

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

The Planning Board meetings convened at 7:32 pm, present were Julia Parmentier – Vice Chair, Helen Hardy – Secretary, Don Moyer, Patricia Moreau, John Lewis arrived at 8:15 pm. Robin Fish, Richard Grant and Mike Carpenter were excused. In the audience were Mark O’Toole, Brian O’ Toole, Brian E. Carpenter, Heidi Rogers, Bob Moreau and Ron Cervasio.

Minutes

Helen Hardy moved to approve the minutes of May 17, 2006 as amended, Patricia Moreau seconded, motion carried 4-0.

Correspondence

None

Reports

1. Julia Parmentier attended the meeting at URI on groundwater management and the impact on it from development. Julia will give a summary of the meeting when available.

Public Hearings

None

Subdivisions

Pre-application review of the proposed minor subdivision for Brian O’Toole, Plat 5, Lot 57, Goldmine Road. The lot is shown as subdivided into three lots, lot 57-1 doesn’t show a 200’ setback from the river bank and Mr. O’Toole was advised of that requirement.

Pre-application review of the proposed minor subdivision for Maurice and Ida Dunbar, Plat 1, Lot 22, Cucumber Hill Road & Plain Woods Road. Brian Carpenter presented this subdivision for the owner; he intended this to be both the Pre-application and the Preliminary review for this subdivision. Patricia Moreau moved to give the pre-application and preliminary approval for Plat 1, Lot 22, originally being +/- 46.599 acres, lot A having +/- 28 acres and lot B having +/- 17 acres according to the Class I survey dated 4/06, by Norbert Therien, subject to the planner’s review of the plan and checklist, Don Moyer seconded, motion carried 4-0.

Commercial Site Review

None

New Business

1. Presentation of the proposal for the re-zoning of the Commercial Zones along Rte. 6, presented by Robert Moreau of the Economic Development Advisory Committee (EDAC). (See the report attached).

The EDAC’s recommendation is to develop a 794 acre parcel north of Rte. 6, accessed by Tom Woods Road; this area can be used for the development of elderly housing and affordable housing, which would be zoned (HC-R/SC). Also, as a commercial zone, business could be located in this area.

The operative concept is that by “creating a need”, i.e., a larger population center, this would create a need for businesses and then more businesses would be willing to locate in that area. A 200’ buffer would be created between the residential properties.

The Town must develop criteria for what they want in the area and also design standards for this area. This project is dependent on the extension of the sewer system from the Connecticut line.

Old Business

1. **Comprehensive Plan Update** – The State has notified us of acceptance of our Five-Year Update to the Comprehensive Plan. The Town Council has it on their agenda for final approval at their June 8, 2006 meeting, once approved the State will sign off on the Plan.

2. **Ordinance Revisions** – So far no proposals have been received in response to the Request for Proposal. John Lewis will contact the Board if any come in.

3. **Planning Challenge Grant** – John Lewis and Julia Parmentier met with Statewide Planning to clarify the control of the grant and the project by the Steering Committee. The Steering Committee will consist of representatives from the Town and the Statewide Planning Office with various other State agencies acting in an advisory capacity. The State would like to be involved in the siting of projects so it would be acceptable to the Rhode Department of Environmental Management and would also meet the needs of the Town.

The Board reviewed the draft of the Request for Proposal (RFP), titled “Land Management Study”, which will be a part of the Planning Challenge Grant project, and made some changes to it. (See copy of attached RFP). Patricia Moreau moved to put out this RFP as amended, Julia Parmentier seconded, motion unanimously carried 5-0.

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. Comprehensive Permitting Process Review by the Town Solicitor

Adjournment

Don Moyer moved to adjourn the meeting at 9:24 pm, Patricia Moreau seconded, motion carried 5-0, meeting adjourned at 9:24 pm.

Respectfully Submitted:

Helen Hardy
Secretary