

**Foster Planning Board  
Meeting Minutes  
Wednesday March 1, 2006  
Eddy Building 7:00 pm**

The Planning Board meeting convened at 7:00 pm, present was John Lewis – Chair, Julia Parmentier – Vice Chair, Helen Hardy – Secretary, Mike Carpenter, Robin Fish and Richard Grant . Don Moyer and Patricia Moreau were excused. Town Council member, Colette Matarese was in the audience.

**Minutes**

Helen Hardy moved to approve the minutes of February 15, 2006 as amended, Mike Carpenter seconded, motion carried 5-0.

**Correspondence**

1. Providence Journal Bulletin articles of 2/26, 2/27 & 2/28.

**Reports**

1. Mike Carpenter reported on the recreation departments request for a recreation site behind the Paine School, which they presented at their meeting on February 28, 2006.

**Public Hearings**

None

**Subdivisions**

None

**Commercial Site Review**

None

**Old Business**

1. **Commercial Site Review Application** – Richard Grant presented a revised application, he advised that adding fees for consultants had to be a zoning change and then went on to recommend a fee.

Using Scituate's Commercial Site Review checklist for reference, the following are the recommended add-ons:

1. Show the Flood Plain and other features on the plan.
2. Include sketches to show potential impact to the surrounding area.
3. Show the impact of the septic system, if any, to the local groundwater.
4. Include a method of eliminating sky and neighboring light pollution.
5. Show the total amount of impervious structures.
6. Bounds delineated by a licensed land surveyor.

2. **Affordable Housing Discussion** – Benny Bergantino of Statewide Planning indicated that Rhode Island Housing accepted and recommended Foster's Affordable Housing Plan (AHP). John Lewis went over the changes made in the latest version of the AHP.

Helen Hardy moved to approve the changes made in the AHP, Robin Fish seconded, motion carried 5-0.

3. **Review of the Prior Gravel Bank Erosion & Soil Control Plan** – **Julia Parmentier noted the following:**

1. Article V, Section B, Item 2 of the Town's Erosion & Sediment Control Ordinance states, construction drawings are required and are not included in this plan.
2. Quantities excavated over any amount of time along with future location of extractions and limitations to extractions are also not included on this plan.
3. There is no mention as to whether material is being brought off site for processing or not.
4. Vegetated buffer zones, property line setbacks and depth to the water table are also not noted ( See Art. V, Section 1).
5. Internal drainage does not take account for mulching/temp vegetation planting to prevent erosion and the time frame for restoration is not included ( See Art. V, Section C).

**John Lewis noted** – 1. Article IV, Section 1C, under planned review, states that within in five days of receipt of the plan by the Building Official, those copies of the plan should be sent to the Public Works department, Conservation Commission, Northern Rhode Island Conservation District and the Planning Board. The Planning Board did not receive the plan within the five day period and has to review the plan within 21 days. 2. Section D Plan Approval – states that the building/zoning official shall approve/deny a plan after comment is received from NRICD, Public Works, the Conservation Commission and the Planning Board.

**Mike Carpenter noted** – 1. This plan, even though prepared by an engineer, has many clear omissions of the items required by the Town's Erosion & Sediment Control Ordinance.

Discussion ensued regarding the breakdown in following set procedures for approval of Erosion & Sediment Control Plans for Gravel Banks in Town. John Lewis will draft a letter to the Zoning Official and to the Town Council to this effect. Robin Fish would like Robert Fallon to come to a Planning Board meeting to discuss the ordinance and its procedures.

Julia Parmentier moved to have John Lewis send the letter to Robert Fallon, Zoning Official and to the Town Council expressing all of these concerns, Robin Fish seconded, motion carried 5-0.

4. **Ordinance Revisions** – Robin Fish moved to table this item until the next meeting, Mike Carpenter seconded, motion carried 5-0.

5. **Scenic Roads Update** – Richard and Julia submitted the grant proposal for scenic roads, affordable housing design standards, update of GIS standards and the bike path feasibility study.

**New Business**

None

**Planner's Report**

Regarding the Comprehensive Plan – The Affordable Housing Plan must be included, Richard is in the process of scanning the maps and other documents that weren't in any of the Town's computers, then the plan will be copied and sent to the State by March 31, 2006.

Robin Fish suggested that we keep up the Comprehensive Plan revisions as a regular agenda item under Old Business.

John Lewis asked if the finalized, approved AHP could be put on the Town's Website.

**Future Agenda Items:**

1. Request to have RIDEM conduct a Septic System workshop
2. Subdivision regulations pertaining to alternative septic system designs
3. Ordinance revisions
4. Scenic Roads
5. Conservation Development
6. Possibility of having a Subdivision Suitability workshop
7. New School progress report from the School Building Committee
8. Economic Development Advisory Committee Recommendations
9. Commercial Site Review Applications

**Adjournment**

Mike Carpenter moved to adjourn the meeting at 9:21pm, Patricia Moreau seconded, motion carried 5-0, meeting adjourned at 9:21pm.

Respectfully Submitted:

Helen Hardy  
Secretary