

**Foster Planning Board
Meeting Minutes
Wednesday April 19, 2006
Eddy Building 7:00 pm**

The Planning Board meeting convened at 7:02 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 Michael Hassell, Richard J. Zabbo Esq., Angelo Mike Raimondi, Ed Alsfeld Sr., William Alsfeld, Edward Alsfeld Jr., Tom Mercier, James N. Baccala and Alfreda Baccala.

Minutes

Patricia Moreau moved to approve the minutes of April 5, 2006 as amended, Don Moyer seconded, motion carried 5-0.

Correspondence

1. Copy of the recommendations for the Commercial Site Review.
2. Quarterly Report for the Town Council
3. Letter from March 28, 2006 regarding the Planning Challenge Grant.

Reports

1. John Lewis met with the Affordable Housing Board on April 11, 2006 to go over the Affordable Housing Plan and the strategies and goals to move forward with.

Public Hearings

None

Subdivisions

1. Final review of the proposed Minor Subdivision for Edward & Maria Alsfeld, Plat 4, Lot 62B, Goldmine Road – Julia Parmentier moved to approve the Minor Subdivision of Plat 4, Lot 62B, originally being +/- 23.229 acres into Lot 62B having +/- 18.621 acres and parcel 1 having +/- 4.607 acres as shown on the Class I Survey dated 1/18/06 and signed by Eric Colburn of the Foster Survey Co., Patricia Moreau seconded, motion carried 5-0.

2. Pre-Application review for the proposed Major Subdivision for David & Lisa Costa, Plat 18, Lot 25, Gene Allen Road – It appears to have adequate acreage, however it is difficult to determine the frontage the way the plan is currently drawn. The Board is concerned about the access to Lot 2, Lot 3, Lot 4 and Lot 6 due to the designation of the wetlands on the plan and the need for a right-of-way. There are many clarifications that need to be done to the plan. Mike Hassell, an abutting property owner, expressed a concern about the property line shown on his boundary, since they are currently in litigation with the Costa's regarding this. The proposed road coming in from Glocester was also in question; it was not clearly shown on the map presented. Julia Parmentier raised concerns regarding how this would proceed in Glocester and also the permitting with Rhode Island Department of Environmental Management regarding any wetland alterations.

Mr. Hassell's attorney, Mr. Richard Davoe, spoke before the Board regarding their concerns, which some were already addressed tonight before the Board regarding the wetlands and Lot 6D and the access from Glocester. Mr. Hassell addressed the Board with concerns that his name is not shown as the owner of Plat , Lot , on the plan that has been presented tonight. Also, that Mr. Costa is currently in a boundary dispute with Mr. Hassell regarding a portion of Mr. Hassell's 13 acre parcel. Don Moyer thought that the Board wouldn't be involved with the litigation process currently going on, Helen Hardy also felt that this was not anything the Board could be involved with. The Board has to deal only with the proposed subdivision before them.

John Lewis asked if all the survey work on the current plan was done as a Class I survey because some was labeled as a Class VI survey, Mr. Costa said that it all was a Class I survey that the surveyor had left the wrong layer on from a previous job he had done for Mr. Costa. Richard Grant stated that for the Pre-Application meeting the plan didn't need to be a Class I survey. Mr. Lewis stated that the Board was just raising concerns and that the Class I survey would have to be clearly noted when Mr. Costa comes back before the Board.

In Summary for Mr. Costa – John Lewis stated:

1. There seems to be adequate acreage for the proposed major subdivision of the parcel.
2. The issue regarding adequate frontage would have to be clarified for the meeting.
3. Concern regarding the wetland areas would need to be addressed.
4. Access for Lots 2, 3, 4 and 6 is of concern to the Board and would have to be clarified.
5. The subdivision seems to be contingent on the access from the property in the Town of Glocester – David Costa agreed, that if the Board wanted to make that statement that was fine. The road should be clearly shown coming in from Glocester on the next plan, otherwise there wouldn't be any access.

3. Preliminary review of the Minor Subdivision for James Baccala, Plat 12, Lot 60, Ponagansett Road and Central Pike – Patricia Moreau moved that the preliminary subdivision of Plat 12, Lot 60, originally having +/- 11.83 acres, now showing parcel A having +/- 5.9 acres and parcel B having +/- 5.8 acres as shown on the plan prepared by Angelo Mike Raimondi of Scituate Surveys, can move to the final stage of review, Don Moyer seconded, motion carried 5-0.

Commercial Site Review

None

New Business

None

Old Business

1. **Comprehensive Plan** – John Lewis received comments from Statewide Planning at 4pm today and read them to the Board. (See comments attached).

a. Updated Accident Information – The State has information on State roads and it can be obtained from the State, so the Town will not be further updating any accident information at this time. There are an insignificant number of accidents on Town roads, six or so per year.

b. Recreation Facilities Map – Rick will look into this, it should already be in the Comprehensive Plan.

c. Description of Indoor & Outdoor recreational programs available to all Foster residents – Richard will draft a paragraph including a list of activities which he will get from the Recreation Committee.

d. The update Summary page for Implementation does not include all the updated items – John Lewis will ask Statewide Planning to provide detailed information for what is missing.

e. The percentage for gravel roads in Town was listed as 40% in one section and 50% in another – Richard said the correct number is 40% and will make sure that is corrected.

2. **Ordinance Revisions** – John Lewis mentioned that in his meeting with the Affordable Housing Board, it became clear that we need to revise the Residential Compound ordinance. He also mentioned that the Economic Development Advisory Committee will present their information regarding Commercial Nodes on Rt. 6, at the next Planning Board meeting.

3. **Conservation Development** – The Board will wait for feedback before going forward with this item.

4. **Scenic Roads** – Julia Parmentier is working on the application for the grant; she will ask Mike Wood for help and Richard for help in making the maps.

5. **Planning Challenge Grant** – The Town Council will vote on the revised Planning Challenge grant, the revised figure is \$30,000.00 with matching funds requested in the amount of \$7500.00. This revision covers Tasks 1 and 2 from the original grant application.

Planner's Report

Richard Grant stated that Foster Bear Arms has moved to the former Danny's Auction Barn location and wishes to put a Bait Shop in a different building. This additional building on the site requires a Commercial Site Review plan. The applicant has been unwilling to provide the required materials.

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
8. Residential Compound Ordinance Revision
9. Public Hearing on Scenic Roads

Adjournment

Don Moyer moved to adjourn the meeting at 9:02 pm, Patricia Moreau seconded, motion carried 5-0, meeting adjourned at 9:02 pm.

Respectfully Submitted:

Helen Hardy
Secretary