

**Foster Planning Board
Meeting Minutes
Wednesday April 5, 2006
Eddy Building 7:00 pm**

The Planning Board meeting convened at 7:06 pm, present was John Lewis – Chair, Julia Parmentier – Vice Chair, Helen Hardy, Don Moyer, Patricia Moreau and Richard Grant. Robin Fish and Mike Carpenter were excused. Present in the audience were Cheryl Laferriere, Bethany Bartlett, Peter Bancroft, Heidi Colwell, Greg Laramie, Tom Mercier, Dot Rapson

Minutes

Julia Parmentier moved to approve the minutes of March 15, 2006 as amended, Don Moyer seconded, motion carried 4-0, Helen Hardy abstained.

Correspondence

1. Letter from John to Statewide Planning, CDBG information and packet from Bob Fallon with more information regarding the Prior Gravel Bank, Erosion & Sediment Control Plan.

Reports

None

Public Hearings

None

Subdivisions

1. Request for a Waiver of a Class I Survey – Mr. & Mrs. Laferriere sent the Planning Board a letter requesting a waiver of a Class I survey of their entire Lot, Plat 18, Lot 27, located on Hartford Pike. They applied for a Minor Subdivision in January, cutting off one lot (4.59 acres) from their existing 55 +/- acre parcel. They are asking to do a Class I survey for the 4.59 acre parcel only and not for the entire parcel.

Mrs. Laferriere reported that Marty Canavan did a Class I survey of their entire parcel about eight years ago. The Planning Board members then requested the Laferriere's obtain a copy of that Class I survey rather than granting them a waiver for a Class I survey.

Commercial Site Review

None

New Business

1. **CDBG Grant** – Northwest Community Health (NWCH) – Peter Bancroft from NWCH addressed the Board regarding a proposal for Foster. NWCH has a facility in Burrillville and is responsible for covering this area also. A survey of the Town indicated that there is a need for this type of coverage in Foster, the care for needy citizens is subsidized. The care in Foster would include medical, dental and mental health treatment, treatment is provided regardless of ability to pay.

The Proposal would be: The Facility in Foster would cost \$1 x 10, they are looking for funding, and part of that would be from the CDBG Grant. They would lease with the option to buy in existing building stock. The grant would go toward either purchase of the property or the renovation of the property. Mr. Bancroft did not foresee this request as being more than a one-time request. The NWCH has also requested a CDBG grant from Scituate. The amount requested does not go over the limit for a CDBG.

Mr. Mercier asked if the facility would provide emergency services. Mr. Bancroft indicated that anything that required hospitalization could not be accommodated but walk-in treatment on weekends, etc. could be accommodated. In Burrillville they act as the medical and dental care for the school. They also handle nursing home relationships. In Foster Blood work would be done but Radiology would not be done. The NWCHP facility would work with the existing laboratory.

Patricia Moreau moved to approve the CDBG request in the amount of \$50,000 for the NWCHP in accordance with the Community Facilities component of the Foster Comprehensive Plan, Julia Parmentier seconded, motion carried 5-0.

Colette Matarese said she will speak to the Town Council regarding the Planning Board's recommendation

John Lewis reported that he had just received a CDBG request for a well at Abbey Lane from Stephen Levy, from Atlantic States Rural.

Colette Matarese says that the applicant could go directly to the Town Council tomorrow when the CDBG will get the final approval.

2. **Regional School Update** – Greg Laramie presented the new building plans. The State begins reimbursement for the previous year; substantial completion must be achieved by June 30, 2007 and occupancy for September 2007.

The location falls within two miles of the Foster/Glocester boundary.

Inflation has cut the project by 20%, School = 25.3 X 10, so the size of the building has to be reduced or the quality of the materials will have to change.

Old Business

1. **Comprehensive Plan** – was not accepted. We have not received the comments from Statewide Planning as yet regarding the revisions. The Town has received an extension until April 30, 2006 to resubmit the Comprehensive Plan.

2. **Rural Conservation District/Conservation Development** – Regarding ordinance revisions – the RIDEM will give \$2500.00 for Conservation Development matching funds. RIDEM also said that additional costs relating to Affordable Housing will have to be negotiated separately with the consultant.

3. **Commercial Site Review Application** – The only change to the application is the fee. The checklist is from the Town's Zoning Ordinances. Richard Grant has made recommendations as far as how the checklist should be worded (See attached copy of the Checklist for Richard's recommendations), (See attached letter to Council for recommendations").

Helen Hardy moved to change the filing fee from \$1500.00 to \$75.00 for the Commercial Site Review application, Patricia Moreau seconded, motion carried 5-0.

Julia Parmentier asked about having the ability to have the plan reviewed by an outside consultant.

The following should follow the Title section of the Checklist: The applicant shall be responsible for the cost of any independent engineering review deemed necessary by the Planning Department or by the Planning Board.

Commercial Site Review Checklist requirements – Julia Parmentier moved to approve all the recommended changes to the Commercial Site Review Checklist and pass the recommendations onto the Town Council, Don Moyer seconded, motion carried 5-0.

4. **Ordinance Revisions** – Helen Hardy moved to table this item to the next meeting, Patricia Moreau seconded, motion carried 5-0.

5. **Planning Challenge Grant (Scenic Roads)** – Richard Grant received a letter from Katherine Trapani of Statewide Planning & the Rhode Island Department of Transportation regarding the Town's application for this grant. The State is willing to give us \$30,000 to fund *affordable housing (*development of growth centers on Rt. 6) with the Town coming up with matching monies, the amount of the match is unclear.

The Town has to submit a revised proposal by Friday, April 7, 2006. Richard said that this must be approved by the Town Council and would not be possible by the deadline. He will work with Julia Parmentier to revise the proposal.

Helen Hardy moved to forward the revised application to Statewide Planning for development of growth centers along Rt. 6 and GIS work and to bring this to the Town Council for approval, Patricia Moreau seconded, motion carried 5-0.

Planner's Report

Mr. Maglioli, the gentlemen who bought the Wright's Auto Salvage property on Mill Road spoke to Richard about a possible subdivision plan for the property.

Future Agenda Items:

1. Request to have RIDEM conduct a Septic System workshop
2. Subdivision regulations pertaining to alternative septic system designs
3. Ordinance revision regarding Affordable Housing & Conservation Development
4. Scenic Roads
5. Possibility of having a Subdivision Suitability workshop
6. Economic Development Advisory Committee Recommendations
7. Commercial Site Review Applications

Adjournment

Patricia Moreau moved to adjourn the meeting at 9:39 pm, Julia Parmentier seconded, motion carried 5-0, meeting adjourned at 9:39 pm.

Respectfully Submitted:

Helen Hardy
Secretary