

**Foster Planning Board  
Meeting Minutes  
Wednesday March 15, 2006  
Eddy Building 7:00 pm**

The Planning Board meeting convened at 7:05 pm, present was John Lewis – Chair, Julia Parmentier – Vice Chair, Robin Fish, Don Moyer, Patricia Moreau and Richard Grant. Helen Hardy and Mike Carpenter were excused. Present in the audience were Brian E. Carpenter, David Mihailides, Pam Mihailides, Cheryl Laferriere, David Laferriere, William Alsfeld, Ed Alsfeld, Maria Alsfeld, Jeff Goftan, Colleen Hey, Tom Mercier and Ron Cervasio.

**Minutes**

Julia Parmentier moved to approve the minutes of March 1, 2006 as amended, Patricia Moreau seconded, motion carried 4-0, Patricia Moreau abstained.

**Correspondence**

1. Rhode Island Statewide Planning Council notice of a Public Workshop & Hearing on the Five-Year Strategic Housing Plan, April 18 & 19, 2006.
2. Letter from Robert Fallon to the Planning Board regarding the Prior Gravel Bank Erosion & Sediment Control Plan.
3. Copy of a letter from the Conservation Commission to Robert Fallon regarding their concerns with the Prior Gravel Bank Erosion & Sediment Control Plan, including a letter from Providence Water Supply Board expressing their concerns also.
4. Letter from Robert Fallon to the Planning Board stating that his stamp on the Prior Plans is merely an acknowledgement of his receipt of the plan and approval. He went on to state that the Rhode Island requirements for his position as Building Official does not include review of any Erosion & Sediment Control Plans.

**Reports**

1. Affordable Housing Plan is now available at the Town Hall and on the Town's website.

**Public Hearings**

None

**Subdivisions**

1. Final review of the proposed minor subdivision for David Mihailides, Plat 11, Lot 64, Foster Center Road – Colleen Hey, an abutting property owner from Biscuit Hill Road was present to state a concern she had regarding the approval of this subdivision. She went on to read the she had filed a "Notice of intent to Dispute" on March 18, 2004. She objects to the property subdivision until the property issue is resolved. She said that the survey markers are over her property lines. The discussion focused on this being a matter to be resolved between the property owners and didn't affect the key elements of the proposed subdivision such as adequate lot size or setbacks.

Richard Grant indicated that the owner had addressed the issue of the culverts on the property.

Don Moyer moved to give final approval for the minor subdivision for David Mihailides, Plat 11, Lot 64, with Lot A being +/- 40.5075 acres, Lot B being +/- 4.6569 acres and Lot C being 29.2261 acres as shown on the Class I survey prepared by Norbert Therien, March 2005 and updated February 7, 2006, Patricia Moreau seconded, motion carried 5-0.

2. Preliminary review of the proposed minor subdivision for David & Cheryl Laferriere, Plat 18, Lot 57, Hartford Pike, Patricia Moreau moved to grant preliminary approval of the minor subdivision for Plat 18, Lot 57, a 55 acre parcel owned by David & Cheryl Laferriere, into Parcel A having +/- 51.30 acres and Parcel B having +/- 4.59 acres as shown on the Class 1 and Class 4 survey dated January 6, 2006, by Marc Nyberg Associates. The Board discussed the need for a waiver of a Class I survey for Parcel A before the final approval. The Board advised the owner to check to see if any neighbors of his had Class I surveys done of their property. Don Moyer seconded, motion carried unanimously 5-0.

3. Preliminary review of the proposed minor subdivision for Edward & Maria Alsfeld, Plat 4, Lot 62B, Robin Fish moved to grant preliminary approval of the minor subdivision for Plat 4, Lot 62B, a +/- 23.229 acre parcel owned by Edward Alsfeld Sr. & Maria Alsfeld, into Parcel A having +/- 4.607 acres and Parcel B having +/- 18.621 acres as shown on the Class I survey plan dated January 18, 2006 prepared by Foster Survey Company and signed by Eric Colburn, Professional Land Surveyor, Don Moyer seconded, motion unanimously carried 5-0.

**Commercial Site Review**

None

**New Business**

Skip to Western Rhode Island Home Repair Program – Community Development Block Grant  
(See attached sheet for motions)

1. Apply for up to \$100,000.00 Federal Grant funding for Housing Rehabilitation.
2. \$3000.00 for Food Bank.
3. \$6000.00 for Administration.
4. \$35,000.00 to fund Operations.
5. Community Housing Land Trust (CHLT), a new request for \$5000.00. Mr. Jeff Goftan presented his request to the Town Council and they took no action. The Planning Board now will hear it and give their recommendation to the Town Council

Mr. Goftan's business, CHLT, formed as part of the Association of Community Development Corporations. His organization assists network members and municipalities to provide administrative land trust services for affordable housing. He is looking for Block Grant funds from the Town to underwrite their services.

Richard Grant suggested that the Town wasn't at the point where Mr. Goftan's services were needed because there are no properties that would require his services.

Robin Fish asked if any other organizations were doing what CHLT is proposing to do and Mr. Goftan answered no. Robin then asked if CHLT was going to be a go between, between the Land Trust and the Housing Board. Mr. Goftan's reply was that CHLT would provide the needed services.

Tom Mercier suggested since the Town wasn't looking to hold land leases that we didn't need his services.

John Lewis summarized that at this time we are not ready for this type of service, so this motion was denied, with all Planning Board members present agreeing to deny this motion. (See attached sheet for motion).

### **Old Business**

1. Commercial Site Review – Don Moyer moved to amend the Commercial Site Review ordinance as per Richard's recommendations to use the wording similar to Scituate's in order to clarify sections of our ordinances, Robin seconded, motion carried 5-0.

2. Scenic Roads – Richard or Julia will check on the status of the grant proposal.

3. Ordinance Revisions – This will be tabled until the next meeting.

### **New Business**

1. Rural Conservation District Overlay – Scott Millar will hold money to help us write ordinances for affordable housing with the increase in density.

Board Discussion: The general agreement was that this was a good idea, start with affordable housing and see where it goes. John Lewis will contact Scott Millar to see what the next step is.

### **Planner's Report**

None

### **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
10. Class I Waiver for David Laferriere
11. School Presentation

### **Adjournment**

Patricia Moreau moved to adjourn the meeting at 9:20 pm, Robin Fish seconded, motion carried 5-0, meeting adjourned at 9:20 pm.

Respectfully Submitted:

Helen Hardy  
Secretary