

**Foster Planning Board
Meeting Minutes
Wednesday January 4, 2006
Eddy Building 7:00 pm**

The Planning Board meeting convened at 7:05 pm. In attendance were John Lewis, Chair, Julia Parmentier, Vice-Chair, Helen Hardy, Don Moyer and Patricia Moreau. Mike Carpenter and Robin Fish were excused. Brian Carpenter, Ron Cervasio and Bob Moreau were in the audience.

Minutes

Julia Parmentier moved to approve the minutes of December 7, 2005 as amended, Don Moyer seconded, motion unanimously carried 5-0.

Correspondence

Two unsigned notes regarding Zoning Ordinances, John will determine the author.

Reports

None

Subdivisions

1. Preliminary review for the proposed Minor Subdivision for David G. Mihailides, Plat 11, Lot 64, Foster Center Road – Brian Carpenter was present in the audience representing this subdivision.

Julia Parmentier moved to grant preliminary approval to the proposed minor subdivision of Plat 11, Lot 64 with the original lot having +/- 40.5075 acres, to now having +/- 6.62 acres for Lot A, +/- 4.6 acres for Lot B and +/- 29.2261 for Lot C as shown on the Class I Survey by Norbert Therien dated 12/3/05, with approval contingent on the correction of the Lot #'s; addressing Mr. Grant's concerns regarding relocating the culverts such that the water will not cause the road to wash out. (It was also recommended that the well on Lot C be moved up-gradient of the Septic System), motion unanimously carried 5-0.

New Business

None

Old Business

1. Affordable Housing Plan (AHP) – Ron Cervasio came to speak on the Land Trust and proceeded to express his concerns about conflicts between the Land Trust and the AHP.

a. A Land Trust member on the Affordable Housing Board is in direct conflict with the Land Trust Charter which directs the Land Trust to acquire land for recreation, conservation, and preservation of open space etc.

b. Acquisition of land for Affordable Housing is not a part of the Land Trust's mission and the Land Trust members agree with this.

c. The Economic Development Committee should acquire or look into the development of land between Rt. 6, Shippee Schoolhouse Rd. and Tom Woods Rd. to prevent it from being acquired by the State for a Landfill.

Responses to Mr. Cervasio's Concerns:

a. The Planning Board recommended that Mr. Cervasio take his concerns to the Town Council.

b. John Lewis reported that language acceptable to the Land Trust Board had been inserted in the Land Trust strategy section of the Affordable Housing Plan.

c. Mr. Moreau noted that the Economic Development Committee has already considered the development of nodes in the area that Mr. Cervasio is referring to. He said that the Committee has identified a node that is feasible for the Town to develop as both a commercial zone and an Affordable Housing zone. The Committee will be making their recommendations in the near future.

Statewide Planning asked that language be inserted stating that if one strategy cannot meet projected goals, these goals must be transferred by another strategy. John noted that as long as the Town, by some strategy, is making progress towards the Affordable Housing goals it is protected from unregulated development.

John reported on the changes requested by Statewide Planning that had been made to the AHP.

Pat Moreau moved to approve the changes that Chair John Lewis has made to the AHP in accordance with the recommendations from Statewide Planning, Julia Parmentier seconded, motion carried unanimously 5-0.

2. Ordinance Revisions – This was tabled until the end of the meeting.

3. Capital Budget – Planning Board budget for Ordinance Revisions – John Lewis will ask Rick to make sure the appropriate documentation is in place.

4. Scenic Roads - Julia Parmentier will speak to Richard Grant this week regarding Scenic Roads.

Back to Ordinance Revisions – The Board went page by page to identify places in the Comprehensive Plan that have been changed which will require changes in the Towns Zoning Ordinances. The Board reviewed up to Section VI, Implementation, and will begin with that section at the next time the Board works on Ordinance Revisions.

Future Agenda Items

1. Driveway location for Plat 12, Lot 60, Central Pike/Ponagansett Road
2. Request to have RIDEM conduct a Septic System workshop
3. Subdivision regulations pertaining to alternative septic system designs
4. Ordinance revisions
5. Scenic Roads
6. Conservation Development
7. Possibility of having a Subdivision Suitability workshop
8. New School progress report from the School Building Committee
9. Planning Assistance
10. Economic Development Advisory Committee Recommendations

Adjournment

Julia Parmentier moved to adjourn the meeting at 9:18 pm, Patricia Moreau seconded, motion passed unanimously 5-0, meeting adjourned at 9:18 pm.

Respectfully Submitted:

Helen Hardy
Secretary