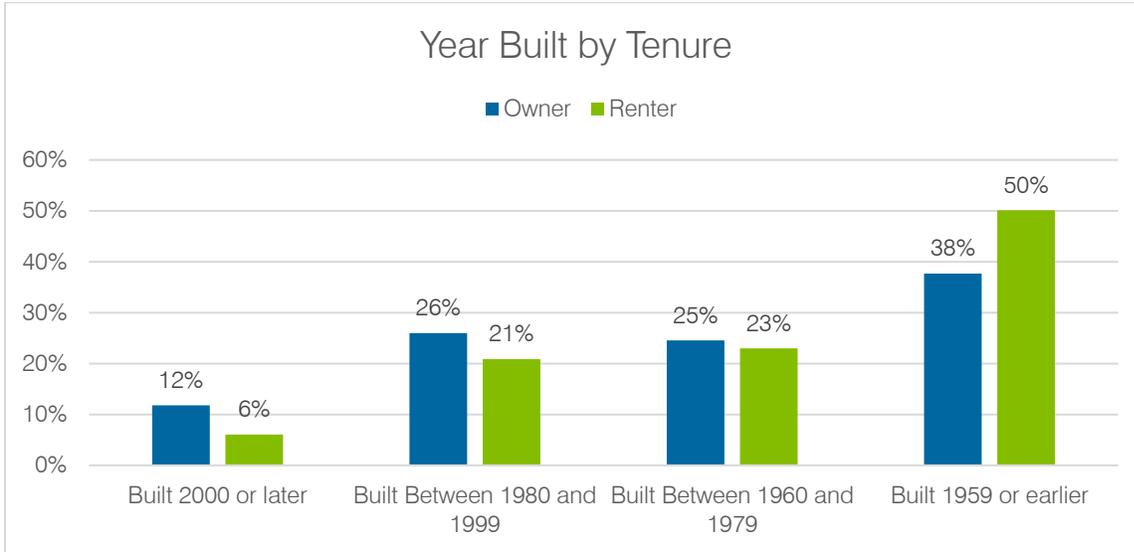


Figure 5-9. Housing Unit by Year Built, by Tenure, 2021 in Lincoln, RI.

Source: 2016 and 2021 5-yr ACS

### 5.3.3 Occupancy & Tenure

The Census records vacant units in a few different ways to comprise the total vacancy count for a particular geography. Housing vacancies are captured in four different categories by the Census, which include: vacant available, vacant unavailable, seasonal, and other vacant.

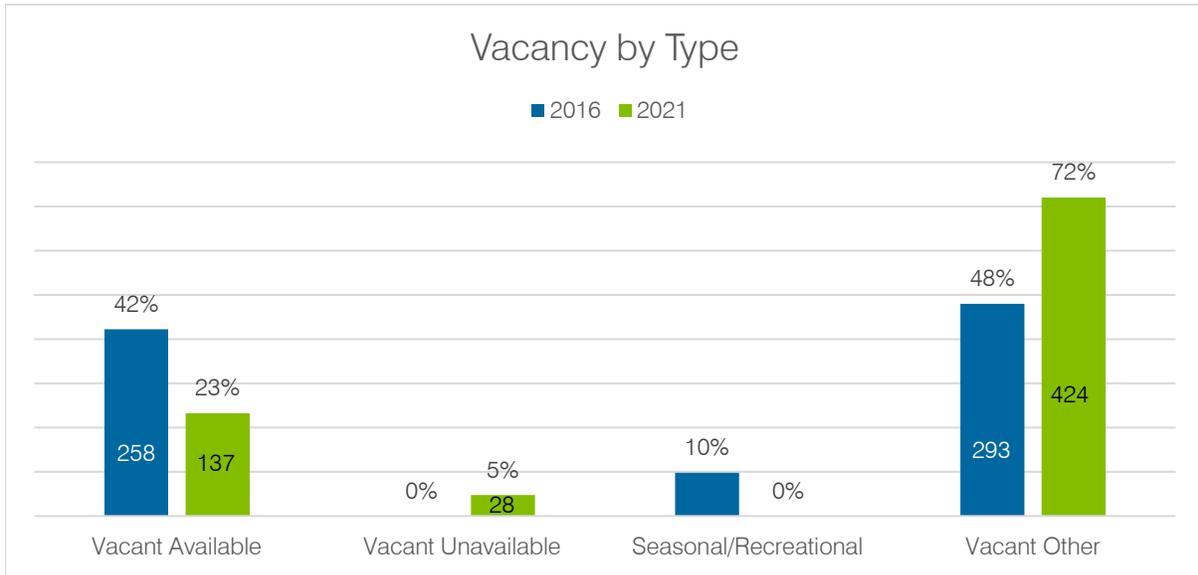
- Vacant available refers to unoccupied units that are currently for sale or for rent.
- Vacant unavailable refers to off-market for sale and rent units.
- Seasonal and recreational refer to housing units that are not occupied year-round such as second homes, summer cottages, lake houses, etc.
- Vacant other refers to units that are not available for rent or sale and are off the market for different reasons. These include undergoing substantial rehab, uninhabitable units, or foreclosure, among others.

Understanding housing vacancy is important because it allows the quantification of a portion of the housing stock that might otherwise be available to year-round renters and owners but for the fact that it is categorized as vacant. It is also important to note that maintaining a healthy level of vacant units is important to allow households the ability to find other housing that may be more suitable for their needs. Figure 5-10 describes the vacancy by housing type in Lincoln.

Of the 8,893 total units in town, 93% were occupied; this is an increase of 1% since 2016. Lincoln has seen its total vacancy rate drop slightly from 7% to 6.6%. Lowering vacancy rates may be attributed to the general lack of new housing construction, particularly rental units, which coupled with rising prices and changes in demand have led to consistently low vacancy rates.

As of 2021, housing units that were for rent or for sale (totaling as Vacant Available) constituted 8% and 15% of vacant units, respectively. Of all vacant housing units in Lincoln, 72% were classified as

“other vacant,” which describes properties that are involved in legal proceedings, foreclosures, currently under repair/renovation, abandoned, or vacant for personal reasons (including preparing to rent or sell or undecided). Seasonal and recreational housing units refer to those units occupied by a household for fewer than six months of the year, typically these would represent second homes in a market.



**Figure 5-10. Vacant Household Units by Type in Lincoln, 2016-2021**  
 Source: 2016 and 2021 5-yr ACS

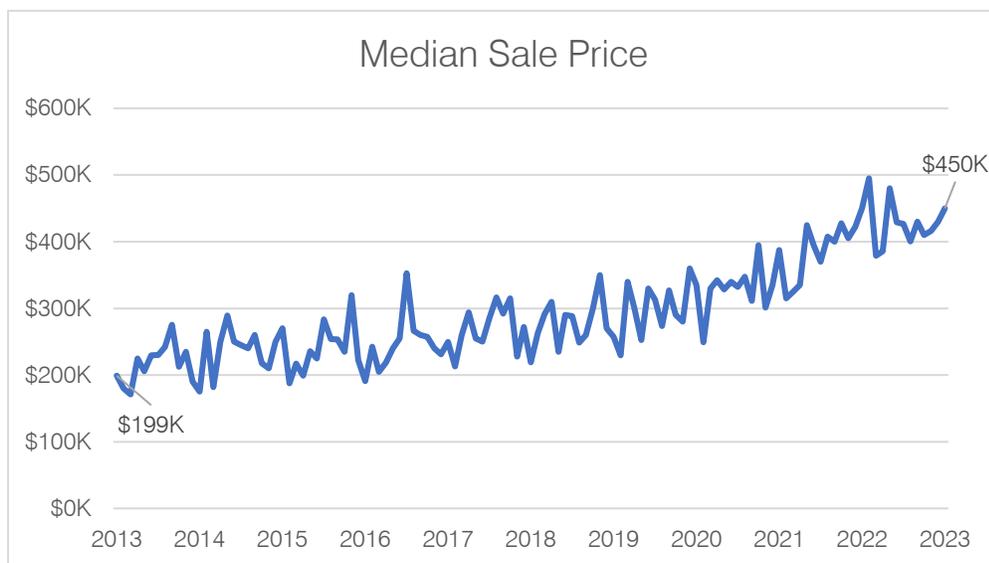
#### 5.4 Housing Market Dynamics

As the state of Rhode Island continues to experience and recover from the COVID-19 pandemic, shifting preferences are likely to impact Lincoln’s housing market. As in many other major metropolitan areas and regions influenced by these changes, demand for more space followed stay-at-home orders and the ability and necessity to work remotely for many workers.

##### 5.4.1 Home Sale Prices

Based on housing market data from Redfin, a real estate brokerage and analytics firm, the median home sale price of all homes in Lincoln rose from \$199,000 in 2013 to \$450,000 in 2023, as seen in Figure 5-11. This is a \$251,000 increase, or 126% increase, in ten years. The substantial increase underscores a discrepancy when compared to Lincoln’s median income increase of \$20,435 or a 27% increase over the same period.

It was around 2020 that the median home price in Lincoln began to exceed state median prices, as seen in Table 5-6. Lincoln’s median sale price peaked in April 2023 at \$509,900 (Figure 5-11). Over this same period, median days on the market decreased from 123 days in 2013 to 44 days in 2023.



**Figure 5-11. Median Sale Price in Lincoln 2013-2023**

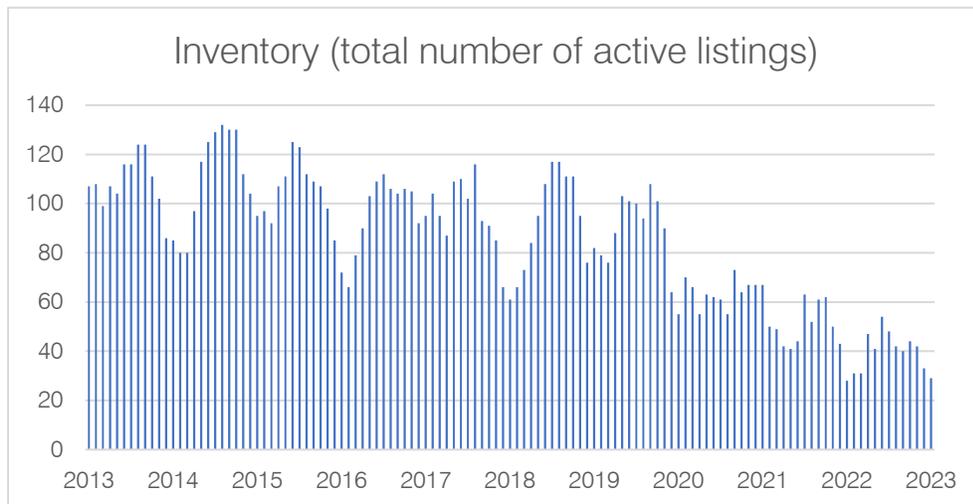
Source: Redfin, 2013-2023

The current market dynamics make Lincoln’s housing market very competitive. According to Redfin as of September 2023, homes in Lincoln sell in about 15 days, with a median sale price of \$437,000 (Figure 5-11 and Table 5-6). Lincoln’s median home sale price in 2023 is above both Providence County (\$382,500) and Rhode Island (\$412,900). However, home prices in 2023 were up 9% compared to 2022, with 54% of homes sold above the list price.

	2016	2018	2020	2021	2022	2023
Lincoln	\$191,000	\$219,000	\$335,000	\$387,500	\$429,000	\$437,000
Providence County	\$180,000	\$220,000	\$273,950	\$305,000	\$345,000	\$382,500
Rhode Island	\$214,400	\$256,900	\$300,400	\$332,700	\$381,700	\$412,900

Source: Redfin, 2016-2023

Additionally, Redfin’s inventory (total number of active listings) has decreased through the past decade, with an average of less than 50 active listings in 2022 (Figure 5-12). As inventory decreases, prices increase because of sustained demand.



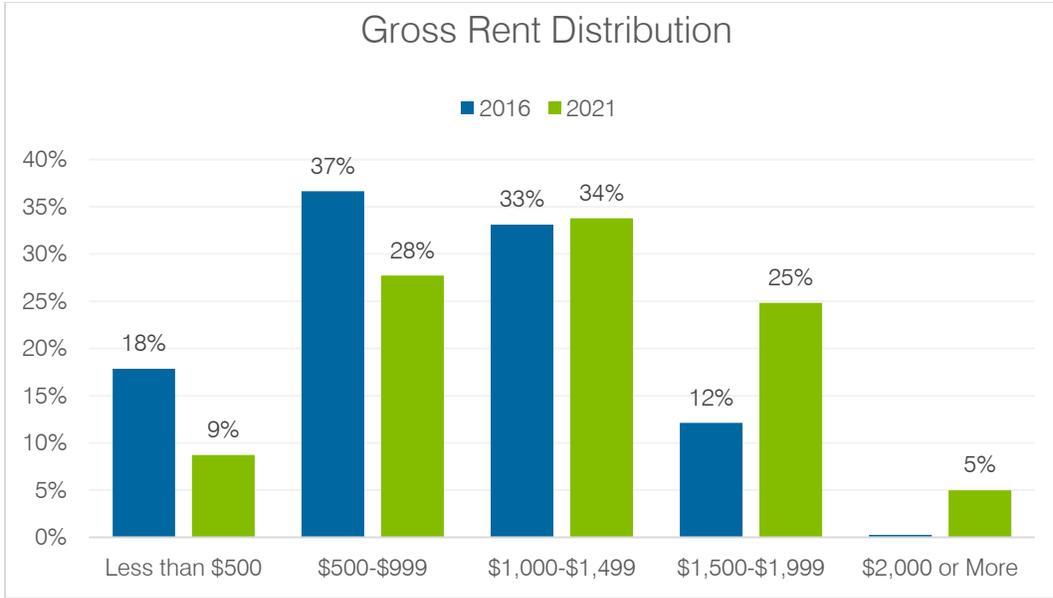
**Figure 5-12. Total Number of Active Real Estate Listings, Lincoln, 2013-2023**

Source: Redfin, 2013-2023

#### 5.4.2 Median Gross Rent

Gross rent is a measure of the monthly agreed-upon rent plus an estimate of monthly utility costs if they are paid by the tenant. This measure captures the true cost of renting a unit if utilities are included in the monthly payment. It should be noted that ACS measures of gross rent include all rented units in Lincoln, not just those that are recently listed on the market, which is why ACS gross rent estimates do not reach as high as recently listed rental units. This estimate also includes all units that have deed-restricted affordable rents. What is important about gross rent estimates is that they provide a good indicator of how rents are trending across the entirety of the town’s rental stock. Figure 5-13 summarizes this information for Lincoln.

Over the past decade, the distribution of gross rents in Lincoln increased in the price ranges above \$1,500 a month and has decreased in the price ranges below \$1,000. Rental housing units priced between \$1,500 and \$1,999 increased the most by 316 units (+96%). This trend signals increasing rents across the town’s rental market, meaning lower-income households are more likely to face cost burdens (spending greater than 30% of income on rent) or are being priced out of the town. In 2016, there were only 7 rental units priced \$2,000 or higher. In 2021, there are 130 rental units at over \$2,000 per month.



**Figure 5-13. Median Gross Rent in Lincoln, RI, 2016-2021**

Source: 2016-2021 5-yr ACS

Lincoln’s median gross rent from the 2021 5-year ACS is \$1,203, which is higher than both Providence County (\$1,062) and Rhode Island (\$1,097). As of October 2023, according to Zumper (the largest privately owned rental platform) and Zillow (online real estate marketplace), there were 12 units listed available for rent. Table 5-7 summarizes the information from Zillow. Asking rents ranged from approximately \$1,500 per month for smaller 1-bedroom units to \$3,000 for 3-bedroom units across the market. These offerings were mainly single-family homes. It is unlikely that the Zillow rent data includes subsidized rental units as those tend not to come onto the market but instead are offered as part of a lottery or waitlist.

Unit Size	Median Rent
Studio	N/A
1-Bedroom	\$1,700
2-Bedroom	\$1,800
3-Bedroom	\$2,400
4-Bedroom+	\$2,900

Source: Zillow, October 2023

Moody’s Analytics Real Estate data analytics platform (REIS) from 2023 includes the Providence Submarket (Lincoln and surrounding areas) stating the current asking rents, average unit sizes, and inventory breakdown (Table 5-8). One-bedroom and 2-bedroom units make up the majority of the Providence Submarket and these units have a similar range of rents compared to Lincoln.

Table 5-8. Providence Submarket Rental Cost by Unit Size, 2023			
Unit Size	Rent	Average Unit Size in SF	Inventory %
Studio	\$1,494	659	7%
1-Bedroom	\$1,658	733	45%
2-Bedroom	\$2,045	1,050	42%
3-Bedroom	\$2,242	1,319	4%

Source: REIS, 2023

### 5.4.3 Housing Affordability

Lincoln’s housing market is influenced by several factors, some of which are within and some beyond the town’s control. The continued growth of rents and the rapid increase in home prices appear to have caused affordability challenges for many Lincoln residents.

One common measure of housing affordability is referred to as *housing cost burden*. Cost-burdening data measures the number of households spending more than 30% of their household income on housing costs.

In Lincoln, 35% of all homeowners spend more than 30% of their income on housing costs. This is a slight decrease from 2016 when 37% of homeowners were considered cost burdened. Things are even more challenging for renters. The latest ACS shows that 49% of all rented households in Lincoln are housing cost-burdened, equating to approximately 4,800 households. The proportion of renters who are housing cost-burdened has dropped since 2016, with the total number of renter households decreasing by about 20 households. The number of cost-burdened households has decreased as well, from 32% in 2016 to 30%.

Though it is typical nationwide to see a higher percentage of renter households experiencing cost burdening compared to owner households, there are still affordability concerns for these households in Lincoln. Figures 5-14 and 5-15 describe housing costs.

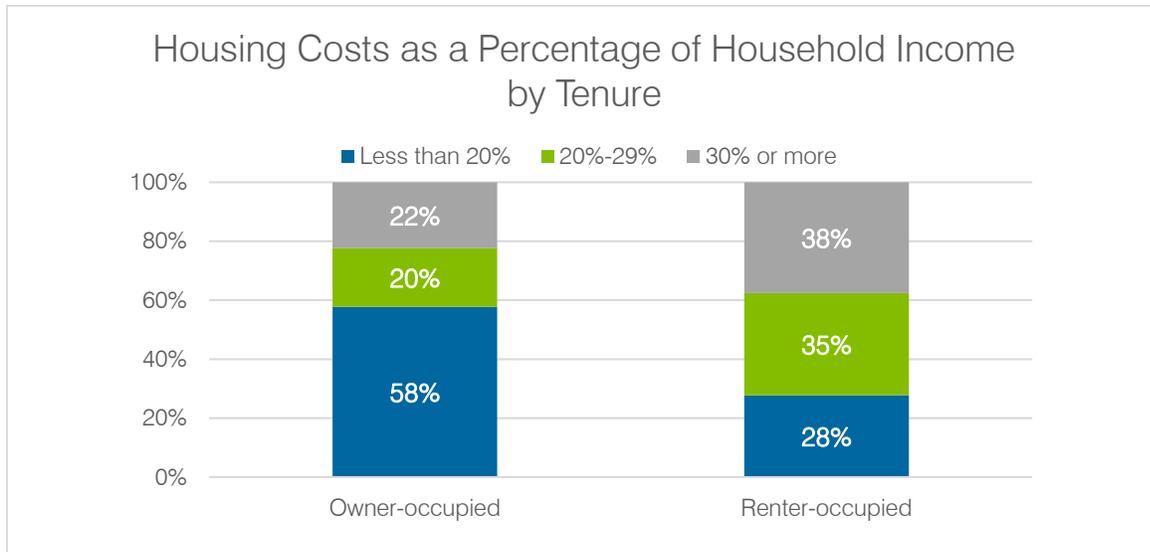
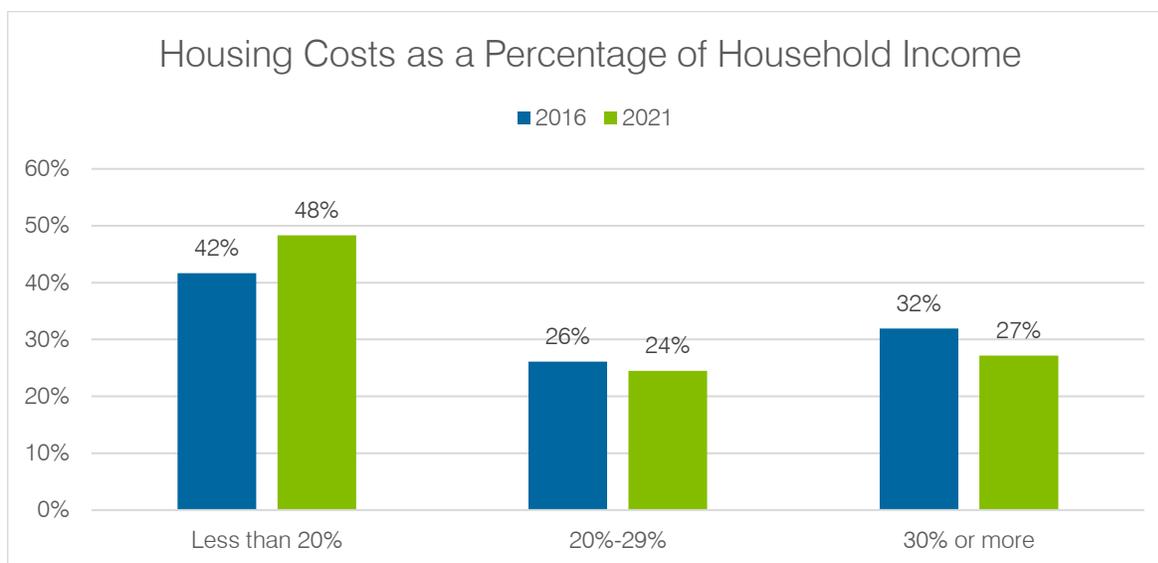


Figure 5-14. Housing Costs as a Percentage of Household Income by Tenure in Lincoln, 2021

Source: 2021 5-yr ACS



**Figure 5-15. Housing Costs as a Percentage of Household Income in Lincoln, 2016-2021**

Source: 2016 and 2021 5-yr ACS

To combat challenges from the pandemic and subsequent spikes in inflation, the Federal Reserve has opted to raise interest rates to levels not seen in many years. This has had an outsized impact on how much a buyer could afford. As rates climbed from the 3% range to the 7-8% range for a standard 30-year mortgage, households have less buying power. The interest rate changes came at a time when for-sale home prices had spiked with demand for more space and a severe lack of inventory as homeowners were reluctant to list in uncertain times. For those who could still buy, they may spend more than they technically should have (>30% of income) to buy a home as interest rates and prices climb higher.

Table 5-9 displays the distribution of housing problems by median area family income. Severe housing problems can be any of the following: the housing unit lacks complete kitchen facilities, the housing unit lacks complete plumbing facilities, the household is overcrowded, and the household is cost burdened. The Department of Housing and Urban Development (HUD) defines different levels of low-income households, based on their percentage of the area median income. In Lincoln, low-income households and renter households are more likely to have one severe housing problem, with 74% of extremely low-income households and 76% of very low-income households having at least one housing problem.

Table 5-9. Comprehensive Housing Affordability Strategy Data			
Percentage of HUD Median Area Family Income	Households with at Least One Housing Problem	Total Households	Percent of Households
Extremely low-income (<= 30% HAMFI)	555	745	74%
Very low-income (>30% to <=50% HAMFI)	685	905	76%
Low Income (>50% to <=80% HAMFI)	325	920	35%
Low & middle-income (>80% to <=100% HAMFI)	430	940	46%
<b>Total</b>	<b>2,310</b>	<b>8,085</b>	<b>29%</b>

Source: CHAS, 2016-2020

Furthermore, Table 5-10 displays the distribution of housing problems by tenure and by median area family income. Renter households are disproportionately affected with 40% of households with at least one housing problem compared to 23% of homeowners facing similar issues. These trends are fueled by economic challenges and limited affordable housing options. The consequences of severe housing problems are wide-ranging, impacting health, and economic stability.

Table 5-10. Comprehensive Housing Affordability Strategy Data			
Percentage of HUD Median Area Family Income	Households with at Least 1 Housing Problem	Total Households	Percent of Households
<b>Renters</b>			
Extremely low-income (<= 30% HAMFI)	385	575	67%
Very low-income (>30% to <=50% HAMFI)	495	635	78%
Low Income (>50% to <=80% HAMFI)	130	375	35%
Low & middle-income (>80% to <=100% HAMFI)	70	335	21%
<b>Total</b>	<b>1,095</b>	<b>2,730</b>	<b>40%</b>
<b>Owners</b>			
Extremely low-income (<= 30% HAMFI)	170	170	100%
Very low-income (>30% to <=50% HAMFI)	190	270	70%
Low Income (>50% to <=80% HAMFI)	195	545	36%
Low & middle-income (>80% to <=100% HAMFI)	360	605	60%
<b>Total</b>	<b>1,215</b>	<b>5,355</b>	<b>23%</b>

Source: CHAS, 2016-2020

The Low- & Moderate-Income Housing Act (RIGL 45-53) requires cities and towns to maintain 10% of their year-round housing stock as affordable housing. Based on data provided by RI Housing, as of 2022, 6.65% of the total housing units in Lincoln qualify as low- to median-income housing (Table 5-11). There are 631 units of long-term affordable homes in Lincoln. About 22% of these units are designated for the elderly population, 34% for families, and 6% for special needs residents. To hit 10%, Lincoln needs to add 270 LMIH units. It is worth noting that as the number of market-rate units increases in the town the percentage of LMIH could come down if at least 10% of those new units are not income-restricted. Recent changes in state legislation allow for the counting of certain housing choice vouchers. The Town of Lincoln recently submitted housing choice voucher data to the state. There are 132 vouchers administered by the Town, some of which are already counted. The Town anticipates that additional vouchers will be counted toward the 10% goal.

Table 5-11. Low & Moderate-Income Housing in Lincoln, 2023

Community	Low-Medium Income Housing %	Total Units	Low-and Moderate-Income Units	Elderly Units	Elderly/ Disabled Units	Family Units	Special Needs Units
Town of Lincoln	6.65%	9,015	631	136	246	214	35

Source: RI Housing, 2023

#### 5.4.4 Low- and Moderate-Income Housing Development

Lincoln currently has a steady pipeline of residential development. According to data provided by the Town, as displayed in Table 5-12, there is a robust pipeline of residential activity. The most recently approved included the Osko Multi-Family and Lincoln Memorial School Redevelopment, both of which are adding Low-and moderate-income units. Recently approved residential permits and ongoing construction, and recently completed residential projects are scattered throughout Lincoln and total 414 additional units including 171 Low-and Moderate-Income units. Table 5-12 describes these projects.

Ensuring an adequate supply of Low-and Moderate-Income units in Lincoln is crucial for providing housing options for a diverse range of residents, including the elderly, families, and residents with special needs. Fostering socioeconomic diversity and affordability within Lincoln ensures residents aren't priced out of the Town. The Town's target, provided by the State, is 286 additional units, with 43 of them as affordable.

Table 5-12. Approved Residential Developments

Project Name	Address	Total Units	LMIH Units
Beauregard Subdivision	East Lantern Road	6	-
The Fairgrounds SD	Kendall Dr	10	-
Whispering Oaks	Jenckes Hill Road	10	-

Table 5-12. Approved Residential Developments			
Project Name	Address	Total Units	LMIH Units
Edgewood Estates	New River Road	3	-
Walker Lofts	40 Walker St	126	32
Whipple-Cullen Farm	Old River Road	150	38
Lincoln Village	Bouvier Ave	72	72
Cobble Hill SD		2	1
Lincoln Memorial School Redevelopment	1624 Lonsdale Ave	26	26
Osko Multi-Family	Smithfield & Higginson Ave	5	2
Lonsdale Minor Land Development	Lonsdale Ave	4	-
<b>Total</b>		<b>414</b>	<b>171</b>

Source: Town of Lincoln, 2023

The Town continues to look for additional opportunities. Currently Lincoln is reviewing the feasibility of redeveloping the old public safety building on Front Street and has requested a grant from RI Housing for assistance with the disposition for another Town property.

#### 5.4.5 Homelessness

Lincoln does not have a significant homeless population, and relies on the services provided by nearby communities, including Pawtucket and Woonsocket.

## 5.5 Issues and Opportunities

### 5.5.1 Issues

Lincoln's housing market is largely dominated by single-family homes, particularly owner-occupied units. This limited diversity may not cater to the housing preferences of different demographic groups, including younger renters seeking more affordable options. The number of renters and younger age groups is decreasing in Lincoln, indicating this may be the case.

Many housing units were built before the year 1966, and there's a need for renovation and modernization. This aging housing stock may not meet the needs and preferences of a growing and changing population. Additionally, rental stock is even older, indicating a lack of quality homes for renters.

The last five years have seen growth in home prices and sales volumes, as well as increases in gross rent. Lincoln faces challenges in housing affordability. While there has been an increase in median household income, the rising costs of housing, including home values and rent, have made housing cost-burdened for many residents. Nearly 35% of homeowners and 49% of renters spend more than 30% of their income on housing, indicating a need for more affordable housing options.

The Town's current water supply system is experiencing usage demand above what would safely allow emergency fire suppression.

### 5.5.2 *Opportunities*

The town's growing population, combined with a preference for single-family homes, presents an opportunity for real estate development to meet the demand for housing, including building for an older population with smaller household sizes. Many different types of housing could help address the need for smaller units including Accessory Dwelling Units (ADUs), adaptive reuse of existing buildings for housing, and appropriately scaled mixed-use development with residential units over a first-floor commercial space. These types of smaller, infill development may be more appropriate for Lincoln's different village settings and add gentle density and new foot traffic that could help support businesses and add more vitality to each area. The smaller housing typologies may also be attractive to younger households who may not want, or be ready, to purchase a home in Lincoln.

The demand for affordable housing is evident in the number of cost-burdened households. Addressing this need can be seen as an opportunity for the town to develop policies and initiatives that support affordable housing projects, potentially by collaborating with developers and local housing authorities.

Lincoln has experienced an increase in home values, with a significant proportion of owner-occupied homes valued at or above \$250,000. This presents an opportunity for homeowners to build equity and for the town to continue attracting residents interested in investing in their homes. Creating more accessible and age-friendly housing options can serve Lincoln's aging population while also making housing more inclusive for all residents.

Lincoln's village centers are opportunities to provide mixed-use, mixed-income housing in areas that are already served by infrastructure. In addition, there are a limited number of older mill buildings that are no longer viable for industrial reuse. The Town has recognized this and created supportive policies and ordinances to encourage residential reuse. The Town recently provided incentives to support the development of affordable duplexes, to keep the affordability at 80% of the area's median income.

Other programs that the Town uses to address affordable housing include working with Community Development Corporations on 100% affordable projects, and the Town's Affordable Housing Trust Fund.

## 5.6 **Goals and Policies**

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. Overall, they recognize the importance of providing housing for all residents, especially as housing prices and rents have risen, increasing the proportions of homeowners and renters alike who are housing cost burdened.

Lincoln residents see the Town taking a more active role in working with both local housing advocacy groups and regional/state partners to identify affordable housing opportunities in the Town and across Rhode Island. Affordable housing, when built, is then encouraged to meld with the Town's existing housing fabric and character, and to take place in village centers and where there is public water and sewer capacity.

Residents see improvements in the villages of Lime Rock, Lonsdale, and Manville; all three are identified as areas prepared for increased housing development. Single-family homes and lower densities are promoted for Lime Rock and Lonsdale, maintaining existing patterns. Manville supports

higher densities and more diverse housing stock, such as the one-unit attached homes and two-unit homes that have been built the most in Lincoln from 2016 to 2021.

Table 5-13. Goals and Policies	
Goals	Policies
<p><b>HO1. Town Wide</b> Provide a diversity of safe and high-quality housing opportunities for current and future residents of Lincoln.</p>	<p><b>HO1.1. Town Wide</b> Collaborate with local non-profit housing advocacy groups to assist with the financing of affordable housing and homebuyer education programs for residents.</p>
	<p><b>HO1.2. Town Wide</b> Actively participate in state-level discussions regarding affordable housing and work with other communities and organizations to provide affordable housing in a manner that is appropriate on a community-by-community basis, recognizing individual strengths and weaknesses to approach housing issues on a more holistic level, straddling political boundaries.</p>
	<p><b>HO 1.3. Town Wide</b> Encourage diverse housing types that promote owner occupancy.</p>
	<p><b>HO 1.4. Town Wide</b> Facilitate the creative reuse of the first floor of residential buildings for commercial uses.</p>
<p><b>HO2. Town Wide</b> Ensure that future residential development is compatible with the character of Lincoln in general as well as that of individual neighborhoods and villages.</p>	<p><b>HO2.1. Town Wide</b> Ensure residential projects developed within industrial and commercial zones are designed to mitigate potential conflicts with existing uses.</p>
<p><b>HO3. Town Wide</b> Provide affordable housing in a manner that does not conflict with the environmental constraints, community character, and general development patterns of the Town.</p>	<p><b>HO3.1. Town Wide</b> Ensure that the housing that is developed is sensitive to environmental constraints, aesthetic quality, and existing development patterns in Lincoln.</p>
	<p><b>HO3.2. Town Wide</b> Support housing developments that conserve open space and maintain a low density, particularly near significant natural resources.</p>

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## 6.0 ECONOMIC DEVELOPMENT

### 6.1 Introduction

The health of a community's economy is critical in providing opportunities for residents to work and businesses to thrive. A strong economy also helps ensure the stability of the tax base and fiscal health of the municipality. Though "economic development" is often taken to mean the physical development of jobs-producing spaces in a community, true economic development improves the quality of life for residents, workers, and visitors. The factors that individuals and businesses consider when making decisions about where to locate and invest include existing employment and job types, the nature of established and growing industries, the real estate market, property tax rates, and the needs and abilities of the local population. A comprehensive understanding of these existing conditions allows for the creation of forward-looking economic policies and interventions.

This chapter provides a detailed analysis of the demographic, economic, and real estate trends that are working to shape and drive Lincoln's economy. Since the town's local economy is influenced by the larger region and proximity to Providence, the analysis also compares the Town of Lincoln to Providence County.



**Photo 6-1. Chase Farm**

*Source: Elena Pascarella*

## 6.2 Existing Conditions

Lincoln is a suburban town located in Northeast Rhode Island, north of Providence. Its economy has historically been based on small village-based business centers. Lincoln benefits from regional highway access, including Route 295, Route 146, and Route 116, facilitating efficient regional and national market access.

Lincoln’s continued population growth reflects its reputation as a healthy community with a positive economic climate. With proximity to Providence, residents and employers in Lincoln have access to a diverse workforce, educational institutions, and cultural amenities. Additionally, the Northern Rhode Island Chamber of Commerce is active in Lincoln and supports businesses with resources, provides workforce development opportunities, and events/networking opportunities in tandem with communities in Northern Rhode Island and Massachusetts.

### 6.2.1 Population Trends

The total population for the Town of Lincoln was 21,486 in 2016 and grew to 22,415 by 2021, according to the American Community Survey; with a net increase in population of 929 persons (+4.3%). Lincoln’s population gain was higher than that of the State, as Rhode Island in the same time frame had a population increase of 37,458 (+3.6%).

### Age Distribution

In comparison to both Providence County and Rhode Island Lincoln has a larger proportion of residents both under 18 years- old and over 65-years-old. Lincoln’s median age of 43 is higher than both Providence County (37.5 years) and Rhode Island (40 years). According to Table 6-1, since the 2016 5-year American Community Survey (ACS), the population has begun to skew older, with increases in residents over 65 years old. Overall, the median age in Lincoln increased by 1.4 years over that period. Lincoln had decreases in residents ages 25-34 years and 45-54 years, which are both part of critical family household and workforce age groups.

	Lincoln		Providence County		Rhode Island	
	2021	2016-2021 % Change	2021	2016-2021 % Change	2021	2016-2021 % Change
Under 18	23%	3%	21%	-2%	19%	-6%
18 to 24	8%	7%	11%	-9%	10%	-5%
25 to 34	11%	-7%	15%	18%	14%	18%
35 to 44	12%	7%	13%	-3%	12%	-8%
45 to 54	13%	-5%	13%	-8%	13%	-12%
55 to 64	13%	2%	13%	25%	14%	22%
65+	20%	20%	15%	19%	17%	25%

Source: 2016 and 2021 5-yr ACS

### Educational Attainment

The educational attainment of the resident population is something many businesses consider when choosing where to locate. The availability of a suitably skilled workforce is one factor, and for

consumer-facing businesses the spending potential of the local population – heavily influenced by income and education – is another factor.

Nearly 45% of Lincoln residents aged 25 or older have a bachelor’s degree or higher, which is a higher percentage than those in Providence County (31%) and the State (35%). Lincoln residents are also more likely to have at least a high school diploma than county and State residents. Lincoln is well educated, and residents are continuing to get more education. Like county and State trends, from 2016 to 2021 the number of residents with a bachelor’s degree (+21%) or graduate/professional degree (+36%) increased significantly, with a decrease in residents with only a high school diploma/GED equivalency (-4%), as shown in Table 6-2.

Table 6-2. Educational Attainment				
Level of Educational Attainment	2016	2021	Actual Change	% Change
No High School Diploma	1,313	1,322	+9	1%
H.S. Diploma or GED Equivalency	4,035	3,866	-169	-4%
Associates or Some College	4,034	3,427	-607	-15%
Bachelor’s degree	3,581	4,317	+736	21%
Graduate or Professional Degree	1,943	2,632	+689	36%

Source: 2016 and 2021 5-yr ACS

### Household Income

As mentioned above, many consumer-facing businesses such as retailers and restaurants may strongly consider local median incomes when deciding where to locate, particularly regional or national chains with specific site selection criteria. In Lincoln, the median household income is \$94,571, compared to the county and the State which have median incomes of \$65,797 and \$74,489, respectively. Visually represented in Figure 6-1, income growth in Lincoln was higher than

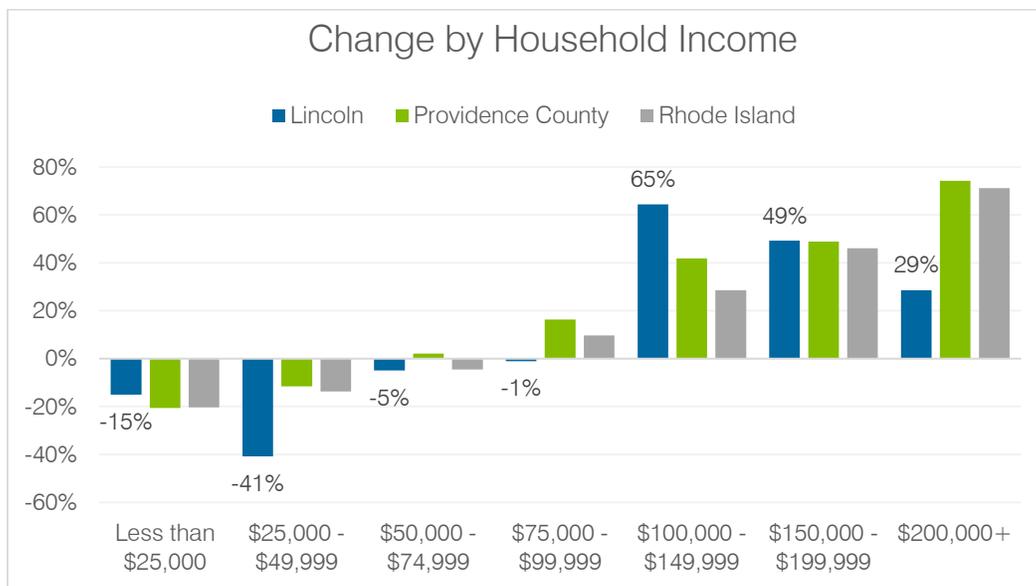


Figure 6-1. Change by Household Income

Source: 2016 and 2021 5-yr ACS

both the county and the State between 2016 and 2021: median income grew by 44% locally versus 30% and 28% respectively.

The largest income bracket cohort is in households making \$100,000-\$149,000, accounting for 24% of total households. This group grew by 774 households (65%) between 2016 and 2021. Residents making less than \$100,000 decreased by a net of 1,007 residents. While the change for residents making \$200,000+ (29%) in Lincoln was lower than both the county and the State, the proportion of residents out of the total population making \$200,000+ is higher at 13% of the total population. Lincoln initially had a higher proportion of residents making more than \$200,000, which continued to grow. The largest decrease was in households making \$25,000-\$49,999, which saw a decrease of 41% or 751 households. The positive trend of increasing incomes signals a more affluent consumer base that can attract businesses. However, the decrease in households making less than \$74,999 may indicate strategies are needed to address income disparities and ensure sustained growth that benefits a diverse range of residents.

Table 6-3. Household Income				
	2016	2021	Actual Change	% Change
Less than \$25,000	1,204	1,023	-181	-15%
\$25,000 - \$49,999	1,839	1,088	-751	-41%
\$50,000 - \$74,999	1,331	1,266	-65	-5%
\$75,000 - \$99,999	993	983	-10	-1%
\$100,000 - \$149,999	1,200	1,974	+774	65%
\$150,000 - \$199,999	615	918	+303	49%
\$200,000+	818	1,052	+234	29%

Source: 2016 and 2021 5-yr ACS

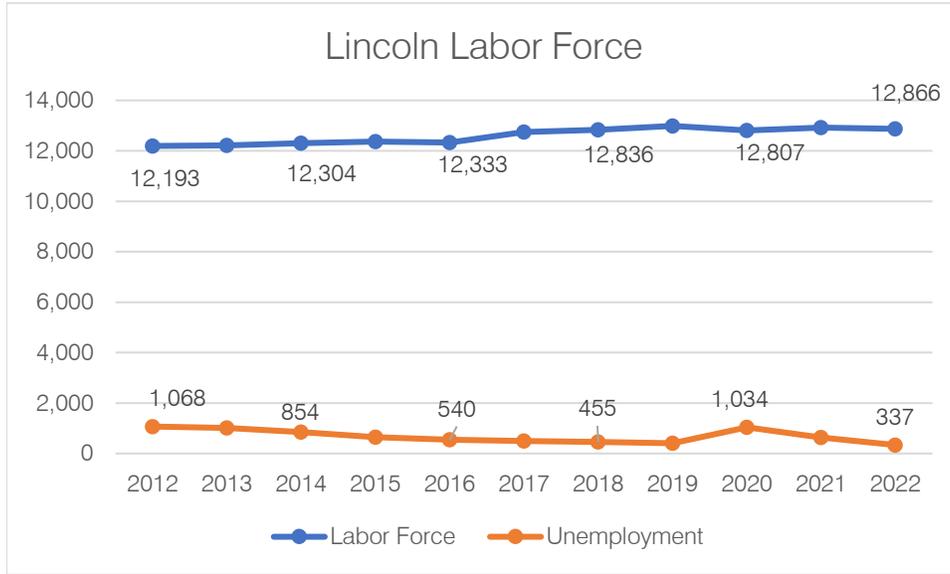
### 6.2.2 Labor Force

Table 6-4 shows the 2022 annual average labor force and unemployment statistics of Lincoln and Rhode Island. Educational attainment and income are two factors in understanding the preparedness and availability of workers; the overall level of engagement of workers in the local economy is also very influential. Two measures commonly examined regarding worker engagement are labor force participation and unemployment rates. The labor force participation rate measures the percentage of the population aged 16 and over who are either employed or actively looking for employment. If this number is low, then there may be some elasticity in the labor market; if it is already high, then there may not be much flexibility and there are likely few options for employers looking to hire. Likewise, particularly low unemployment would suggest a strong labor market, which is good news for workers but may make hiring a challenge for businesses.

Table 6-4. Labor Force & Employment					
	Labor Force	Labor Force Participation Rate	Labor Force, Employed	Labor Force, Unemployed	Unemployment Rate
Lincoln	12,866	97.4%	12,529	337	2.6%
Rhode Island	569,455	96.8%	551,220	18,235	3.2%

Source: RIDLT, 2022

The labor force is the number of people who are either working or actively looking for work. According to the Rhode Island Department of Labor (RIDLT) shown in Table 6-4, in 2022 Lincoln had a labor force of 12,866, with 377 residents unemployed and an unemployment rate of 2.6%. This was the lowest annual average unemployment rate in the last decade. The local and State unemployment rates are within the range of what economists consider to be “full employment,” which indicates that people who are actively looking for jobs have found them. According to the U.S. Bureau of Labor Statistics, unemployment decreases as educational attainment increases. This can lead to increased



**Figure 6-2. Lincoln Labor Force**  
 Source: RIDLT, 2023

wages as employers compete for talent, but it is an indicator that there is very little slack in the labor market and hiring is likely a challenge.

Figure 6-3 illustrates a relatively stable labor force population from 2012-2022, with a visible increase in unemployment in 2020 during the onset of the COVID-19 pandemic. From 2012 to 2019, the labor force steadily increased from 12,193 to 12,988, paired with a lower unemployment rate. While 2020 and 2021 saw high rates of unemployment, the labor force remained steady. Lincoln’s labor force participation rates have fully recovered to pre-pandemic levels, following county and State trends.

6.2.3 Local Employment

Commuting Patterns

Commuting patterns have important implications for economic development. Changes in the daytime population related to the inflow and outflow of workers and residents impact on the viability and types of retail and other amenities in a community. Furthermore, the sources and destinations of workers can suggest opportunities for filling gaps in Lincoln – in housing that is accessible to workers, or in industries that align with residents’ skills.



**Figure 6-3. Commuting Inflow-Outflow**  
 Source: US Census LEHD, OnTheMap, 2020

Overall, Lincoln is both a hub for employment and housing. According to OnTheMap in Figure 6-4, over 2,400 more people entered town to head to work than left on a given day. Roughly 1,000 people both live and work in Lincoln, with most residents working somewhere outside of Lincoln.

As shown in Figure 6-5, the most common sources of workers in Lincoln are Providence, Pawtucket, and Cranston. More than 1,400 people travel from Providence to Lincoln to go to work, followed by about 800 people from Pawtucket. About 19% of Lincoln’s working residents commute to Providence as the major regional employment hub, followed by Pawtucket (6% of Lincoln’s labor force work within Lincoln), and about 540 residents commute to Warwick. These figures suggest that Lincoln is

Home Area <small>(Workers in Lincoln)</small>				Work Destination Area <small>(Lincoln Residents)</small>			
		Count of Workers	Share			Count of Workers	Share
Providence, RI		1,449	11.3%	Providence, RI		2,043	19.7%
Pawtucket, RI		848	6.6%	Cranston, RI		589	5.7%
Warwick, RI		774	6.1%	Warwick, RI		543	5.2%
Woonsocket, RI		739	5.8%	East Providence, RI		484	4.7%
Cranston, RI		593	4.6%	Pawtucket, RI		446	4.3%
East Providence, RI		451	3.5%	Boston, MA		298	2.9%
Boston, MA		301	2.4%	Woonsocket, RI		290	2.8%
Attleboro, MA		262	2.0%	Fall River, MA		204	2.0%
Cumberland Hill, RI		203	1.6%	Attleboro, MA		132	1.3%
Valley Falls, RI		176	1.4%	Greenville, RI		125	1.2%

**Figure 6-4. Commuting Patterns for Workers in Lincoln & Lincoln Residents**  
 Source: US Census LEHD, OnTheMap, 2020

both a robust employment hub and a top residential choice for jobs in nearby communities and is closely tied to the regional economy.

Table 6-5. Employment by Industry, 2-digit NAICS						
2-Digit NAICS	2013 Jobs	2023 Jobs	2013 – 2023 Change	2013 – 2023 % Change	2023 Location Quotient	Average Earnings per Job
Finance & Insurance	2,219	2,447	228	10%	3.04	\$122,355
Manufacturing	1,795	2,296	501	28%	1.79	\$69,121
Accommodation & Food Services	850	2,005	1,155	136%	1.35	\$29,693
Government	1,207	1,271	64	5%	0.65	\$34,140
Health Care & Social Assistance	866	1,259	393	45%	0.50	\$76,534
Construction	625	861	236	38%	1.35	\$82,281
Professional & Technical Services	656	825	169	26%	0.87	\$118,286
Retail Trade	796	712	-84	-11%	0.48	\$42,782
Administrative Support & Waste Management.	287	697	410	143%	0.81	\$65,264
Wholesale Trade	640	565	-75	-12%	1.10	\$110,450
Arts, Entertainment, & Recreation	1,391	433	-958	-69%	2.22	\$28,387
Information	272	393	121	44%	2.11	\$83,259
Transportation & Warehousing	438	369	-69	-16%	1.02	\$54,591
Other services (except Public Administration)	195	347	152	78%	0.64	\$28,582
All Others	569	618	49	9%		
<b>Total</b>	<b>12,440</b>	<b>14,189</b>	<b>1,749</b>	<b>14%</b>		

Source: RIDLT 2023, Lightcast 2023

### Employment by Industry

According to RIDLT, in the first quarter of 2023, Lincoln hosted 14,189 jobs, a 14% increase from 12,440 jobs in 2013. As shown in Table 6-5, the largest industry by employment in the town is Finance & Insurance, with 2,447 jobs. Manufacturing and Accommodation & Food Services are also significant industries, each employing between 2,300 and 2,000 people.

The largest growth in Lincoln is in Administrative Support & Waste Management and Accommodation & Food Services, with growth in employment over the last decade, up 143% and 136%, or 410 and 1,155 jobs, respectively. Arts, Entertainment, & Recreation had the largest decrease (69% or 958 jobs) since 2013. A portion of the increase in Accommodation & Food Services was due to the added Twin River Hotel in 2018, as well as expanded food services in Bally's

Twin River casino. The top five industries, Finance & Insurance, Manufacturing, Accommodation & Food Services, Government, and Health Care & Social Assistance are all experiencing growth.

### Location Quotients

Location quotients (LQs) compare employment by industry in two or more geographic areas. The location quotient is a ratio of the percentage of an industry's employment in one geography to that of a larger comparison geography. If the ratio falls between 0.80 and 1.20, then the proportion of jobs is very similar in both geographies. If the ratio is less than 0.80, then the identified industry sector is thought to be under-represented in the local economy. Conversely, a ratio greater than 1.20 can show a specialty within the local economy as compared to the larger geography.

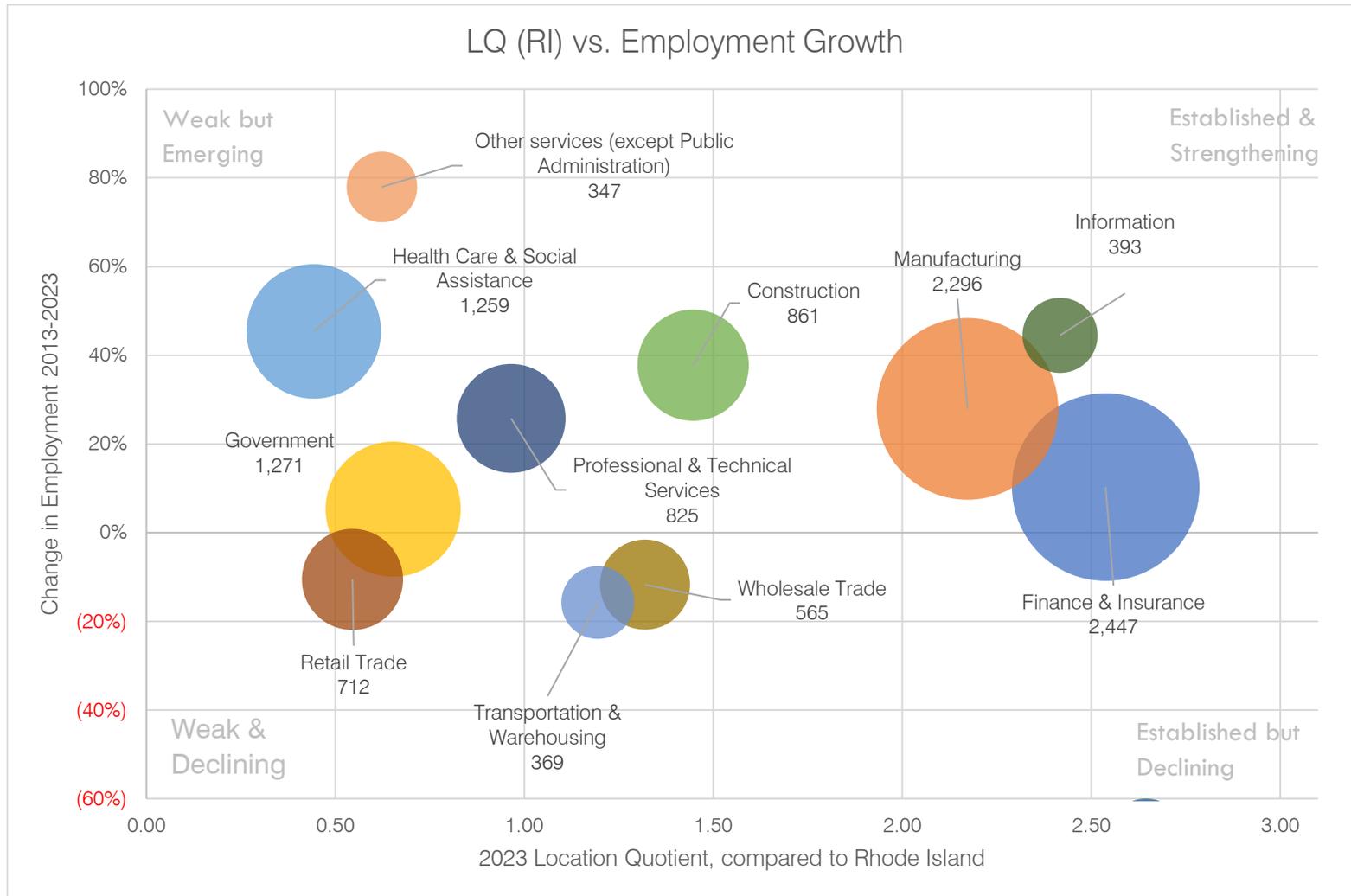
Location quotient can be useful in identifying opportunities for certain industry sectors to gain a larger share of the employment base or to indicate when a community may be heavily reliant on one or two industry sectors. In some cases, a high location quotient may indicate a specialty area in the local economy. The comparison geography used for Lincoln in this instance was Rhode Island.

Lincoln has several industries that are over-represented compared to regional employment estimates, represented in Figure 6-6. Finance & Insurance leads in this category, with an LQ of 3.04, meaning that jobs in this industry are 3 times as common in Lincoln as in Rhode Island. Other industries experiencing competitive local advantages include Manufacturing, Accommodation & Food Services, Arts Entertainment & Recreation, Information, and Construction. Most larger industries in Lincoln are growing, and well-established industries are also experiencing solid growth.

However, Transportation & Warehousing and Arts, Entertainment & Recreation are strong locally but are both declining industry sectors by 16% and 11% respectively.

Lincoln does face challenges in certain sectors where the employment landscape is shrinking or declining. Retail Trade, for instance, exhibits a location quotient of 0.55, indicating that this industry is under-represented in comparison to Rhode Island.

While Lincoln enjoys a competitive advantage in several thriving industries, acknowledging and addressing the challenges posed by declining sectors is crucial for achieving a balanced and sustainable economic development strategy. Balancing growth opportunities in leading industries with targeted interventions in shrinking sectors will contribute to the overall resilience and prosperity of Lincoln's economy.



**Figure 6-5. Change in Employment vs. Location Quotient (Compared to RI)**

Source: Lightcast, Industry Report, 2023.4 datarun

Table 6-6. Largest Employers		
Company	Sector	Number of Employees
ACS Industries, Inc.	Manufacturing	4,200
Amica Insurance	Finance and Insurance	3,700
Costa	Manufacturing	3,000
PharmaCare Management Services Inc.	Healthcare	1,500
Bally's Twin River Casino	Arts, Entertainment, and Recreation	700
Tanury	Manufacturing	200
Greystone of Lincoln	Manufacturing	200
Pare Corporation	Professional, Scientific, and Technical Services	180
Gem Plumbing and Heating	Administrative and Support and Waste Management Services	201
MacColl YMCA	Health Care and Social Assistance	200
Materion Technical Materials	Manufacturing	200
Bicc General	Manufacturing	200

Source: Zippia 2023, Lightcast 2023

#### 6.2.4 Local Businesses & Largest Employers

The largest employers in Lincoln reflect the retail, manufacturing, and government-focused industries that operate in the town. According to Zippia (career and job search platform) and Lightcast (labor market analytics platform), the largest employer in Lincoln is ACS Industries, employing 4,200 people. Table 6-6 shows a full listing of the top thirteen largest employers in Lincoln.

Reflecting employment trends from Lightcast, retail and manufacturing are the largest market within Lincoln. According to Moody's Analytics REIS (economic research and financial modeling platform with real estate and market analytics data) in the past decade, the number of commercial buildings has not had substantial increases, with the most recent commercial building built in 2015. As shown in Table 6-7, office properties have the most recent average year built (1970) but have not had any recent construction, with the most recent office property type built in 2011. Some of the aging office properties may suggest outdated and aging infrastructure that lack the amenities modern businesses require. Some larger companies may have renovated the space within older buildings.

Table 6-7. Real Estate Markets					
Category	Number of Properties	Average SF	Total SF	Average Year Built	Rent /SF
Office	29	31,498	881,942	1970	\$18.02
Retail	52	28,370	1,333,405	1964	\$25.53
Warehouse /Distribution	22	49,990	1,099,788	1961	\$4.59
Flex/R&D	11	31,630	347,935	1933	-
Industrial	54	41,001	2,050,025	1944	-

Source: Moody's Analytics REIS, 2023

### 6.2.5 Property Tax Rates

Tax rates are an important consideration that businesses, and even individuals, evaluate when making choices about where to locate. While low property taxes can help attract businesses and residents, limited funding can result in insufficient provision of public services and amenities, inhibiting a town’s ability to remain competitive with its neighboring communities. In most communities, property taxes represent a sizable majority of municipal revenues.

Lincoln’s residential and commercial/industrial tax rates are displayed in Table 6-8, along with similar and abutting communities to Lincoln. Lincoln’s residential and commercial tax rates fall within the middle range compared to neighboring towns and cities. Additionally, Lincoln has the second lowest personal property tax rate, only higher than Cumberland.

As a result of RIGL 44-5.3-1 (2023-S 0928A), the personal property tax exemption for FY2025 increased from \$25,000 to \$50,000. Additionally, under RIGL 44-5.3-2 (2023-H 6333), the State of Rhode Island will reimburse the cities and towns for the tax revenue impact of the exemption.

Table 6-8. FY 2023 Municipal Tax Rates			
Municipality	Real Estate	Commercial	Personal Property
Lincoln	<b>\$17.35</b>	<b>\$26.03</b>	<b>\$30.07</b>
Johnston	\$15.30	\$27.43	\$64.65
Smithfield	\$14.44	\$20.21	\$59.74
Pawtucket	\$12.34	\$21.60	\$52.09
Woonsocket	\$14.54	\$26.98	\$46.58
Cumberland	\$11.95	\$11.95	\$30.88

Source: RI Division of Municipal Finance, FY2025

### 6.2.6 Commercial/Industrial Districts & Corridors

The COVID-19 pandemic created challenges for commercial districts across the country. There was a plateau in commercial activity during quarantines, and lockdowns, and a continued rise in the use of online shopping and online platforms for ordering goods, services, food, and beverages. These challenges have led to small business closures, altered consumer behavior with a preference for online shopping, and potential declines in community vibrancy. Recognizing and addressing these issues is vital for economic recovery, small business support, adapting to changing market dynamics, and preparing for future crises.

Lincoln’s office buildings range in size, with many office tenants occupying space in retail centers, while others are residential home-to-office conversions. There has been an assortment of multi-tenant office spaces built in the last twenty years. The main retail center in Lincoln is in the Lincoln Mall in Lincoln Commons on George Washington Highway, with 35 businesses consisting of retail chains, services, and restaurants. Recently, more commercial establishments have popped up in the surrounding area. Additionally, there are strip shopping malls near Cumberland. In the Lonsdale Village, the Front Street commercial area has smaller local businesses and the Lincoln Shopping Center.

Lincoln is home to several industrial and commercial business parks, including the New England Way Industrial Park with approximately 300,000 square feet of industrial space and the Amica Way

and Blackstone Valley Place business parks located off George Washington Highway, which include more than 1,000,000 sf office and industrial space combined.

#### 6.2.7 *Town Programs and Initiatives*

The Town supports its local businesses in several ways:

- **Infrastructure Improvements:** Lincoln recently requested and received state grants to support local commercial areas. The Town recently received grants to make streetscape improvements along Front Street, from Commerce RI and the Rhode Island Infrastructure Bank. This work is planned for construction in 2026. The Town also has a Rhode Island Commerce grant for improvements at the southern end of Smithfield Avenue. Both grants are designed to enhance the walkability of these two local small-scale commercial districts and encourage exploration and patronage of businesses and restaurants. In addition, the Lincoln Water Commission has applied for a site readiness grant to ensure that the Town will have adequate water resources for commercial and industrial expansion.
- **Collaboration:** Lincoln partners with the Northern Rhode Island Chamber of Commerce to ensure that local businesses are aware of all the state and federal programs available to them. The Blackstone Valley Tourism Council and the John H. Chaffee National Heritage Corridor Commission support the Town's efforts on historic and agricultural tourism.
- **Tax Policy:** The Town has also enacted a tax stabilization provision, which was used to support the redevelopment of Walker Lofts, a mill redevelopment within the Saylesville Mill complex.

The Town is considering other initiatives to support local economic development. Working with local business owners, the Town Administrator would like to assist in the implementation of small-scale economic development events to promote local small businesses. These include holiday promotion on Front Street, and a restaurant week. Another opportunity that the Town identified is better collaboration with the local education facilities in Lincoln, for post graduate training and education. These include the Community College of Rhode Island, and Lincoln Tech in addition to the Davies Career and Technical High School. Finally, the Planner is considering how Community Development Block Grant (CDBG) funding could be used to assist with additional local infrastructure improvements or programming.

#### 6.2.8 *State Programs and Initiatives*

Rhode Island Commerce is the state's economic development agency. They can provide support in the form of grants, loans, tax incentives, regulatory streamlining and tailored business assistance.

The guiding strategy for economic development in Rhode Island is described in Ocean State Accelerates. This plan builds off Rhode Island 2030 (RI2030) and fulfills two requirements, one from the federal Economic Development Administration (EDA) to create a Comprehensive Economic Development Strategy (CEDS) and the other from the State to create a Long-Term Economic Development Vision and Policy. This plan includes goals, policies and priority objectives, many of which are aligned with the Town's strategy for economic development, which are focused on strong communities, increased prosperity and sustainable growth.

## 6.3 Issues and Opportunities

### 6.3.1 *Issues*

The increase in the median age of Lincoln's population may lead to potential labor force challenges as the workforce ages, necessitating strategies to attract younger workers and retain local talent.

Some of the Town's largest employers, like ACS Industries (Manufacturing), are concentrated in specific industries, which poses a risk to the community as there may be a lack of diversity. Economic diversification may be necessary to reduce vulnerability to fluctuations in these industries. Lincoln is a growing employment hub with stability in the labor force. However, the limited number of commercial properties, particularly in the office space category, could hinder the Town's ability to attract diverse industries. Aligning available spaces with the needs of growing sectors, such as finance and manufacturing, becomes crucial for fostering a dynamic economic landscape.

### 6.3.2 *Opportunities*

Lincoln possesses a significant asset in its highly educated residents, with nearly 45% holding a bachelor's degree or higher. This educational advantage provides a foundation for fostering a skilled and adaptable workforce. Additionally, Lincoln's dual role as both an employment hub and a sought-after residential location presents a unique opportunity. The Town should strategically capitalize on this asset by encouraging businesses to establish a presence in Lincoln, benefiting from the well-educated talent pool. Incentives for Lincoln residents to work locally should be explored, aiming to reduce commuting times and enhance the appeal of Lincoln as a place to both live and work.

The Town's economic growth is evident in sectors like finance, insurance, and manufacturing. To further diversify the economic landscape, Lincoln should actively support businesses in these thriving sectors. This strategic encouragement contributes to a more robust and varied economic environment.

A proactive approach to real estate development is crucial. The creation of more commercial and industrial properties could enable Lincoln to meet the needs of growing businesses in the region. Diversifying existing available space, such as in the Northeast Industrial Business Park, along Albion Road, along Amica Way, and in Blackstone Valley Place, has the potential to attract a broader range of industries, which will contribute to the Town's economic growth. With the lack of available land and the high cost of land in Lincoln, it's imperative to recognize these barriers as crucial factors shaping the Town's future economic development. The focus must shift towards the redevelopment of existing buildings and the more efficient utilization of current commercial areas. As the Town navigates through limited land resources, emphasizing sustainable growth strategies becomes paramount.

Mixed-use development offers a strategy to promote both housing and commercial development simultaneously. By creating synergy between residential and commercial areas, Lincoln can attract a more diverse range of businesses. This approach not only increases the Town's appeal but also fosters a sense of community and walkability. The historical villages within Lincoln, such as Manville, Albion, Lime Rock, Quinville, Lonsdale, Saylesville, and Fairlawn, serve as vital components in this strategy. These villages, each with its unique history and character, can contribute to the mixed-use vision by preserving historical architecture, providing spaces for local businesses, and promoting a vibrant and interconnected community. Additionally, the existing infrastructure and community

facilities in these villages can be integrated into the overall development plan, offering amenities and services that enhance the overall quality of life for residents and businesses alike.

By focusing on leveraging its educated workforce, promoting local employment, supporting growing industries, expanding real estate options, rejuvenating commercial districts, and embracing mixed-use developments, Lincoln's can increase its competitiveness as a place to do business. This comprehensive approach positions Lincoln for sustained economic success and an enhanced quality of life for its residents.

**6.4 Goals and Policies**

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. Building off the high employment rate of the Town, goals highlight job pathways to success with training opportunities and career growth counseling. One component of increasing Lincoln's competitiveness in attracting businesses is expansion of its local tourism potential, including of agricultural tourism. The goals also capture the rejuvenation of commercial districts and the promotion of local businesses and farms.

The specific action items are included in the Implementation Plan.

Table 6-9. Goals and Policies	
Goals	Policies
<b>ED1. Town Wide</b> Encourage and support economic development that is in keeping with the Town's rural character while expanding and diversifying the Town's tax base.	<b>ED1.1. Town Wide</b> Support local tourism efforts that highlight the rural character and abundant natural resources of the Town through cultural events and agriculturally based tourism.
<b>ED1. Town Wide</b> Encourage and support economic development that is in keeping with the Town's rural character while expanding and diversifying the Town's tax base. <b>ED2. Town Wide</b> Work towards creating a business environment that holds existing commercial and industrial development to a high standard while providing for a streamlined regulatory process to establish and expand appropriate economic opportunities in the community.	<b>ED1.2. Town Wide</b> Coordinate with local educational institutions and other entities that provide career growth counseling, technical education and training opportunities and management of apprenticeship/internship programs.
	<b>ED2.1. Town Wide</b> Promote and encourage agriculture to preserve existing farms, supporting and introducing efforts to capitalize on agricultural tourism opportunities.
<b>ED2. Town Wide</b> Work towards creating a business environment that holds existing commercial and industrial development to a high standard while providing for a streamlined regulatory process to establish and expand appropriate economic opportunities in the community.	<b>ED2.2. Town Wide</b> Support and encourage partnerships with local and existing businesses to enhance and promote the attractiveness of commercial districts for employers, workforce, and visitors.

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## 7.0 AGRICULTURE

### 7.1 Introduction

Agriculture is an important land use that can provide economic development opportunities and define community character. According to the 2014 Green Industry Economic Impact Study by the University of Rhode Island, the agriculture industry in Rhode Island contributes an annual market value of \$238.9 million in agriculture sales (RIDEM, 2015). The state's farmland also provides approximately \$90 million in ecosystem services such as increased habitat, flood prevention, carbon sequestration, and improved air quality (RIDEM, 2015).

The Town of Lincoln has a rich agricultural history with remnants of that heritage existing throughout the community. Several farmhouses, barns, and sheds survive in good condition. As an example, Chase Farm, which continued to operate dairy farming until the early 1980s, has a gambrel-roofed cow barn and twin wooden cylindrical silos (Society of Architectural Historians). Other well-preserved farmsteads include the Ballou Farm on Albion Road and Simon Aldrich Farm on the 1882 Old Louisquisset Pike. The Blackstone River Valley, which includes areas in Lincoln, historically supported various agricultural activities such as farming and mills.



**Figure 7-1. Moffett Mill in Lincoln, RI**

*Source: Great Road Heritage Campus, [greatroadheritagecampus.org](http://greatroadheritagecampus.org)*

This chapter provides information on farm types and products in Lincoln. Because agriculture resources span so many topic areas, they will also be discussed in other chapters of this plan, including land use, open space, and natural resources.

## 7.2 Existing Conditions

The existing conditions analysis describes current conditions in Lincoln (2023). This section summarizes the acreage of land that supports agriculture and the types of agriculture that exist in the Town. This information will be used to develop relevant actions and strategies that will help sustain the agricultural industry. The agriculture industry historically was an essential part of the Town. Today, a small number of farms remain operating, and some agricultural farmlands are being reused as open space. According to the 2021 U.S. Census, agriculture, forestry, fishing, hunting, and mining directly employ around 26 workers (or about 0.2% of the population) in Lincoln and 2% (262 acres) of the community's land is actively farmed (U.S. Census, 2021) (RIGIS, 2011).

Agricultural lands help maintain the Town's rural character. The Town has seen new development on lands that were once occupied by farms. Chapter 1 Land Use details the conversion of agricultural land to urban and highly developed land uses including low-density residential land use between 2001-2016 (Farms Under Threat, 2001-2016). Agricultural land use/land cover in the Town has decreased by 283 acres (2% of the total land area) and the Town's residential area has increased by 486 acres (4% of the total land area) between 1998 and 2020. There has been an increase in residential development between 1988 and 2020, consisting primarily of medium density (1 to ¼ acre lots). Today, over 3,464 acres (29%) of all developed land consists of residential development (RIGIS, 2020). Land use changes that occurred between 1988-2020 are summarized in *Chapter 1: Land Use*. Development of agricultural lands can have significant implications on the environment including loss of habitat and pollution from increased runoff. Sustainable development practices and the preservation of agricultural lands can promote efficient land use.

Approximately 1,507 acres, or 12.4%, of Lincoln is under the prime farmland soil unit. In addition to the soils identified as prime farmland, the NCSS has designated 988 acres, or 8.1% of Lincoln's farmland as farmland of statewide importance (see Map 7-1: Agricultural Map). The United States Department of Agriculture's National Resources Conservation Service (USDA NRCS) classifies agriculture soils and "prime farmland" or "farmland of statewide importance" as those that meet specific criteria based on the physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops (Natural Resources Conservation Service Rhode Island 2013). Prime farmland contains the highest quality combination of physical and chemical properties. Farmland of statewide importance does not meet the requirements for "prime farmland" but has similar properties. Criteria for identifying farmland of statewide importance are defined by the respective state agencies, which are maintained by the Rhode Island Department of Environmental Management. The proportion of land area in Lincoln that is actively farmed is low compared to farmland in Providence County in Rhode Island. Today, 262 acres, or about 2% percent of Lincoln, is land under active agricultural use. In comparison, 16,328 acres, or about 29% percent of Providence County in Rhode Island consists of land in farms (RI Food Policy Council, 2017).

Proper soil conditions are key to successful agricultural practices that concentrate on the growing of crops, and 181 acres, or 69% of the active farmland is located on prime farmland. This area was calculated using prime farmland and farmland of statewide importance overlapped with active farmlands in the RIGIS Ecological Communities dataset. Approximately 1,303 acres or 53% of prime farmland or farmland of statewide importance have been converted to developed land and are unavailable for future use as farmland. Map 7-1: Agricultural Map displays 1,192 acres of agriculturally valuable undeveloped soils remaining in Town. This area was calculated using prime

farmland and farmland of statewide importance overlapped with developed areas as found in the RIGIS Land Use 2020 dataset. In comparison, approximately 50,000 acres of prime farmland in Rhode Island were converted to developed land between 1981 and 2004, a total loss of 25% of prime farmland in Rhode Island over 23 years (RIDEM, The Nature Conservancy, URI, 2015). Maintaining the health and productivity of agricultural soils is important as they play a crucial role in supporting food production.

### 7.2.1 Types of Agricultural Operation

Agriculture can include cultivating crops and raising animals for food or resource production. Lincoln's farms produce a variety of agricultural products including fruits and vegetables, meats, eggs, perennials, annuals, and Christmas trees. Farmland in Lincoln consists of primarily hayfields (117 acres or 45% of active farmland) and pasture (78 acres or 30% of active farmland). Nursery and Christmas trees cover 42 acres (16%) and cropland covers 24 acres (9%) of land in farms. Pasture areas are commonly associated with animal grazing and hayfields are used for forage (USDA, National Agricultural Statistics Service, 2017). The top crops produced by the county are nursery, greenhouse, floriculture, sod, vegetables, melons, and potatoes; the top livestock activity is cattle/calves, followed by horses, ponies, mules, burros, and donkeys (Census of Agriculture, 2017).



**Figure 7-2. Butterfly Farm Cows**

Source: Butterfly Farm, [www.butterflyfarmri.com](http://www.butterflyfarmri.com)

### 7.2.2 Availability of Locally Grown Food

The Butterfly Farm is one of the few working farms in Lincoln. It includes many different types of animals, a farm stand, a greenhouse, and dog training (Butteryfly Farm). Other farms have been converted to open space or community gardens. Chase Farm, also known as Smith Farm, located at 667 Great Road was originally used as a dairy farm and was purchased by the Town and preserved for its historical value (Rhode Island's Blackstone Valley). The Lincoln Farmers Market is located on Chase Farm and hosts vendors from Butterfly Farm, Angell Farm, and individuals from the Town's community garden (Barr, 2023). The Lincoln Community Garden located on 397 River Road formerly known as Thibaudeau Farm is now used for passive recreation and conservation through an Open Space grant from RIDEM and offers scenic views in Town. (Dotzenrod, 2022). The food grown in the Lincoln Community Garden is often donated to local food pantries. The Town also offers Community Supported Agriculture (CSA) that connects local farmers directly with consumers to provide locally grown produce. Table 7-1 provides information on farms and farmstands in Lincoln. Map 7-1: Agriculture Map displays active farmlands remaining in Town.

Table 7-1. Farms and Farmstands		
Farm Name	Location	Agricultural Type and Products
Angell Farm	15 Lantern Rd	Community Supported Agriculture (CSA)
Butterfly Farm	679 Great Rd	Meats, Eggs, Fruits, Vegetables, Perennials and Annuals, Christmas Trees, Farmstand, Greenhouse
Chaos Farm	1890 Old Louisquisset Pike	Alpaca Fiber Farm
Chase Farm (also known as Smith Farm)	667 Great Road	Lincoln Farmers Market, Various Vendors
Lincoln Community Garden (formerly known as Thibaudeau Farm)	397 River Rd	Vegetable Crops
Prospect Hill Farm	61 Reservoir Rd	Hay, Horseback Riding
Willow Brook Farm	1088 Great Rd	Horseback Riding, Equestrian Facility

Source: RIGIS and Town of Lincoln

### 7.2.3 Programs to Support Farming

The following state grants and initiatives help support farming operations in Rhode Island (RIDEM):

#### Farm Energy Program

Supports energy efficiency projects and helps farmers transition to renewable power.

#### Local Agriculture and Seafood Act (LASA)

Supports the growth, development, and marketing of local food and seafood in Rhode Island.

#### Resilient Food Systems Infrastructure Program

Supports expanded capacity for the aggregation, processing, manufacturing, storing, transporting, wholesaling, and distribution of locally and regionally produced food products, including specialty crops, dairy, grains for consumption, aquaculture, and other food products, excluding meat and poultry.

#### Specialty Crop Block Grant Program

Provides funds to enhance the Competitiveness of Specialty Crops grown in Rhode Island.

#### Organic Certification Cost Share Reimbursement

Accepts applications for organic certification cost share reimbursement.

#### RI Produce Safety Improvement Mini-Grants

Helps Rhode Island produce growers implement on-farm food safety practices, transition to compliance with the Food Safety Modernization Act (FSMA) Produce Safety Rule, and meet market demands for on-farm food safety.

The RI Grown program offers consumer and wholesale support to growers in Rhode Island. Growers are encouraged to use the RI Grown logo to distinguish their products to help consumers identify local agricultural products and offer a range of promotional materials, including listing on their interactive farm map and website (RIDEM).

The state farmland preservation program offers to purchase easements on property that restrict future uses except those related to farming to permanently protect farmland (RIDEM). The state agriculture lands preservation program, run by the Agricultural Lands Preservation Commission (ALPC), acquires development rights from farmers, enabling them to retain ownership of their property while protecting their lands for agricultural use (RIDEM, 2015). This preservation program protects Butterfly Farm in Lincoln.

Rhode Island's Right to Farm law prohibits the Town from enforcing ordinances against agricultural operations that regulate and control the construction, location, maintenance, or removal of all places for keeping animals (Rhode Island General Laws). The Residential Agricultural District, established in Article II Definitions, §260-7 of the zoning ordinance was established to promote low-density residential growth in areas that were historically used for agriculture and/or have natural limitations for development (Town of Lincoln, 2022). Article III Use Regulations, §260-8 in the Town's zoning ordinance defines agricultural operations allowed (Town of Lincoln).

The Farm, Forest and Open Space (FFOS) program is administered by RIDEM under the Farm, Forest, and Open Space Act. The purpose of the program is to help conserve land that is considered farmland, forestland wetlands, and open space through tax abatement. RIGL 44-27 allows property enrolled in the FFOS program to be assessed at its current use, not its value for development. The purpose is not to reduce property taxes but to conserve Rhode Island's productive agricultural and forest land by reducing the chance it will have to be sold for development (RIDEM).

#### *7.2.4 Economic Importance of Agriculture in the Region*

Lincoln farms are part of Providence County's agricultural economy, which contributed \$12,432,000 in sales in 2017 (USDA, National Agricultural Statistics Service, 2017). Town-level sales information was not available at the time of this writing.

Lincoln is unusual compared with the county because so much of its farmland is used for hayfields and pasture. Hayfields in the county only account for 11% of land in farms and pastureland accounts for only 17% (Census of Agriculture, 2017). Cropland covers 4,236 acres (26%) of land in farms in Providence County (Census of Agriculture, 2017). In comparison, cropland covers only 24 acres (9%) of the land in Lincoln and farmland consists of primarily hayfields (117 acres or 45% of active farmland) and pasture (78 acres or 30% of active farmland).

Between 2012 and 2017, the agriculture sector in Providence County has seen an increase in acres of hay and haylage (6%) and acres of cultivated Christmas trees (17%). There has been a decrease in acres of vegetables harvested (11%) and acres of apples harvested (6%). The top crops produced by the county are nursery, greenhouse, floriculture, sod, vegetables, melons, and potatoes; the top livestock activity is cattle/calves, followed by horses, ponies, mules, burros, and donkeys (Census of Agriculture, 2017). Information on sweet corn, layers, and pullets was withheld to avoid disclosing data for individual operations. There was a 53% increase in the number of sheep and lambs, a 35%

increase in horses and ponies, a 26% increase in cattle and calves, and a 13% increase in goats being raised in the County between 2012-2017. There has been a 34% decrease in the number of turkeys and 16% in the number of hogs and pigs being raised in the County between 2012-2017. Cropland and livestock inventory changes that have occurred between 2012 and 2017 are summarized in Table 7-2: Providence County Cropland and Table 7-3: Providence County Livestock Inventory. The USDA 2022 Census of Agriculture was not available at the time of this writing.

Table 7-2. Providence County Cropland		
Crop Type	Total Acres (2017)	Percent Change from 2012-2017 in Total Acres
Forage (hay/haylage), all	1,808	6%
Vegetables harvested, all	644	-11%
Sweet corn	(D) Withheld to avoid disclosing data for individual operations.	N/A
Cultivated Christmas trees	211	17%
Apples	171	-6%

Source: USDA Ag Census, 2012 and 2017

Table 7-3. Providence County Livestock Inventory		
Livestock Type	Livestock Inventory (2017)	Percent Change from 2012-2017 in Livestock Inventory
Meat-type chickens	444	N/A
Cattle and calves	1,174	26%
Goats	379	13%
Hogs and pigs	1,297	-16%
Horses and ponies	966	35%
Layers	Withheld to avoid disclosing data for individual operations.	N/A
Pullets	Withheld to avoid disclosing data for individual operations.	N/A
Sheep and Lambs	762	53%
Turkeys	126	-34%

Source: USDA Ag Census, 2012 and 2017

### 7.3 Goals and Policies

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. As such, the Town hopes to continue preserving its active farmlands and ensuring their economic stability. The policies that align with this goal include increasing access to local agricultural products, promoting education of the Town’s agricultural offerings, and investing in farmland preservation strategies. Action items are included in Chapter 13, the Implementation Plan.

Table 7-4 Goals and Policies	
Goals	Policies
<b>AG1. Town Wide</b> Preserve and enhance agricultural lands.	<b>AG1.1. Town Wide</b> Support the preservation of prime agricultural lands.
	<b>AG1.2. Town Wide</b> Promote sustainable agricultural practices.
	<b>AG1.3. Town Wide</b> Encourage the economic development of agricultural enterprises.
	<b>AG1.4. Town Wide</b> Support access to local agricultural products.
	<b>AG1.5. Town Wide</b> Promote agricultural education and awareness.
	<b>AG1.6. Town Wide</b> Enhance community involvement in agricultural activities.
	<b>AG1.7. Albion</b> Preserve existing agricultural lands.
	<b>AG1.8. Manville</b> Encourage the reuse of existing buildings for agricultural enterprises.
	<b>AG1.9. Saylesville</b> Mitigate conflicts between agricultural and non-agricultural uses.
	<b>AG1.10 Lonsdale</b> Leverage the village's historical and natural resources for agricultural tourism.

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## 8.0 MUNICIPAL BUILDINGS, FACILITIES, & SERVICES

### 8.1 Introduction

The following chapter outlines Lincoln's public infrastructure, facilities, and services under the following categories:

- Town administration
- Health and Human Services
- Library and community services
- Public safety and emergency services
- Schools
- Solid waste and recycling
- Stormwater
- Wastewater
- Water supply

The Town anticipates changes that will impact on services. The Comprehensive Plan is used to lay the groundwork for accommodating those impacts. Changes that need to be considered include increased numbers of residents, reliance on technology, diversifying populations, and the need to increase levels of services due to residents' heightened expectations and/or new State and federal requirements. Through a public survey and multiple public workshops, Town residents indicated that the Town offers a high level of services. Residents expressed concerns about wastewater and stormwater management in the future.

This chapter is consistent with the Rhode Island State Guide Plan by addressing municipal buildings, facilities, and services in a manner that protects public health, supports efficient infrastructure investment, and safeguards water and environmental resources. The Town's approach reflects the goals and policies of *Solid Waste 2038: Rhode Island's Comprehensive Solid Waste Management Plan (SGP 171)*, *Rhode Island Water 2030 (SGP 721)*, and *Water Quality 2035 (SGP 731)*. These State Guide Plan elements informed the evaluation of solid waste and recycling services, water supply planning, wastewater and stormwater management practices, and infrastructure capacity to support existing and future development.

### 8.2 Existing Conditions

Lincoln runs its major public services out of the Town Hall, located at 100 Old River Road. Public infrastructure and facilities are mapped in Map 8-1. The Town has 19 departments that ensure the Town runs effectively and that residents receive adequate services:

- |                        |  |
|------------------------|--|
| • Building             | • Planning                             |
| • Courts               | • Police Department                    |
| • Emergency Management | • Public Works                         |
| • Engineering          | • Purchasing                           |
| • Finance              | • Rescue Department                    |
| • Human Resources      | • School Department                    |
| • Libraries            | • "The Center" for Seniors             |
| • Parks & Recreation   | • Substance Abuse Prevention Coalition |

- Tax Assessor
- Town Clerk
- Zoning

In addition to these departments, the Town has a variety of Boards and Commissions that meet regularly:

- Board of Canvassers
- Budget Board
- Conservation Commission
- Housing Authority
- Juvenile Hearing Board
- Library Board of Trustees
- Lincoln Water Commission
- Parks & Recreation Commission
- Personnel Board
- Planning Board
- Tax Assessor Board of Review
- The Board of Tenant Affairs
- Town Council
- Zoning Board of Review



**Photo 8-1. Lincoln Senior Center**  
 Source: *Lincoln Senior Center website*

Many of the Town’s departments are housed in the Town Hall. Boards and Commissions also meet at the Town Hall. The Department of Emergency Management, Libraries, Department of Public Works, Rescue Department, School Department, and “The Center” for Seniors are housed at other locations, which are noted in their respective sections within this Chapter.

*8.2.1 Health and Human Services*

Lincoln offers health and human services to residents throughout the year. Senior services, recreational activities, and substance abuse programs are supported by the Town administration. The closest hospital is located over 5 miles away from the Town.

**Senior Services**

The Center” for Seniors is run by the Director of Senior Services and tasked with providing a concentrated network of services, resources, and social/community contacts for the elderly population. Weekly activities are offered at the senior center, at 150 Jenckes Hill Road, from Monday through Friday, ranging from arts and crafts to fitness programs, day trips, and educational programs. Health and safety workshops are also offered. Senior transportation is available and can be scheduled in advance for pickup to and from the center. Many of the events, programs, and services are organized through the Department of Parks and Recreation. Additional information can be found in Chapter 3 Open Space and Recreation.

**Department of Parks and Recreation**

The Lincoln Department of Parks and Recreation offers recreational activities, programs, and special events for all of Lincoln’s residents, including youth sports, adult fitness classes, and summer

concert series. In addition, the Parks and Recreation Department provides for the development, maintenance, expansion, and improvements of parks and leisure area. Additional information can be found in Chapter 3, Open Space and Recreation.

**Substance Abuse Prevention Coalition**

The Substance Abuse Prevention Coalition represents both public and private sectors of the community concerned with the development, implementation, and advocacy of effective community-based substance abuse prevention initiatives. The Coalition develops media campaigns and provides community education and healthy alternate activities for the Lincoln community.

**Family Literacy Center**

The Family Literacy Center is a non-profit located in Manville that serves Lincoln residents. The organization supports 2,500 local families and works to improve literacy. The Center provides homework help, daily snacks after school, parenting programs, and other self-improvement educational opportunities.

*8.2.2 Library*

The Lincoln Public Library is the primary library for the Town. Centrally located in the historic Blackstone Valley at 145 Old River Road, the library has serviced community members for almost 150 years at different locations. As part of the Ocean State Libraries consortium (OSL), the library has access to the collection of 50 other libraries from across the region.

The central location has been a cornerstone of the community with its in-person and online collection of eBooks, audiobooks, digital magazines, books, videos, and periodicals, and other specialty items. The library has a collection of 139,231 items, which include 119,414 books, 10,663 videos, 7,135 audios, 1,451 periodicals, and other specialty items including museum passes, Kindles, and hotspots. The library is presently staffed by 5 full-time and 4 part-time professional librarians. They offer research assistance and run programs for all ages.

Table 8-1. Updates in Lincoln Library Budget		
Program	FY 2023	FY 2024
Salaries	\$661,844	\$763,750
Utilities	\$39,000	\$39,000
Books, Magazines, Film	\$180,000	\$160,000
Supplies	\$29,000	\$19,000
Ocean State Library Service Facilities	\$40,000	\$43,754
Computer Replacement/ Subscript. Fees	\$26,000	\$26,000
Pensions	\$66,362	\$68,362
Social Security	\$50,631	\$58,427
Health Insurance	\$170,000	\$260,000
Prof Memberships/ Programs	\$1,025	\$1,025
Building Maintenance	\$14,000	\$10,000
<b>TOTAL</b>	<b>\$1,277,862</b>	<b>\$1,449,318</b>

*Source: Town of Lincoln Annual Reports and Approved Budget, 2023, 2024*

The library unveiled its Long-Range Plan in 2022 with a five-year time horizon. Its vision is primarily focused on integrating technology into the programs it offers to youth, adult, and senior patrons. The library offers online classes and computer access to visitors in addition to traditional programs, including afterschool programs, arts and crafts for kids and adults, and movie nights.

### 8.2.3 Public Safety

Public safety comprises numerous services provided by the Town of Lincoln, including the Department of Emergency Management, Police Department, Rescue Department, and Lincoln Fire Districts.

#### Department of Emergency Management

The Department of Emergency Management is responsible for providing emergency services to Lincoln residents, coordinating relief and recovery efforts with local and State agencies, and sharing information on various threats to the Town. The Emergency Management Agency (EMA) is located at 115 Main Street in the village of Albion. The EMA Director is also the Chief of the Rescue Department, which ensures that coordination is centralized following a dangerous incident.

The Federal Emergency Management Agency (FEMA) requires municipalities to have an updated Hazard Mitigation Plan (HMP) to receive federal funding to respond to emergencies. The Town updated its HMP on April 1, 2022. This report provides detailed information on the numerous natural hazards that threaten Lincoln regularly as well as some that are less frequent. Neither this Plan, nor the HMP, cover human-caused hazards and technological hazards, but the EMA also has to contend with these threats. Human-caused and technological hazards include cyber security, chemical incidents, terrorism, biological incidents, radiological incidents, civil unrest, and infrastructure failure. In addition to the detailed discussion of natural hazards and climate change found in the HMP, *Chapter 12, Natural Hazards and Climate Change*, also outlines the issues at hand.

#### Police Department

The Police Department is dedicated to ensuring safety and security throughout Lincoln. The force is made up of five (5) separate divisions: patrol, detective, school resource officers, traffic enforcement, and animal control. The Department has access to 19 vehicles. The force currently has 40 officers, or a rate of 560 citizens per officer. The Town completed a two-story, 6,600 sf addition in 2016, which included an enhanced dispatch center, new interview and processing areas, and an improved cell block. The Department has made a concerted effort in recent years to fulfill the Department's vision of community-oriented policing through transparent communication, regular education, and public outreach.

##### **Animal Control**

The Lincoln Animal Shelter is in the Industrial Park on Wellington Road and is large enough to contract services to other towns. Its hours are 11:00am to 2:00pm on weekdays and by appointment only on weekends. The Town website also details various fees for boarding and dog violations.

##### **Detective Division**

The Detective Division is responsible for investigating crimes against persons and property, including homicide, assault, sex crimes, child abuse and neglect, burglary, major thefts, fraud, and computer crimes. These officers also work with external law enforcement partners to gather and share intelligence information to protect the community.

**Patrol Division**

The Patrol Division is the primary component of the Department and is most visible to the public. These officers are tasked with responding to emergency and non-emergency calls to prevent and address crime throughout the Town.

**School Resource Officers**

School Resource Officers play an important role in ensuring the safety and security of students at both Lincoln Middle School and Lincoln High School. These officers work with the Town’s other police divisions and school administration to educate students, maintain a safe learning environment, and deter crime within and around school buildings.

**Traffic Enforcement**

Traffic Enforcement is a top priority of the Lincoln Police Department, and their division is focused on providing residents with the ability to safely move throughout all neighborhoods. This division integrates traffic calming through three measures: education, engineering, and enforcement. The Town website indicates that speeding or traffic safety problems can be reported to traffic safety officers by mail, email, or telephone; a Traffic Calming Request form is available on the Town website.

**TOP PRIORITY: SPEEDING**

Residents at the initial Public Workshop expressed concern over pedestrian safety and speeding.

Table 8-2. Updates in Lincoln Police Department Budget								
Program	2020-2021		2021-2022		2022-2023		2023-2024 <sup>c</sup>	
Expenses	Budget <sup>a</sup>	Audited <sup>b</sup>	Budget	Audited	Budget	Audited	Budget	Audited
Public Safety-Police	\$5,288,202	\$5,235,743	\$5,438,845	\$5,782,346	\$5,563,496	\$5,792,099 (Unaudited as of 6/30/2023)	\$5,347,162	\$3,568,089 (Expended thru 1/31/2024)
Public Safety-Animal Control	\$91,913	\$64,744	\$92,490	\$72,709	\$94,614	\$100,370 (Unaudited as of 6/30/2023)	\$72,482	\$51,039 (Expended thru 1/31/2024)
<b>TOTAL</b>	<b>\$5,380,115</b>	<b>\$5,300,487</b>	<b>\$5,531,335</b>	<b>\$3,865,862</b>	<b>\$5,658,110</b>	<b>\$5,892,469</b> (Unaudited as of 6/30/2023)	<b>\$5,419,644</b>	<b>\$3,619,128</b> (Expended thru 1/31/2024)

Source: Town of Lincoln Annual Reports and Approved Budget Fiscal Year 2022-2023, 2023-2024, 2024-2025

Notes: <sup>a</sup> Budgets from FY2021, 2022, 2023, and 2024 are representative of the proposed budget set forth at the beginning of the fiscal year

<sup>b</sup> Actual revenues and total expenditures are representative of the total amount of realized revenues and expenditures, which may not accurately reflect those in the proposed budget.

<sup>c</sup> 2022-2023 and 2023-2024 do not contain actual revenues or expenditures as this Comprehensive Plan was created prior to these statistics being made available.

### Rescue Department

The Lincoln Rescue Service is the primary Emergency Medical Service (EMS) provider for Lincoln. The Rescue Department is headquartered at 115 Main Street in the village of Albion. The Town has recently embarked upon the design of a State-of-the-art Centralized Rescue Building and Lincoln Learning Center. A \$14 million bond was approved in 2023 for the Rescue and \$2 million of federal funding will cover the Learning Center. In addition to Rescue services, the Learning Center portion of the building will offer classes such as EMT training, CPR and first aid classes, driver’s education classes, SAT prep and GED opportunities, health and wellness seminars, and so forth. Project completion is slated for Summer 2026.

### Fire Districts

The Town of Lincoln does not have a Fire Department housed within the government’s jurisdiction. Before 2020, each village had its own respective Fire District: Albion, Lime Rock, Manville, Quinville, and Saylesville. Following years of discussion, Albion and Saylesville combined to form the Lincoln Fire District in 2020. The 2003 Comprehensive Plan’s public survey asked residents whether they would support the Town creating one large district. Only 45% of residents favored the change while 31% opposed it and 24% could be influenced either way. The Rhode Island General Assembly voted to consolidate the Albion and Saylesville Fire Districts into the new Lincoln Fire District. Bill H 5958 Substitute A was introduced in April 2019 and fully implemented by 2021.

Today, the Lincoln Fire District (Albion and Saylesville), Lime Rock Fire District, Manville Fire District, and Quinville Fire District service their respective villages. The following Tables 8-3 and 8-4 provide statistics for all fire-related services in the Town of Lincoln.

Table 8-3. Fire District Summary					
Fire District Name	Number of Stations	Number of Incidents <sup>a</sup>	Number of Personnel	Number of Vehicles	Hazmat Team?
Lime Rock	2	2,500	22 FT/2 PT-	4	Yes
Lincoln (Albion and Saylesville)	2	3,248	12 FT/35 PT	6	-No
Manville	1	-1,045	1 FT/22PT	5	-No
Quinville	1	395	15 PT	1	No
<b>TOTAL</b>	<b>5</b>	-	-	-	-

Source: Lime Rock Fire District, 2023; Lincoln Fire District, 2023; Manville Fire District, 2023; Quinville Fire District, 2023

Notes: <sup>a</sup> Total number of incidents in 2022

**Table 8-4. Updates in Lincoln Fire District Budgets**

Program	FY 2021		FY 2022		FY2023 <sup>c</sup>		FY2024	
	Budget <sup>a</sup>	Actual <sup>b</sup>	Budget	Actual	Budget	Actual	Budget	Actual
Revenues								
Lime Rock	\$2,657,841	\$3,593,732	\$2,708,261	\$3,905,926	\$2,811,833	\$3,696,699-	\$2,939,760-	\$3,926,677-
Lincoln*	\$2,516,693	\$2,396,014	\$2,788,109	\$3,351,963	\$2,919,397	\$2,865,839	\$3,041,490	\$4,269,270
Manville	\$439,682	\$346,971	\$456,597	-\$382,485	\$472,785-	-\$352,781	-\$527,910	-
Quinnville	\$101,930-	\$101,906	\$106,684-	\$100,248	\$112,797-	-	\$116,404	-
Expenditures	-	-	-	-	-	-	-	-
Lime Rock	\$2,657,841	\$2,505,203	\$2,708,261	\$2,631,196	\$2,811,833	\$2,646,302	\$2,939,760	\$2,627,040
Lincoln*	\$2,516,693	\$2,446,231	\$2,788,109	\$2,418,930	\$2,919,397	\$2,889,683	\$3,041,490	\$4,170,933
Manville	-\$439,682	\$460,942	\$456,597	-\$456,112	\$473,531	-\$497,747	-\$527,910	-
Quinnville	-\$101,930	-\$99,401	-\$106,684	\$103,900	-\$112,797	-	\$116,404	-

Source: Lime Rock Fire District, 2023; Lincoln Fire District, 2023; Manville Fire District, 2023; Quinnville Fire District, 2023

Notes: <sup>a</sup> Budgets from FY2021, 2022, 2023, and 2024 are representative of the proposed budget set forth at the beginning of the fiscal year

<sup>b</sup> Actual revenues and total expenditures are representative of the total amount of realized revenues and expenditures, which may not accurately reflect those in the proposed budget.

<sup>c</sup> Fiscal Years 2023 and 2024 do not contain actual revenues or expenditures as this Comprehensive Plan was created prior to these statistics being made available.

\*Data for Lincoln Fire District in 2021 includes Albion and Saylesville Fire Districts, which were consolidated effective November 1, 2021.

### 8.3 School Facilities and Administration

The Town of Lincoln Public School Department is based out of 135 Old River Road and has a total inventory of five elementary schools, one middle school, and one high school. All four elementary schools offer full-day kindergarten while Northern Lincoln Elementary School offers a pre-school program. In addition to the six public schools, the Town also contains four private pre-schools. Each public school offers multiple school bus routes that start around 6:00am, 7:00am, and 8:00am for high school, middle school, and elementary school, respectively. They run again starting around 2:00pm for high school students and 3:00pm for middle school and elementary school students.

As of 2024, Lincoln Public Schools serve 3,312 students with a student to teacher ratio of 9:1. Table 8-5, Current Enrollments and Estimated Pupil Capacities, provides a breakdown of enrollment and capacity information by school. Table 8-6 shows the projected enrollments until 2025, and Table 8-7 provides budget tallies from 2020 through 2024.

School	Capacity	Grades	School Year Enrollment
Central Elementary School	450	K-5	423
Saylesville Elementary School	300	K-5	310
Northern Elementary School	613	PK-5	526
Lonsdale Elementary School	300	K-5	284
Lincoln Middle School	1,000	6-8	775
Lincoln Senior High School	850	9-12	994

Source: Lincoln Public Schools, 2024

School Year	PK-3	4-8	9-12	Total District Enrollment
2022-2023	1,035	1,259	982	3,278
2023-2024	1,034	1,284	988	3,306
2024-2025	932	1,277	1,011	3,220

Source: Lincoln Public Schools, 2024

Program	2020-2021		2021-2022		2022-2023 <sup>c</sup>		2023-2024	
	Budget <sup>a</sup>	Audited <sup>b</sup>	Budget	Audited	Budget	Unaudited	Budget	Unaudited
Town School Dept. Appropriation	\$42,454,172	\$42,454,172	\$42,578,175	\$42,578,175	\$43,345,860	\$43,345,860	\$44,437,403	\$44,437,403
State Education Aid	\$14,418,820	\$15,193,312	\$16,138,953	\$16,222,871	\$16,143,252	\$17,047,513	\$16,859,067	\$17,690,755
Medicaid	\$765,000	\$494,500	\$625,000	\$663,571	\$625,000	\$622,516	\$625,000	\$500,800
Local Miscellaneous Revenues	\$260,000	\$199,463	\$235,000	\$252,264	\$225,000	\$438,707	\$226,000	\$420,768
<b>TOTAL</b>	<b>\$57,897,992</b>	<b>\$58,341,447</b>	<b>\$59,577,128</b>	<b>\$59,716,881</b>	<b>\$60,339,112</b>	<b>\$61,454,596</b>	<b>\$62,147,470</b>	<b>\$63,049,726</b>

Source: Town of Lincoln Annual Reports and Approved Budget Fiscal Year 2022-2023, 2023-2024, 2024-2025

Notes: <sup>a</sup> Budgets from FY2021, 2022, 2023, and 2024 are representative of the proposed budget set forth at the beginning of the fiscal year

<sup>b</sup> Actual revenues and total expenditures are representative of the total amount of realized revenues and expenditures, which may not accurately reflect those in the proposed budget.

<sup>c</sup> 2022-2023 and 2023-2024 do not contain actual revenues or expenditures as this Comprehensive Plan was created prior to these statistics being made available.

The Lincoln Public Schools' Strategic Plan was published in 2016 to forecast improvements to the school system through 2019. A Strategic Planning Committee (SPC) that included dozens of parents, school officials, and Town officials helped to inform the Strategic Plan. They were tasked with proposing a mission statement, vision statement and providing a set of core values, goals, strategies and a specific list of actions.

### 2016-2019 Strategic Plan Findings

**Mission:** Lincoln Public Schools is committed to excellence. In partnership with all members of the Lincoln community, we inspire and empower each student to excel personally and intellectually, embrace social and individual responsibility, and lead with integrity.

**Core Values:**

- Commitment to academic excellence
- Commitment to local and global community
- Value and acknowledgement of successes
- Individuality and diversity
- Communication
- Continuous learning
- Productive effort
- Ethical Behavior

**Vision:** The Lincoln Public Schools is committed to inspire and engage all members of the Lincoln community in the pursuit of excellence.

**Goals:**

- Enhance academic achievement for all students.
- Strengthen communication and partnerships between home, school, and community.
- Maximize the potential of students, staff, parents and community through effective use of resources.

The 2003 Comprehensive Plan referenced a study that supported the construction of a new middle school. The new middle school, located at 152 Jenckes Road, was built in 2006. In 2017, the Town commissioned a Facility Condition Assessment which found that there was a need for additional cafeteria or library/media space. The total cost of these upgrades was estimated to be \$1,146,539.

After the completion of the improvements to the middle school, the Town focused on the elementary schools. On November 7, 2023, Lincoln approved a referendum to allocate \$25 million (\$13 million of which would be paid for by the State) to upgrade Lincoln's elementary schools. This bond allows officials to invest over \$6 million in each elementary school, build new gymnasiums at each school, convert existing gyms into modern cafeterias or learning spaces, and create specific rooms for STEM (science, technology, engineering, and math).

#### 8.4 Department of Public Works

The Department of Public Works (DPW) is located at 94 Old River Road and offers various services for the Town. The DPW maintains Town-owned roads and property, manages and maintains the sewer system, handles waste management and recycling, and supervises the municipal tree service. The DPW is also in charge of the following departments: Building, Engineering, Highway (local roads only), and Parks and Recreation.

8.4.1 Solid and Hazardous Waste Management

DPW provides solid waste collection services for the entire Town. The collection is divided by village each day. Disposal of solid waste is at the Central Landfill in Johnston. Long-term waste reduction strategies remain the responsibility of the Town, despite the State’s management of the removal of generated solid waste.

The Town does not offer collection for residential, commercial, or industrial hazardous waste. Household hazardous waste, including antifreeze, batteries, compact fluorescent lightbulbs, fluorescent light tubes, motor oil and filters, paint, and sharps/needles can be disposed of at the Eco-Depot in the Town of Johnston (RIRRC, 2023). Commercial and industrial hazardous waste is subject to the laws set forth by the Rhode Island Department of Environmental Management (RIRRC, 2023).

8.4.2 Recycling

The Town’s contractor collects recycling every other week on the same day as residents’ solid waste collection. The State of Rhode Island General Laws § 23-18.9-1 mandates a 35% recycling rate and 50% diversion rate goals (R.I. Gen. Laws § 23-18.9-1). Table 8-8 Municipal Waste Management Data suggests that the Town has experienced a relatively steady rate of municipal waste and recycling between 2018 and 2022. The number of tons of trash per household was significantly higher in 2020 and 2021. These rates may have been affected by the COVID-19 pandemic stay-at-home orders. This trend returned to only slightly above pre-pandemic levels in 2022.

The amount of recycling that is rejected is seeing a steady increase. The Town’s recycling and diversion rates place it in the middle of Rhode Island towns (RIRRC, 2022).

Year	Tons of Trash Landfilled per HH	MRF Recycling Rate	Mandatory Recycling Rate	Overall Diversion Rate	Pounds of Rejected Recycling per HH
2018	1.20	23.2%	27.8%	28.4%	N/A
2019	1.19	23.6%	28.7%	29.3%	N/A
2020	1.29	23.4%	27.0%	27.5%	8
2021	1.32	21.9%	30.2%	30.7%	29
2022	1.24	21.5%	28.2%	28.7%	44

Source: Rhode Island Resource Recovery Corporation, 2023

Note:

- a. **Trash Landfilled per HH:** Total Tons of Trash Landfilled / Reported Number of Households Served
- b. **MRF Recycling Rate:** Total Tons of Mixed Recyclables / Above Numerator + Trash Ton
- c. **Mandatory Recycling Rate:** Total Tons of Mixed Recyclables + Composted + Clothing + Scrap Metal / Above Numerator + Trash Tons
- d. **Overall Diversion Rate:** Total Tons of All Materials Kept Out of Landfill / Above Numerator + Trash Tons
- e. **Rejected Recycling per HH:** Total Pounds of Rejected Recycling / Reported Number of Households Served
- f. HH refers to households served by the municipal solid waste and recycling program.

Lincoln’s solid waste and recycling programs are consistent with Solid Waste 2038: Rhode Island’s Comprehensive Solid Waste Management Plan (SGP 171) by supporting waste reduction, increasing diversion, and complying with the State’s mandatory recycling and diversion requirements.

### 8.4.3 Stormwater and Wastewater Resources Facilities

#### Stormwater

The Engineering Department, in conjunction with the Public Works Department, ensures stormwater is effectively managed. The stormwater system primarily consists of drainage pipes and stormwater basins throughout Town. The Town is required to submit an MS4 annual report to the Rhode Island Department of Environmental Management Office of Water Resources. With the launch of the Town's new website, a dedicated webpage for improved stormwater management and education was created. The Town hired BETA Group to inspect all Town catch basins and map connectivity between stormwater structures. When illicit discharges are suspected, the complaint is forwarded to the Town Engineer or Director of Public Works to conduct a field inspection. If an illicit connection is found, the property owner is sent a written notice with directions to eliminate the connection by a specific date. One illicit connection was found in 2022.

Consistent with *Water Quality 2035 (SGP 731)*, the Town supports the use of low-impact development (LID) practices to reduce stormwater runoff, promote infiltration, and protect surface and groundwater quality. LID strategies such as bioretention areas, vegetated swales, permeable pavement, and other green infrastructure approaches are used where feasible to supplement traditional stormwater infrastructure and minimize water quality impacts associated with development and redevelopment.

#### Wastewater Services

The Town utilizes a third-party vendor to operate and maintain the wastewater collection system for the Town. The collection system consists of approximately 100 miles of sanitary pipes and 32 sanitary pumping stations. All wastewater is conveyed to the Narragansett Bay Commission (NBC) for wastewater treatment with most of it sent to Bucklin Point Wastewater Treatment Facility in East Providence while the southern portion of Town is sent to Fields Point Wastewater Treatment Facility in Providence. As of the 2003 Plan, approximately 98.5% of homes were serviced with 1.5% being scattered homes. The Town expressed an interest in slowly extending the system to these unconnected buildings. Today, the system serves most of the Town, including the Lincoln Mall and all industrial sites (See Map 8-2 Sewer Service Areas Map).

The 2003 Comprehensive Plan noted that 80% of the 32 pumping stations at the time were ten years old. The Town has more pumping stations than any community in the State. Initially, the Town developed small pump stations to serve subdivisions with limited expansion potential to meet future capacity. The 2003 Plan mentioned that this aging infrastructure needed to be updated and modernized as the population continued to grow. To alleviate the financial strain of expanding and maintaining aging sewer infrastructure, the Town encouraged developers to utilize gravity flow sewerage systems for new construction and add new pumping stations to better serve the community. To further alleviate the financial burden of the pumping stations, the Town now encourages privately-owned low-pressure force mains where gravity sewer systems cannot be constructed. In 2012, the Town began major improvements to the pumping stations and installed a Supervisory Control and Data Acquisition (SCADA) system to allow continuous monitoring of the pump stations as well as the remote operation of pumps. Additionally, in 2023, the Town replaced the devices used to operate the pumping stations with modern and industry standard equipment.

The Town of Lincoln is required by the Federal Water Pollution Control Act to develop and implement, or update, a Wastewater Facilities Plan (WWFP) at a minimum of every twenty years. A WWFP is a

document that serves as an important planning tool for the Town as well as a basis for action to correct existing problems and improve existing sewerage facilities. The WWFP identifies and evaluates the need for projects. A WWFP is intended to be a broad-based planning document, evaluating the wastewater-related needs of a community well into the future. The Town's most recent WWFP was written in 2006. The Plan recommended that extensive construction be undertaken to replace existing gravity facilities and provided a roadmap for rehabilitating the Town's pump stations.

## 8.5 Lincoln Water Commission

Planning for water supply means determining how water is being delivered to residents and businesses, assessing issues with the supply of potable water, and setting a course of action for the proper management and protection of potable water resources. Planning for water supply also involves determining what will be done if drought conditions arise and how the municipality will respond to water-related emergencies. While the end goal is to ensure that water is available for consumption, there are many uses of potable water, such as irrigation and cooling, that should be considered when assessing availability.

The Town's water supply planning approach is consistent with *Rhode Island Water 2030 (SGP 721)*, which emphasizes long-term protection of drinking water sources, coordination among public water suppliers, and planning for future demand. Lincoln is served by public water suppliers subject to the Rhode Island Water Supply System Management Plan (WSSMP) requirements, and applicable WSSMP executive summaries are incorporated by reference to demonstrate consistency with state drinking water planning and source protection standards.

### 8.5.1 Water Supply Existing Conditions

#### Water Supply-Related Natural Features

The Town has relied on Providence Water (ProvWater) for nearly all potable water supply since about 1985. Groundwater aquifers represent the only water supply-related features in the Town of Lincoln; however, no groundwater is used in the Town's existing water supply. Potable water delivered from ProvWater is provided to users in Town through underground piping maintained by the Lincoln Water Commission.

Emergency water is available via interconnections with the Woonsocket Water Supply Board and the Town of Cumberland Water Department. Previously, the Town's water supply had included several wells. These well fields, which were mostly within Town boundaries, are no longer available for drinking water use due to contamination.

**Water Service Areas**

The service area of the Lincoln Water Commission, which is a quasi-municipal agency, continues to be coincident with the political boundaries of the Town of Lincoln. The boundaries of the service area include approximately 20 square miles. The Lincoln Water Commission provides water service to 98% of the Town of Lincoln. The remaining 2% within the service area boundaries are supplied by private wells. The Commission’s service area has not changed in the last decade (See Map 8-3 Water Service Areas Map).

**Water Supply Systems**

Drinking water from all sources is delivered to the consumers in Lincoln through a distribution system that includes five pumping stations, five storage tanks, and 133 miles of pipes. Water is available for firefighting through more than 1,000 public and private fire hydrants.

The Lincoln Water Commission’s water system evolved from several independent water supply systems that were combined into a single system. The development of this system provided for the water supply and fire protection needs of the residents of Lincoln in the 1950s. In 1985 the Lincoln Water Commission completed a connection to ProvWater to replace the previous groundwater supplies, which were identified as contaminated.

As noted above, the Lincoln Water Commission obtains its water by direct wholesale purchase from ProvWater. The Commission has one supply connection with ProvWater. The supply can provide up to approximately 3.3 million gallons per day (mgd). Although the supply connection is designed to deliver up to 5 mgd, up-system constraints limit supply capacity to approximately 3.3 mgd.

The Lincoln Water Commission prepared a study in 2023 to assess the current and future water supply. The report noted that the current maximum daily demand is 89%, and the future maximum daily demand will utilize 94% of the total capacity. At these rates of usage, there are risks related to the emergency need for fire suppression. The report recommended keeping the total usage under 85% to provide sufficient capacity for current and future demand. The report also noted that 50-75% of the current usage is outdoor irrigation. Lincoln Water Commission has implemented measures to reduce summertime water use, including designated days for watering.

**Quality of Potable Water Resources**

The Commission receives treated water from ProvWater and does not provide any additional treatment. The Lincoln Water Commission previously used five wells as their primary source of potable water. In the 1980s, the Commission found slight contamination of the Manville Wells Site. No contamination was found in the Lonsdale Wells Site, but it was considered that there was potential for contamination there. The Commission discontinued—but did not abandon—the use of its Quinville and Manville well sites. Wishing to protect them from further degradation, and to protect their status as available for emergency use, the Lincoln Water Commission has requested that these

**The Lincoln Water Commission**

The owners of the quasi-municipal Lincoln Water Commission are the qualified electors of the Town of Lincoln. The qualified electors are eligible to vote for the members of the Commission, which consists of five members, one from each voting district in Lincoln. The Commission is vested with the power and authority to construct and maintain a water works system for the Town of Lincoln. The Lincoln Water Commission operates as a true "enterprise fund" within Town government. The Commission has the authority to set rates and expend funds to complete its purpose.

well sites be included in the Rhode Island Wellhead Protection Program. Being part of this program makes Lincoln eligible for State assistance with certain analyses and programs relating to maintaining or upgrading the wells sites as necessary to provide safe drinking water. Working with the Department of Health, the Commission monitors the wells by the “Safe Drinking Water Act” requirements.

*8.5.2 Existing and Future Issues Concerning Water Supply*

**Adequacy of Existing Water Supply**

The Lincoln Water Commission prepared a study in 2023 to assess the current and future water supply. The report noted that the current maximum daily demand is 89%, and the future maximum daily demand will utilize 94% of the total capacity. At these rates of usage, there are risks related to the emergency need for fire suppression. The report recommended keeping the total usage under 85% to provide sufficient capacity for current and future demand. The report also noted that 50-75% of the current usage is outdoor irrigation.

Lincoln Water Commission has implemented measures to reduce summertime water use, including designated days for watering.

**Projected Waterline Replacement Needs**

The Commission developed a Rehabilitation Plan that projects the system needs 25 years, focusing on water main rehabilitation and cleaning of the water pipes. A capital improvement plan and hydraulic model were developed in 2023. The Town has established a budget of approximately \$15 million for improvements and is in the process of addressing debt service requirements. The Town also plans to update its current rate structure to account for the proposed borrowing and expenses.

Lincoln’s drinking water is supplied by surface water resources (i.e., ProvWater). The primary projected impacts of meteorological drought are periods of very high fire danger and reduced drinking water supplies. Extended droughts are rare in Rhode Island, with a record of six major droughts (those lasting for more than one year) since 1929. The longest and most severe drought occurred in 1963-67 and affected most of the northeast. Water shortages affected most communities in Rhode Island, and several municipal-supply wells were drilled to augment declining public supplies.

The Commission uses voluntary conservation (e.g., lawn-watering reduction measures) each summer to facilitate a reduction in peak demand from its users. As a wholesale customer of ProvWater, the Commission complies with any demand restriction they impose.

*8.5.3 Current Regulatory and Policy Measures*

The Lincoln Water Commission regularly reviews its Rates, Rules, and Regulations. The last revision to the rules and regulations and rates was completed on August 8, 2018. An update of the rules and regulations is presently being undertaken.

The Lincoln Water Commission plays a role in the residential and commercial planning of new projects within the Town of Lincoln. The Town of Lincoln Zoning Ordinance and the Land Development and Subdivision Regulations describe the steps involved in the planning and approval process. Members of the Lincoln Water Commission regularly participate in reviewing applications at the early stages of review and coordinate closely with the various Town departments including Planning, Sewer, Public Works, Engineering, and Building. Towards this end, the Commission

specifically addresses all aspects of water availability and supply for future development through periodic reviews of plans and other support documentation, as administered through the Town of Lincoln Planning Department.

### 8.6 Goals and Policies

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. The goals reaffirm the importance of a well-maintained public facilities system, ranging from waste collection to school administration. Residents believe in high-quality education for students, adequate staffing in all essential Town programs, and the continued and enhanced provision of public works services. As the population is expected to grow and diversify, these goals emphasize ensuring that Town services and programs are maintained and strengthened.

Specific action items are included in the Implementation Plan.

Table 8-9. Goals and Policies	
Goals	Policies
<p><b>SF1. Town Wide</b> Provide orderly and efficient public services and opportunities for all residents that support existing and future needs.</p> <p><b>SF2. Town Wide</b> Ensure that solid waste and recycling services are managed in an efficient, equitable, and environmentally protective manner that safeguards public health and extends the useful life of the Central Landfill.</p> <p><b>SF3. Town Wide</b> Reduce the amount of solid waste generated in Lincoln that requires disposal by promoting source reduction, reuse, recycling, and diversion, consistent with the solid waste hierarchy established in <i>Solid Waste 2038 (SGP 171)</i>.</p>	<p><b>SF1.1. Town Wide</b> Support the School Department and School Committee in their efforts to provide students with access to a high-quality educational environment and experience.</p>
	<p><b>SF1.2. Town Wide</b> Provide the necessary infrastructure and tools to maintain and enhance a strong educational program.</p>
	<p><b>SF1.3. Town Wide</b> Ensure that public safety services and facilities are well maintained and adequately staffed throughout the Town.</p>
	<p><b>SF1.4. Town Wide</b> Provide Town departments with adequate staff and resources to provide a high level of service to the community.</p>
	<p><b>SF1.5. Town Wide</b> Promote recycling in municipal buildings and by all residents by providing up-to-date information in Town Hall and on the Town's website to reach State-mandated recycling and diversion rates.</p>
	<p><b>SF1.6. Town Wide</b> Protect the integrity of existing water supply connections through compliance with all applicable laws and regulations and promotion of the efficient use of water.</p>
	<p><b>SF1.7. Town Wide</b> Pursue grant funding to support Town activities.</p>
	<p><b>SW2.1 Town Wide</b> Support waste reduction, recycling, diversion, and composting initiatives that align with <i>Solid Waste 2038: Rhode Island's Comprehensive Solid Waste Management Plan (SGP 171)</i>.</p>
	<p><b>SF2.2 Town Wide</b> Meet or exceed the State-mandated minimum recycling rate of 35 percent and diversion rate of 50 percent in accordance with Rhode Island General Laws § 23-18.9-1.</p>

	<p><b>SW2.3 Town Wide</b> Promote public education and outreach to reduce contamination in the recycling stream and improve diversion performance, consistent with the Plan’s emphasis on behavior change and municipal engagement.</p>
	<p><b>SW2.4 Town Wide</b> Coordinate with the Rhode Island Resource Recovery Corporation and regional partners to ensure safe, reliable, and environmentally responsible solid waste disposal, including planning for long-term disposal needs beyond the projected closure of the Central Landfill.</p>
	<p><b>SW2.5 Town Wide</b> Monitor solid waste generation, recycling, and diversion trends over time to inform service adjustments, capital planning, and future policy decisions.</p>

## REFERENCES

- Rhode Island Department of Administration, Division of Statewide Planning. (2023). *Comprehensive planning standards manual*. Author.
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## 9.0 ENERGY

### 9.1 Existing Conditions

Production and continuous supply of energy are critical for sustaining everyday activities in Lincoln. Energy, within the context of this chapter, refers to utility services that generate electricity, transmit, distribute, and meter energy usage. The existing conditions summary will help the Town develop meaningful actions to support and sustain adequate energy service, enhance energy efficiency, and identify potential opportunities for the creation of renewable energy.

The Rhode Island Comprehensive Planning Handbook describes energy as: “three sectors – electricity, heating and cooling, and transportation – and the resources used to create the energy for those sectors.” Within the context of comprehensive planning, those sectors can be described as follows.

- Electricity is power produced with fossil fuels or renewable energy technologies and used to run electric equipment, appliances, lighting, and electronic devices.
- Heating and Cooling includes natural gas, heating oil, propane, electricity, and renewable technologies, like geothermal.
- Transportation refers to the energy used to fuel vehicles, including petroleum, biofuels, electricity, natural gas, and hydrogen.

Comprehensive planning can help municipalities assess their energy expenditures to pinpoint ways to reduce spending, enhance access and redundancy, and meet net zero emissions goals.

#### 9.1.1 Energy Supply and Use

The major electric company in Lincoln is Rhode Island Energy, which is formerly National Grid. RI Energy provides electricity for all of Rhode Island. Third-party suppliers can provide alternative energy choices for users. Lincoln does not have a major industrial-scale power production facility.

According to the U.S. Energy Information Administration, as shown in Figure 9-1, the residential sector has the highest energy usage in Rhode Island (2021). The study noted individual user usage and costs: “On average, Lincoln, RI residents spend about \$215 per month on electricity. The average electric rates in Lincoln, RI cost 26 ¢/kilowatt-hour (kWh), so that means that the average electricity customer in Lincoln, RI is using 819 kWh of electricity per month and 9,828 kWh over the year.”



Photo 9-1. Butterfly Pond Dam

Source: Jake Russo, Grade 4, photo contest submission

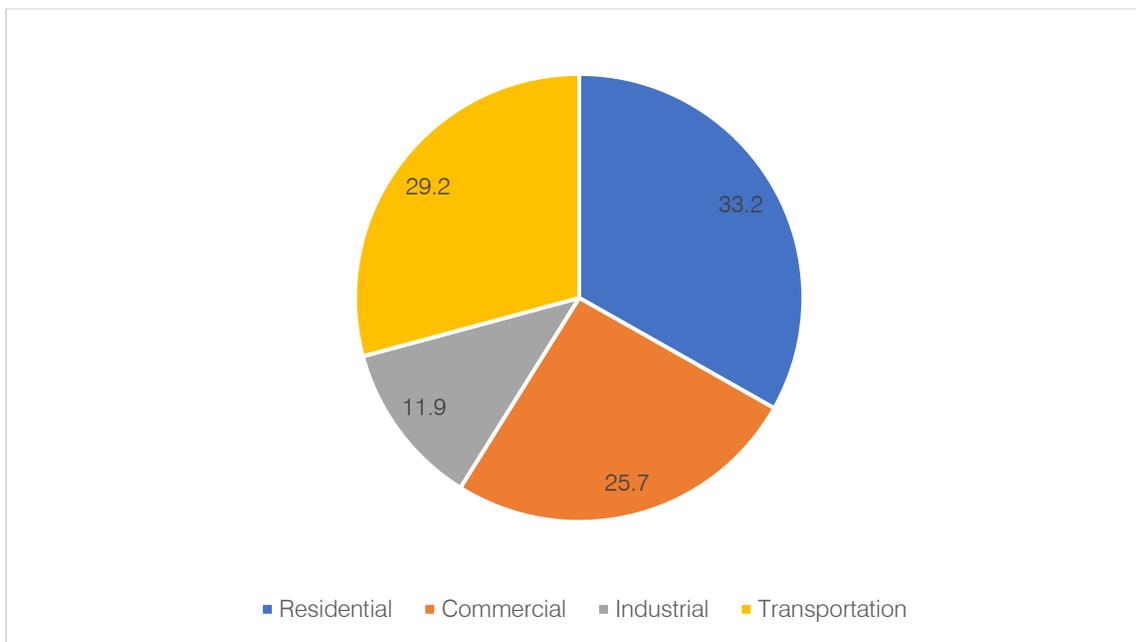


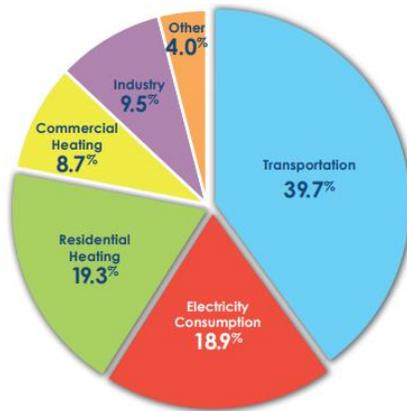
Figure 9-1. Rhode Island Energy Usage by End-Use Sector, 2021

Source: Energy Information Administration, State Energy Data System

In June of 2022, Governor McKee passed historic legislation requiring that one hundred percent of Rhode Island’s energy be offset by renewable energy by 2033. This is the first legislation of its kind in the United States. Renewable energy sources are sources that naturally replenish, such as solar, wind, or geothermal. Renewable energy sources do not require combustion of fossil fuels.

To help achieve this goal, the Department of Environmental Management completed a greenhouse gas emissions (GHG) inventory for the years 1990-2019. The 2019 inventory found that the majority of GHG emissions in 2019 were from the transportation sector (39.7%), followed by the residential heating sector (19.3%) and the electricity sector (18.9%). An update to the emissions inventory will be published in December 2025;

“GHG emissions inventories published by RIDEM provide the foundational information needed to develop and implement the Act on Climate’s emission reduction mandates.”



**Figure 9-2. Rhode Island Emissions by Sector**

Source: RIDEM 2019 GHG Inventory

The State of Rhode Island Office of Energy Resources is the state’s hub for resources related to energy efficiency and renewable energy: “The Rhode Island Office of Energy Resources (OER) mission is to lead the state toward a clean, affordable, reliable, and equitable energy future. OER develops policies and programs that respond to the state’s evolving energy needs while advancing environmental sustainability, energy security, and a vibrant clean energy economy. OER is committed to working with public- and private-sector stakeholders to ensure that all Rhode Islanders have access to cost-effective, resilient, and sustainable energy solutions.”

**Rhode Island Energy Efficiency Program**

Lincoln residents have access to Rhode Island Energy Efficiency, a state program that provides residents with no or low-cost energy-saving measures. Rhode Island Energy offers many energy efficiency rebates, incentives, and services to help Rhode Island residents, businesses, and institutions manage their energy usage. These programs are funded by an energy efficiency charge on all customers’ gas and electric bills, in accordance with Rhode Island law.

**Rhode Island Efficient Buildings Fund (RIEBF)**

The RIEBF is a revolving loan fund with low-interest loans for energy efficiency and renewable energy projects in which the annual energy savings achieved exceed the annual debt service. This funding program is jointly administered by Rhode Island Infrastructure Bank (RIIB) and Office of Energy Resources.

**9.1.2 Renewable Energy**

Lincoln is taking steps to enable the production of renewable energy, which enhances energy resilience and redundancy and reduces carbon emissions outputs. Many of these actions are initiated by the State Energy Resources Department but are available to residents, businesses, and community-based organizations.

**Clean Heat Rhode Island**

Clean Heat Rhode Island is a heat pump program for households, small to mid-sized businesses, and non-profits. The program offers incentives for the installation of high-efficiency heat pumps. The Clean Heat program is the largest energy rebate program for constituents offered by OER. Thermal emissions account for one-third of Rhode Island’s greenhouse gas emissions. Heat pumps are economically and energy-efficient mechanisms for heating and cooling buildings.

**Property Assessed Clean Energy (PACE)**

PACE is a financing program that allows property owners to repay the costs of energy efficiency or renewable energy projects in conjunction with property tax payments.

**9.2 Current Efforts**

The Town of Lincoln is incorporating energy efficiency into its public projects. The Town has converted all the streetlights to LED. The light-emitting diode (LED) is energy-efficient and long lasting and more durable than other types of lighting.

In 2023, the Town and School Department completed construction of the new Lincoln High School Physical Education Center. The PEC, which includes rooftop solar panels, is the first net-zero school building in the state.

The planned Centralized Rescue building is designed to LEED standards and will be constructed to accommodate solar panels.

**9.3 Goals & Policies**

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. The Town seeks to make municipal buildings more energy efficient, increase incentives for energy efficiency retrofits in residential and commercial settings, and promote renewable energy projects in the Industrial Corridor. Action items are located in Chapter 13.

Table 9-1. Goals and Policies	
Goals	Policies
<b>EG1. Town Wide</b> Achieve energy efficiency and conservation.	<b>EG1.1. Town Wide</b> Promote energy efficiency and conservation measures in municipal operations.
	<b>EG1.2. Town Wide</b> Support residential and commercial energy efficiency initiatives.
	<b>EG1.3. Town Wide</b> Encourage the development of renewable energy facilities.
	<b>EG1.4. Town Wide</b> Facilitate private sector renewable energy projects while protecting the Town’s natural resources.
	<b>EG1.5. Town Wide</b> Implement energy efficiency upgrades that preserve the historical integrity of buildings.

	<p><b>EG1.6. Town Wide</b> Encourage the use of renewable energy sources in new developments.</p>
<p><b>EG2. Lonsdale and Industrial Corridor</b> Develop the Industrial Corridor as a model of energy efficiency and sustainability.</p>	<p><b>EG2.1. Lonsdale and Industrial Corridor</b> Promote the installation of large-scale renewable energy projects in the Industrial Corridor.</p>

## REFERENCES

Rhode Island Department of Environmental Management. 2019. "2019 Rhode Island Greenhouse Gas Emissions Inventory". <https://dem.ri.gov/environmental-protection-bureau/air-resources/rhode-island-greenhouse-gas-inventory>

U.S. Energy Information Administration. 2021. *State Energy Data System*.

## 10.0 TRANSPORTATION AND CIRCULATION

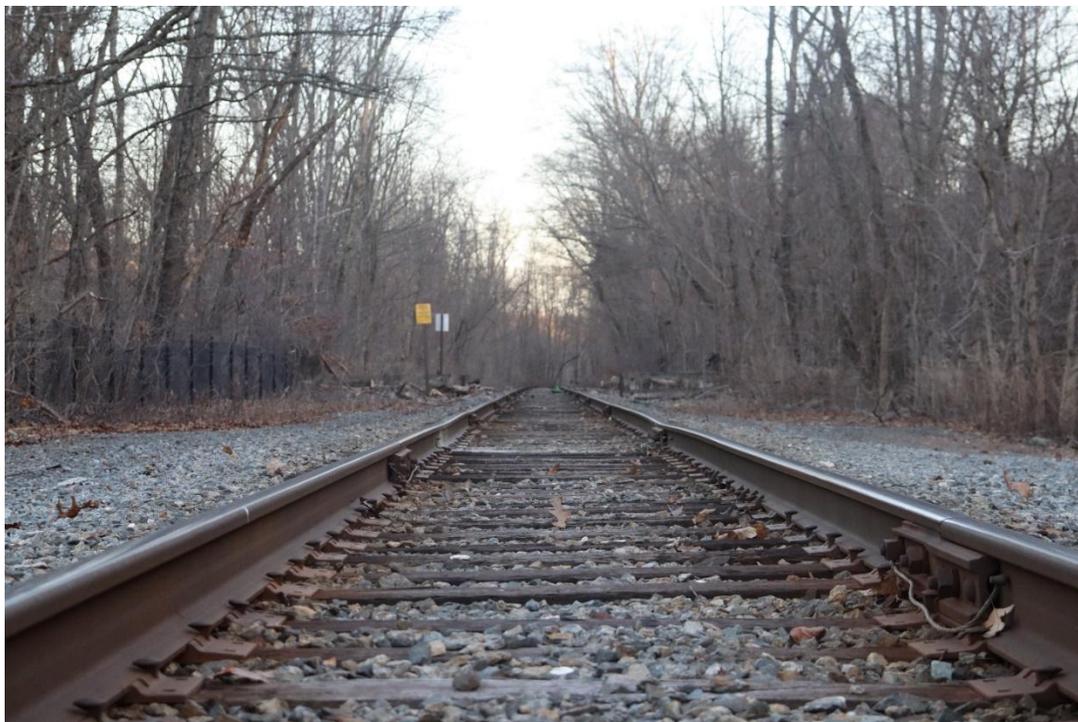
### 10.1 Introduction

Transportation systems are critical Town assets that facilitate movement and circulation within Lincoln and on a larger, regional scale. Limited access highways, Interstate 295, and Route 146 are the primary access routes to the Town of Lincoln. At the same time, state-numbered roads and other minor arterials allow residents and visitors to move throughout the municipality easily.

Rhode Island Public Transit Authority (RIPTA) bus routes and railroad stops are located throughout Lincoln, providing commuters with easy access to Providence, and additional public services are available through government funding.

The Transportation and Circulation Chapter outlines existing transportation conditions in the Town and provides a roadmap for future changes. Goals, policies, and actions have been developed to address challenges and opportunities that the Town has identified as recurring or expected threats to movement intra- or inter-regionally. This Chapter will inform planners, engineers, and government officials on how best to meet the needs of the local community.

This chapter is consistent with *Moving Forward Rhode Island 2050*, the State's Long-Range Transportation Plan, which establishes a framework for improving roadway safety, maintaining transportation infrastructure, expanding multimodal options, and supporting equitable and sustainable transportation systems. Lincoln's transportation network, including state and locally maintained roadways and public transit service provided by RIPTA, reflects these priorities through its emphasis on safety, connectivity, and coordination with state and regional agencies.



**Photo 10.1. Railroad tracks by bicycle path**

*Source: Jake Russo, Grade 4, photo contest submission*

## 10.2 Existing Conditions

Lincoln's proximity less than ten miles away from the Providence Metropolitan Area makes it a critical artery for commercial and residential development. Many commuters from the Lincoln area work in Providence and use Route 146 to reach the heart of downtown.

### 10.2.1 Transportation Modes and User Preferences

Residents rely on a community's transportation network to get in and around Town, so it is important to understand the typical trends of the network's users. Some parts of Lincoln may experience higher levels of congestion due to development patterns and user preferences. Approximately 96.2% of households in Lincoln own at least one vehicle (U.S. Census Bureau, 2021). Table 10-1 provides insight into the modes of transportation most often used by Lincoln commuters.

Transportation Mode	Total Number of Commuters	Percentage of Total Commuters
Car, truck, or van (drove alone)	7,972	87%
Car, truck, or van (carpooled)	373	4%
Public transportation	137	2%
Walked	52	<1%
Other means	72	<1%
Worked from home	510	6%
<b>TOTAL</b>	<b>9,116</b>	<b>100%</b>

Source: American Community Survey B08301, 2021

The overwhelming majority of commuters in Lincoln drive alone by car, truck, or van (87%) to get to work. Only 4% of the commuting population carpool to work. The limited public transit system operated by RIPTA keeps the number of commuters taking buses and trains to get to and from work small. Less than 1% of commuters walk or use alternative means to get to work.

Available data shows that in 2017, only 237, or less than 3%, of the population at the time, worked from home. The years between 2017 and 2021 may be skewed due to the COVID-19 pandemic, but there was a nearly two-fold increase in the number of employees reporting themselves as working from home in those five years (United States Census Bureau, 2021).

Proximity to work and commute time are important factors affecting individual decisions on the mode of transportation taken to work. Route 146 cuts through Lincoln and provides a direct route between the Town and the City of Providence, where many residents work. Table 10-2 provides detailed information related to commute times for Lincoln residents.

Travel Time	Total Number of Commuters	Percentage of Total Commuters
Less than 5 minutes	150	2%
5 to 9 minutes	915	9%
10 to 14 minutes	1,352	13%

Travel Time	Total Number of Commuters	Percentage of Total Commuters
15 to 19 minutes	1,821	18%
20 to 24 minutes	2,101	21%
25 to 29 minutes	707	7%
30 to 34 minutes	1,057	11%
35 to 39 minutes	228	2%
40 to 44 minutes	314	3%
45 to 59 minutes	609	6%
60 to 89 minutes	591	6%
90 minutes or more	232	2%
<b>TOTAL</b>	<b>10,077</b>	<b>100%</b>

Source: American Community Survey B08303, 2021

The largest percentage of commuters responded that their travel time to work was between 15 and 25 minutes (39%). Very few commuters travel less than 5 minutes or greater than 30 minutes to get to work.

### 10.2.2 Roadways

Roadways are important transportation networks that facilitate travel into and out of Lincoln. The significant number of commuters that travel alone by car, truck, or van to work makes the road system critical to both economic prosperity and social welfare. Most roadways in Lincoln are small, rural two-lane roads that only offer short-distance travel, but several larger routes enable residents to work in Providence and other places in Rhode Island and Massachusetts with relative ease. Interstate highways, including I-295, are maintained by the Rhode Island Department of Transportation (RIDOT) as well as the other major routes. Smaller arterials and local roadways are maintained by the Town of Lincoln's Department of Public Works (DPW). Additional information on Lincoln's DPW can be found in Chapter 8 Services and Facilities. Map 10-1 Transportation Map illustrates all state and Town-owned roads in Lincoln.

#### Major Highways

Interstate 295, Route 146, and Route 99 (extension of Route 146 to Route 120 in the north) are the three primary limited access highways, which are all part of the National Highway System. Interstate 295 is the only roadway in Lincoln that is part of the Eisenhower Interstate System (U.S. Department of Transportation, 2020). It provides connections to West Warwick and I-95 to the south and Attleboro, Massachusetts to the north. This route is used for reaching T.F. Green Airport and the Boston metropolitan area to the north. Route 146 and its northeastern extension, Route 99, are limited access highways that directly connect the Town of Lincoln to the City of Providence. Beginning in Providence, Route 146 continues northward through Lincoln and splits as Route 146 to the northwest toward Worcester, Massachusetts, and Route 99 heading northeast. This is the most useful route for commuters who work in Providence. Route 99 was originally designed as a truck bypass route of Route 146 and continues to serve as an efficient route for larger commercial vehicles.

#### Other Arterials and Collector Roads

Five smaller arterial roads support local commercial districts and travel within the Town of Lincoln. These routes are part of the National Highway System but have less of a regional impact than the

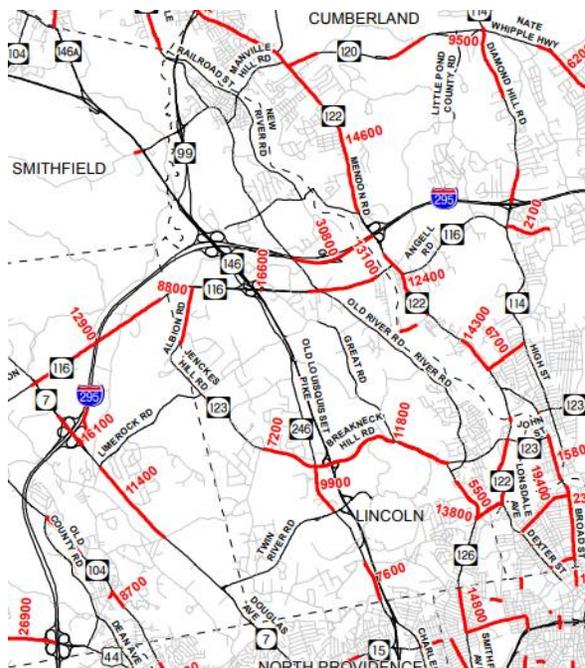


As roads converge on the City of Pawtucket and, further south, the City of Providence, totals into the six digits can be found. While some traffic volume data reflects the most recent complete counts available at the time of preparation, future updates should incorporate newer traffic data as it becomes available.

RIDOT also uses temporary traffic volume counting devices that are moved from location to location. The results of an annual 48-hour average daily traffic volume in 2016 are depicted in Figure 10-2. Interstate 295 experiences the greatest amount of vehicle traffic (30,800).

**Traffic Generators**

Traffic generators may include large facilities or locations where a significant number of people frequently gather. The Lincoln Mall, located along Route 146, could be considered a traffic generator. However, few routes generate significant amounts of traffic.



**Figure 10-3. RIDOT Permanent Statewide Highway Systems Traffic Flow Map**

Source: RIDOT, 2016

**10.2.4 Bridges**

Bridges are critically important to maintaining the integrity of a road system as they facilitate movement over bodies of water and existing infrastructure where typical road designs would not suffice. Maintaining these structures is necessary to ensure structural integrity and safety for roadway users and the community at large.

Table 10-3 provides an overview of the bridges located in Lincoln, and summarizes the status of all the bridges in the Town including location, year built, reconstruction date (if applicable), and current condition. Condition data was obtained from Bridge Status and can be classified as poor, fair, or good, based on the “lowest rating of the bridge deck, superstructure, substructure, or culvert” (Bridge Status, 2023).

Table 10-3. Bridge Inventory						
Bridge ID	Bridge Name	Road Carried	Crossing	Year Built	Reconstructed	Condition <sup>a</sup>
016301	Albion Trench	School Street	Old Worc & Boston Canal	1887	1996	Fair
017901	Kelly House	Lower River Road	Blackstone Canal	1950	1998	Fair
018801	Reservoir	RI 146 Ed Dowling Highway	Crookfall Brook	1924	1941	Fair
019501	Front Street	RI 123 Front Street	Mill Pond	1885	1940	Fair
021901	Barney's Pond	RI 126 Smithfield Avenue	Moshassuck River	1887	1927	Fair
027601	Louisquisset Pike	RI 146 Ed Dowling Highway	RI 116 George Washington Highway	1942	N/A	Poor
027621	Louisquisset Pike Ramp	RI 146 NB Off Ramp	RI 116 George Washington Highway	2003	N/A	Fair
041501	Wilbur Road	Wilbur Road	RI 146 Eddie Dowling Highway	1953	2011	Good
041601	Breakneck Hill Road	RI 123 Breakneck Hill	RI 146 Eddie Dowling Highway	1951	1994	Poor
041701	Twin River Road	Twin River Road	RI 146 Eddie Dowling Highway	1969	1994	Poor
041801	Cobble Hill Road	RI 146 Ed Dowling Highway	Cobble Hill Road	1956	N/A	Poor
049301	Higginson Avenue	Higginson Avenue	Moshassuck River	1962	N/A	Poor
074801	Louisquisset Pike North	I-295 NB	RI 146 Eddie Dowling Highway	1969	N/A	Poor
074821	Louisquisset Pike South	I-295 SB	RI 146 Eddie Dowling Highway	1969	N/A	Fair
074901	Old River Road	RI 126 Old River Road	I-295 NB & SB	1969	N/A	Poor
098501	Blackstone River	RI 99 NB & SB	Blackstone River, P&W RR	1993	1988	Fair
098601	Sayles Hill	RI 99 NB & SB	Sayles Hill Road	1991	N/A	Fair
098701	RI 146 Ramp	RI 99 Ramp	RI 146 Eddie Dowling Highway	1991	N/A	Fair
098801	Table Rock Road	Table Rock Road	Barney Pond	1927	N/A	Good

Source: RIDOT, 2016; [bridgestatus.com](http://bridgestatus.com), 2023

Notes: <sup>a</sup> Bridge Condition data is from [bridgestatus.com](http://bridgestatus.com), which should only be used as a reference for the overall condition of the bridge and does not guarantee completeness or accuracy.

Many bridges are aging and require additional maintenance to ensure they continue to be safe for drivers. As of 2023, the Breakneck Hill Road bridge was in the process of being demolished and replaced (Cowperthwaite, 2023). Based on Bridge Status, seven of the total 19 bridges are in poor condition, which will likely be prioritized for reconstruction in the coming years.

#### *10.2.5 Public Transportation Services*

Public transportation services in Lincoln are provided by the Rhode Island Public Transit Authority (RIPTA). Five bus routes with 102 total stops are located within Lincoln offering service to surrounding municipalities, including Providence and Pawtucket. Routes 51, 54, 59, 73, and 75 all service the Lincoln area. Route 51 connects Providence's hospital district with Bally's Twin River Casino (and an extension to CCRI Lincoln). This route also provides direct access to the Providence Amtrak and MBTA stations. Route 54 extends from Downtown Providence to Woonsocket. This is the longest of the five routes, extending over 16 miles. Route 59x stretches over 14 miles from Providence to Slatersville near the southern border of Massachusetts. Route 75 begins in Pawtucket and extends to the Lincoln Commons with stops in Pawtucket, Central Falls, and Lincoln. There are currently no rapid transit or commuter rail services available in the Town. The Pawtucket/Central Falls train station is the closest rail stop for residents while Providence is the closest Amtrak stop. Although only a small portion of Lincoln residents commute to work by public transportation, it remains an important component of Lincoln's development trends.

#### **Rider Survey Report**

A passenger survey conducted by the Rhode Island Public Transit Authority (RIPTA) in 2020 that summarized rider preferences and gathered data on typical ridership trends (Table 10-4). Each of the five routes was included in the report. According to the report, at least 70% of riders rode any of the five routes at least 3 per week (RIPTA, 2020). Most riders don't have access to a personal vehicle and commute to work or school using the bus. Although these numbers represent all riders, not just Lincoln residents, they provide an understanding of the overall trends. Most riders seek additional buses on weekends, faster service, and more late-night options.

**Table 10-4. Rider Survey Report Summary**

Route Number	Route Name	Number of Surveys	Average Weekday Ridership	Percent with access to car	Most Common Destination	Most Significant Rider Preference
51	Charles Street	130	524	8.5%	Work	More weekend service/Faster service
54	Lincoln/Woonsocket	217	2,429	14.8%	Work	Faster service/More frequent service
59	North Smithfield/Lincoln Express	N/A	N/A	N/A	N/A	N/A
73	Fairlawn/CCRI/Lincoln	42	281	5.3%	Work/School	More weekend service/Faster service
75	Dexter St/Lincoln Mall	80	290	5.7%	Work	Improve existing service/more night service

Source: RIPTA Rider Survey Report, 2020

*10.2.6 Alternative Modes of Transportation*

Vehicular transportation is the most prevalent form of long-range transportation, but active transit, including walking, biking, and other pedestrian-based modes is still important for maintaining healthy lifestyles and movement throughout the Town of Lincoln.

**Bikeways and Walking Paths**

The Town of Lincoln also hosts a variety of alternative modes of transportation. The Blackstone River Bikeway has almost 7 miles of multi-use shared path within Lincoln and provides residents with recreational opportunities for walkers and bikers. Walking paths are also present in Lincoln Woods Park and other public open spaces around the Town. Additional information on walking paths and other pedestrian-based modes of transportation can be found in Chapter 3 Open Space and Recreation.

Residents have indicated that sidewalks should be installed within the Lonsdale, Saylesville and Lime Rock neighborhoods.

**10.3 Goals and Policies**

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. Overall, residents are interested in improving road maintenance, pedestrian and bicycle access, and traffic management of Lincoln’s transportation network. Town-wide, multi-modal transportation is embraced as the next step for Lincoln’s future while ensuring that the Town’s rural character is maintained.

Of Lincoln’s villages, Albion is aligned with the goals of expanding a multimodal network, with an emphasis on pedestrian safety. The Industrial Corridor sees a unique opportunity to bring more public transit options to the area and balance the transportation network with the growth of commercial sectors. In Lime Rock, the rural nature of the village makes the adoption of Rural Road

Design Standards, which includes multimodal transportation, a priority, and in Lonsdale, its residents seek better pedestrian and bicycle infrastructure and regional connectivity. Manville’s goals include reducing the impacts of truck traffic and similarly building out pedestrian and bicycle infrastructure sensitive to the village’s mixed-use development. In Saylesville, residents aim to mitigate traffic impacts and upgrade road quality, and Fairlawn aims for enhanced circulation for tourism while preserving its historic character.

Proposed action items are listed in the Implementation Plan, Chapter 13.

Table 10-5. Goals and Policies	
Goals	Policies
<p><b>TP1. Town Wide</b> Maintain and enhance a cost-effective, efficient, safe, and accessible multimodal transportation system that is sensitive to the Town’s character, consistent with the goals of <i>Moving Forward Rhode Island 2050</i>.</p>	<p><b>TP1.1. Town Wide</b> Implement road design and maintenance standards and procedures that protect, promote, and encourage existing development patterns and neighborhood character.</p>
	<p><b>TP1.2. Town Wide</b> Maintain a formal program for road maintenance, new road construction, and accompanying drainage infrastructure that is economically responsible and implementable.</p>
	<p><b>TP1.3. Town Wide</b> Promote cooperative state/local efforts in transportation planning, ensuring that the Town’s rural qualities are maintained throughout any transportation planning and construction projects.</p>
	<p><b>TP1.4. Town Wide</b> Implement traffic calming measures on key residential streets.</p>
	<p><b>TP1.5. Industrial Corridor</b> Improve access and infrastructure within the Industrial Corridor to support business operations and growth.</p>
	<p><b>TP1.6. Town Wide</b> Integrate rural road design standards and practices to manage vehicle speed, preserve scenic views, and promote multimodal travel.</p>
	<p><b>TP1.7. Lonsdale</b> Facilitate sustainable transportation options within the industrial and commercial zones to reduce conflicts and integrate smoothly with the village’s residential character.</p>
	<p><b>TP1.8. Lonsdale</b> Collaborate on regional transportation projects that contribute to Lonsdale’s role within the Blackstone Heritage Corridor, enhancing its appeal to both residents and visitors.</p>
	<p><b>TP1.9. Saylesville</b> Upgrade and pave road infrastructure within Saylesville’s industrial area</p>

	to support business operations and future growth.
	<b>TP1.10. Fairlawn</b> Enhance circulation patterns to accommodate tourism to Kelly House, the canal, and bikeway, without compromising the residential quality of life.
	<b>TP1.11. Fairlawn</b> Protect and enhance the natural and historical character of Quinville, particularly along Lower River Road, in the face of potential tourism development pressures.
<p><b>TP2. Town Wide</b> Support efforts to enhance and increase alternative modes of transportation such as ridesharing, bicycling, and public transportation with an eye towards reductions in greenhouse gases and air pollution.</p>	<b>TP2.1. Town Wide</b> Encourage alternative modes of transportation and increase opportunities in Town for access to biking, walking, and carpooling.
	<b>TP2.2. Town Wide</b> Through traffic should be limited in residential neighborhoods.
	<b>TP2.3. Town Wide</b> Enhance pedestrian crossings and safety measures along Smithfield Avenue.
	<b>TP2.4. Industrial Corridor</b> Enhance public transit options for employees working within the Industrial Corridor to reduce traffic congestion, vehicle miles traveled, and parking demand.
	<b>TP2.5. Lonsdale</b> Strengthen pedestrian and bicycle infrastructure to improve access to Lonsdale’s key natural and historic resources, including the Blackstone River and Chase Farm.
	<b>TP2.6. Town Wide</b> Prioritize pedestrian and bicycle infrastructure enhancements in line with mixed-use development goals.
	<b>TP2.7. Manville</b> Support the integration of Manville into the regional bicycle and pedestrian network, enhancing recreational and tourism opportunities.

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## 11.0 NATURAL HAZARDS AND CLIMATE CHANGE

### Introduction

A natural hazard is an event or series of events caused by the forces of nature that result in a negative impact on infrastructure, people, or the environment. Natural hazards cannot be prevented and sometimes cannot even be predicted. Therefore, to increase a community's resilience and mitigate negative impacts, a community must proactively prepare for natural hazard events.

The impacts of climate change have already been felt in Lincoln and can be expected to continue. Long-term climate change is likely to cause heavier and more frequent precipitation events, more intense storms, riverine and flash flooding, longer periods of drought, and extreme temperatures. These events will impact many aspects of the community, including both the natural and built environments. They can pose a threat to public safety, health, and welfare. Some populations within the community, such as the elderly and those experiencing homelessness, will be disproportionately affected by climate change.

Strategic infrastructure and thoughtful land use planning are essential components of creating a community that is resilient to natural hazards. Current hazard mitigation efforts are geared toward protecting the Town's resources, property, infrastructure, and general well-being from future disasters. This section addresses Lincoln's management of natural hazards and climate change under the following categories:

- Existing conditions including the most significant threats from natural hazards
- Vulnerability
- Ongoing resilience and mitigation measures currently practiced by the Town

The following considerations are of high priority to the Town when considering how natural hazards and climate change influence decision-making.

- Protection of the ongoing operations and functions of critical facilities
- Adaptation to climate change impacts aimed at protecting the Town's resources and infrastructure



Photo 11-1. Submitted by unknown to photo contest

## 11.1 Existing Conditions

The town of Lincoln maintains and updates a Hazard Mitigation Plan (HMP) that evaluates the impacts of natural hazards on the community and outlines the strategies and mitigation actions the Town is pursuing to mitigate the impacts of these hazards in the future. The plan was most recently updated in 2022. The Federal Emergency Management Agency (FEMA) requires communities to update their Hazard Mitigation Plans every five years to remain eligible for federal funding in the event of a natural disaster. Goals of the 2022 Hazard Mitigation Plan include:

1. Develop and implement projects and programs that minimize losses associated with natural hazards
2. Protect critical infrastructure and maintain essential services
3. Preserve cultural, historical, and natural resources
4. Facilitate a rapid recovery process following natural disasters
5. Facilitate actions so that businesses can rapidly recover from a disaster.

The next update for the Town's Hazard Mitigation Plan is anticipated to occur in 2027.

### 11.1.1 Priority Hazards

The Hazard Mitigation Plan provides a ranked identification of hazards likely to be experienced in Lincoln. The Lincoln Hazard Mitigation Committee reviewed the list of possible hazards and ranked them in relation to probability and impact. The following are considered priority hazards for Lincoln:

- Flooding (riverine)
- Flooding (dam breach)
- Hurricanes and tropical storms
- Snow and ice
- Severe storms (hail, lightning, wind)
- Extreme heat
- Earthquakes
- Wildfire
- Drought

### 11.1.2 Climate Change and Priority Hazards

This section discusses how each identified hazard may be impacted by the effects of climate change. Some categories of hazards have been combined from how they are presented in the HMP.

#### Flooding

There are multiple types of flood-related hazards in Lincoln. Dam-related flooding is when a dam overtops, or components of the dam fail and release impounded water. Riverine flooding is when rivers, streams, and stormwater infrastructure are overcome by an excess of water flow. Stormwater-related flooding is when there is a rapid accumulation of runoff from impervious surfaces to the point that the flow exceeds the capacity of the conveyance or storage components of the stormwater system. With projected climate change impacts producing more frequent and more severe storm events, it is anticipated that both types of flooding events will increase in the future. Map 11-1 Flood Hazard Areas illustrates the flood zones in Lincoln.

**Snow and Ice**

Snow and ice are a regular occurrence during winter months in Lincoln. With climate change impacts, it is expected that snow events may become less frequent due to increasing temperatures but when they do occur, they are expected to be more severe in nature. Warming temperatures may mean less snowfall, but moisture in the air can still fall as freezing rain, coating everything in ice.

**Severe Storms**

For the purposes of this plan, severe storms refer to weather events that contain high winds, lightning, hail, and extreme rain. These weather conditions can happen independently, but more commonly occur simultaneously, during a single event. It is projected that climate change will produce more intense and more frequent storm events resulting in more damage to the environment and infrastructure in Lincoln.

**Extreme Heat and Drought**

The National Weather Service issues extreme (or excessive) heat warnings when the maximum expected heat index is expected to be 105 degrees F or higher for at least 2 consecutive days and nighttime air temperatures are not expected to fall below 75 degrees. In the northeast, these criteria are generally modified to a heat index of 92 degrees or higher for 2 consecutive days. These extreme temperatures can contribute to drought conditions. During extreme heat or drought conditions, water supplies for drinking and firefighting may be stressed.

It is expected that climate change will result in more days above 92 degrees and fewer nights below 75 degrees for the northeast. This increases the chances of drought conditions occurring in the Town of Lincoln as well as heat-related illnesses among vulnerable populations.

**Earthquakes**

Earthquakes are not common occurrences in New England, but they do occur and can be strong enough to cause damage. The most vulnerable structures to earthquakes are those built prior to current seismic building standards and masonry structures. It is not clear what impacts, if any, climate change will have on earthquakes.

**Brushfires and Urban Fires**

Brushfires are fueled by natural cover and are dependent upon weather conditions and topography. Brushfires are dependent on the quantity and quality of fuels and can spread rapidly causing damage to structures and the natural environment. However, most wildfires are caused by people through criminal or accidental misuse of fire.

Climatic and meteorological conditions that influence wildfires include solar insolation, atmospheric humidity, and precipitation, all of which determine the moisture content of wood and leaf litter. Dry spells, heat, low humidity, and wind increase the susceptibility of vegetation to fire. In Rhode Island, common factors leading to large fires include short-term drought, humidity below 20%, and fuel type (Lincoln HMP, 2022).

*11.1.3 Natural Hazard and Climate Change Vulnerability Assessment*

Communities must consider climate change when preparing and planning for future natural hazards. In Lincoln’s Hazard Mitigation Plan, the potential impacts of these hazards are carefully analyzed

against the existing components of the community, also called “community assets.” This analysis of impacts from priority hazards on assets is commonly referred to as a Vulnerability Assessment.

Community assets include buildings and infrastructure, historical and cultural resources, vulnerable populations, community lifelines, and the natural environment. The hazards that Lincoln’s community assets are most vulnerable to are flooding, hurricanes and tropical storms, snow and ice, severe storms, and extreme heat.

For a detailed community assets matrix that explains at-risk assets, specific hazards the assets are vulnerable to, their location in the Town, and new and ongoing mitigation actions in response, readers should refer to Chapter 4 Risk Assessment of the 2022 Lincoln Hazard Mitigation Plan.

Priority impacts from natural hazards that must be addressed by Lincoln include but are not limited to:

- Disruptions to daily life
- Damage to roads and infrastructure
- Damage to structures and property
- Business closures
- Damage to the natural environment
- Damage to utility infrastructure or water/sewer infrastructure
- Loss of life and property

For information on how Lincoln plans to mitigate the impact of these hazards, readers should refer to Chapter 6 Mitigation Actions of the 2022 Lincoln Hazard Mitigation Plan. Categories of mitigation actions include loss minimization, protection of critical infrastructure and services, preservation of cultural, historical, and natural resources, rapid recovery after natural disasters, and business recovery.

### 11.2 Goals and Policies

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. The Town stands ready to build off its 2022 Hazard Mitigation Plan to continue strengthening its response to natural hazards, especially flooding and extreme heat. Chapter 13 includes the proposed action items.

Table 11-1. Goals and Policies	
Goals	Policies
<b>NHC1. Town Wide</b> Improve community resilience to natural hazards and climate change.	<b>NHC1.1. Town Wide</b> Integrate climate change adaptation and hazard mitigation into all municipal planning efforts.
	<b>NHC1.2. Town Wide</b> Enhance public awareness and preparedness for natural hazards and climate change impacts.
	<b>NHC1.3. Town Wide</b> Encourage development patterns that minimize exposure to natural hazards.

	<b>NHC1.4. Town Wide</b> Ensure that emergency services are well-prepared for climate-related events.
	<b>NHC1.5. Town Wide</b> Implement flood mitigation strategies to protect vulnerable areas.
	<b>NHC1.6. Town Wide</b> Protect and reinforce essential services and facilities against natural hazards.
	<b>NHC1.7. Town Wide</b> Develop strategies to mitigate heat island effects and provide cooling solutions.
	<b>NHC1.8. Town Wide</b> Support businesses in adapting to climate change and natural hazards.

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## 12.0 LAND USE

### Introduction

The land use chapter is the centerpiece of comprehensive planning, connecting all other chapters of the plan, and serving as a guide for thoughtful municipal decision-making on how to best manage land in the Town.

As defined by the State Planning Council's Guidance Handbook #13, Planning for Land Use, "planning for land use implies creating a balance of uses that is appropriate for achieving the community's goals and is reflective of the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities. Land use planning must be consistent with available resources and the need to protect public health, safety, and welfare (RI Division of Statewide Planning 2018)."

This chapter begins with a discussion of existing conditions, to understand the baseline and how the community has changed since the last plan. This information is followed by a buildout analysis, which provides some guidance to the Town on what additional development is allowable under the current regulations. The Future Land Use Map and narrative describe the Town's vision for the future and the final section discusses the plan's consistency with the state land use plan.



**Photo 12-1. Butterfly Farm**

*Source: Jake Russo, Grade 4, photo contest submission*

## 12.1 Existing Conditions

The first step in establishing a vision for the Town of Lincoln involves understanding current conditions. This section includes an overview of the existing land use conditions, and current zoning, along with a discussion of recent development trends.

### 12.1.1 Existing Land Use

The Towns' existing land area of 12,141 acres consists of a variety of uses. The top seven land uses in the Town consist of forested land (45%), residential (29%), transportation (5%), industrial (3%), commercial (3%), other urban (3%), and agricultural land (3%) (RIGIS 2020). Over the years, the Town has seen a loss in barren lands, agricultural lands, brushland, wetlands, and developed recreation areas while industrial and commercial uses have remained steady, currently representing over 421 acres (3%) and 409 acres (3%) of the total land area. There has been an increase in residential uses between 1988 and 2020, consisting primarily of medium density (1 to ¼ acre lots). Today, over 3,464 acres (29%) of all developed land consists of residential development (RIGIS 2020). Land use changes which occurred between 1988-2020 are summarized in Table 12-1. Land Use and Land Cover Over Time. Note that there were some re-classifications of wetlands and forested land which resulted in some changes to the totals in those categories.

Land Use and Land Cover	1988 (acres)	1995 (acres)	2011 (acres)	2020 (acres)	Change 1988-2020 (acres)
Residential	2,978	3,298	3,327	3,464	486
Commercial	320	363	393	406	86
Commercial Residential Mix	0	0	0	2	2
Industrial	390	392	413	421	31
Agricultural Land	618	540	339	335	-283
Transportation, Utilities, and Communication	487	588	591	573	86
Other Urban	628	644	371	383	-245
Institutional	171	177	179	180	9
Forested Land	4,227	4,020	5,640	5,444	1,217
Brush Land	157	188	48	61	-96
Water	485	483	561	559	74
Wetland	1,354	1,334	201	207	-1,147
Barren land (beaches and sandy areas, mines, quarries and gravel pits, transitional areas)	326	114	78	89	-237
Ground-mounted solar energy systems	0	0	0	16	16
<b>TOTAL (acres)</b>	<b>12,141</b>	<b>12,141</b>	<b>12,141</b>	<b>12,141</b>	<b>0</b>

Source: Rhode Island Land Use Trends and Analysis 1970-1995 July 2000, RIGIS Land Use and Land Cover 2011, 2020

Table 12-2. Existing Land Use and Land Cover below provides a breakdown of land use and land cover based on Rhode Island Geographic Information System (RIGIS) data. This data set documents land area covered by residential, commercial, industrial, transportation, utilities, and communication, developed recreation, vacant lands, cemeteries, institutional, agricultural lands, forested lands, barren land, water, wetlands, and ground-mounted solar energy systems. Land use shows how people use the land for development and other uses. Existing land use and land cover is mapped in Map 12-1. Existing Land Use.

Table 12-2. Existing Land Use and Land Cover		
Land Use Description (RIGIS)	Town Land Area (acres)	% of Town Land Area
<b>Residential</b>		
High Density Residential (< 1/8 acre lots)	395	3%
Medium High Density Residential (1/4 to 1/8 acre lots)	431	4%
Medium Density Residential (1 to 1/4 acre lots)	2,436	20%
Medium Low Density Residential (1 to 2 acre lots)	157	1%
Low Density Residential (>2 acre lots)	45	<1%
<b>TOTAL (acres)</b>	<b>3,464</b>	<b>29%</b>
<b>Commercial</b>		
Commercial (sale of products and services)	406	3%
<b>TOTAL (acres)</b>	<b>406</b>	<b>3%</b>
<b>Commercial/Residential Mix</b>		
Commercial/Residential Mix	2	<1%
<b>TOTAL (acres)</b>	<b>2</b>	<b>&lt;1%</b>
<b>Industrial</b>		
Industrial (manufacturing, design, assembly, etc.)	421	4%
<b>TOTAL (acres)</b>	<b>421</b>	<b>3%</b>
<b>Transportation, Utilities, Communication</b>		
Roads (divided highways >200' plus related facilities)	336	3%
Airports (and associated facilities)	7	<1%
Railroads (and associated facilities)	15	<1%
Water and Sewage Treatment	7	<1%
Waste Disposal (landfills, junkyards, etc.)	10	<1%
Power Lines (100' or more width)	144	1%
Other Transportation (terminals, docks, etc.)	54	<1%
<b>TOTAL (acres)</b>	<b>573</b>	<b>5%</b>
<b>Other Urban</b>		
Developed Recreation (all recreation)	306	3%
Vacant Land	60	1%
Cemeteries	17	<1%
<b>TOTAL (acres)</b>	<b>383</b>	<b>3%</b>
<b>Institutional</b>		

Table 12-2. Existing Land Use and Land Cover		
Land Use Description (RIGIS)	Town Land Area (acres)	% of Town Land Area
Institutional (schools, hospitals, churches, etc.)	180	1%
<b>TOTAL (acres)</b>	<b>180</b>	<b>1%</b>
<b>Agricultural Land</b>		
Pasture (agricultural not suitable for tillage)	264	2%
Cropland (tillable)	10	<1%
Orchards, Groves, Nurseries	45	<1%
Idle Agriculture (abandoned fields and orchards)	16	<1%
<b>TOTAL (acres)</b>	<b>335</b>	<b>3%</b>
<b>Forested Land</b>		
Deciduous Forest (>80% hardwood)	4,817	40%
Softwood Forest (>80% softwood)	119	1%
Mixed Forest	508	4%
<b>TOTAL (acres)</b>	<b>5,444</b>	<b>45%</b>
<b>Brush Land</b>		
Brush Land	61	<1%
<b>TOTAL (acres)</b>	<b>61</b>	<b>&lt;1%</b>
<b>Barren Land</b>		
Beaches	1	<1%
Sandy Areas (not beaches)	1	<1%
Transitional Areas (urban open)	19	<1%
Mines, Quarries and Gravel Pits	68	1%
<b>TOTAL (acres)</b>	<b>89</b>	<b>1%</b>
<b>Water</b>		
Water	559	5%
<b>TOTAL (acres)</b>	<b>559</b>	<b>5%</b>
<b>Wetlands</b>		
Wetlands	207	2%
<b>TOTAL (acres)</b>	<b>207</b>	<b>2%</b>
<b>Ground-mounted solar energy systems</b>		
Ground-mounted solar energy systems	16	<1%
<b>TOTAL (acres)</b>	<b>16</b>	<b>&lt;1%</b>

Source: RIGIS Land Use and Land Cover 2020

The Town of Lincoln is comprised of eight neighborhood villages. A description of land uses by neighborhoods is provided below.

### Albion

Albion is 1,127 acres and consists primarily of forested land (48% of the total land area in Albion) and medium-density residential uses (¼ to 1 acre lots). Almost 34% of Albion is in residential use, with less than 1% being used for commercial and 0.5% for industrial. The neighborhood is adjacent

to the Blackstone River Bikeway system and includes 125 acres of developed recreation (Kirkbrae Country Club). The village is primarily zoned for residential use.

### Fairlawn

Fairlawn is 436 acres and consists primarily of forested land (37% of the land area in Fairlawn) and a mix of high to medium-density housing (43% of the land area in Fairlawn). Almost 8% of the neighborhood is under industrial use, located primarily along the Providence and Worcester Railroad. The village is primarily zoned for residential use.

### Industrial Corridor

The Industrial Corridor is 1,533 acres and consists of forested land (37% of the land area in the Industrial Corridor), 178 acres of commercial (12% of the land area in the Industrial Corridor), and 259 acres of industrial uses (17% of land area in the Industrial Corridor) along the George Washington Highway. Residential uses within the corridor primarily consist of high-density residential uses (<1/8 acre lots). This neighborhood also includes Lincoln Mall and Lincoln High School. The village is primarily zoned for business and manufacturing.

### Lime Rock

Lime Rock is the largest neighborhood in Lincoln (5,095 acres). Over 33% of the neighborhood is residential in use, primarily consisting of medium-density residential housing (1/2 to 1 acre lots). Agricultural land covers 3% of the village area, consisting primarily of pastureland. The village also includes cropland, orchards, and idle agricultural land. Lime Rock also consists of transportation (Eddie Dowling Highway), developed recreation (Lime Acres Park, Fairlawn Golf Course, Town Hall Park), and an institutional area (Community College of Rhode Island). The village is primarily zoned for residential use.

### Lonsdale

Lonsdale is 1,195 acres and consists primarily of residential uses. Over 42% of the village is residential in use, primarily consisting of medium-density residential housing (1/4 to 1 acre lots). The village consists of 141 acres of agricultural land (12% of the land area in Lonsdale). Agricultural uses in Lonsdale consist primarily of pastureland. Only 2% of the land area in Lonsdale is used for commercial and industrial purposes. Recreation areas include the Lincoln Country Club and Chase Farm. The village is primarily zoned for residential use.

### Manville

Manville Village is 906 acres and consists primarily of forested land (48%) and residential uses (31%). The residential use primarily consists of medium-density residential housing (1/4 to 1 acre lots). The village contains twenty-nine acres of developed recreation, including the Manville Memorial Park. Industrial areas account for almost 8% of the village area and are primarily located along the Blackstone River. The village is primarily zoned for residential use.

### Saylesville

Saylesville village is 1,418 acres and consists primarily of forested land (54%) and residential uses (22%). The village of Saylesville consists of several natural resources and recreation including

Lincoln Woods States Park, Olney Pond, Tablerock Hill, and Quinsnickert Hill. The developed recreation area includes Saylesville Elementary School. Almost 5% of the land area in the village is used for industrial purposes and is located along the Moshassuk River. The village is primarily zoned for residential use.

**Quinnville**

Quinnville is 166 acres and consists primarily of residential (33% of the land area in Quinnville), agricultural (7% of the land area in Quinnville), and forested land (53% of the land area in Quinnville). The village does not have any commercial or industrial uses. Agricultural land is located along the Blackstone River and consists of pastureland. The village is primarily zoned for residential use.

Table 12-3. Land Use and Land Cover by Neighborhood Villages below provides a breakdown of land use by neighborhood villages.

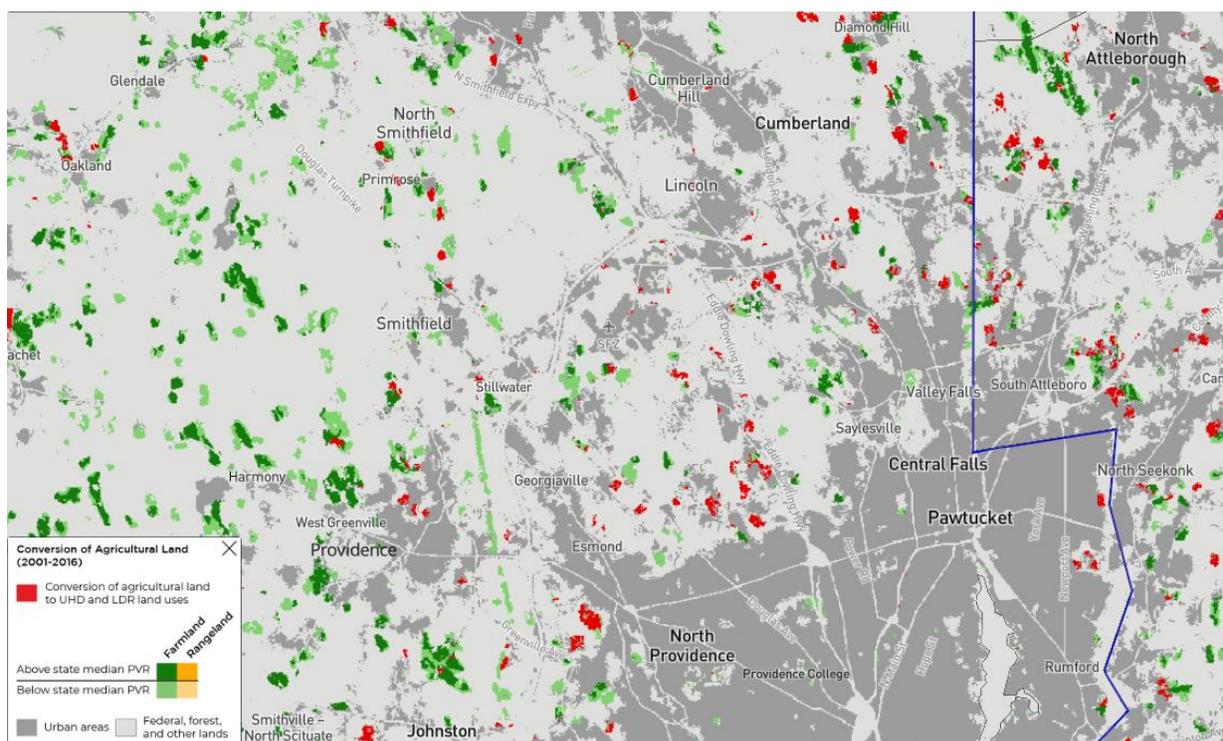
Table 12-3 Land Use and Land Cover by Neighborhood Villages								
Land Use	Albion (acres)	Fairlawn (acres)	Industrial Corridor (acres)	Limerock (acres)	Lonsdale (acres)	Manville (acres)	Saylesville (acres)	Quinnville (acres)
Residential	382	187	59	1,697	496	281	305	55
Commercial	11	14	178	159	27	14	6	0
Industrial	6	34	259	19	26	7	70	0
Agricultural Land	0	2	7	154	141	9	9	12
Transportation, Utilities, and Communication	36	17	271	145	0	83	14	6
Other Urban	142	2	33	71	72	25	36	1
Institutional	4	6	14	97	19	25	15	0
Forested Land	524	160	563	2,563	298	435	766	88
Brush Land	0	1	27	17	5	4	8	0
Water	7	11	18	91	68	17	182	4
Wetland	9	2	62	27	41	4	5	0
Barren land (beaches and sandy areas, mines, quarries and gravel pits, transitional areas)	6	0	27	51	2	2	2	0
Ground-mounted solar energy systems	0	0	15	1	0	0	0	0
<b>TOTAL (acres)</b>	<b>1,127</b>	<b>436</b>	<b>1,533</b>	<b>5,092</b>	<b>1,195</b>	<b>906</b>	<b>1,418</b>	<b>166</b>

Source: RIGIS Land Use and Land Cover 2020, Town of Lincoln

The Town of Lincoln’s overall land use pattern is defined by businesses concentrated along the Blackstone and Moshassuck rivers and transportation systems that link them to the urban core in Providence (United States Department of the Interior). According to the Rhode Island Land Use

Trends and Analysis Technical Paper 149, Lincoln is categorized as an inner ring community. An inner ring community is a community that shares its border with an urban core city. The Town of Lincoln shares its border with two urban cores: Pawtucket and Central Falls (RI Statewide Planning Program 2000).

Lincoln was previously recognized as a rural community, with open space, forested lands, and agricultural areas that continue to have a major influence on its landscape. Today, the Town has emerged into a suburban community, with a population density of 667 people per square mile, and almost 43% of its land area is developed. According to the RI Statewide Planning Program, a municipality is classified as suburban if it has a population density of 500 to 2,499 persons per square mile and 25% or more of the land area is classified as developed (RI Statewide Planning Program 2000). The Town has seen new development on land that was once occupied by agriculture uses. Figure 12-1: Conversion of Agricultural Land (2001-2016) below shows the conversion of agricultural land to urban and highly developed land use and low-density residential land use between 2001-2016 in the Town of Lincoln (Farms Under Threat 2001-2016).



**Figure 12-1. Conversion of Agricultural Land (2001-2016)**

Source: *Farms Under Threat*, <https://csp-fut.appspot.com/>

Agricultural land use/land cover in the Town has decreased by 283 acres (2% of the total land area) and the Town’s residential area has increased by 486 acres (4% of the total land area) between 1998 and 2020. The land use/land cover data was created using aerial ortho imagery. The American Farmland Trust (AFT) has analyzed land development under a business-as-usual scenario and estimates that Rhode Island would lose about 8,100 acres of farmland between now and 2040 due to new development (RI Food Policy Council, 2017). Denser residential development within village areas could reduce encroachment into agricultural and open space areas. Details on agriculturally

valuable undeveloped soils and active and protected farmland within the Town are included in Chapter 7: Agriculture.

The physical landscape of Lincoln provides a wide variety of experiences for residents and visitors including Lincoln Woods State Park, hiking trails, Blackstone River State Park, and the Blackstone River bikeway. The Town's developed recreational areas and protected open space are further detailed in Chapter 3: Open Space and Recreation.

Land uses should continue to follow central policies from the 2003 Comprehensive Plan, including maintaining the Town's distinctive character and intact rural landscape (Lincoln Comprehensive Plan 2003). The Town's existing industrial and commercial areas consist of a mix of manufacturing and retail businesses concentrated along the intersection of George Washington Highway (Route 116) and Eddie Dowling Highway (Route 146) in the industrial corridor. The industrial uses historically were and continue to be an essential part of the Town. Industrial uses are no longer confined to the two rivers that were historically used to harness power for saw and grist mills (United States Department of the Interior n.d.). Today, industrial parks are located primarily in the western part of the Town, along George Washington Highway, and in the southeast sections of Saylesville and Fairlawn villages.

The Town should carefully monitor future development near natural resources and open space areas. Increased development can create more impervious surface, which can contribute to increased stormwater runoff and affect wildlife habitat. The adverse impacts of development on natural resources are further detailed in Chapter 2: Natural Resources.

### 12.1.2 Existing Zoning Districts

The allowable use of land is determined by the designation of a zoning district, which is established in the zoning ordinance. The zoning ordinance is responsible for establishing the zoning districts in the Town and determining which uses are allowed in each district. Several zoning changes recommended through the 2003 plan have been adopted into current zoning (Lincoln Comprehensive Plan 2003). Map 12-2. Zoning Map and the following table (Table 12-4) describe the current zoning districts and their location within the Town of Lincoln.

Table 12-4. Land Area by Zoning Category	
Zoning District	Acres
<b>Residential Districts</b>	
Residential Agricultural (RA-40)	5,618
Residential Single-Family (RS-20)1	2,014
Residential Single-Family (RS-12)	891
Residential Limited (RL-9)	716
Residential General (RG-7)	500
<b>Business Districts</b>	
Business Limited (BL-0.5)	354
<b>Manufacturing Districts</b>	
Manufacturing Limited (ML-0.5)	980
Manufacturing General (MG-0.5)	383

Table 12-4. Land Area by Zoning Category	
Zoning District	Acres
<b>Commercial Recreation Districts</b>	
Commercial Recreation (CR-1)	253
Commercial Recreation (CR-2)	198
<b>Village Commercial Mixed-Use Districts</b>	
Village Commercial Mixed Use (VCMU)	30

Source: Town of Lincoln, Town of Lincoln Chapter 260 Zoning, Article II Definition

Note: The R-30 zone uses R-20 dimensional regulations, so they have been combined to the R-20 zoning district.

Below is an explanation of each current zoning district in Town of Lincoln (Town of Lincoln 2007):

**Residential Agricultural (RA-40)** - The Residential Agricultural District is established to promote low-density residential growth in areas which were historically used for agriculture and/or have natural limitations for development.

**Residential Single-Family (RS-20)** - This residential single-family district is established to promote low- to moderate-density single-family residential areas throughout the Town.

**Residential Single-Family (RS-12)** - This residential single-family district is established to promote moderate- to high-density single-family residential areas throughout the Town.

**Residential Limited (RL-9)** - This residential single-family district is established to promote moderate- to high-density single-family residential areas throughout the Town.

**Residential General (RG-7)** - The Residential General District is established to promote high-density single-family, two-family, and multifamily residential areas in appropriate locations throughout the Town.

**Business Limited (BL-0.5)** - The Business Limited District is created to provide areas for commercial activities that depend upon vehicular traffic and serve the daily shopping needs of the community.

**Manufacturing Limited** - The Manufacturing Limited District is established to provide opportunities for light manufacturing and industrial uses such as assembly, storage and related activities which are of a less intensive nature than those allowed in the Manufacturing General District. Office use and related services, as they directly relate to light manufacturing and industrial uses, are allowed in this district.

**Manufacturing General** - The manufacturing general district is established to provide opportunities for a wide array of manufacturing and industrial activities. The intent is to concentrate these activities in areas where minimal infringement upon the character of established residential areas will result. Office use and related services, as they directly relate to the manufacturing and industrial uses, are allowed in this district.

**Commercial Recreation 1** - The Commercial Recreation District is established to provide opportunities for a wide array of outdoor recreational and open space activities in appropriate locations within the Town.

**Commercial Recreation 2** - The Commercial Recreation District is established to provide opportunities for a wide array of recreational facilities and open space activities in appropriate locations within the Town. Refer to Town of Lincoln Ordinance 01-7.

**Village Commercial Mixed Use (VCMU)** - The Village Commercial Mixed-Use District is established to promote small-scale business and residential uses consistent with the village areas of Lincoln. The VCMU will provide flexibility in the use of property within the villages and surrounding areas.

Table 12-5. Zoning by Neighborhood Villages below provides a breakdown of zoning by neighborhood villages.

Table 12-5. Zoning by Neighborhood Villages								
Zoning	Albion (acres)	Fairlawn (acres)	Industrial Corridor (acres)	Limerock (acres)	Lonsdale (acres)	Manville (acres)	Saylesville (acres)	Quinville (acres)
Residential Agricultural (RA-40)	276 (24%)	0	61 (4%)	3,834 (76%)	225 (19%)	388 (43%)	721 (51%)	92 (56%)
Residential Single-Family (RS-20)	397 (35%)	185 (42%)	155 (10%)	922 (18%)	30 (3%)	130 (14%)	191 (13%)	4 (2%)
Residential Single-Family (RS-12)	119 (11%)	61 (14%)	2 (<1%)	53 (1%)	288 (24%)	97 (11%)	226 (16%)	30 (18%)
Residential Limited (RL-9)	53 (5%)	34 (8%)	0	0	335 (28%)	95 (10%)	151 (11%)	35 (21%)
Residential General (RG-7)	58 (5%)	79 (18%)	34 (2%)	0	129 (11%)	168 (18%)	33 (2%)	0
Business Limited (BL-0.5)	25 (2%)	9 (2%)	275 (18%)	11 (<1%)	14 (1%)	17 (2%)	3 (<1%)	0
Manufacturing Limited (ML-0.5)	52 (5%)	57 (13%)	770 (49%)	31 (1%)	60 (5%)	0	0	5 (3%)
Manufacturing General (MG-0.5)	0	0	262 (17%)	0	17 (1%)	9 (1%)	94 (7%)	0
Commercial Recreation (CR-1)	141 (12%)	0	0	14 (<1%)	93 (8%)	0	0	0
Commercial Recreation (CR-2)	0	0	0	198 (4%)	0	0	0	0
Village Commercial Mixed Use (VCMU)	6 (1%)	13 (3%)	0	0	4 (<1%)	6 (1%)	1 (<1%)	0
<b>TOTAL (acres)</b>	<b>1,127</b>	<b>438</b>	<b>1,559</b>	<b>5,063</b>	<b>1,195</b>	<b>910</b>	<b>1,420</b>	<b>166</b>

Source: Town of Lincoln

The zoning ordinance also establishes the dimensional requirements for lot sizes within the Town. The minimum lot size, the area within the boundaries of a lot excluding any street right-of-way, is included below (see Table 12-6. Minimum Lot Size by Zoning District).

Table 12-6. Minimum Lot Size by Zoning District		
Zoning District	Use	Minimum Lot Size (square feet)
Residential Agricultural (RA-40)	Single-family	40,000
	Other use	40,000
Residential Single-Family (RS-20)	Single-family	20,000
	Other use	20,000
Residential Single-Family (RS-12)	Single-family	12,000
	Other use	12,000
Residential Limited (RL-9)	Single-family	9,000
	Two-family	12,000
	*Affordable two-family	10,500
	Other use	9,000
Residential General (RG-7)	Single-family	7,000
	Two-family	8,500
	Multifamily	7,000+ (Square feet plus 1,500 square feet for each family unit over one)
	*Affordable two-family	7,000
	*Affordable three-family	8,500
	Other use	7,000
	Other use	7,000
Business Limited (BL-0.5)	N/A	10,000
Manufacturing Limited (ML-0.5)	N/A	30,000
Manufacturing General (MG-0.5)	N/A	40,000
Commercial Recreation (CR-1)	N/A	40,000
Commercial Recreation (CR-2)	N/A	40,000
Village Commercial Mixed Use (VCMU)	Single-family	7,000
	Two-family	8,500
	Multi-family	7,000+ (Square feet plus 1,500 square feet for each family unit over one)
	*Affordable two-family	7,000
	*Affordable three-family	8,000
	Other use	7,000

Source: Town of Lincoln, Town of Lincoln Chapter 260 Zoning, Article IV Dimensional Requirements

### Overlay Districts

In addition to the zoning districts described above, the Town has seven overlay districts. An overlay is a specific type of zoning district that floats on top of underlying zoning. Overlay districts are

typically used to place additional requirements or restrictions on certain areas but can also be used to allow for more flexibility in uses and dimensions. As an example, they can be used to limit development in significant natural resource areas such as ground and surface water supply areas or increase housing density in designated areas. Below is a definition of each current overlay zoning district in the Town.

#### **Airport Hazard Zone Overlay District (AHZ)**

Establishes an overlay zone around North Central Airport for the purpose of protecting the users of the airport as well as occupants of the land and other people in the vicinity of the airport. This zone establishes height restrictions for new construction and alterations to existing structures.

#### **Area of Planning Concern Overlay District (APC)**

Establishes additional review guidelines for areas where development may have a greater impact on the community as a whole or the immediate surrounding neighborhoods. The Lincoln Mall and Twin River Casino properties have been established as Areas of Planning Concern.

#### **Watershed and Wellhead Protection Overlay District (WWPOD)**

Identifies areas where additional review by the Lincoln Water Commission is required to ensure the preservation of surface and sub-surface water resources through the use of commonly accepted best management practices during and after development.

#### **Flood Hazard Overlay District (FHOD)**

The purpose of this overlay district is to minimize hazards to persons and property from inland flooding, to protect water courses from encroachment, and to maintain the capacity of floodplains to retain carry off floodwaters. The overlay district corresponds to those areas identified as Special Flood Hazard Zones.

#### **Blackstone River Valley Overlay District (BRV)**

The purpose of this overlay district is to define compatible river uses and land management practices to restore the Blackstone River to health and protect Lincoln residents' quality of life.

#### **Moshassuck River Valley Overlay District (MRV)**

The purpose of this overlay district is to define compatible river uses and land management practices to protect the Moshassuck River Valley.

#### **Mill Conversion Overlay District**

The purpose of this overlay district is to allow for conversion of Lincoln's historic mills while preserving the character of nearby residential and commercial neighborhoods; encourage the preservation, re-use and renovation of historic mill properties; and promote diversified housing opportunities and uses.

### **12.2 Buildout Analysis**

A critical component of long-term comprehensive planning is to anticipate future development trends and a Town's ability to maintain and expand its essential services for the entire community well into

the future. The Zoning Ordinance, Subdivision Regulations, and other municipal land use documents need to reflect the current state of land use needs as well as future expectations.

A residential buildout analysis is a key aspect of this process that assesses future development capacity based on current zoning regulations and context. An estimate is presented of the total future population at anticipated buildout and the year by which residential buildout is anticipated, based on historic trends. Lincoln is expected to reach buildout by 2040 with a total population of 25,452, without proactive intervention.

To reach the conclusion above, a series of geographical and statistical analyses were conducted following the Rhode Island Division of Statewide Planning guidelines set forth in Guidance Handbook No. 13 – Planning for Land Use. Conducting a buildout analysis is a multi-step process that seeks to achieve the following:

- Compile an inventory of the existing conditions and constraints, such as infrastructure, housing, land use, environmental constraints, natural resources, and deed-restricted conservation lands.
- Delineate the potential buildable land area.
- Determine the maximum number of dwelling units allowed under the existing development regulations.

#### *12.2.1 Development Capacity Model*

The total acreage of each residential zoning district was converted to a net buildable area by removing developed and constrained land from the total acreage. An estimate of future buildable dwelling units was made by dividing the net buildable area by the minimum lot size for the zoning district, accounting for roads and utilities needed. An average household size of 2.6 persons per dwelling unit was used to estimate associated population increases, the average of the 2018-2022 ACS.

For this model, the following assumptions were made:

- Developable land does not include land with development constraints (wetlands, water bodies, and flood zones), roadways, or land with conservation restrictions or conservation intent, as identified by RIGIS data.
- An average roadway width of 30 feet, of which a buffer was added to all roads in the GIS map.
- Residentially zoned land can be fully developed despite access limitations, lack of water supply, or property ownership.
- Current access to and future development costs of municipal water and sanitary sewer services were not considered as restrictions.
- Minimum lot sizes per zoning district were used to determine total lot availability in each zoning district.
- Nonconforming undersized lots of record were not included in this analysis as their potential future development is already restricted by lot size.
- All shapefiles were sourced from RIGIS, excluding zoning data and parcel data.

- All relevant zoning-related data, including unit size, density, and lot area were sourced from the Town directly.
- For each lot identified as developed, an area equivalent to the minimum lot size for the zoning district was deducted from the district's available acreage to account for the need to keep the minimum lot size dedicated to the existing dwelling. Any excess land outside of this minimum lot size area was considered to be developable land.
- An average household size of 2.6 persons per dwelling unit (average of 2018-2022 Census).
- This estimate is based on what would be allowed by right under current zoning. A variety of zoning relief mechanisms (comprehensive permits, variances, and special use permits) could allow for a higher number of units if approved through one or more of those mechanisms.

The residential buildout analysis involved the following steps:

- Mapping of environmental constraints, such as water bodies, wetlands, and conservation lands. The principal source of this information was the data from RIGIS and the Town GIS.
- Mapping of roadways with an additional 30-foot buffer, sourced from RIGIS.
- Total developed and constrained land was removed from the total acreage of each zoning district to estimate the acreage of potentially developable land in Town.
- An estimate of future dwelling units was calculated by dividing the net buildable area by the minimum lot size for the particular zoning district.
- A calculation of the potential buildout population was established by multiplying the number of dwelling units times the average household size from the 2018-2022 Census of 2.6.

### 12.2.2 Buildout Results

The buildout analysis produced an estimate based on reasonably accurate and realistic values, however, the data produced through this exercise is not a prediction of future development, but instead an estimated inventory of what could potentially be built based on existing conditions and development regulations.

The buildout estimates an additional 896 dwelling units could be developed by right based on the estimated buildable land area and the current minimum zoning requirements. Table 12-8. provides more detailed information on the residential buildout results. Based on this development capacity projection, Lincoln can expect its total future buildout population to be 25,452. Lincoln averages approximately 59 new dwelling units per year. Therefore, the Town can expect to reach buildout within the next 15 years, or by 2040. It should be noted that this buildout does not include accessory dwelling units and therefore underestimates the total number of potential dwelling units. Further, zoning district RG-7 can exceed 3 units as a maximum, multi-family is allowed and based on lot size, which also potentially underestimates total buildout.

Table 12-7. Land Area by Zoning Overlay

Zoning District	Minimum Number of Units	Maximum Number of Units	Minimum Lot Area (Square Feet)	Minimum Lot Area (Acres)	Minimum Lot Area for Maximum Number of Units (Square Feet)	Minimum Lot Area for Maximum Number of Units (Acres)	Minimum Density Allowed (Units Per Acre)	Maximum Density Allowed (Units Per Acre)	Net Buildable Area in Zoning District	Estimated Number of Dwelling Units at Build Out
RG-7 <sup>1</sup>	1	3 <sup>1</sup>	7,000	0.161	8,500	0.195	6.22	15.37	5.21	80.13
RL-9	1	2	9,000	0.207	12,000	0.275	4.84	7.26	24.61	178.67
RS-12	1	1	12,000	0.275	12,000	0.275	3.63	3.63	22.70	82.41
RS-20	1	1	20,000	0.459	20,000	0.459	2.18	2.18	141.61	308.42
RS-30	1	1	30,000	0.689	30,000	0.689	1.45	1.45	0.64	0.93
RA-40	1	1	40,000	0.918	40,000	0.918	1.09	1.09	223.99	243.93
VCMU	1	3	7,000	0.161	8,000	0.184	6.22	16.34	0.11	1.85

Source: RIGIS; Town of Lincoln, 2024

Notes

1. The maximum number of units can exceed three units.

12.3 Future Land Use Map

One of the most important aspects of the Comprehensive Plan is charting where and how the Town sees itself in the future. The Future Land Use Map (FLUM) presents a visual depiction of Lincoln’s desires for types, patterns, and intensities of development over the next 20 years. The map connects to nearly every aspect of the plan as land use decisions dictate the municipality’s capacity to address future hazards and how the Town will run for decades in terms of housing, transportation, agriculture, municipal services, energy, economic development, natural resources and open space conservation, historic preservation, as well as health, safety, and general wellbeing. The FLUM is intended to illustrate areas that are inconsistent with long-term municipal and State land use goals and requirements and to identify where attention to planning practices and principles should be focused. Map 12-3. Future Land Use Map depicts potential land use changes and identifies special areas that are worthy of further study. The RI Comprehensive Planning and Land Use Regulation Act requires that the Lincoln Zoning Ordinance and zoning map (existing conditions) be consistent with the concepts and intent of the Comprehensive Plan and FLUM (proposed conditions). Inconsistencies between existing and proposed conditions can be classified in several ways:

1. An existing non-conforming lot in which the actual dimensions of the lot do not meet the minimum dimensions requirements outlined in the zoning ordinance.
2. Any existing lot (conforming or non-conforming) in which the actual dimensions of the lot meet existing zoning requirements but do not meet minimum or maximum lot size requirements set forth by the Land Use 2025 Future Land Use Categories.
3. A zoning district that contains minimum or maximum lot sizes that differ from those set forth by the Land Use 2025 Future Land Use Categories.

Where inconsistencies exist or are anticipated, the Town must develop amendments to the Zoning Ordinance and/or map. Due to the potential for total residential buildout within the next 15 years at the current pace of development, the FLUM is particularly useful for identifying areas that can still experience additional development and areas that are already at capacity. The FLUM is divided into nine categories as follows:

**Low density residential (3/4 acre +)** – predominantly single-family homes at densities largely 3/4 acre or more per unit. These areas generally correspond with the RA-40 and RS-20 zoning districts where the minimum lot size is 40,000 square feet and 30,000 square feet respectively.

**Medium density residential (1/4-1/2 acre)** – predominantly single-family homes at densities largely 1/4 to 1/2 an acre per unit. These areas generally correspond with the RS-12 zoning districts where the minimum lot size is 12,000 square feet.

**High density residential (less than 1/4 acre lots)** – areas that include a mix of single-family, two-family, three-family, and larger multi-family homes at densities less than a 1/4 acre per unit. These areas generally correspond with the RG-7 zoning districts where the minimum lot size is 7,000 square feet and additional units require an additional 1,500 square feet.

**Mixed-Use** – areas that correspond with the VCMU zoning district and are generally located along commercial corridors adjacent to more densely developed areas such as Smithfield Avenue, Lonsdale Avenue, Main Street, Winter, and Summer Street. All types of residential and mixed-use development are permitted, as well as small-scale retail, service, and professional uses. Minimum lot size varies but starts at 7,000 square feet.

**Commercial** – areas that correspond with the BL zoning district and are characterized by more auto-oriented commercial areas including the shopping plazas along George Washington Highway.

**Industrial/Commercial** – areas that correspond with the MG-0.5 zoning district and are characterized by light industrial uses and larger-scale professional office space and commercial headquarters.

**Industrial** – areas that correspond with the ML-0.5 zoning district and are characterized by a wide array of industrial uses including heavy manufacturing.

**Permanently Protected Open Space** – areas that include public recreational facilities, such as playgrounds, sports fields, and golf courses. They also include protected passive open space areas, such as nature reserves.

**Institutional** – areas that include public services and facilities managed and operated by the Town, including buildings, such as Town Hall, public schools (including associated playgrounds and recreational amenities), public libraries, and other land owned by the Town, Water Commission, and so forth.

#### *Proposed Rezoning*

**Bally's Twin River Casino** is a 200+/- acre group of lots, which includes the casino and associated parking and hotel. The roadway infrastructure and available land lend themselves to development, however natural resources including wetlands, streams, and natural heritage areas encumber the property. The current zoning does not. The surrounding neighborhood is also low density, and any development must be sensitive to existing residents. The current CR-2 zoning district restricts additional growth and does not provide any flexibility. The Town will determine whether modifications

should be made to establish minimum natural vegetated buffers and screens to protect natural resources and abutting rural character; manage traffic circulation; and encourage economic development with transitional, less intense uses than the core Casino Gaming Use.

Map 12-4 illustrates additional Special Study Areas. These are several properties and areas that have been identified as priority areas of interest and are deserving of special focus, whether due to their open space value, their historic nature, or their potential for development. These areas are outlined below:

#### *High Value Viewshed Area*

**Ballard's Farm** is a 62.22-acre parcel located in the RA-40 zoning district in the historic village of Limerock. The parcel includes one of the signature viewsheds in the Town of Lincoln. While purchasing this property for open space may be unlikely, the Town should be proactive with the owners to determine how best to balance land development rights with the preservation of open space. The Town should investigate various options such as Transfer of Development Rights or an Open Space/Conservation overlay district of this area, potentially including the Conklin Quarry. The High Value Viewshed Areas represent significant private open space parcels, the development of which would result in a considerable reduction in the Town's overall open space and recreational area.

#### *Priority Historic Mill Conversion Districts*

**Lonsdale Bleachery Mill Complex** consists of 19 mill buildings and several vacant parcels and parking lots over a 30.6-acre site and is under the existing Priority Historic Mill Conversion District overlay. The complex was the focus of a redevelopment plan in 2005, which envisioned a mixed-use neighborhood with park space and access to the Blackstone River. This historic complex is included in the Lonsdale Historic District on the National Register. Redevelopment of the site is convoluted due to the varied owners and private streets and utilities, and little progress has been made since 2005. Nevertheless, the complex offers significant potential for preservation of historic mills, beautification of and access to the river, and meaningful housing opportunities. The Town should investigate whether there are additional zoning tools beyond the Mill Overlay District or zoning language modifications, as well as financial incentives, that could be utilized to encourage redevelopment.

**Saylesville Mill Complex** is composed of numerous active industrial, mixed-use buildings, and redeveloped and permitted residential conversion projects, as well as several vacant mill buildings. The complex is approximately 26 acres and is included in the Saylesville Historic District on the National Register. The complex has seen more redevelopment success since establishment of its Priority Historic Mill Conversion District overlay. There is still significant potential for preservation of historic mills and meaningful housing opportunities. At the same time, active industrial uses should be fostered and creative roadway/circulation improvements examined to ensure that the varied uses can coexist. The Town should also investigate whether there are additional zoning and financial tools beyond the Mill Overlay District that could be utilized to encourage redevelopment, given recent grants to the Town from Rhode Island Housing and for brownfields redevelopment.

### *Village Commercial Mixed-Use Districts*

**Smithfield Avenue** from the Pawtucket Town line to Chestnut Avenue encompasses a significant mixed-use neighborhood that represents an important entryway to the Town. This area represents the largest Village Commercial Mixed Use (VCMU) zoning district in the Town, yet several storefronts are vacant, and the area does not appear to represent the full potential of the zoning. The Town should review whether revisions to the VCMU zoning district could be made to attract local retail and village-scale residential for a “main street” type of development. The Town received funding from a CommerceRI grant to conduct this review of the streetscape and the VCMU zoning language. These revisions would also impact on the smaller VCMU districts on Lonsdale Avenue, Main Street in Albion, and Winter and Summer Streets in Manville.

## 12.4 Consistency with Land Use 2025

The Division of Statewide Planning outlines several requirements within its Land Use 2025 Plan to achieve consistency with zoning statewide, which include:

- A minimum of 5 dwelling units per acre for all sewered urban development.
- A minimum of 1 dwelling unit per acre for all urban development (unsewered portions of Lincoln).
- A maximum of 1 dwelling unit per acre for any conservation, reserve, non-urban developed, or prime farmland.

Approximately 90% of the Town falls under the sewered urban development category, accordingly, many of the Town’s zoning districts are inconsistent with these guidelines. While this discrepancy is noted, Lincoln finds that rezoning to a density of 5 dwelling units per acre would alter the character of the Town, eliminate the rural and historic charm of many neighborhoods, and overburden existing infrastructure, specifically the winding and narrow roadways and the water supply. Issues related to water supply render this increase in the future buildout infeasible. The Town faces a critical challenge with its water supply, which has reached 89% of its capacity (see the Services and Facilities chapter for further information), and significant infrastructure upgrades are needed to meet current and future water demands. The Town has already enacted several water conservation policies for residents, including restricting outdoor water usage.

It is notable that the RG-7 and VCMU zoning districts allow for significantly higher densities by right (up to 25 units per acre based on a 7,000 square foot (sf) minimum plus 1,500 sf for each unit more than 1 calculation) than those referenced in the Land Use 2025 Plan. In addition, local adoption of Accessory Dwelling Unit zoning language to comply with State law has effectively doubled the density of many zoning districts. The Town believes that the best way to provide this required density is to create a target average residential density across Town so that additional density is located within areas with appropriate infrastructure. There are existing projects in Lincoln, located within village centers, or as part of mill redevelopment projects, that are high density. These include:

- Walker Lofts: approximately 24 units per acre
- Whipple Cullen Condos: approximately 9 units per acre
- Village at Manville (formerly Lincoln Village): approximately 18 units per acre
- Lincoln Memorial School: approximately 29 units per acre

- Lonsdale Minor Land Development: 15 units per acre
- Osko Development: 13 units per acre
- 246 Front Street: 15 units per acre

The Town's current issues with infrastructure, particularly its water supply, require an approach to future development that directs density to areas served by existing infrastructure. Table 5-12 in the Housing Chapter includes several residential pipeline projects, including projects which result in the creation of low and moderate-income units. There are over 400 units in the pipeline, at various stages of approval. 171 of these are long-term low- or moderate-income affordable units.

**12.5 Goals and Policies**

Goals and their corresponding policies reflect the desired changes of Lincoln residents for the next ten years, as gathered from a public workshop held in May 2024. The overall attitude towards land development is to approach it as a preservationist; that is, to thoughtfully develop land while preserving the Town's character, residential neighborhoods, environmental protections, and open lands, meaning to concentrate development in already dense and appropriately zoned areas.

The specific action items are included in the Implementation Plan.

Table 12-8. Goals and Policies	
Goals	Policies
<p><b>LU1. Town Wide</b> Achieve a balanced, orderly, and harmonious land use pattern that preserves current residential densities, historic and cultural resources, supports appropriate economic growth, provides ample recreation and open space, protects the natural environment, and supports a high quality of life for the residents.</p>	<p><b>LU1.1. Town Wide</b> Protect Lincoln through flexible zoning and land use controls.</p>
	<p><b>LU1.2. Town Wide</b> Support smart growth principles by encouraging infill and new commercial development along existing commercial corridors and within villages utilizing site plan review procedures as a regulatory device.</p>
	<p><b>LU1.3. Town Wide</b> Continue the enforcement of design standards and setbacks for environmentally and culturally sensitive areas.</p>
	<p><b>LU1.4. Town Wide</b> Preserve and protect forests, farmlands, agricultural lands, and the overall rural character of Lincoln as essential chapters of the community, economic vitality, and quality of life.</p>
<p><b>LU2. Albion</b> Strengthen Albion's village center through strategic land use planning emphasizing its mixed-use character, economic vitality, and community services, ensuring it remains a central hub for residents and visitors.</p>	<p><b>LU2.1. Albion</b> Encourage small business development within the village center to enhance economic vitality and serve the community's needs.</p>
	<p><b>LU2.2. Albion</b> Preserve the character of Albion, with a particular focus on maintaining the recreational and open space qualities of the golf course area.</p>
<p><b>LU3. Fairlawn</b> Support the evolution of Fairlawn into a mixed-use village that enhances its unique identity, with a mix of</p>	<p><b>LU3.1. Fairlawn</b> Preserve the residential character of Fairlawn by maintaining current zoning boundaries to ensure consistency in</p>

<p>housing types and a vibrant commercial area along Smithfield Avenue.</p>	<p>land uses and discourage incompatible developments.</p>
	<p><b>LU3.2. Fairlawn</b> Enhance the commercial vitality of Smithfield Avenue while protecting the residential character of surrounding areas.</p>
	<p><b>LU3.3. Fairlawn</b> Encourage stability and manage growth by carefully monitoring the development of any remaining open land.</p>
	<p><b>LU3.4. Fairlawn</b> Develop additional passive recreation spaces to enhance community well-being.</p>
<p><b>LU4. Saylesville</b> Ensure that Saylesville’s residential areas are protected and remain stable, while industrial properties are developed into strong centers for jobs and tax base, in an environmentally responsible manner.</p>	<p><b>LU4.1. Saylesville</b> Strengthen zoning regulations to ensure that the growth of industrial properties is compatible with residential neighborhoods and the natural resources of the village.</p>
	<p><b>LU4.2. Saylesville</b> Promote the adaptive reuse of industrial buildings in a way that supports Saylesville’s economic development while being mindful of its residential and natural environment.</p>
<p><b>LU5. Manville</b> Foster Manville’s resurgence as a vibrant mixed-use community, leveraging its unique historical assets and residential charm, while ensuring developments enhance rather than detract from its character.</p>	<p><b>LU5.1. Manville</b> Support the adaptive reuse of historical structures for mixed-use developments, combining residential with ground-floor commercial uses.</p>
	<p><b>LU5.2. Manville</b> Encourage owner-occupied housing to prevent deterioration from absentee ownership and maintain the village’s residential quality.</p>
	<p><b>LU5.3. Manville</b> Manage the development of remaining open lands to ensure compatibility with the existing village character and environmental sustainability.</p>
<p><b>LU6. Lonsdale</b> Safeguard the natural and cultural assets of Lonsdale, ensuring balanced development that respects its unique mix of historic sites, natural resources, and industrial heritage.</p>	<p><b>LU6.1. Lonsdale</b> Preserve the character of historic residential areas while providing zoning flexibility for adaptive reuse of mill buildings.</p>
	<p><b>LU6.2. Lonsdale</b> Improve access to and protection of natural resources, emphasizing the Blackstone River and surrounding marshes.</p>
	<p><b>LU6.3. Lonsdale</b> Encourage economic development that complements the village’s industrial legacy and supports local needs.</p>
<p><b>LU7. Quinville</b> Maintain Quinville’s identity as a tranquil, residential village, safeguarding its historic qualities and managing growth to ensure it remains distinct and separated from</p>	<p><b>LU7.1. Quinville</b> Prohibit commercial and industrial development within Quinville to preserve its residential character and quiet village ambiance.</p>

<p>commercial pressures, particularly from tourism development along Lower River Road.</p>	<p><b>LU7.2. Quinnville</b> Protect and enhance Quinnville' s historical structures and landscapes to maintain its historical integrity and village charm.</p>
<p><b>LU8. Lime Rock</b> Maintain Lime Rock's identity as a rural, primarily residential area with a strong agricultural presence, ensuring that development respects the village's scenic landscapes, agricultural lands, and tree-lined country roads.</p>	<p><b>LU8.1. Lime Rock</b> Encourage preservation and enhancement of agricultural lands and practices.</p>
	<p><b>LU8.2. Lime Rock</b> Protect the scenic and historic character of Lime Rock's roads and landscapes.</p>
	<p><b>LU8.3. Lime Rock</b> Direct residential development in a way that conserves open space and minimizes environmental impacts.</p>
	<p><b>LU8.4. Lime Rock</b> Limit commercial and industrial development to designated areas, ensuring it does not encroach upon residential neighborhoods or compromise Lime Rock's rural ambiance.</p>
<p><b>LU9. Saylesville and Fairlawn</b> Perform a land use and zoning analysis of the Smithfield Avenue area from Parker Street to the Pawtucket line to determine whether existing zoning is adequate to protect the residential character of the area and to manage likely traffic and land use problems.</p>	

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## 13.0 IMPLEMENTATION

### 13.1 Implementation Overview

Lincoln conducted two public workshops and distributed a public survey to gather residents' input on important priorities for the Town in terms of different services and programs, opinions on types of development, and levels of support for updated policies as drawn from the previous Comprehensive Plan. Using this information, new goals, policies, and actions were created to address the concerns of residents. The 2025 Lincoln Comprehensive Plan Update outlines these goals and policies with specific actions for the Town to realize its vision for the future. The implementation matrix brings together the action items of each previous chapter into an overall plan of action.

### 13.2 Implementation Matrix

Implementation of the updated Lincoln Comprehensive Plan involves revising regulations and ordinances, drafting new regulations and ordinances, adopting new policies, and adjusting and adapting current practices to implement the goals, policies, and actions. Three types of initiatives are identified:



These stated goals, policies, and actions provide a roadmap for the Town to move the plan forward. Goals provide overarching desired outcomes, while policies guide municipal decision-making and actions provide measurable acts that achieve implementation. When all three initiatives work together the Town can make considerable strides towards achieving the stated goals.

The implementation matrix has several important functions. First, it states each chapter's goals and policies, followed by actions. For each action a timeframe and responsible parties to serve as action leaders are identified. These considerations will vary based on circumstances at the time, so this information is provided as a general guide. The following key should be used when reviewing the matrix:

**Scope:** Each goal, policy, and action is recommended with a geographic scope in mind: TOWN WIDE or within a specific village.

**Action Lead:** Each action has at least one responsible party identified. In many cases, there are two or more responsible parties identified. Those listed in bold in the matrix are the lead responsible parties, with those listed beneath it identified as support parties. The lead responsible party should be those directly involved in conducting a study or implementing an action or policy. Those identified as support parties should be those who will play a role in the implementation or action but are not leading the charge, only providing support to those that do.

Conservation Commission	Lincoln Water Commission
Department of Buildings	Parks and Recreation Commission
Department of Emergency Management	Planning Board
Department of Engineering	Police Department
Department of Finance	Rescue Department
Department of Libraries	Senior Center
Department of Public Works	School Department
Department of Parks and Recreation	Tax Assessor
Department of Planning	Town Administrator
Fire Departments	Town Council
Friends of Hearthside	Town Clerk
Housing Authority	Zoning Board of Review
Library Board of Trustees	Zoning Department

**Timeframe:** Factors used to determine the timeframe for specific actions include priority level, cost/budget, staff time, and overall length of time for a particular action item to be initiated and completed. Timeframes are categorized as follows:

Short-term (S): 0 to 3 years

Medium-term (M): 4-7 years

Long-term (L): 8 to 10 years

Ongoing (O): Continuous

Several action items are identified with an initial time frame (S, M, or L) and are also designated as ongoing (O). This means that the initial action will take place in either a short, medium, or long-time frame and the action item will require ongoing maintenance or monitoring.

**Priority:** Priority level is ranked by high, medium, and low, to determine which actions the Town will target first.

## GOALS, POLICIES, AND ACTIONS: CHAPTER 2 NATURAL RESOURCES

GOAL: NR 1	TOWN WIDE	<b>Protect Water Resources.</b> Protect and improve the quality of Lincoln’s rivers, brooks, ponds, wetlands, and drinking-water source waters for ecological health, recreation, and public safety.				
GOAL: NR 2	TOWN WIDE	<b>Protect Groundwater and Recharge Areas.</b> Protect groundwater resources and recharge areas from contamination, with emphasis on areas of high permeability soils and known contamination risks.				
GOAL: NR 3	TOWN WIDE	<b>Conserve and Manage Forests and Tree Canopy.</b> Protect and manage forestlands and tree canopy to support water quality, habitat connectivity, climate resilience, and recreation.				
GOAL: NR 4	TOWN WIDE	<b>Protect Wetlands, Floodplains, and Natural Flood Storage.</b> Preserve wetlands, floodplains, and natural drainage functions to reduce flood risks and protect water quality as precipitation patterns change.				
GOAL: NR 5	TOWN WIDE	<b>Protect Soils and Agricultural Resource Areas.</b> Protect prime farmland soils, steep slopes, and areas with soil constraints to minimize erosion, runoff, and habitat loss while supporting working lands where appropriate.				
GOAL: NR 6	TOWN WIDE	<b>Expand Protected Open Space and Public Access.</b> Maintain and enhance protected open space and access to natural resources for residents and visitors.				
GOAL: NR 7	TOWN WIDE	<b>Coordinate Regionally and Track Progress.</b> Coordinate with neighboring communities and watershed/land conservation partners and track measurable outcomes.				
POLICY: NR 1.1	TOWN WIDE	Prioritize watershed-based protection strategies for impaired waters and waterbodies with TMDLs, including stormwater and nonpoint source reductions.				
POLICY: NR 1.2	TOWN WIDE	Require low-impact development (LID) and green infrastructure practices in municipal projects and encourage/require them in private development.				
POLICY: NR 1.3	TOWN WIDE	Strengthen illicit discharge detection and elimination practices and coordinate with state partners for enforcement and technical support.				
POLICY: NR 1.4	TOWN WIDE	Protect riparian buffers, wetlands, and headwater streams to reduce pollutant loading and improve aquatic habitat.				
POLICY: NR 1.5	TOWN WIDE	Work with adjoining towns and the region to advance environmental resource protection strategies.				
POLICY: NR 1.6	TOWN WIDE	Utilize water quality data to prioritize work on local natural resources.				
POLICY: NR 1.7	TOWN WIDE	Prioritize the cleanup of impaired water resources, by the level of impairment, with the most impaired resources being the highest priority.				
NO.	ACTION		SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
NR-1	Adopt/strengthen LID & green infrastructure standards for new development/redevelopment (e.g., runoff reduction, infiltration/bioretenion, tree preservation, reduced impervious cover, pretreatment for infiltration in sensitive areas).		TOWN WIDE	Town Planner/DPW/Conservation Commission; developers	S	M
NR-2	Targeted stormwater retrofit program in high-impervious areas near sensitive waters (e.g., Scott Pond, Crookfall Brook, Moshassuck River, Manville): identify “priority retrofit sites” (municipal lots/ROW, outfalls, hot spots).		TOWN WIDE	DPW/Stormwater staff; RIDEM; watershed partners	M	M
NR-3	Strengthen IDDE and outfall screening (mapping, dry-weather screening, response protocol) and coordinate enforcement for illicit discharges and chronic dumping sites.		TOWN WIDE	DPW/Code Enforcement; RIDEM	S	M
NR-4	Onsite wastewater risk-reduction program: education, voluntary inspections/maintenance outreach in sensitive watersheds; evaluate where targeted sewer extensions or alternatives are needed.		TOWN WIDE	DPW/Health; regional partners	M	M
NR-5	Riparian buffer protection and restoration: protect/restore vegetated buffers along streams/ponds; prioritize headwater streams; incorporate into development review conditions.		TOWN WIDE	Conservation Commission/Planner	S	L

ACTION NUMBER	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
NR-6	<b>Forest block and corridor conservation strategy:</b> map priority forest blocks/corridors (COAs/unfragmented areas) and use acquisitions/easements to protect them; align with open space planning.	TOWN WIDE	Conservation Commission/Land Trust partners	L	L
NR-7	<b>Town tree canopy and urban forestry initiative:</b> set canopy targets for developed neighborhoods; incorporate street tree planting into roadway projects; require tree preservation/replanting in redevelopment.	TOWN WIDE	DPW/Planner/Parks	L	L
NR-8	<b>Invasive species and habitat stewardship program</b> on town lands and priority conservation areas; coordinate volunteer days and land manager best practices.	TOWN WIDE	Conservation Commission	M	L
NR-9	<b>Waterbody-specific management planning</b> for priority ponds/impoundments with recurring issues (e.g., bacteria, nutrients, algae): monitoring coordination, source identification, and mitigation measures.	TOWN WIDE	Town/RIDEM/watershed partners	M	M
NR-10	<b>Annual tracking and reporting:</b> publish a simple yearly dashboard (stormwater retrofits completed, canopy planting counts, acres protected, enforcement actions, grant wins).	TOWN WIDE	Town Planner/DPW	L	M

GOALS, POLICIES, AND ACTIONS: CHAPTER 3 OPEN SPACE AND RECREATION		
GOAL: OS 1	TOWN WIDE	Provide adequate active and passive recreational areas and facilities throughout the community that serve a wide range of populations and activity levels.
GOAL: OS 2	ALBION	Strengthen Albion’s village center through strategic land use planning that emphasizes its mixed-use character, economic vitality, and community services, ensuring it remains a central hub for residents and visitors.
GOAL: OS 3	MANVILLE	Preserve and improve Manville Village’s open space and recreational areas for community use.
GOAL: OS 4	LIME ROCK	Enhance the network of informal walking paths in Lime Rock.
GOAL: OS 5	QUINNVILLE	Enhance access to the Blackstone River Corridor, aiming to mitigate traffic impacts on Quinville.
GOAL: OS 6	LONSDALE	Enhance public access to and protection of the Blackstone and Moshassuck Rivers, linking the area’s historic and natural resources.
GOAL: OS 7	FAIRLAWN	Develop additional passive recreation spaces and improve connectivity among existing and anticipated recreational areas in Fairlawn.
GOAL: OS 8	SAYLESVILLE	Maintain and enhance the existing recreational lands to meet the community’s needs as Saylesville grows.
POLICY: OS 1.1	TOWN WIDE	Support the Recreation Department’s programming and facilities by continuing to adequately fund and staff the department.
POLICY: OS 1.2	TOWN WIDE	Continue to provide an active maintenance and rehabilitation program and schedule to maintain and upgrade existing facilities.
POLICY: OS 1.3	TOWN WIDE	Prioritize projects that build upon existing infrastructure, ensuring that new recreational facilities are well-connected and meet the needs of the community.
POLICY: OS 1.4	TOWN WIDE	Increase the public’s awareness of recreation opportunities, including using social media, the Town website, workshops, and other outreach efforts to inform residents of recreation programs and provide a means of public input.
POLICY: OS 1.5	TOWN WIDE	Work with adjoining towns and the region to advance environmental resource protection strategies.
POLICY: OS 2.1	ALBION	Prioritize the acquisition of open land to prevent overdevelopment and ensure the preservation of natural resources.
POLICY: OS 2.2	ALBION	Develop and implement a comprehensive management plan for the area, focusing on sustainability and public enjoyment.
POLICY: OS 2.3	ALBION	Enhance the connectivity and user experience of the Blackstone River Heritage Corridor through targeted improvements.
POLICY: OS 3.1	MANVILLE	Encourage the inclusion of outdoor common spaces and shared/public resources in existing and proposed developments (shared recreational facilities, walking trails, community gardens, exercise equipment, etc.) via recreational and/or conservation easements.
POLICY: OS 4.1	LIME ROCK	Expand and maintain access to the Blackstone River for all Lincoln residents.
POLICY: OS 4.2	LIME ROCK	Leverage Lime Rock’s landscape for the creation of a system of informal walking paths.
POLICY: OS 4.3	LIME ROCK	Proactively pursue the acquisition of land, for open space or town service uses.
POLICY: OS 5.1	QUINNVILLE	Develop additional access points to the Blackstone River Corridor to distribute visitor flow more evenly along the corridor and reduce the number of vehicle trips while maintaining or increasing the overall number of visitors to the corridor.
POLICY: OS 6.1	LONSDALE	Collaborate with Corridor organizations to improve access to and conservation of the Blackstone and Moshassuck Rivers.
POLICY: OS 7.1	FAIRLAWN	Identify and develop new passive recreation areas.
POLICY: OS 7.2	FAIRLAWN	Explore and establish connections to, from, between, and within existing and anticipated outdoor recreation facilities.
POLICY: OS 8.1	SAYLESVILLE	Seize opportunities to enhance the recreational and open space system when they arise.

ACTION NUMBER	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
OS 1	Continually assess the Recreation Department's facilities, programs, and staff to ensure they are adequate for the needs of the community. Develop new programs and facilities, or expand upon existing ones, as needed.	TOWN WIDE	Department of Parks and Recreation	O	H
OS 2	Identify potential land parcels for acquisition to expand public access and conservation efforts.	TOWN WIDE	Department of Parks and Recreation Conservation Commission	M	M
OS 3	Upgrade existing trails and facilities to improve accessibility and user satisfaction.	TOWN WIDE	Department of Parks and Recreation	M	L
OS 4	Secure funding for trail design and construction phases.	TOWN WIDE	Department of Parks and Recreation	S	M
OS 5	Implement signage and wayfinding improvements to guide residents and visitors to access points.	TOWN WIDE	Department of Parks and Recreation	S	L
OS 6	Provide incentives to private landowners who dedicate tracts of land that would connect public roadways to the Blackstone River via easements (incentives may include providing flexible zoning requirements, density bonuses, grants, site improvements, and/or technical assistance).	TOWN WIDE	Planning Board	O	M
OS 7	Designate specific areas for visitor parking and access to minimize intrusion into residential spaces.	TOWN WIDE	Department of Parks and Recreation	S	M
OS 8	Identify residential areas most impacted by traffic and parking issues and minimize disruption to those areas by increasing the availability of pedestrian, bicycle, and transit access to access points throughout the corridor.	TOWN WIDE	Department of Planning	M	H
OS 9	Map existing and prospective recreational areas and identify links that would enhance accessibility to those areas.	TOWN WIDE	Department of Parks and Recreation	S	M

GOALS, POLICIES, AND ACTIONS: CHAPTER 4 HISTORIC AND CULTURAL RESOURCES						
GOAL: HC 1	TOWN WIDE	Preserve, protect, and maintain the Town’s historic, cultural, and archeological resources as a representation of the Town’s heritage.				
POLICY: HC 1.1	TOWN WIDE	Maintain, update, and map local inventories of historic buildings, structures, districts, archaeological resources, and cultural landscapes, coordinating updates with the Rhode Island Historic Preservation & Heritage Commission (RIHPHC).				
POLICY: HC 1.2	TOWN WIDE	Prioritize survey updates in areas experiencing redevelopment pressure and in village/center areas where reinvestment is anticipated.				
POLICY: HC 1.3	TOWN WIDE	Improve public access to information by maintaining a user-friendly resource list/map and incorporating historic resources into public education and wayfinding initiatives.				
GOAL: HC 2	TOWN WIDE	Protect Significant Resources and Community Character				
POLICY: HC 2.1	TOWN WIDE	Use local land use tools and review processes (as appropriate) to protect significant historic buildings, districts, and landscapes, including consideration of design compatibility and protection of character-defining features.				
POLICY: HC 2.2	TOWN WIDE	Avoid or minimize adverse impacts to identified historic and archaeological resources in municipal projects and private development through early identification, coordination, and clear review pathways.				
POLICY: HC 2.3	TOWN WIDE	Encourage preservation of historic streetscapes and village character through context-sensitive site planning, signage, lighting, and streetscape improvements.				
GOAL: HC 3	TOWN WIDE	Celebrate Heritage and Use It as a Community Asset				
POLICY: HC 3.1	TOWN WIDE	Support heritage tourism, education, and interpretation (e.g., signage, trails, events, school partnerships) that strengthen community identity and local economic vitality.				
POLICY: HC 3.2	TOWN WIDE	Partner with local historical organizations, land trusts, and regional entities to expand stewardship capacity and leverage funding opportunities consistent with State Guide Plan guidance.				
ACTION NUMBER	ACTION		SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
HC 1.1	<b>Update the local historic &amp; cultural resources inventory</b> (buildings, structures, potential districts, cemeteries, cultural landscapes) and maintain it as a GIS layer used in planning and development review. Coordinate survey standards and updates with RIHPHC.		TOWN WIDE	<b>Planning Dept.;</b> Historical Commission/HS; RIHPHC	S/O	M
HC 1.2	<b>Create a “survey priority list”</b> for reinvestment areas (village/center areas, redevelopment corridors, areas with older building stock) and complete phased survey updates to reduce conflict during permitting.			<b>Planning Dept.;</b> RIHPHC; local partners	M	M
HC 1.3	<b>Launch a public-facing historic resources page/map</b> (interactive map or PDF map set) with a simple “what it means” guide and links to RIHPHC/local resources; update annually.			<b>Planning Dept.;</b> IT/Comms; Historical Commission	S	M
HC 1.4	<b>Develop heritage wayfinding &amp; education products:</b> walking/driving tour map, QR-code signage at key sites, school partnership materials, and periodic public programs (talks, events).			<b>Historical Commission;</b> schools; tourism/partners	M	M

ACTION NUMBER	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
HC 1.5	<b>Add a “historic resource screening step”</b> to major municipal projects and major private projects: early identification, referral triggers, and clear coordination steps with RIHPHC where applicable.		<b>Planning/Building;</b> DPW; Town Solicitor; RIHPHC	S	M
HC 1.6	<b>Adopt or strengthen local protection mechanisms</b> appropriate to Lincoln’s capacity (e.g., demolition delay, local historic district zoning, or other local controls) and provide plain-language application guidance. Element 210 explicitly notes technical assistance and use of mechanisms like demolition delay/local protection tools.		<b>Town Council;</b> Planning Dept.; Historical/Historic District Commission; RIHPHC	S	M
HC 1.7	<b>Prepare a short “compatibility &amp; village character” design guidance sheet</b> (scale/massing, materials, storefront rhythm, signage/lighting, streetscape) to guide infill and corridor reinvestment without overcomplicating review.		<b>Planning Dept.;</b> DPW; Historical Commission	M	M
HC 1.8	<b>Integrate historic streetscape improvements into the CIP</b> for village/center areas: lighting, sidewalks, trees, furniture, and gateway/interpretive elements with context-sensitive standards.		<b>DPW;</b> Planning; Parks; Historical Commission	M	H
HC 1.9	<b>Create a “preservation-first reuse pathway”:</b> guidance for owners/developers on adaptive reuse best practices, typical code issues, RIHPHC coordination points, and incentives (state/federal historic tax credits, grants where applicable).		<b>Planning Dept.;</b> Historical Commission; RIHPHC	S	H
HC 1.10	<b>Formalize partnerships</b> (MOU or annual work program) with local historical organizations, land trusts, and regional entities to expand stewardship capacity and pursue grants for interpretation, surveys, and stabilization projects.		<b>Historical Commission/HS;</b> Planning Dept.; partners	M	M
HC 1.11	<b>Annual progress tracking:</b> update inventory status, number of outreach/interpretation products delivered, grants pursued/awarded, and number of projects using the screening pathway; publish a short dashboard memo each year.		<b>Planning Dept.;</b> Historical Commission	S (annually)	M

GOALS, POLICIES, AND ACTIONS: CHAPTER 5 HOUSING					
GOAL: HO 1	TOWN WIDE	Provide a diversity of safe and high-quality housing opportunities for current and future residents of Lincoln.			
GOAL: HO 2	TOWN WIDE	Ensure that future residential development is compatible with the character of Lincoln in general as well as that of individual neighborhoods and villages.			
GOAL: HO 3	TOWN WIDE	Provide affordable housing in a manner that does not conflict with the environmental constraints, community character, and general development patterns of the Town.			
POLICY: HO 1.1	TOWN WIDE	Collaborate with local non-profit housing advocacy groups to assist with financing of affordable housing and homebuyer education programs for residents.			
POLICY: HO 1.2	TOWN WIDE	Actively participate in state-level discussions regarding affordable housing and work with other communities and organizations to provide affordable housing in a manner that is appropriate on a community-by-community basis, recognizing individual strengths and weaknesses in an attempt to approach housing issues on a more holistic level, straddling political boundaries.			
POLICY: HO 1.3	TOWN WIDE	Encourage diverse housing types that promote owner occupancy.			
POLICY: HO 1.4	TOWN WIDE	Facilitate the creative reuse of the first floor of residential buildings for commercial uses.			
POLICY: HO 2.1	TOWN WIDE	Ensure residential projects developed within industrial and commercial zones are designed to mitigate potential conflicts with existing uses.			
POLICY: HO 3.1	TOWN WIDE	Ensure that the housing that is developed is sensitive to environmental constraints, aesthetic quality, and existing development patterns in Lincoln.			
POLICY: HO 3.2	TOWN WIDE	Support housing developments that conserve open space and maintain low density, particularly near significant natural resources.			
ACTION NUMBER	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
HO 1	Monitor changes in state law and update Town zoning as needed.	TOWN WIDE	Zoning Department Zoning Board of Review	O	M
HO 2	Review and update, as deemed necessary, portions of the zoning ordinance and subdivision regulations related to housing development including but not limited to conservation subdivisions to ensure that appropriate density and development standards are in place to meet the housing needs of the community.	TOWN WIDE	Zoning Department Zoning Board of Review	S	H
HO 3	Support infill and rehabilitation development, along with affordable housing, in higher density areas where public infrastructure and environmental conditions can support a density increase.	TOWN WIDE	Department of Planning Housing Authority	M	H
HO 4	Build community support for affordable housing by educating residents on who affordable housing is designed for and how it can be appropriately integrated into the existing community.	TOWN WIDE	Department of Planning Housing Authority	S	H
HO 5	Explore the implementation of a Rural Protection zoning district which would decrease maximum coverage for residential parcels and promote agricultural uses to maintain village character while preserving open space.	LIME ROCK	Department of Planning Zoning Department Zoning Board of Review	S	M

HO 6	Develop design guidelines for mixed-use developments that require adequate buffering, noise mitigation, and access control between residential areas and active commercial or industrial zones.	LONSDALE	Department of Planning	S	M
HO 7	Establish a first-time homebuyer assistance program that offers down payment assistance, closing cost aid, and homeowner education courses specifically piloted in Manville.	MANVILLE	Department of Planning	M	H
HO 8	Implement a vacant property registration fee to discourage absentee ownership and encourage the renovation and occupancy of long-standing vacant homes. This fee can be structured to increase over time, pushing owners to either occupy, sell, or improve their properties for owner occupancy.	TOWN WIDE	Town Council	M	H
HO 9	Revise zoning and parking requirements to allow commercial use on residential properties' first floors.	VILLAGE CENTERS	Zoning Department Zoning Board of Review	S	M
HO 10	Review ordinance to determine need to re-establish inclusionary zoning.	TOWN WIDE	Zoning Department	S	M

## GOALS, POLICIES, AND ACTIONS: CHAPTER 6 ECONOMIC DEVELOPMENT

<b>GOAL: ED 1</b>	<b>TOWN WIDE</b>	Encourage and support economic development that is in keeping with the Town's rural character while expanding and diversifying the Town's tax base.			
<b>GOAL: ED 2</b>	<b>TOWN WIDE</b>	Work towards creating a business environment that holds existing commercial and industrial development to a high standard while providing for a streamlined regulatory process to establish and expand appropriate economic opportunities in the community.			
<b>POLICY: ED 1.1</b>	<b>TOWN WIDE</b>	Support local tourism efforts that highlight the rural character and abundant natural resources of the Town through cultural events and agriculturally based tourism.			
<b>POLICY: ED 1.2</b>	<b>TOWN WIDE</b>	Coordinate with local educational institutions and other entities that provide career growth counseling, technical education and training opportunities, and management of apprenticeship/internship programs.			
<b>POLICY: ED 2.1</b>	<b>TOWN WIDE</b>	Promote and encourage agriculture to preserve existing farms, supporting and introducing efforts to capitalize on agricultural tourism opportunities.			
<b>POLICY: ED 2.2</b>	<b>TOWN-WIDE</b>	Support and encourage partnerships with local and existing businesses to enhance and promote the attractiveness of commercial districts for employers, workforce, and visitors.			
<b>POLICY ED 2.3</b>	<b>TOWN-WIDE</b>	Align local economic development efforts with the strategies included in Ocean State Accelerates.			
<b>ACTION NUMBER</b>	<b>ACTION</b>	<b>SCOPE</b>	<b>ACTION LEAD</b>	<b>TIMEFRAME</b> S = Short Term M = Medium Term L = Long Term O = Ongoing	<b>PRIORITY</b> H = High M = Medium L = Low
ED 1	Update the Town's Zoning Ordinance to reflect current land uses and encourage home-based businesses and suitable business development in appropriate locations, taking into consideration potential impacts on natural resources.	TOWN WIDE	Zoning Department Zoning Board of Review	S	H
ED 2	Update the Village Overlay District as needed requirements to promote appropriate development at a scale and quality that compliments the existing fabric of the villages.	TOWN WIDE	Zoning Department Zoning Board of Review	S	H
ED 3	Educate local landowners under the State's Farm, Forest, and Open Space program.	TOWN WIDE	Department of Planning	O	M
ED 4	Work with state and non-profit partners like the Northern RI Chamber of Commerce, the Blackstone Valley Tourism Council, and JHCNHCC to support existing local businesses.	TOWN WIDE	Department of Planning	O	M
ED 5	Continue to utilize state resources and programs to improve the visual and pedestrian environment along Front Street. (Ocean State Accelerates Objective 5.1.c.)	TOWN WIDE	Department of Planning	O	M
ED 6	Support local businesses by providing programming like a restaurant week or holiday events.	TOWN WIDE	Town Administrator	S	M
ED 7	Assess how CDBG funding could support local economic development.	TOWN WIDE	Department of Planning	S	M

GOALS, POLICIES, AND ACTIONS: CHAPTER 7 AGRICULTURE					
GOAL: AG 1	TOWN WIDE	Preserve and enhance agricultural lands.			
POLICY: AG 1.1	TOWN WIDE	Support the preservation of prime agricultural lands.			
POLICY: AG 1.2	TOWN WIDE	Promote sustainable agricultural practices.			
POLICY: AG 1.3	TOWN WIDE	Encourage the economic development of agricultural enterprises.			
POLICY: AG 1.4	TOWN WIDE	Support access to local agricultural products.			
POLICY: AG 1.5	TOWN WIDE	Promote agricultural education and awareness.			
POLICY: AG 1.6	TOWN WIDE	Enhance community involvement in agricultural activities.			
POLICY: AG 1.7	ALBION	Preserve existing agricultural lands.			
POLICY: AG 1.8	MANVILLE	Encourage the reuse of existing buildings for agricultural enterprises.			
POLICY: AG 1.9	SAYLESVILLE	Mitigate conflicts between agricultural and non-agricultural uses.			
POLICY: AG 1.10	LONSDALE	Leverage the village's historical and natural resources for agricultural tourism.			
ACTION NUMBER	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
AG 1	Investigate a program for purchasing or transferring the development rights of prime agricultural lands.	TOWN WIDE	Conservation Commission Department of Planning	M	M
AG 2	Work with local conservation organizations and land trusts to prioritize the acquisition of prime agricultural lands.	TOWN WIDE	Conservation Commission Department of Planning	O	L
AG 3	Amend zoning ordinances to include an agricultural zoning district that can be applied to preserved agricultural lands.	TOWN WIDE	Zoning Department Zoning Board of Review	S	M
AG 4	Revise zoning ordinances to allow processing and retail activities on farms, such as farm stands, processing facilities, and agritourism.	TOWN WIDE	Zoning Department Zoning Board of Review	S	H
AG 5	Research municipal programs to connect local farmers with restaurants, schools, etc. to increase the market for local produce.	TOWN WIDE	Conservation Commission Department of Planning	M	H
AG 6	Review and revise local purchasing requirements to require the purchase of local foods when possible.	TOWN WIDE	Town Council	S	L
AG 7	Support and expand farmers' markets and community-supported agriculture (CSA) programs.	TOWN WIDE	Town Council	M	M
AG 8	Partner with local schools and organizations to develop educational programs about agriculture and sustainable practices.	TOWN WIDE	Department of Planning	O	M
AG 9	Work with local land trusts to protect farmland through conservation easements and other preservation tools.	TOWN WIDE	Department of Planning Planning Board	O	H
AG 10	Improve access to agricultural sites through trails and signage.	TOWN WIDE	Department of Parks and Recreation	O	M

## GOALS, POLICIES, AND ACTIONS: CHAPTER 8 SERVICES AND FACILITIES

GOAL: SF 1	TOWN WIDE	Provide orderly and efficient public services and opportunities for all residents that support existing and future needs.				
GOAL: SF 2	TOWN WIDE	Ensure that solid waste and recycling services are managed in an efficient, equitable, and environmentally protective manner that safeguards public health and extends the useful life of the Central Landfill.				
GOAL: SF 3	TOWN WIDE	Reduce the amount of solid waste generated in Lincoln that requires disposal by promoting source reduction, reuse, recycling, and diversion, consistent with the solid waste hierarchy established in <i>Solid Waste 2038 (SGP 171)</i> .				
POLICY: SF 1.1	TOWN WIDE	Support the School Department and School Committee in their efforts to provide students access to a high-quality educational environment and experience.				
POLICY: SF 1.2	TOWN WIDE	Provide the necessary infrastructure and tools to maintain and enhance a strong educational program.				
POLICY: SF 1.3	TOWN WIDE	Ensure that public safety services and facilities are well maintained and adequately staffed throughout the Town.				
POLICY: SF 1.4	TOWN WIDE	Provide Town departments with adequate staff and resources to provide a high level of service to the community.				
POLICY: SF 1.5	TOWN WIDE	Promote recycling in municipal buildings and by all residents by providing up-to-date information in Town Hall and on the Town's website to reach State-mandated recycling and diversion rates.				
POLICY: SF 1.6	TOWN WIDE	Protect the integrity of existing water supply connections through compliance with all applicable laws and regulations and promotion of the efficient use of water.				
POLICY: SF 1.7	TOWN WIDE	Pursue grant funding to support Town activities.				
POLICY: SF 2.1	TOWN WIDE	Support waste reduction, recycling, diversion, and composting initiatives that align with <i>Solid Waste 2038: Rhode Island's Comprehensive Solid Waste Management Plan (SGP 171)</i> .				
POLICY: SF 2.2	TOWN WIDE	Meet or exceed the State-mandated minimum recycling rate of 35 percent and diversion rate of 50 percent in accordance with Rhode Island General Laws § 23-18.9-1.				
POLICY: SF 2.3	TOWN WIDE	Promote public education and outreach to reduce contamination in the recycling stream and improve diversion performance, consistent with the Plan's emphasis on behavior change and municipal engagement.				
POLICY: SF 2.4	TOWN WIDE	Coordinate with the Rhode Island Resource Recovery Corporation and regional partners to ensure safe, reliable, and environmentally responsible solid waste disposal, including planning for long-term disposal needs beyond the projected closure of the Central Landfill.				
POLICY: SF 2.5	TOWN WIDE	Monitor solid waste generation, recycling, and diversion trends over time to inform service adjustments, capital planning, and future policy decisions.				
ACTION NUMBER	ACTION		SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
SF 1	Continue to modernize and upgrade Town schools and school-related facilities to meet or exceed State educational standards.		TOWN WIDE	School Department	O	M
SF 2	Modernize and expand municipal facilities deemed necessary. Consider conducting a study of existing library buildings and services to determine if upgrades are needed.		TOWN WIDE	Department of Buildings	M	H

SF 3	Explore the potential benefits of merging the Town's fire departments.	TOWN WIDE	Fire Departments	S	L
SF 4	Investigate additional possibilities for reducing municipal costs through regional cooperative efforts to pool services.	TOWN WIDE	Town Administrator	S	L
SF 5	Continue to support public safety efforts and officials with adequate staffing, equipment, and infrastructure as community needs change.	TOWN WIDE	Town Administrator Department of Public Works Department of Buildings	O	L
SF 6	Continue to fulfill the requirements of the <i>Rhode Island Pollutant Discharge Elimination System Storm Water Discharge from Small Municipal Separate Storm Sewer Systems and from Industrial Activity at Eligible Facilities Operated by Regulated Small MS4s</i> .	TOWN WIDE	Department of Public Works	O	M
SF 7	Continue to prepare and implement a capital budget for equipment and maintenance expenses.	TOWN WIDE	Town Administrator Town Clerk	O	H
SF 8	Educate the public about recycling by providing information on the Town's website and in Town Hall, and work with the School District to provide education on recycling to children to increase the Town's recycling rates.	TOWN WIDE	Town Administrator	S	L
SF 9	Continue to support services and programs at the Senior Center and evaluate future needs as programs and services evolve and population dynamics change.	TOWN WIDE	Senior Center Town Administrator	O	M
SF 10	Promote the efficient use of the Town's water supply through efficient operation of the system in accordance with industry and state standards, efficient use of water by the customers through effective metering and public information programs, provision of service to all locations within the service area, and compliance with the overall goals for water suppliers established in the State Guide Plan, Element No 721.	TOWN WIDE	Lincoln Water Commission	O	H
SF 11	Update the Town's Wastewater Facilities Plan, last prepared in 2006.	TOWN WIDE	Department of Public Works	S	M
SF 12	Develop a plan to update and modernize pump stations.	TOWN WIDE	Department of Public Works	M	M
SF 13	Investigate the potential for a town-wide composting plan.	TOWN WIDE	Town Administrator	S	L

GOALS, POLICIES, AND ACTIONS: CHAPTER 9 ENERGY					
GOAL: EG 1	TOWN WIDE	Achieve energy efficiency and conservation.			
GOAL: EG 2	LONSDALE AND INDUSTRIAL CORRIDOR	Develop the Industrial Corridor as a model of energy efficiency and sustainability.			
POLICY: EG 1.1	TOWN WIDE	Promote energy efficiency and conservation measures in municipal operations.			
POLICY: EG 1.2	TOWN WIDE	Support residential and commercial energy efficiency initiatives.			
POLICY: EG 1.3	TOWN WIDE	Encourage the development of renewable energy facilities.			
POLICY: EG 1.4	TOWN WIDE	Facilitate private sector renewable energy projects while protecting the Town's natural resources.			
POLICY: EG 1.5	TOWN WIDE	Implement energy efficiency upgrades that preserve the historical integrity of buildings.			
POLICY: EG 1.6	TOWN WIDE	Encourage the use of renewable energy sources in new developments.			
POLICY: EG 2.1	LONSDALE/ INDUSTRIAL CORRIDOR	Promote the installation of large-scale renewable energy projects in the Industrial Corridor.			
ACTION NUMBER	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
EG 1	Conduct a baseline assessment of energy use in all municipal buildings, equipment, and vehicles.	TOWN WIDE	Department of Public Works	S	H
EG 2	Replace end-of-life municipal vehicles with high fuel efficiency and/or electric vehicles.	TOWN WIDE	Department of Public Works Budget Board	M	M
EG 3	Implement energy-saving measures such as LED lighting, smart thermostats, and building insulation in municipal buildings.	TOWN WIDE	Department of Buildings	M	M
EG 4	Establish a program to use savings from energy efficiency measures to fund further energy-saving projects.	TOWN WIDE	Town Administrator	M	M
EG 5	Provide information and resources on state and federal energy efficiency programs to residents and businesses.	TOWN WIDE	Department of Public Works	S	L
EG 6	Identify and assess municipally owned properties suitable for renewable energy projects.	TOWN WIDE	Department of Buildings	S	M
EG 7	Collaborate with the Rhode Island Office of Energy Resources to identify funding for municipal renewable energy projects.	TOWN WIDE	Town Administrator	S	M
EG 8	Establish zoning policies and siting standards for renewable energy production facilities.	TOWN WIDE	Zoning Department Zoning Board of Review	M	M
EG 9	Promote the Property Assessed Clean Energy (PACE) program to assist property owners in financing renewable energy projects.	TOWN WIDE	Department of Buildings	O	M

## GOALS, POLICIES, AND ACTIONS: CHAPTER 10 TRANSPORTATION

GOAL: TP 1	TOWN WIDE	Maintain and enhance a cost-effective, efficient, safe, and accessible multi-modal transportation system that is sensitive to the Town's character, consistent with the goals of <i>Moving Forward Rhode Island 2050</i> .				
GOAL: TP 2	TOWN WIDE	Support efforts to enhance and increase alternative modes of transportation such as ridesharing, bicycling, and public transportation with an eye towards reductions in greenhouse gases and air pollution.				
POLICY: TP 1.1	TOWN WIDE	Implement road design and maintenance standards and procedures that protect, promote, and encourage existing development patterns and neighborhood character.				
POLICY: TP 1.2	TOWN WIDE	Maintain a formal program for road maintenance, new road construction, and accompanying drainage infrastructure that is economically responsible and implementable.				
POLICY: TP 1.3	TOWN WIDE	Promote cooperative state/local efforts in transportation planning, ensuring that the Town's rural qualities are maintained throughout any transportation planning and construction projects.				
POLICY: TP 1.4	TOWN WIDE	Implement traffic calming measures on key residential streets.				
POLICY: TP 1.5	INDUSTRIAL CORRIDOR	Improve access and infrastructure within the Industrial Corridor to support business operations and growth.				
POLICY: TP 1.6	TOWN WIDE	Integrate rural road design standards and practices to manage vehicle speed, preserve scenic views, and promote multimodal travel.				
POLICY: TP 1.7	LONSDALE	Facilitate sustainable transportation options within the industrial and commercial zones to reduce conflicts and integrate smoothly with the village's residential character.				
POLICY: TP 1.8	LONSDALE	Collaborate on regional transportation projects that contribute to Lonsdale's role within the Blackstone Heritage Corridor, enhancing its appeal to both residents and visitors.				
POLICY: TP 1.9	SAYLESVILLE	Upgrade and pave road infrastructure within Saylesville's industrial area to support business operations and future growth.				
POLICY: TP 1.10	FAIRLAWN	Enhance circulation patterns to accommodate tourism to Kelly House, the canal, and bikeway, without compromising the residential quality of life.				
POLICY: TP 1.11	FAIRLAWN	Protect and enhance the natural and historical character of Quinnville, particularly along Lower River Road, in the face of potential tourism development pressures.				
POLICY: TP 2.1	TOWN WIDE	Encourage alternative modes of transportation and increase opportunities in Town for access to biking, walking, and carpooling.				
POLICY: TP 2.2	TOWN WIDE	Through traffic should be limited in residential neighborhoods.				
POLICY: TP 2.3	TOWN WIDE	Enhance pedestrian crossings and safety measures along Smithfield Avenue.				
POLICY: TP 2.4	INDUSTRIAL CORRIDOR	Enhance public transit options for employees working within the Industrial Corridor to reduce traffic congestion, vehicle miles traveled, and parking demand.				
POLICY: TP 2.5	LONSDALE	Strengthen pedestrian and bicycle infrastructure to improve access to Lonsdale's key natural and historic resources, including the Blackstone River and Chase Farm.				
POLICY: TP 2.6	TOWN WIDE	Prioritize pedestrian and bicycle infrastructure enhancements in line with mixed-use development goals.				
POLICY: TP 2.7	MANVILLE	Support the integration of Manville into the regional bicycle and pedestrian network, enhancing recreational and tourism opportunities.				
ACTION NUMBER	ACTION		SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
TP 1	Participate in the State's Transportation Improvement Program (STIP) to ensure that state roads in Town are adequately maintained and improved, including maintaining a local priority list for inclusion on the TIP.		TOWN WIDE	Department of Public Works	O	M

ACTION NUMBER	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
TP 2	Maintain and strengthen the relationship with the Rhode Island Public Transit Authority to assess and update the level of bus service in Town.	TOWN WIDE	Department of Public Works	O	H
TP 3	Consider ways to improve bike and pedestrian access throughout the community and pursue opportunities to connect to existing bicycle paths and access ways into the Blackstone Valley Bikeway.	TOWN WIDE	Department of Public Works	O	M
TP 4	Identify key routes for new or expanded sidewalks, separate bicycle facilities, and shared-use paths to enhance inter-village connectivity and improve safety for all road users.	ALBION	Department of Planning	M	H
TP 5	Install bike racks, pedestrian scale lighting, wayfinding signage, street trees (or other shade structures), and seating areas along roads with sidewalks, bicycle facilities or shared use paths to encourage usage.	ALBION	Department of Planning	S	H
TP 6	Upgrade crosswalks with high-visibility markings and signage.	FAIRLAWN	Department of Planning	S	M
TP 7	Evaluate the need for new or improved pedestrian-activated crossing signals at busy intersections.	FAIRLAWN	Department of Public Works	S	H
TP 8	Adjust requirements for new land development applications to increase the responsibility of applicants to fund upgrades to road infrastructure and intersections in the Industrial Corridor.	INDUSTRIAL CORRIDOR	Department of Planning	S	H
TP 9	Encourage businesses to participate in employee transit programs, such as subsidized transit passes or shuttle services.	INDUSTRIAL CORRIDOR	Department of Planning	O	L
TP 10	Initiate a pilot project in LIME ROCK to evaluate the effectiveness and community impact of innovative rural road design features recommended by the FHWA guide, with the potential for broader application throughout Lincoln based on success and lessons learned.	LIME ROCK	Department of Public Works	M	H
TP 11	Collaborate with state and local agencies to enhance riverfront access and connectivity between significant landmarks.	LONSDALE	Department of Public Works Department of Planning	M	H
TP 12	Install wayfinding signage, bike racks, and rest areas on streets that connect to the Blackstone River Bikeway.	MANVILLE	Department of Planning	M	M
TP 13	Develop local guides and maps that highlight Manville's walking and biking routes, connecting historical sites, natural resources, and commercial areas to encourage exploration and appreciation of the village's unique character.	MANVILLE	Department of Public Works Department of Planning	S	H
TP 14	Study truck routes in Manville and consider truck prohibitions on residential streets.	MANVILLE	Department of Public Works Department of Planning	M	M
TP 15	Conduct a comprehensive infrastructure assessment to identify priority areas for road upgrades and paving within the Saylesville industrial area, focusing on routes critical to business operations and growth potential.	SAYLESVILLE	Department of Planning	S	L

TP 16	Obtain funding for a sidewalks master plan.	SAYLESVILLE	Department of Public Works	L	L
TP 17	Establish clear access routes from major thoroughfares like Route 116 to tourist destinations to minimize navigation through residential streets.	QUINNVILLE	Department of Planning	S	H
TP 18	Study potential improvements for bike access to the bike path.	QUINNVILLE	Department of Planning	S	L

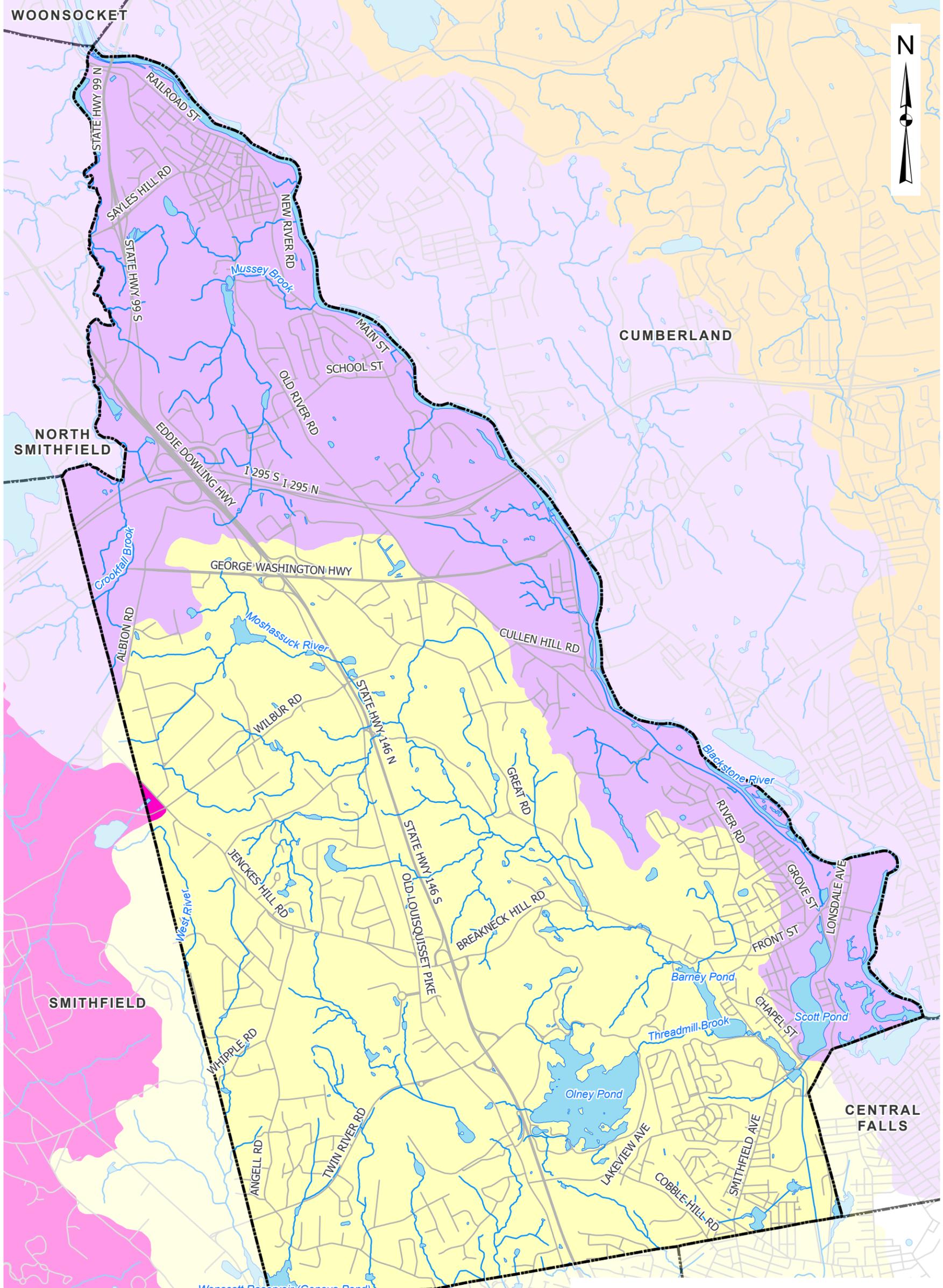
GOALS, POLICIES, AND ACTIONS: CHAPTER 11 NATURAL HAZARDS AND CLIMATE CHANGE					
GOAL: NHC 1	TOWN WIDE	Improve community resilience to natural hazards and climate change.			
POLICY: NHC 1.1	TOWN WIDE	Integrate climate change adaptation and hazard mitigation into all municipal planning efforts.			
POLICY: NHC 1.2	TOWN WIDE	Enhance public awareness and preparedness for natural hazards and climate change impacts.			
POLICY: NHC 1.3	TOWN WIDE	Encourage development patterns that minimize exposure to natural hazards.			
POLICY: NHC 1.4	TOWN WIDE	Ensure that emergency services are well-prepared for climate-related events.			
POLICY: NHC 1.5	TOWN WIDE	Implement flood mitigation strategies to protect vulnerable areas.			
POLICY: NHC 1.6	TOWN WIDE	Protect and reinforce essential services and facilities against natural hazards.			
POLICY: NHC 1.7	TOWN WIDE	Develop strategies to mitigate heat island effects and provide cooling solutions.			
POLICY: NHC 1.8	TOWN WIDE	Support businesses in adapting to climate change and natural hazards.			
ACTION NO.	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
NHC 1	Update the town's Hazard Mitigation Plan regularly to incorporate the latest climate data and projections.	TOWN WIDE	Department of Emergency Management Department of Planning	M	H
NHC 2	Implement a community-wide education campaign on climate change and emergency preparedness.	TOWN WIDE	Department of Emergency Management	M	H
NHC 3	Consider the implementation of green infrastructure, such as rain gardens and permeable pavements, to manage stormwater runoff.	MANVILLE AND ALBION	Department of Public Works	M	M
NHC 4	Regularly maintain and upgrade drainage systems to prevent blockages and overflows.	MANVILLE AND ALBION	Department of Public Works	O	M
NHC 5	Increase urban tree canopy coverage and create shaded areas in public spaces.	SAYLESVILLE AND FAIRLAWN	Department of Planning Department of Public Works	L	H
NHC 6	Implement a cooling center program to provide relief during heatwaves.	SAYLESVILLE AND FAIRLAWN	Department of Emergency Management	S	H
NHC 7	Develop a business continuity planning program to help local businesses prepare for and recover from disasters.	LONSDALE AND INDUSTRIAL CORRIDOR	Department of Emergency Management	S	M

GOALS, POLICIES, AND ACTIONS: CHAPTER 12 LAND USE		
GOAL: LU 1	TOWN WIDE	Achieve a balanced, orderly, and harmonious land use pattern that preserves current residential densities, historic and cultural resources, supports appropriate economic growth, provides ample recreation and open space, protects the natural environment, and supports a high quality of life for the residents.
GOAL: LU 2	ALBION	Strengthen Albion's village center through strategic land use planning emphasizing its mixed-use character, economic vitality, and community services, ensuring it remains a central hub for residents and visitors.
GOAL: LU 3	FAIRLAWN	Support the evolution of Fairlawn into a mixed-use village that enhances its unique identity, with a mix of housing types and a vibrant commercial area along Smithfield Avenue.
GOAL: LU 4	SAYLESVILLE	Ensure that Saylesville's residential areas are protected and remain stable, while industrial properties are developed into strong centers for jobs and tax base, in an environmentally responsible manner.
GOAL: LU 5	MANVILLE	Foster Manville's resurgence as a vibrant mixed-use community, leveraging its unique historical assets and residential charm, while ensuring developments enhance rather than detract from its character.
GOAL: LU 6	LONSDALE	Safeguard the natural and cultural assets of Lonsdale, ensuring balanced development that respects its unique mix of historic sites, natural resources, and industrial heritage.
GOAL: LU 7	QUINNVILLE	Maintain Quinville's identity as a tranquil, residential village, safeguarding its historic qualities and managing growth to ensure it remains distinct and separated from commercial pressures, particularly from tourism development along Lower River Road.
GOAL: LU 8	LIME ROCK	Maintain Lime Rock's identity as a rural, primarily residential area with a strong agricultural presence, ensuring that development respects the village's scenic landscapes, agricultural lands, and tree-lined country roads.
GOAL: LU 9	SAYLESVILLE AND FAIRLAWN	Perform a land use and zoning analysis of the Smithfield Avenue area from Parker Street to the Pawtucket line to determine whether existing zoning is adequate to protect the residential character of the area and to manage likely traffic and land use problems.
POLICY: LU 1.1	TOWN WIDE	Protect Lincoln through flexible zoning and land use controls.
POLICY: LU 1.2	TOWN WIDE	Support smart growth principles by encouraging infill and new commercial development along existing commercial corridors and within villages utilizing site plan review procedures as a regulatory device.
POLICY: LU 1.3	TOWN WIDE	Continue the enforcement of design standards and setbacks for environmentally and culturally sensitive areas.
POLICY: LU 1.4	TOWN WIDE	Preserve and protect forests, farmlands, agricultural lands, and the overall rural character of Lincoln as essential elements of the community, economic vitality, and quality of life.
POLICY: LU 2.1	ALBION	Encourage small business development within the village center to enhance economic vitality and serve the community's needs.
POLICY: LU 2.2	ALBION	Preserve the character of Albion, with a particular focus on maintaining the recreational and open space qualities of the golf course area.
POLICY: LU 3.1	FAIRLAWN	Preserve the residential character of Fairlawn by maintaining current zoning boundaries to ensure consistency in land uses and discourage incompatible developments.
POLICY: LU 3.2	FAIRLAWN	Enhance the commercial vitality of Smithfield Avenue while protecting the residential character of surrounding areas.

POLICY LU 3.3	FAIRLAWN	Encourage stability and manage growth by carefully monitoring the development of any remaining open land.
POLICY LU 3.4	FAIRLAWN	Develop additional passive recreation spaces to enhance community well-being.
POLICY LU 4.1	SAYLESVILLE	Strengthen zoning regulations to ensure that the growth of industrial properties is compatible with residential neighborhoods and the natural resources of the village.
POLICY LU 4.2	SAYLESVILLE	Promote the adaptive reuse of industrial buildings in a way that supports Saylesville's economic development while being mindful of its residential and natural environment.
POLICY LU 5.1	MANVILLE	Support the adaptive reuse of historical structures for mixed-use developments, combining residential with ground-floor commercial uses.
POLICY LU 5.2	MANVILLE	Encourage owner-occupied housing to prevent deterioration from absentee ownership and maintain the village's residential quality.
POLICY LU 5.3	MANVILLE	Manage the development of remaining open lands to ensure compatibility with the existing village character and environmental sustainability.
POLICY LU 6.1	LONSDALE	Preserve the character of historic residential areas while providing zoning flexibility for adaptive reuse of mill buildings.
POLICY LU 6.2	LONSDALE	Improve access to and protect natural resources, emphasizing the Blackstone River and surrounding marshes.
POLICY LU 6.3	LONSDALE	Encourage economic development that complements the village's industrial legacy and supports local needs.
POLICY LU 7.1	QUINNVILLE	Prohibit commercial and industrial development within Quinnville to preserve its residential character and quiet village ambiance.
POLICY LU 7.2	QUINNVILLE	Protect and enhance Quinnville's historical structures and landscapes to maintain its historical integrity and village charm.
POLICY LU 8.1	LIME ROCK	Encourage preservation and enhancement of agricultural lands and practices.
POLICY LU 8.2	LIME ROCK	Protect the scenic and historic character of Lime Rock's roads and landscapes.
POLICY LU 8.3	LIME ROCK	Direct residential development in a way that conserves open space and minimizes environmental impacts.
POLICY LU 8.4	LIME ROCK	Limit commercial and industrial development to designated areas, ensuring it does not encroach upon residential neighborhoods or compromise Lime Rock's rural ambiance.

ACTION NO.	ACTION	SCOPE	ACTION LEAD	TIMEFRAME S = Short Term M = Medium Term L = Long Term O = Ongoing	PRIORITY H = High M = Medium L = Low
LU 1	Review and modify the existing flexible zoning regulations to improve the application process and clarify the applicability requirements.	TOWN WIDE	Zoning Department Zoning Board of Review	S	H
LU 2	Update all Subdivision and Land Development Regulations and associated checklists and the zoning ordinance to reflect updated development practices and concepts, as well as make them statutorily consistent with changes to state-enabling legislation.	TOWN WIDE	Zoning Department Zoning Board of Review	S	H
LU 3	Consider the adoption of Conservation Development as a smart growth tool to provide for more thoughtful and environmentally sensitive development.	TOWN WIDE	Zoning Department Town Council Zoning Board of Review	M	L
LU 4	Implement zoning amendments to require Special Use Permits or Use Variances in order to develop three or four-family units on very small pre-existing lots.	TOWN WIDE	Zoning Department Zoning Board of Review	S	H

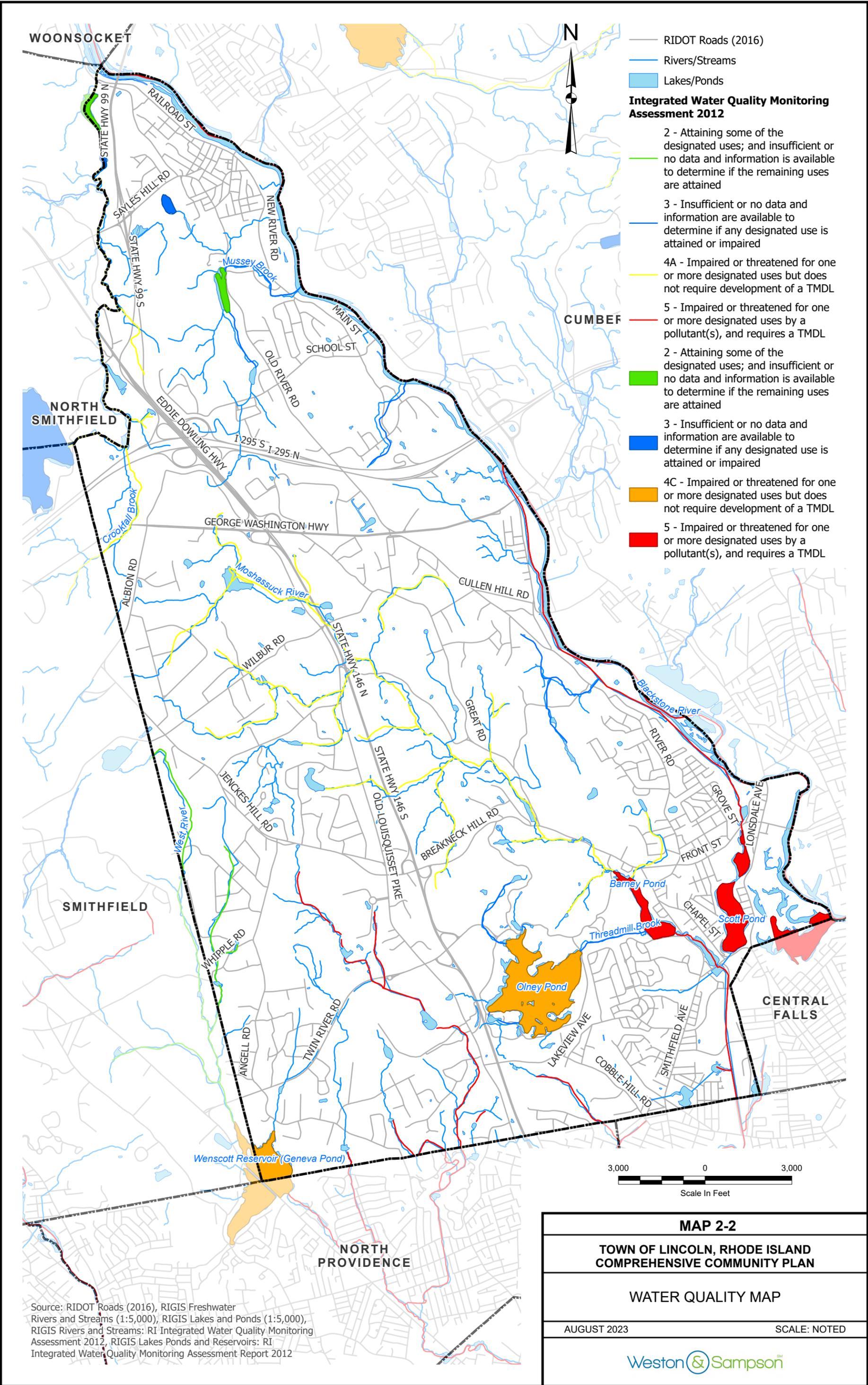
LU 5	Review zoning of the Special Study Areas to determine whether zoning updates are needed.	TOWN WIDE	Department of Planning Zoning Department	M	H
LU 6	Conduct a land use and zoning analysis of Smithfield Avenue from Parker Street to the Pawtucket line to evaluate and adjust zoning as necessary to support healthy neighborhood commercial activity without compromising residential quality of life.	FAIRLAWN	Department of Planning Zoning Department	M	M
LU 7	Foster improvements within the industrial park to facilitate business operations and employee access, prioritizing developments that incorporate green infrastructure and sustainable practices.	SAYLESVILLE	Department of Planning	O	M
LU 8	Conduct a land use analysis along Smithfield Avenue. Current zoning requirements in Saylesville should be augmented with a site plan review provision to manage single-lot commercial and industrial development.	SAYLESVILLE	Department of Planning	S	H
LU 9	Modify zoning regulations to provide flexibility for mixed-use redevelopment of historical buildings, prioritizing those that contribute to Manville's unique character.	MANVILLE	Zoning Department	S	L
LU 10	Develop a program to identify absentee-owned properties and encourage their conversion to owner-occupied units through targeted rehabilitation funds.	MANVILLE	Department of Planning	M	M
LU 11	Conduct a comprehensive land use planning study for undeveloped areas to guide future development in a manner that respects Manville's historic character and natural landscape.	MANVILLE	Department of Planning	M	H
LU 12	Implement stronger site planning provisions to protect the Blackstone River and marshes from non-point source pollution, coordinating with environmental agencies and community groups.	LONSDALE	Zoning Department Conservation Commission	M	H
LU 13	Implement a local historic district designation or similar protection for key historic structures and sites, providing guidelines for preservation and appropriate development.	QUINNVILLE	Zoning Department Planning Board	O	M
LU 14	Enhance regulations to protect water quality in the Moshassuck River from runoff and development impacts, employing best management practices for stormwater.	LIME ROCK	Lincoln Water Commission	S	H
LU 15	Review and possibly adjust zoning along Route 116 to support light industrial or office development that provides buffer zones and visual screening from residential areas.	LIME ROCK	Zoning Department	S	M
LU 16	Establish performance standards for any new commercial or industrial development to minimize impacts on adjacent residential areas and the natural environment.	LIME ROCK	Department of Buildings	S	M



- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Watersheds**
- Abbott Run
- Moshassuck River
- Peters River-Blackstone River
- Woonasquatucket River

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Watershed Boundary Dataset: HUC 12

<b>MAP 2-1</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>SURFACE WATER AND WATERSHED MAP</b>	
AUGUST 2023	SCALE: NOTED
	

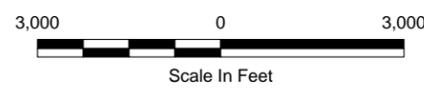
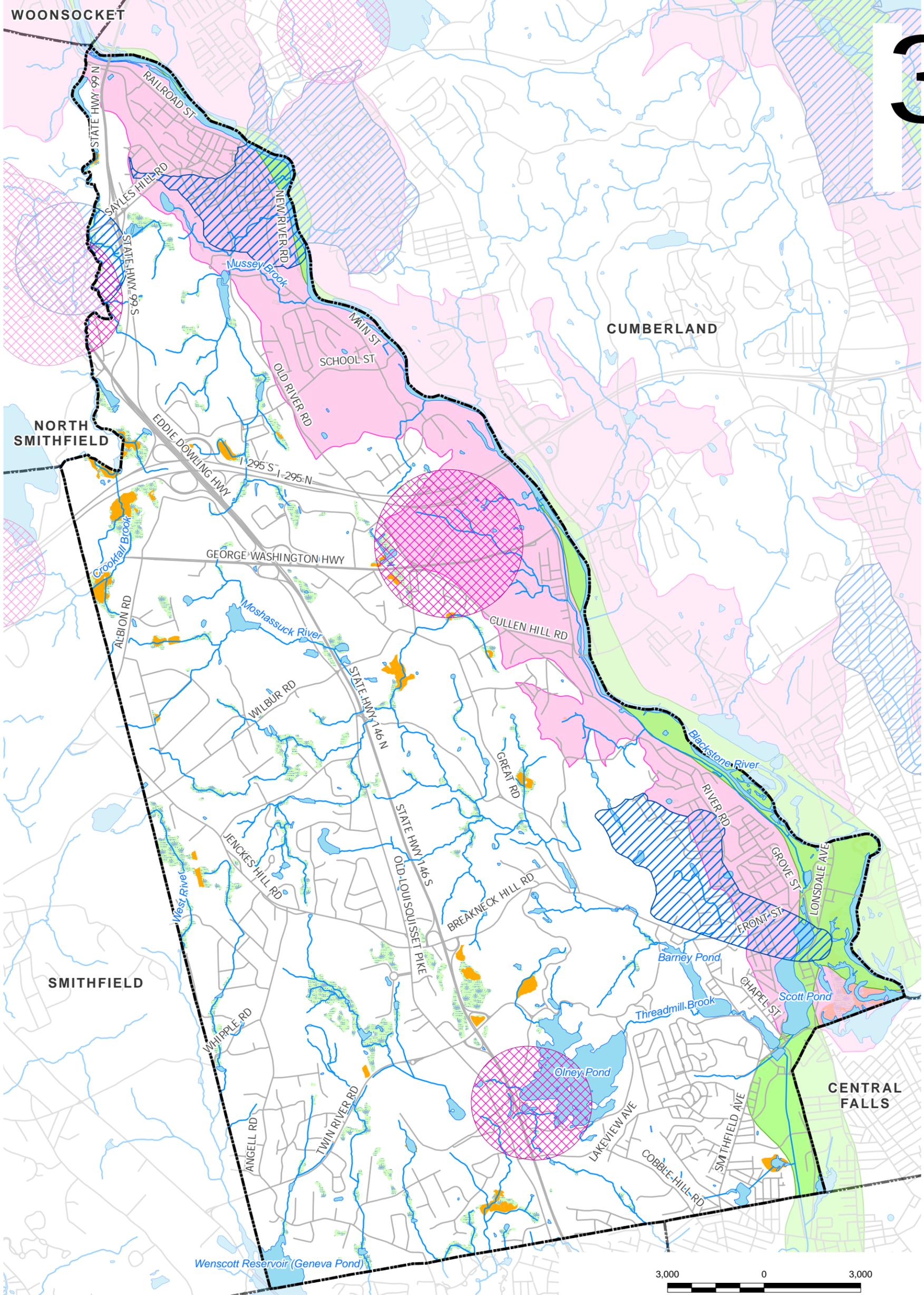


- RIDOT Roads (2016)
  - Rivers/Streams
  - Lakes/Ponds
- Integrated Water Quality Monitoring Assessment 2012**
- 2 - Attaining some of the designated uses; and insufficient or no data and information is available to determine if the remaining uses are attained
  - 3 - Insufficient or no data and information are available to determine if any designated use is attained or impaired
  - 4A - Impaired or threatened for one or more designated uses but does not require development of a TMDL
  - 5 - Impaired or threatened for one or more designated uses by a pollutant(s), and requires a TMDL
  - 2 - Attaining some of the designated uses; and insufficient or no data and information is available to determine if the remaining uses are attained
  - 3 - Insufficient or no data and information are available to determine if any designated use is attained or impaired
  - 4C - Impaired or threatened for one or more designated uses but does not require development of a TMDL
  - 5 - Impaired or threatened for one or more designated uses by a pollutant(s), and requires a TMDL



<b>MAP 2-2</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>WATER QUALITY MAP</b>	
AUGUST 2023	SCALE: NOTED

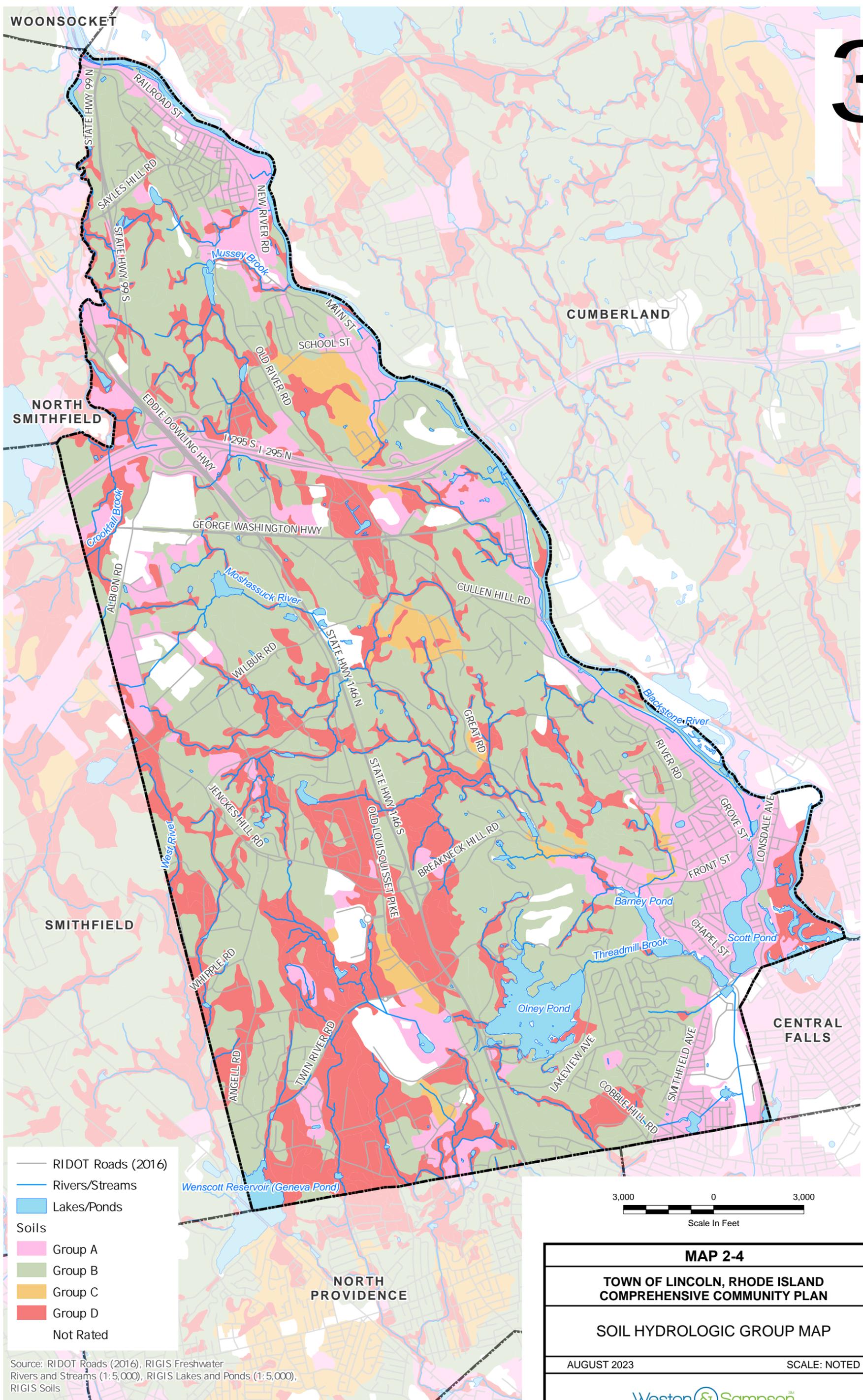
Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Rivers and Streams: RI Integrated Water Quality Monitoring Assessment 2012, RIGIS Lakes Ponds and Reservoirs: RI Integrated Water Quality Monitoring Assessment Report 2012



- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Non-Community Wellhead Protection Areas
- Community Wellhead Protection Areas
- Groundwater Reservoirs
- Groundwater Recharge
- Forested Wetlands (Mineral and Peat Soils)
- Open Mineral Soil Wetlands

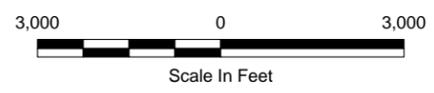
Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Groundwater Recharge Areas, RIGIS Groundwater Reservoirs, RIGIS Community Wellhead Protection Areas, RIGIS Non-Community Wellhead Protection Areas, RIGIS Ecological Communities Classification 2011

<b>MAP 2-3</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>GROUNDWATER SUPPLY AND PROTECTION MAP</b>	
AUGUST 2023	SCALE: NOTED

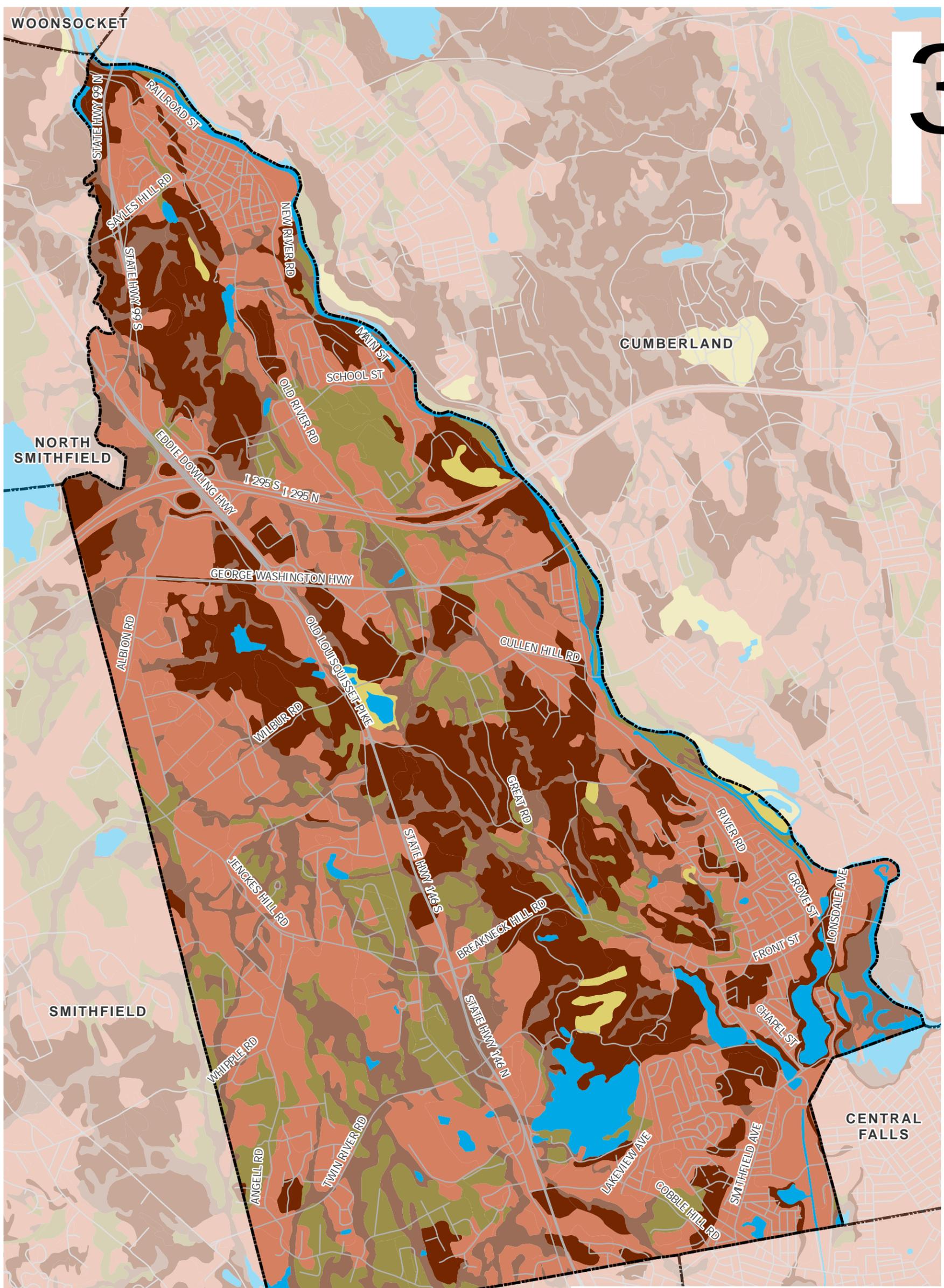


- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Soils**
- Group A
- Group B
- Group C
- Group D
- Not Rated

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Soils



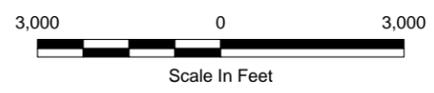
<b>MAP 2-4</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>SOIL HYDROLOGIC GROUP MAP</b>	
AUGUST 2023	SCALE: NOTED



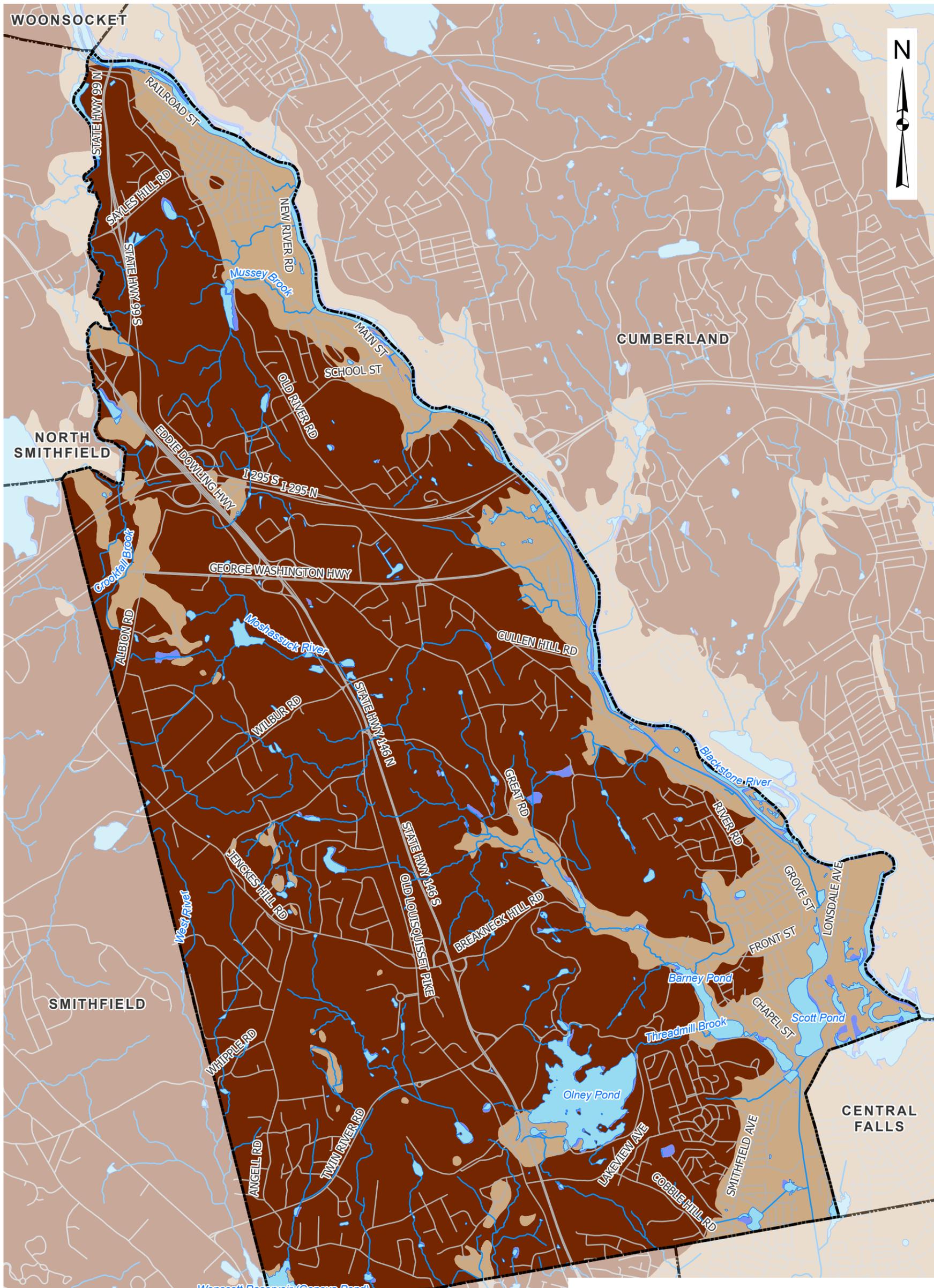
- RIDOT Roads (2016)
- Soils**
- Bedrock and/or Slope Constraints (15% Slope)
- Hydric Soils - Severe Constraints (0-18 Inch Depth)
- Moderate Constraints to Development
- Seasonal High Water Table (19-42 Inch Depth)
- All Others - Severe Constraints (Rock, Sand, Etc.)
- Waterbodies (USDA-SCS Delineated)

**ORTH  
VIDENCE**

Source: RIDOT Roads (2016),  
RIGIS Freshwater Rivers and  
Streams (1:5,000),  
RIGIS Lakes and Ponds  
(1:5,000), RIGIS Soils



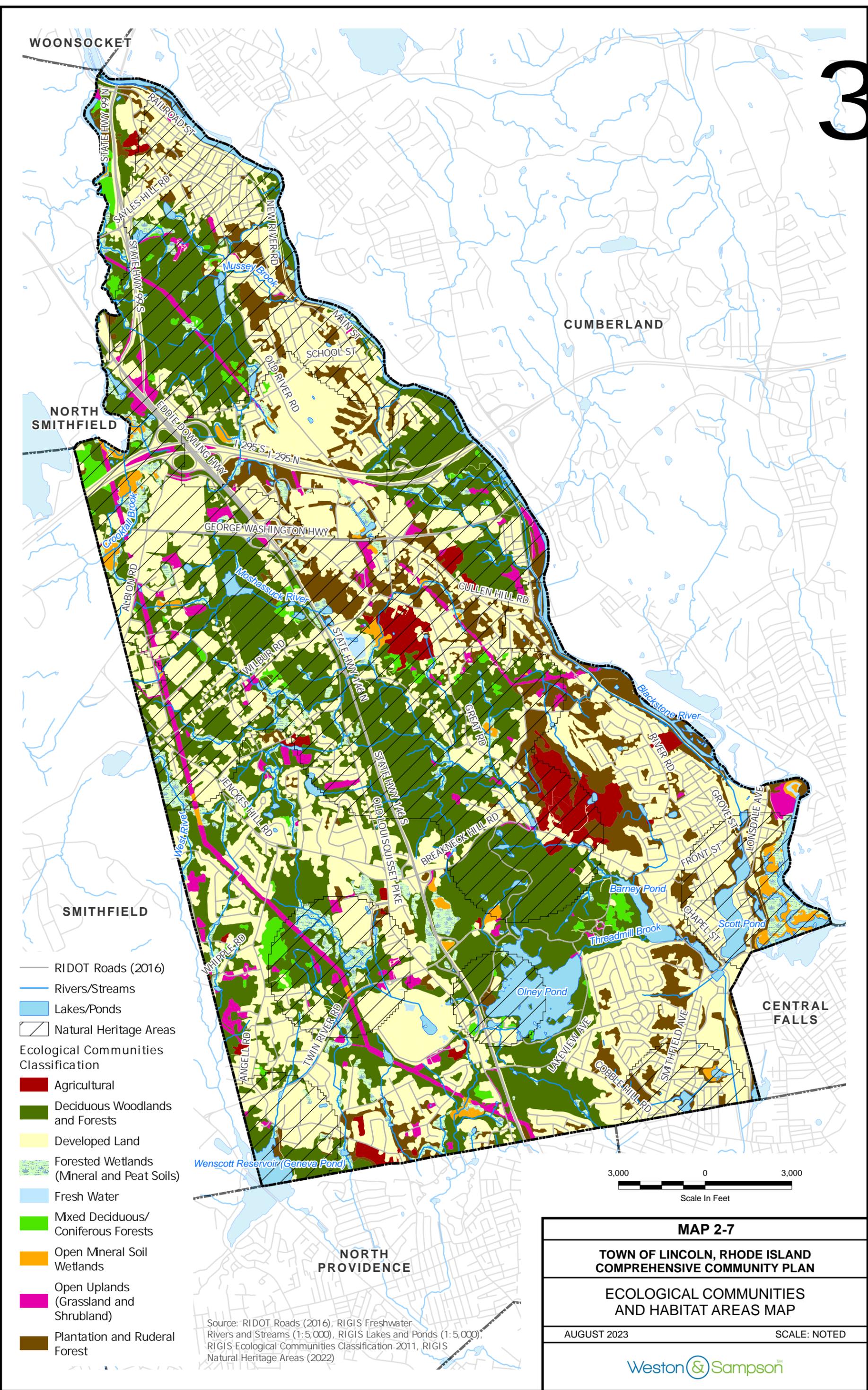
<b>MAP 2-5</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>SOIL CONSTRAINTS MAP</b>	
AUGUST 2023	SCALE: NOTED



- RIDOT Roads (2016)
- River/Streams
- Lakes/Ponds
- Glacial Deposits**
- Outwash
- Till
- Water

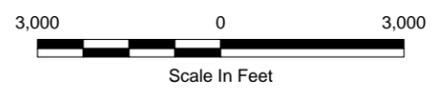
Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Glacial Deposits

<b>MAP 2-6</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>SURFICIAL GEOLOGY MAP</b>	
AUGUST 2023	SCALE: NOTED

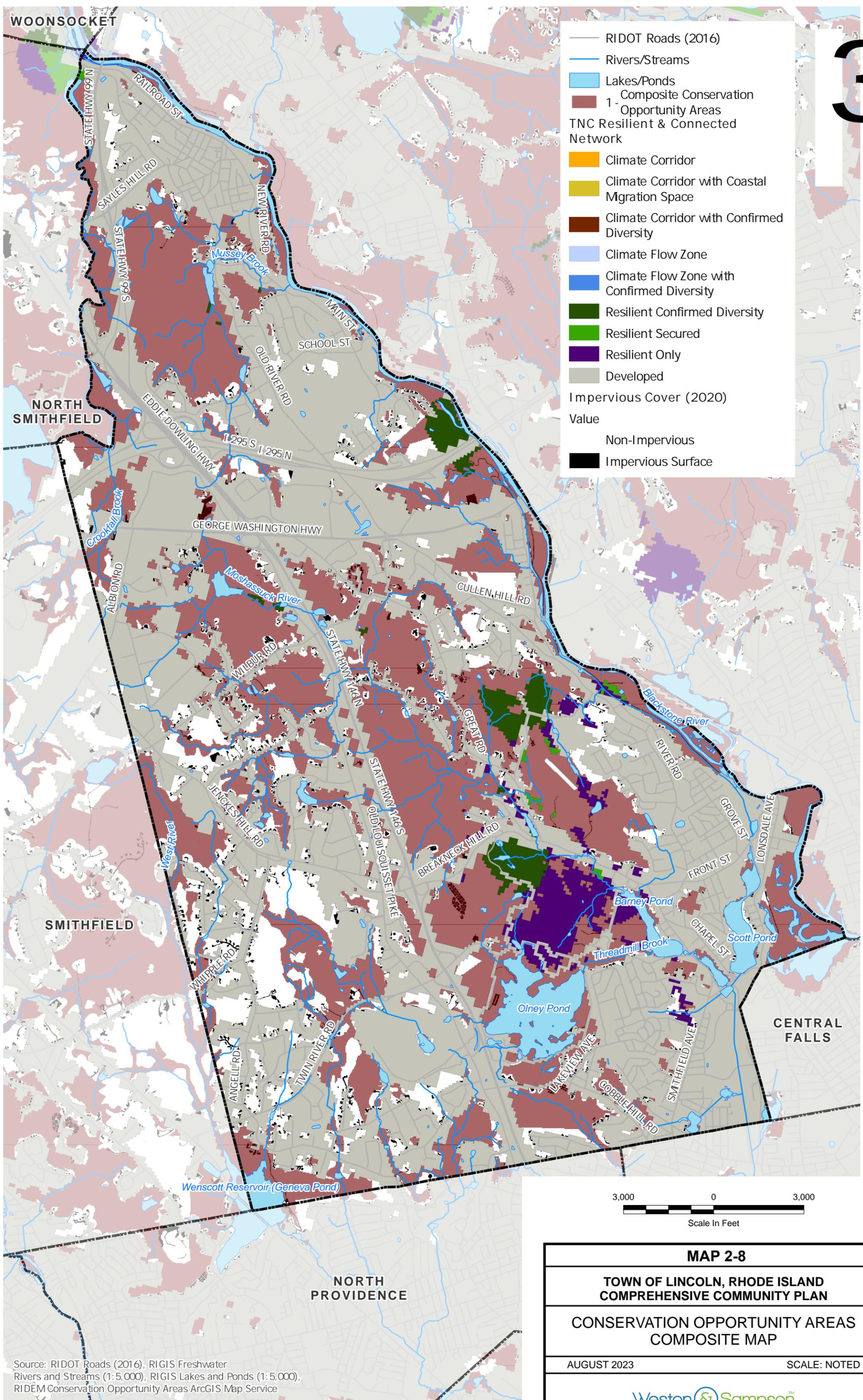


- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Natural Heritage Areas
- Ecological Communities Classification
- Agricultural
- Deciduous Woodlands and Forests
- Developed Land
- Forested Wetlands (Mineral and Peat Soils)
- Fresh Water
- Mixed Deciduous/Coniferous Forests
- Open Mineral Soil Wetlands
- Open Uplands (Grassland and Shrubland)
- Plantation and Ruderal Forest

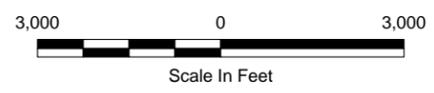
Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Ecological Communities Classification 2011, RIGIS Natural Heritage Areas (2022)



<b>MAP 2-7</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>ECOLOGICAL COMMUNITIES AND HABITAT AREAS MAP</b>	
AUGUST 2023	SCALE: NOTED

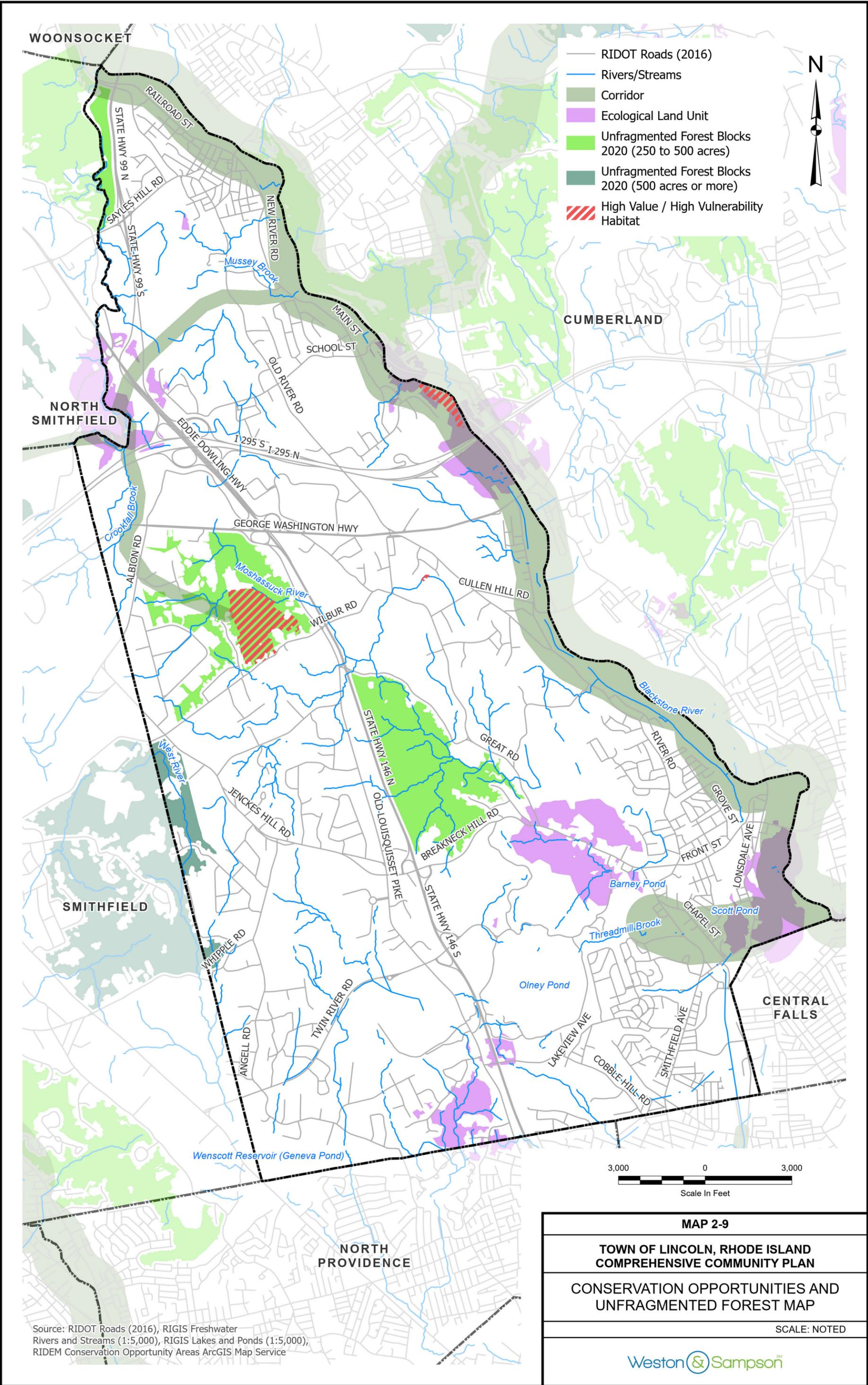


- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Composite Conservation Opportunity Areas
- TNC Resilient & Connected Network
- Climate Corridor
- Climate Corridor with Coastal Migration Space
- Climate Corridor with Confirmed Diversity
- Climate Flow Zone
- Climate Flow Zone with Confirmed Diversity
- Resilient Confirmed Diversity
- Resilient Secured
- Resilient Only
- Developed
- Impervious Cover (2020)
- Value
- Non-Impervious
- Impervious Surface

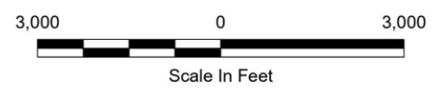


<b>MAP 2-8</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>CONSERVATION OPPORTUNITY AREAS COMPOSITE MAP</b>	
AUGUST 2023	SCALE: NOTED

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIDEM Conservation Opportunity Areas ArcGIS Map Service

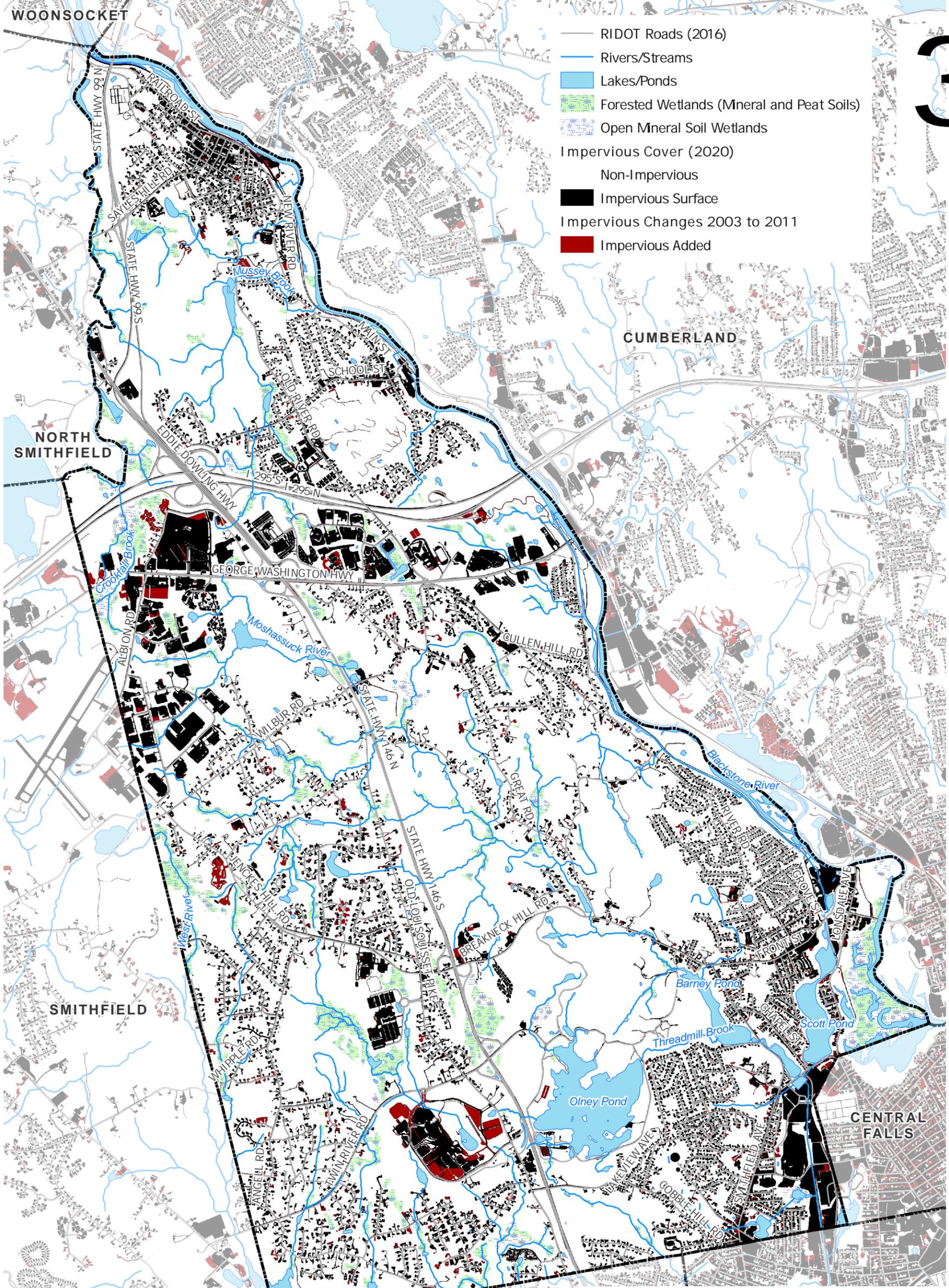


- RIDOT Roads (2016)
- Rivers/Streams
- Corridor
- Ecological Land Unit
- Unfragmented Forest Blocks 2020 (250 to 500 acres)
- Unfragmented Forest Blocks 2020 (500 acres or more)
- High Value / High Vulnerability Habitat

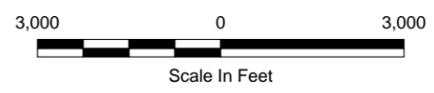


<b>MAP 2-9</b>
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>
<b>CONSERVATION OPPORTUNITIES AND UNFRAGMENTED FOREST MAP</b>
SCALE: NOTED

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIDEM Conservation Opportunity Areas ArcGIS Map Service

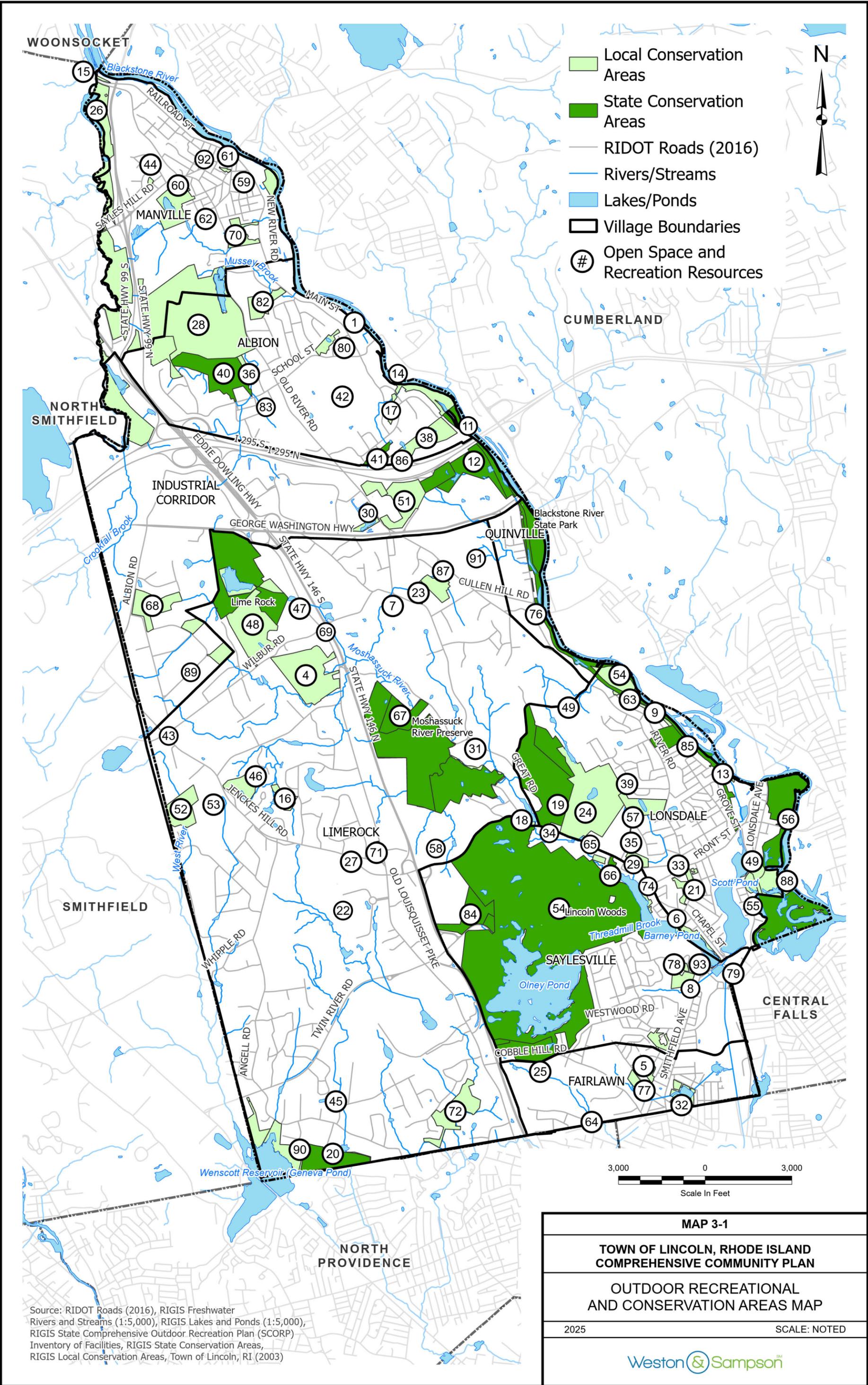


- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Forested Wetlands (Mneral and Peat Soils)
- Open Mneral Soil Wetlands
- Impervious Cover (2020)
- Non-Impervious
- Impervious Surface
- Impervious Changes 2003 to 2011
- Impervious Added



<b>MAP 2-10</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>IMPERVIOUS COVER MAP</b>	
AUGUST 2023	SCALE: NOTED

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Rhode Island Impervious Surfaces (2020), RIGIS Rhode Island Impervious Surfaces Change (2003/04 to 2011), RIGIS Ecological Communities Classification, 2011

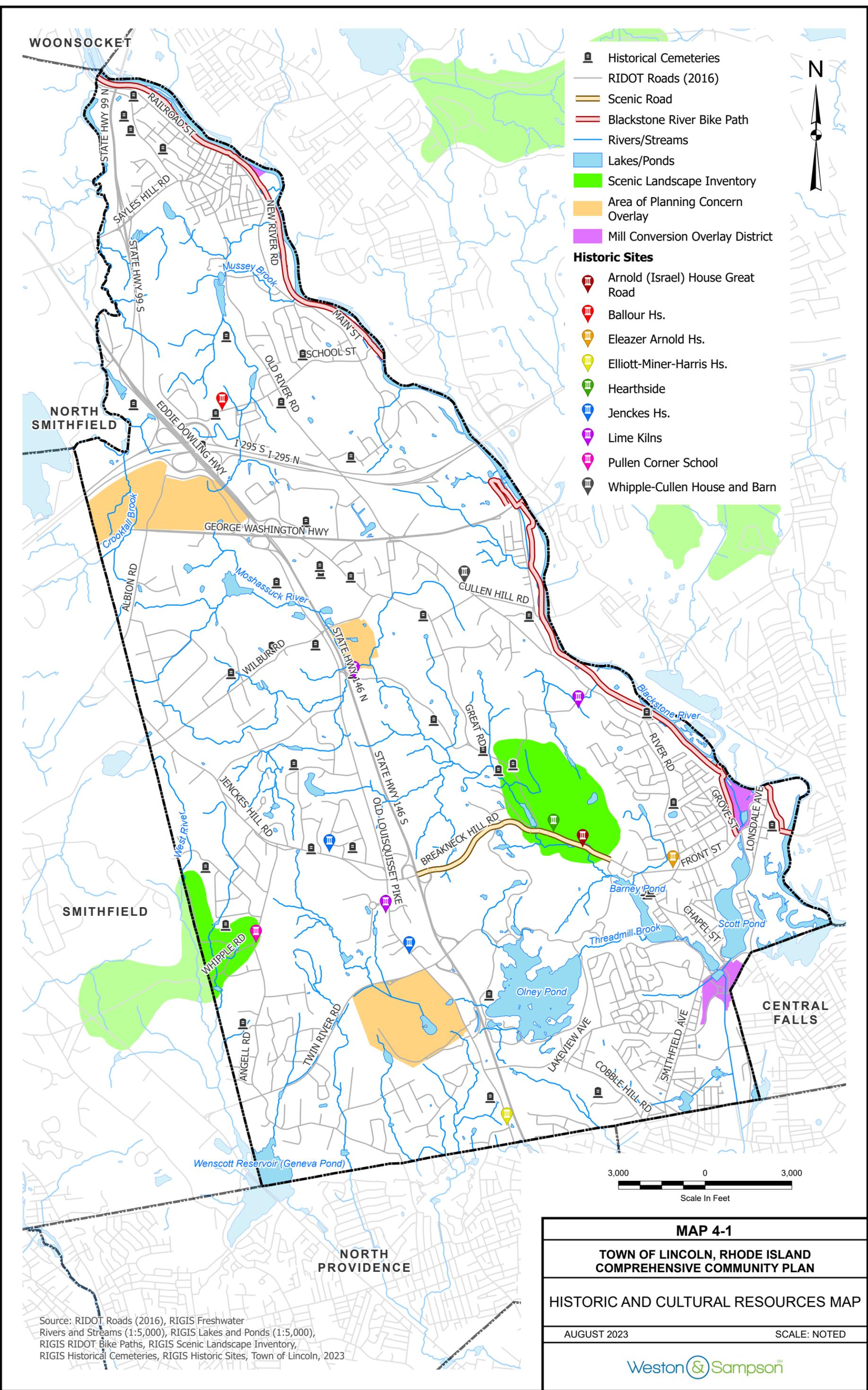


- Local Conservation Areas
- State Conservation Areas
- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Village Boundaries
- # Open Space and Recreation Resources

3,000      0      3,000  
Scale In Feet

<b>MAP 3-1</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>OUTDOOR RECREATIONAL AND CONSERVATION AREAS MAP</b>	
2025	SCALE: NOTED

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS State Comprehensive Outdoor Recreation Plan (SCORP) Inventory of Facilities, RIGIS State Conservation Areas, RIGIS Local Conservation Areas, Town of Lincoln, RI (2003)



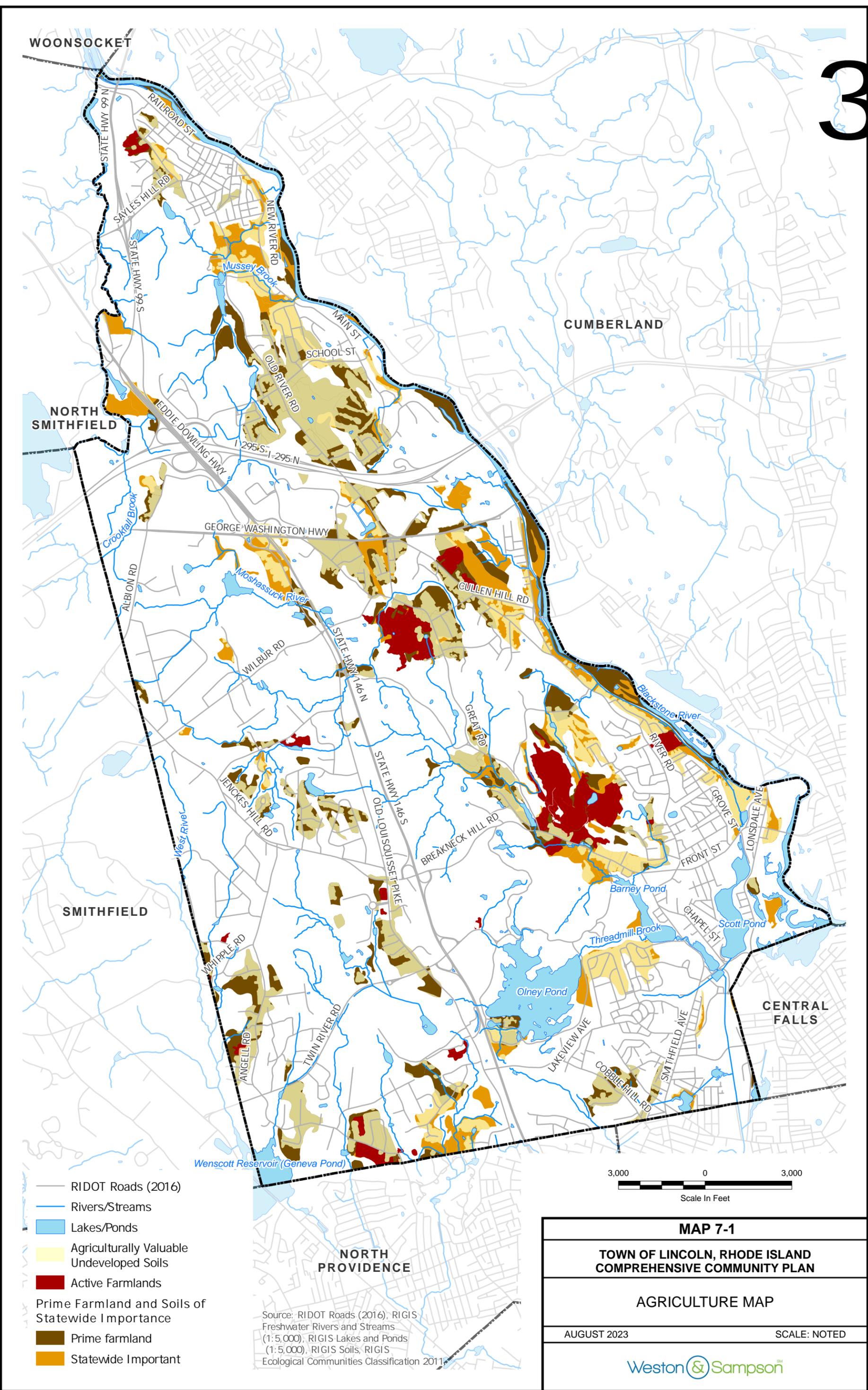
- Historical Cemeteries
- RIDOT Roads (2016)
- Scenic Road
- Blackstone River Bike Path
- Rivers/Streams
- Lakes/Ponds
- Scenic Landscape Inventory
- Area of Planning Concern Overlay
- Mill Conversion Overlay District

- Historic Sites**
- Arnold (Israel) House Great Road
  - Ballour Hs.
  - Eleazer Arnold Hs.
  - Elliott-Miner-Harris Hs.
  - Hearthside
  - Jenckes Hs.
  - Lime Kilns
  - Pullen Corner School
  - Whipple-Cullen House and Barn

3,000 0 3,000  
Scale In Feet

<b>MAP 4-1</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>HISTORIC AND CULTURAL RESOURCES MAP</b>	
AUGUST 2023	SCALE: NOTED

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS RIDOT Bike Paths, RIGIS Scenic Landscape Inventory, RIGIS Historical Cemeteries, RIGIS Historic Sites, Town of Lincoln, 2023



WOONSOCKET

CUMBERLAND

NORTH SMITHFIELD

SMITHFIELD

NORTH PROVIDENCE

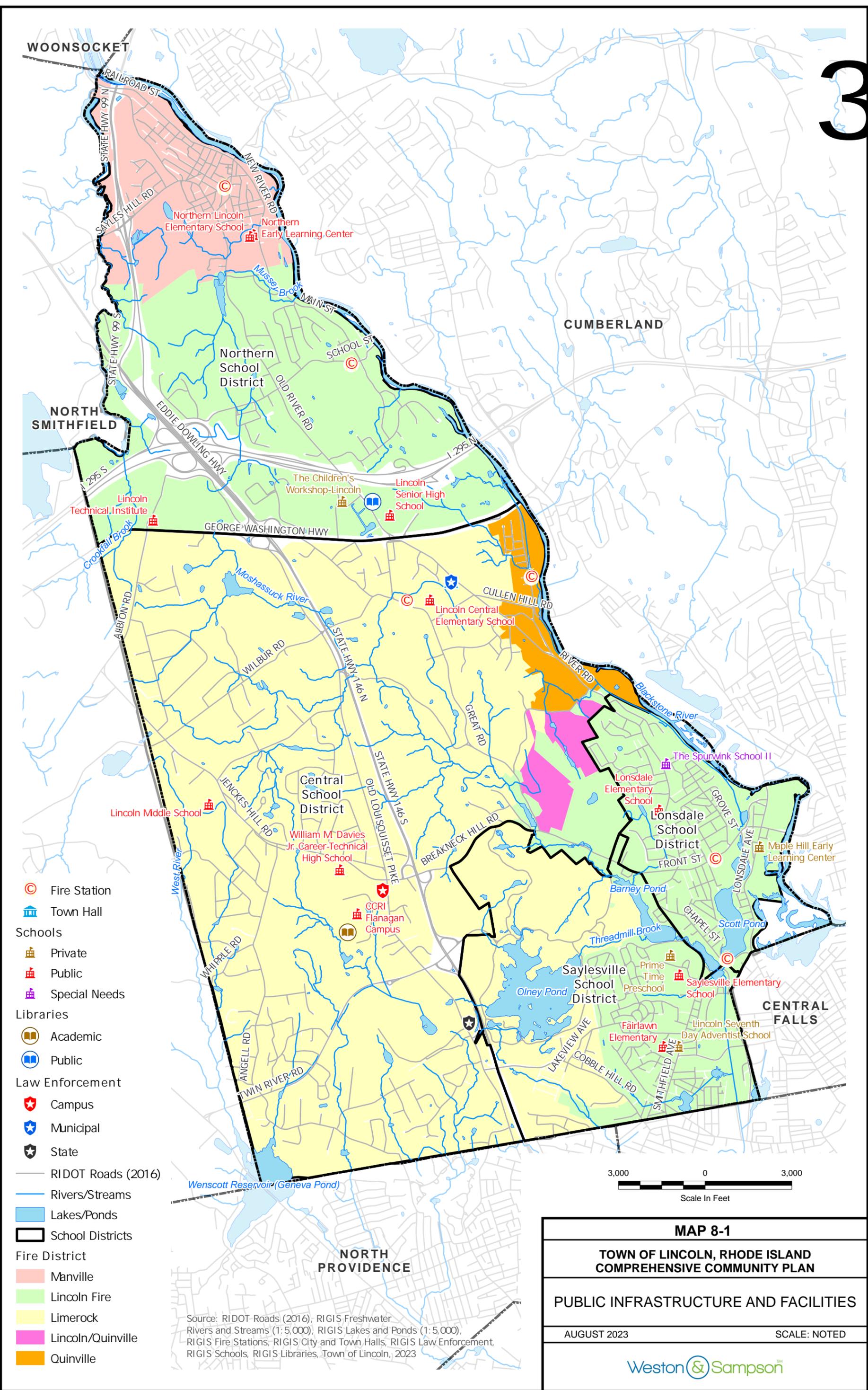
CENTRAL FALLS

- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Agriculturally Valuable Undeveloped Soils
- Active Farmlands
- Prime Farmland and Soils of Statewide Importance
- Prime farmland
- Statewide Important

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Soils, RIGIS Ecological Communities Classification 2011



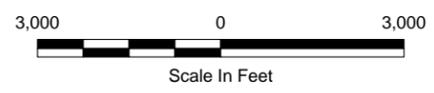
<b>MAP 7-1</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>AGRICULTURE MAP</b>	
AUGUST 2023	SCALE: NOTED
Weston & Sampson	



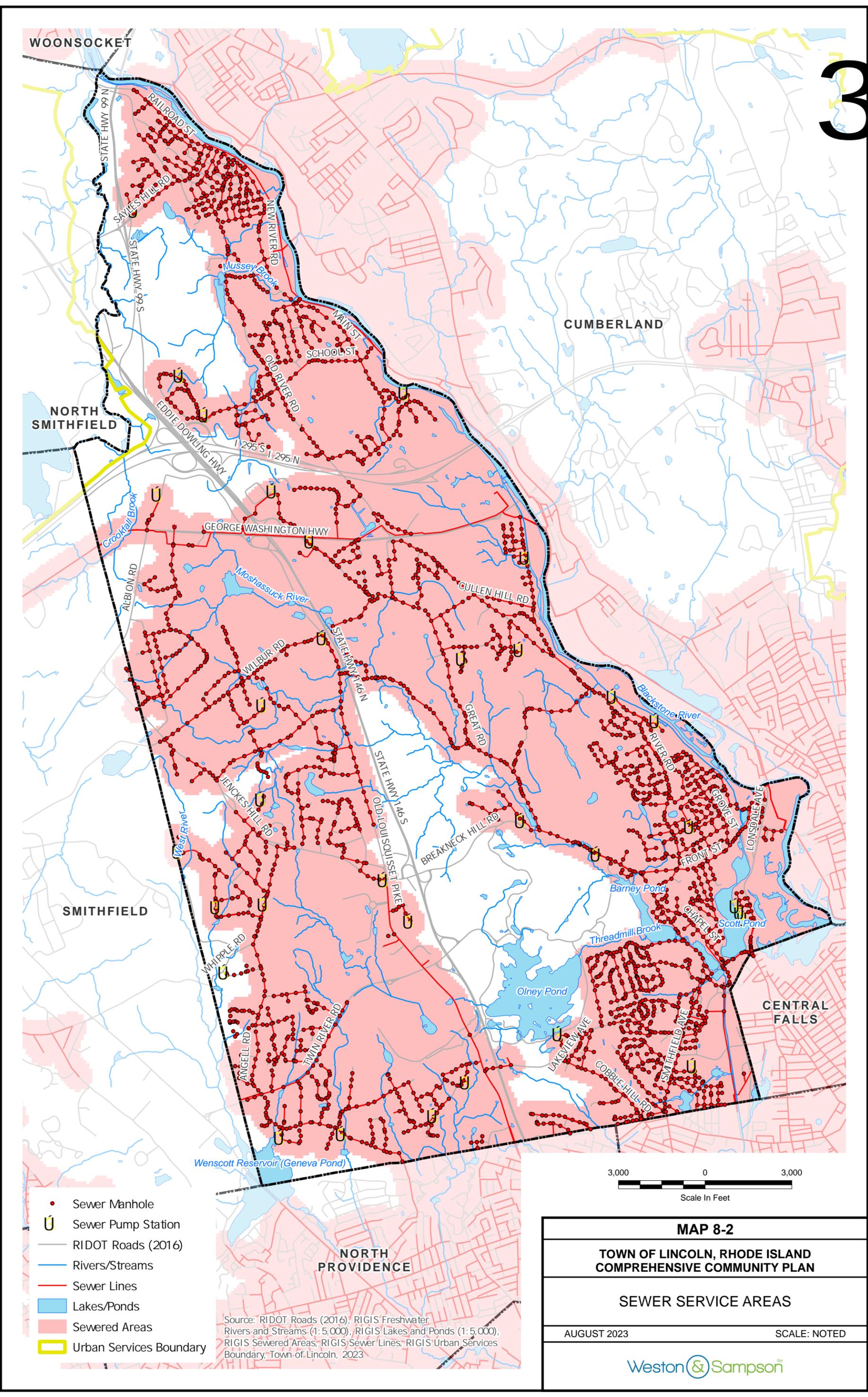
- 📍 Fire Station
- 🏛️ Town Hall
- Schools
  - 🏠 Private
  - 🏫 Public
  - 🎓 Special Needs
- Libraries
  - 📖 Academic
  - 📖 Public
- Law Enforcement
  - 🛡️ Campus
  - 🛡️ Municipal
  - 🛡️ State

- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- ▭ School Districts
- Fire District
  - Manville
  - Lincoln Fire
  - Limerock
  - Lincoln/Quinville
  - Quinville

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Fire Stations, RIGIS City and Town Halls, RIGIS Law Enforcement, RIGIS Schools, RIGIS Libraries, Town of Lincoln, 2023



<b>MAP 8-1</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>PUBLIC INFRASTRUCTURE AND FACILITIES</b>	
AUGUST 2023	SCALE: NOTED



**WOONSOCKET**

**CUMBERLAND**

**NORTH SMITHFIELD**

**SMITHFIELD**

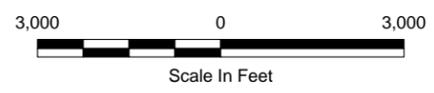
**CENTRAL FALLS**

**NORTH PROVIDENCE**

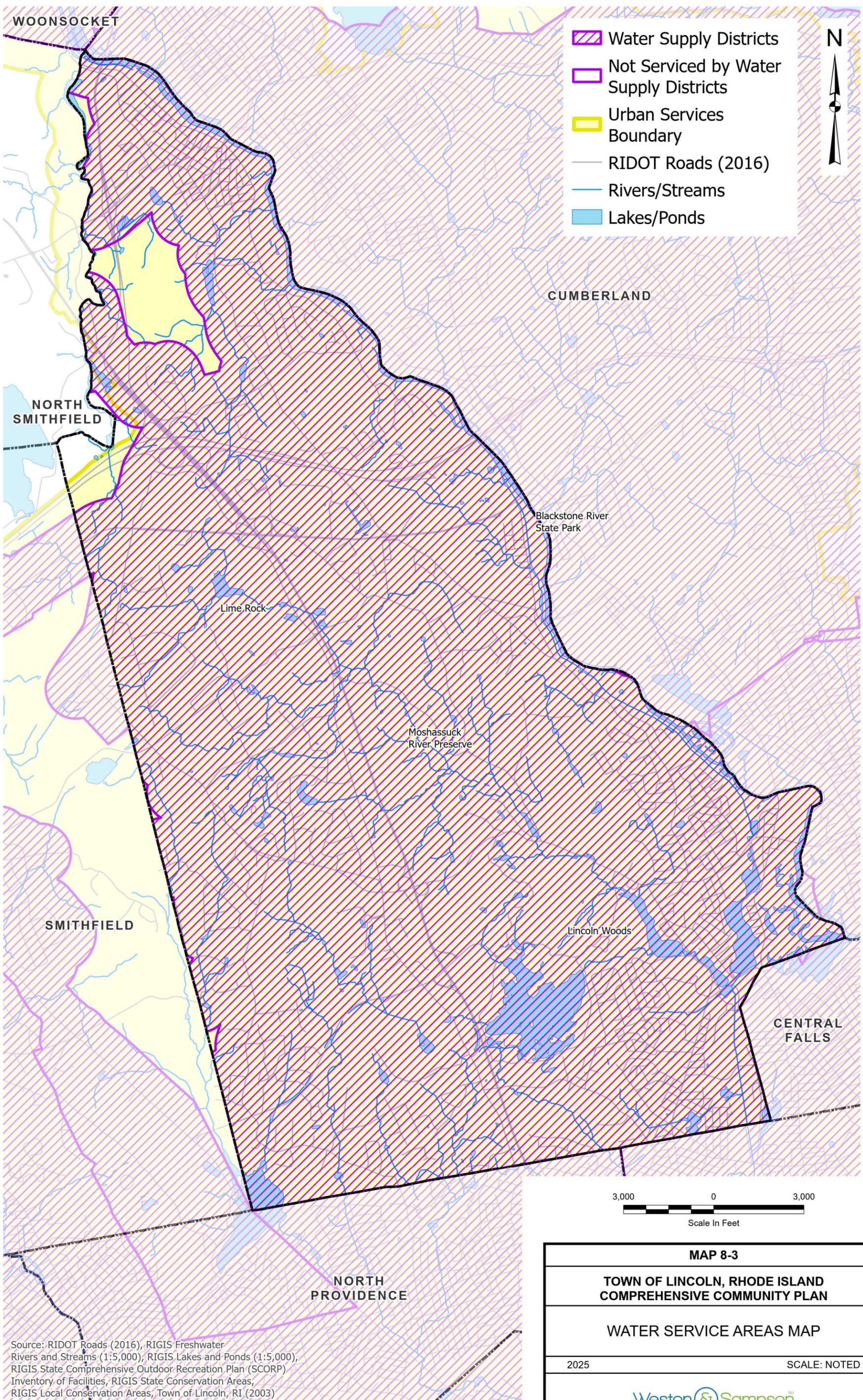
RAILROAD ST  
SAVILES HILL RD  
NEW RIVER RD  
MUSSEY BROOK  
MAIN ST  
SCHOOL ST  
OLD RIVER RD  
EDDIE DOWLING HWY  
GEORGE WASHINGTON HWY  
CULLEN HILL RD  
ALBION RD  
WILBUR RD  
STATE HWY 146 N  
STATE HWY 146 S  
OLD TOWN SQUISSET PIKE  
BREAKNECK HILL RD  
GREAT RD  
BLACKSTONE RIVER  
RIVER RD  
GROVE ST  
FRONT ST  
LONSDALE AVE  
WHIPPLE RD  
ANGELL RD  
TWIN RIVER RD  
LAKEVIEW AVE  
COBBLE HILL RD  
SMITHFIELD AVE  
CHAPLET ST  
SCOTT POND  
Wenscott Reservoir (Geneva Pond)

- Sewer Manhole
- U Sewer Pump Station
- RIDOT Roads (2016)
- Rivers/Streams
- Sewer Lines
- Lakes/Ponds
- Sewered Areas
- Urban Services Boundary

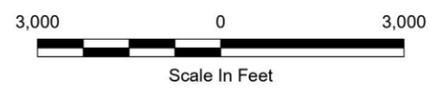
Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Sewered Areas, RIGIS Sewer Lines, RIGIS Urban Services Boundary, Town of Lincoln, 2023



<b>MAP 8-2</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>SEWER SERVICE AREAS</b>	
AUGUST 2023	SCALE: NOTED

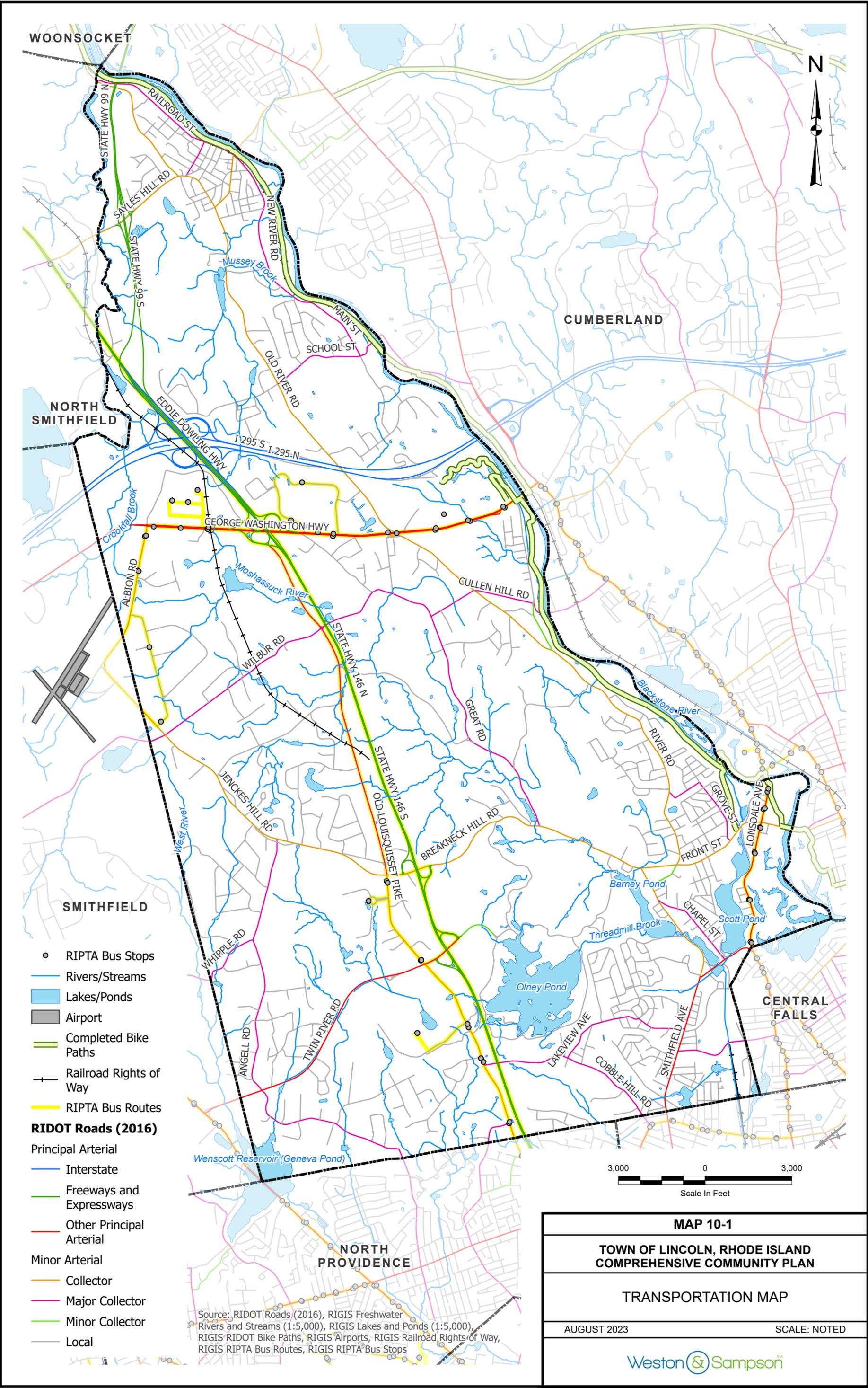


-  Water Supply Districts
-  Not Serviced by Water Supply Districts
-  Urban Services Boundary
-  RIDOT Roads (2016)
-  Rivers/Streams
-  Lakes/Ponds



<b>MAP 8-3</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>WATER SERVICE AREAS MAP</b>	
2025	SCALE: NOTED
	

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS State Comprehensive Outdoor Recreation Plan (SCORP) Inventory of Facilities, RIGIS State Conservation Areas, RIGIS Local Conservation Areas, Town of Lincoln, RI (2003)



WOONSOCKET

CUMBERLAND

NORTH SMITHFIELD

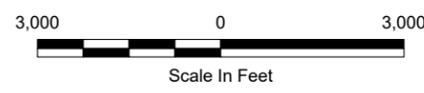
SMITHFIELD

CENTRAL FALLS

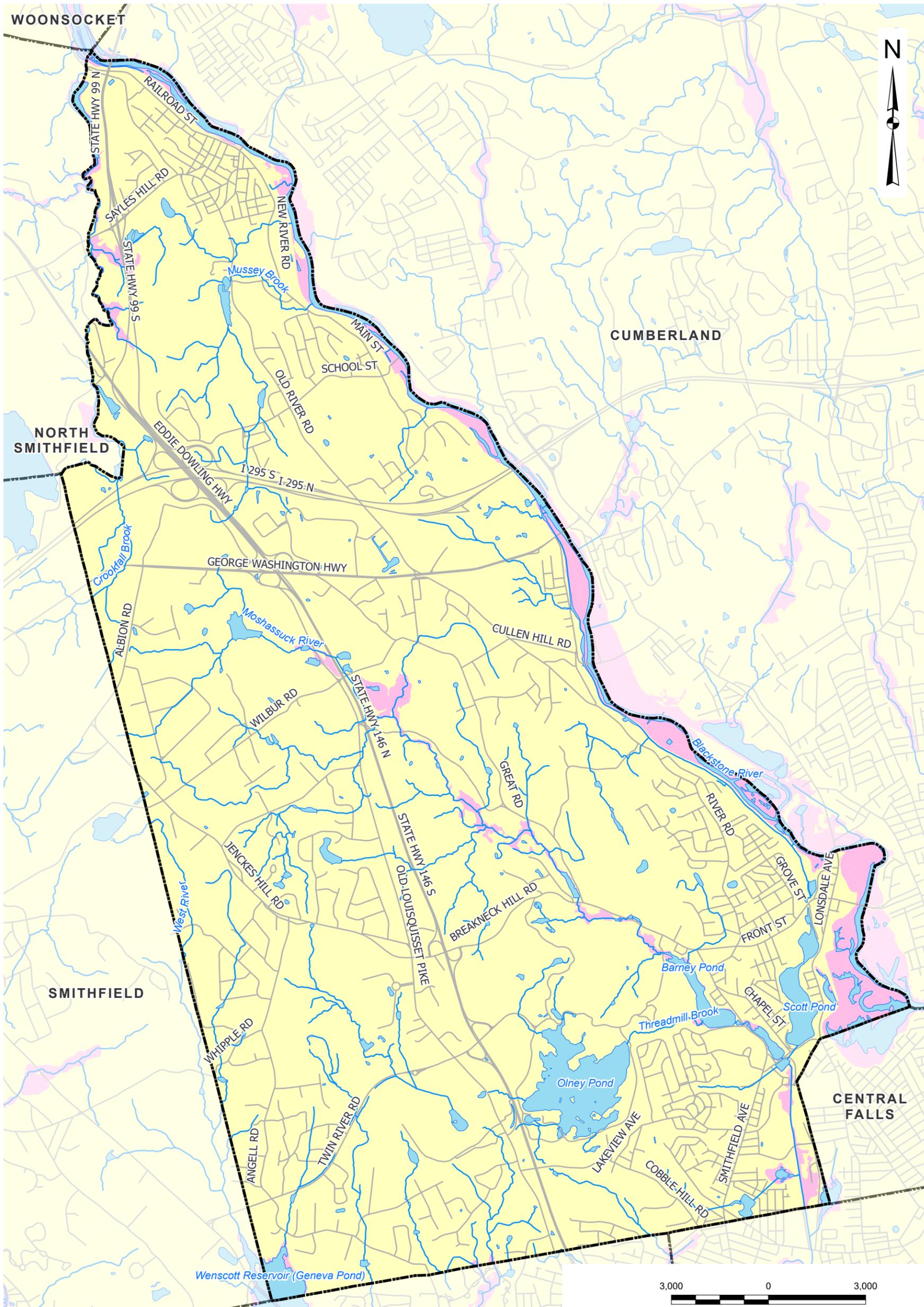
NORTH PROVIDENCE

- RIPTA Bus Stops
  - Rivers/Streams
  - Lakes/Ponds
  - Airport
  - Completed Bike Paths
  - Railroad Rights of Way
  - RIPTA Bus Routes
- RIDOT Roads (2016)**
- Principal Arterial
  - Interstate
  - Freeways and Expressways
  - Other Principal Arterial
  - Minor Arterial
  - Collector
  - Major Collector
  - Minor Collector
  - Local

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS RIDOT Bike Paths, RIGIS Airports, RIGIS Railroad Rights of Way, RIGIS RIPTA Bus Routes, RIGIS RIPTA Bus Stops



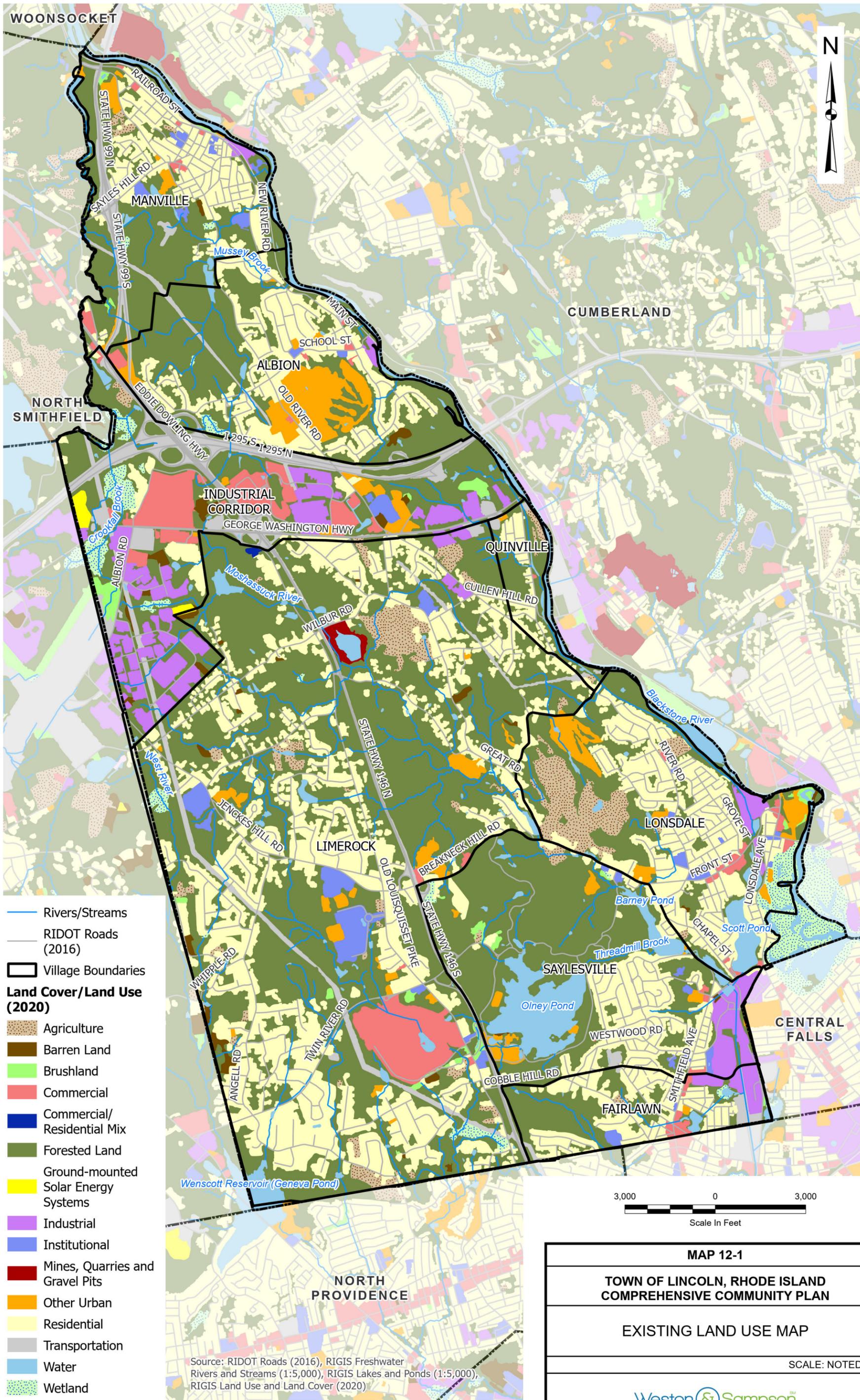
<b>MAP 10-1</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>TRANSPORTATION MAP</b>	
AUGUST 2023	SCALE: NOTED



- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- Flood Hazard Areas**
- 1% Annual Chance Flood (A, AE, AH, AO, VE)
- 0.2% Chance Flood (X)

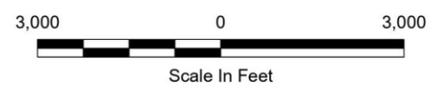
Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Flood Hazard Areas

<b>MAP 11-1</b>	
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>	
<b>FLOOD HAZARD AREAS MAP</b>	
AUGUST 2023	SCALE: NOTED
	

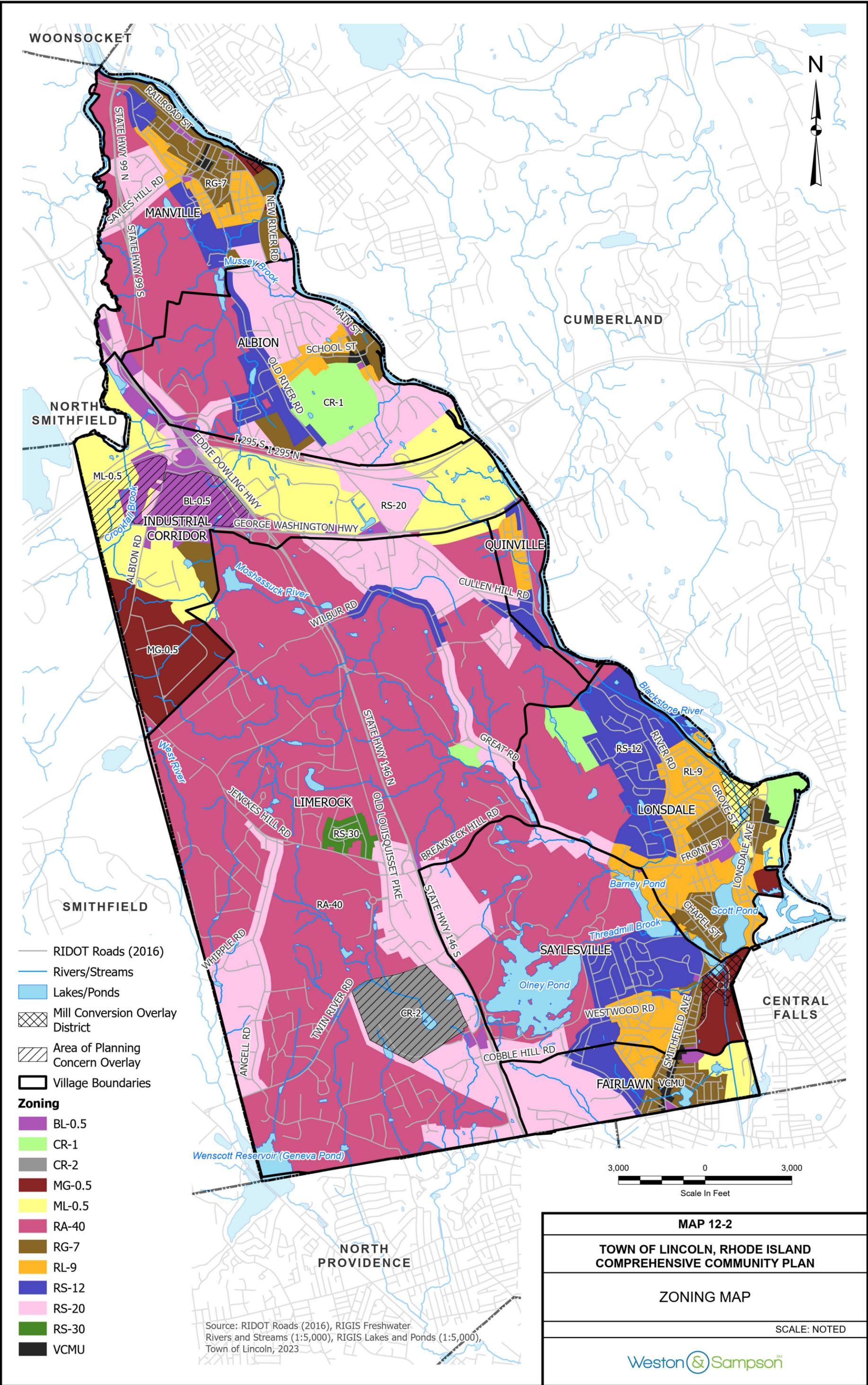


- Rivers/Streams
- RIDOT Roads (2016)
- Village Boundaries
- Land Cover/Land Use (2020)**
- Agriculture
- Barren Land
- Brushland
- Commercial
- Commercial/Residential Mix
- Forested Land
- Ground-mounted Solar Energy Systems
- Industrial
- Institutional
- Mines, Quarries and Gravel Pits
- Other Urban
- Residential
- Transportation
- Water
- Wetland

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), RIGIS Land Use and Land Cover (2020)



<b>MAP 12-1</b>
<b>TOWN OF LINCOLN, RHODE ISLAND COMPREHENSIVE COMMUNITY PLAN</b>
<b>EXISTING LAND USE MAP</b>
SCALE: NOTED

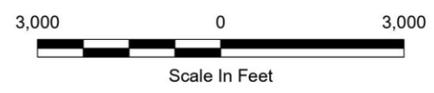


- RIDOT Roads (2016)
- Rivers/Streams
- Lakes/Ponds
- ▨ Mill Conversion Overlay District
- ▨ Area of Planning Concern Overlay
- ▭ Village Boundaries

**Zoning**

- BL-0.5
- CR-1
- CR-2
- MG-0.5
- ML-0.5
- RA-40
- RG-7
- RL-9
- RS-12
- RS-20
- RS-30
- VCMU

Source: RIDOT Roads (2016), RIGIS Freshwater Rivers and Streams (1:5,000), RIGIS Lakes and Ponds (1:5,000), Town of Lincoln, 2023



**MAP 12-2**

**TOWN OF LINCOLN, RHODE ISLAND**  
**COMPREHENSIVE COMMUNITY PLAN**

**ZONING MAP**

SCALE: NOTED

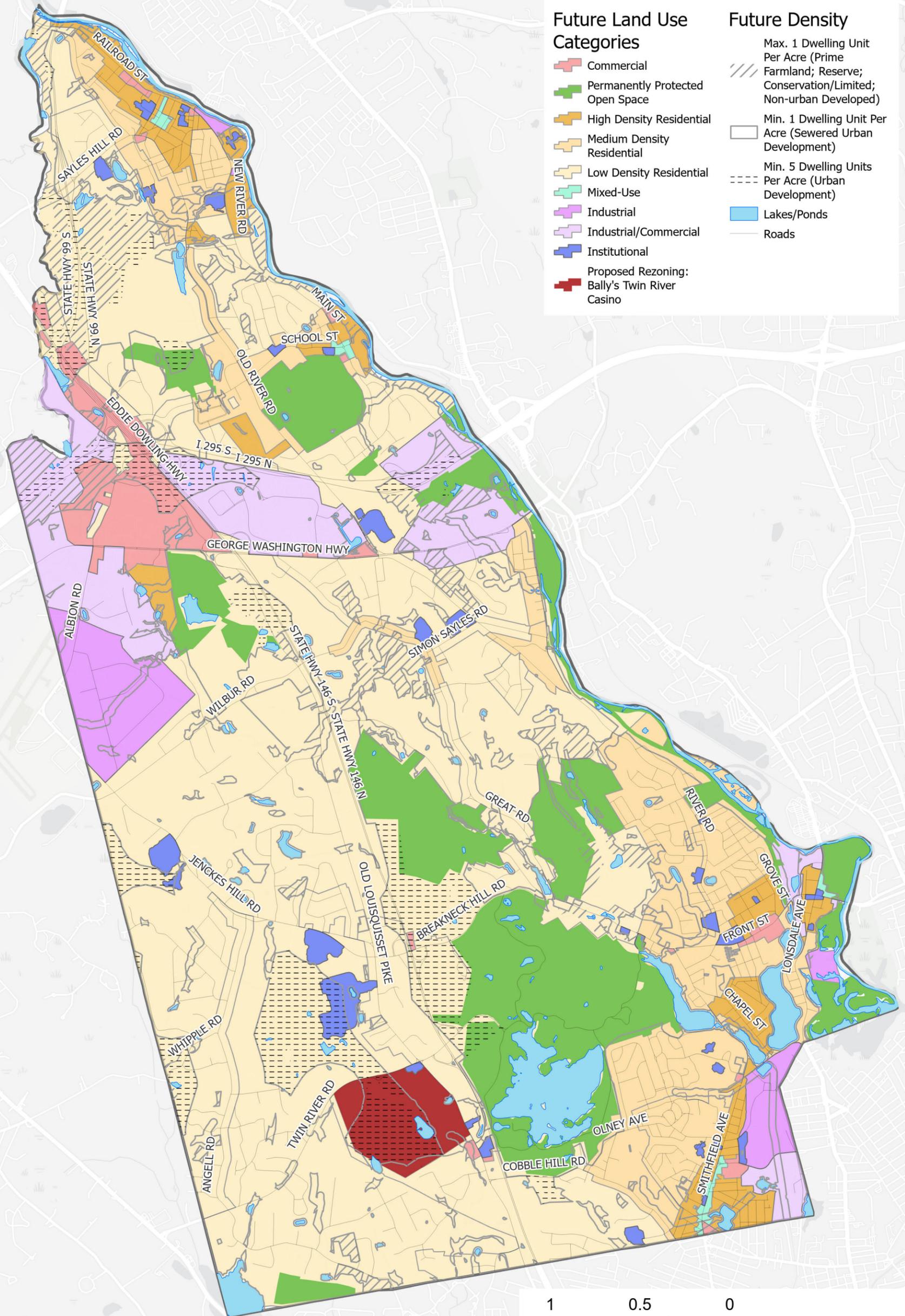


### Future Land Use Categories

- Commercial
- Permanently Protected Open Space
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed-Use
- Industrial
- Industrial/Commercial
- Institutional
- Proposed Rezoning: Bally's Twin River Casino

### Future Density

- Max. 1 Dwelling Unit Per Acre (Prime Farmland; Reserve; Conservation/Limited; Non-urban Developed)
- Min. 1 Dwelling Unit Per Acre (Sewered Urban Development)
- Min. 5 Dwelling Units Per Acre (Urban Development)
- Lakes/Ponds
- Roads



<b>MAP 12-3</b>
<b>TOWN OF LINCOLN, RI</b> <b>COMPREHENSIVE PLAN</b>
<b>FUTURE LAND USE MAP (2025)</b>
SCALE: NOTED

Sources: Esri, TomTom

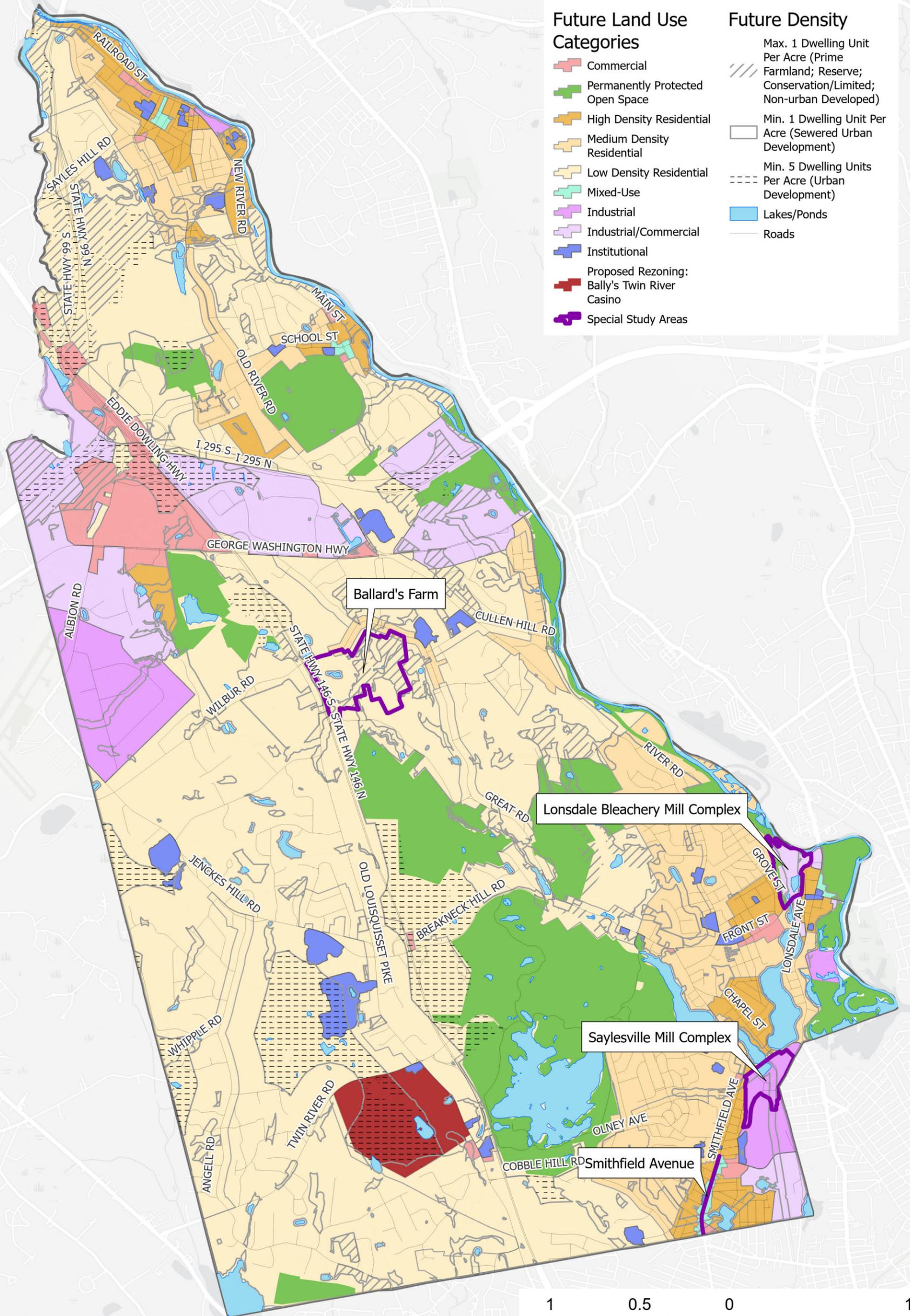


### Future Land Use Categories

- Commercial
- Permanently Protected Open Space
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed-Use
- Industrial
- Industrial/Commercial
- Institutional
- Proposed Rezoning: Bally's Twin River Casino
- Special Study Areas

### Future Density

- Max. 1 Dwelling Unit Per Acre (Prime Farmland; Reserve; Conservation/Limited; Non-urban Developed)
- Min. 1 Dwelling Unit Per Acre (Sewered Urban Development)
- Min. 5 Dwelling Units Per Acre (Urban Development)
- Lakes/Ponds
- Roads



<b>MAP 12-4</b>
<b>TOWN OF LINCOLN, RI COMPREHENSIVE PLAN</b>
<b>FUTURE LAND USE MAP: SPECIAL STUDY AREAS (2025)</b>
SCALE: NOTED

Sources: Esri, TomTom