

**Foster Planning Board
Meeting Minutes
Wednesday May 3, 2006
Eddy Building 7:00 pm**

The Planning Board meetings convened at 7:15 pm, present were John Lewis – Chair, Julia Parmentier – Vice Chair, Helen Hardy, Don Moyer and Patricia Moreau. Robin Fish, Mike Carpenter and Richard Grant were excused.

Minutes

Patricia Moreau moved to accept the minutes of April 19, 2006 as presented, Don Moyer, motion unanimously carried 5-0.

Correspondence

1. Flyer regarding a Groundwater workshop at the University of Rhode Island.

Reports

1. None, Bob Moreau will give the Economic Development report on Commercial Zoning June 7, 2006.

Public Hearings

None

Subdivisions

None

Commercial Site Review

None

New Business

None

Old Business

1. **Comprehensive Plan Updates** – The Board reviewed all the comments from Statewide Planning regarding the revisions to the Comprehensive Plan. Helen Hardy moved to update the revised Comprehensive Plan, reinsert the Functional Classification Map, the Recreational Map, delete the YMCA program, delete the (RIDEM proposed) from the North/South Trail, update the language in section 5.9.4, change the numbering of Approach to 5.9.5, update the summary section (Economic Dev., Housing, and Circulation) and reinsert, correct the typo to 40% regarding gravel roads, Julia Parmentier seconded, motion unanimously carried 5-0.

2. **Ordinance Revisions** – a. Residential Compound – Questions regarding the Residential Compound Ordinance; Section B1- Does eligibility intentionally omit tenants in common? B3 – How can we make lots which are increased in size eligible for Residential Compounds since they are technically subdivided? Section C – Change minor to major? Section D1 – Proposed adding up to five single family dwellings having frontage in common and sharing a private access road provided that two units would be designated Affordable Housing as designated by Rhode Island Statewide Planning?? The two units must have deed restrictions keeping them affordable for a minimum of thirty years. (Note – Any units over three would have to be affordable units).
D4 – What would be the size of the lots in the compound? D6 (a) – Clarify setback point for wells and leach field, bring in line with subdivision regulations. Add time frame for implementing approved plan.

b. We now need to have a Request for Proposal (RFP) for revising the Zoning Ordinance and the Subdivision Regulations in order to bring them into compliance with the new Affordable Housing Plan, the revised Comprehensive Plan and current State Regulations.

Don Moyer moved to direct Richard Grant to draft an RFP and have it ready for the May 17th Planning Board meeting, Julia Parmentier seconded; motion unanimously carried 5-0.

3. **Planning Challenge Grant** – Waiting on new information.

4. **Conservation Development** – John Lewis received notice of grant money available for development of greenspace protection strategy. The Board members should be prepared to discuss this at the meeting on May 17th.

New Business

1. Community Development Block Grant – See attached motion.

2. Letter from Brian Carpenter regarding an extension for Chris and Gemma Gorhams subdivision approval was rescinded.

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 – Public Hearing
5. Possibility of having a Subdivision Suitability workshop
6. Economic Development Advisory Committee Recommendations

Adjournment

Helen Hardy moved to adjourn the meeting at 9:40 pm, Don Moyer seconded, motion carried 5-0, meeting adjourned at 9:40 pm.

Respectfully Submitted:

Helen Hardy
Secretary