

**Foster Planning Board  
Meeting Minutes  
Wednesday July 5, 2006  
Eddy Building 7:30 pm**

The Planning Board meeting convened at 7:00 pm, present were John Lewis – Chair, Julia Parmentier – Vice Chair, Helen Hardy – Secretary, Don Moyer, and Mike Carpenter. Robin Fish, Patricia Moreau and Richard Grant were excused. In the audience were Brian Carpenter, Norbert Therien, Roger Ross – representing Brian Monfils, Henry, Pamela and Madison Chabot, Janice, Allen and Haley Weidele and attorney Charles Knowles – representing William Fortin.

**Minutes**

Julia Parmentier moved to approve the minutes of June 21, 2006 as amended, Don Moyer seconded, motion carried 4-0, John Lewis abstained due to having not been present.

**Correspondence**

1. Scituate Reservoir Watershed Bulletin
2. Letter from John Lewis regarding the recommendation to award Tony Lachowitz the consultant job for the Ordinance Revision work.
3. Letter from Richard Grant regarding his recommendations for tonight's subdivisions.

**Reports**

John spoke to the Town Council regarding the Planning Board appointment to the Affordable Housing Board. Robin Fish is currently the liaison. The Council said they would deal with it when his term is up.

**Public Hearings**

None

**Subdivisions**

1. Final review for the minor subdivision for Maurice & Ida Dunbar, Plat 1, Lot 22, Cucumber Hill Road and Plain Woods Road – Julia Parmentier moved to approve the minor subdivision of Maurice & Ida Dunbar, Plat 1, Lot 22, currently +/- 46.59 acres into Plat 1, Parcel 22 A having +/- 28.8 acres and Parcel B having +/- 17.8 acres as shown on the Class I survey prepared by Norbert Therien of National Surveyors and Developers and dated 6/06, Don Moyer seconded, motion carried 5-0.
2. Pre-application review of the minor subdivision for Brian Monfils, Plat 12, Lot 55A, Round Hill Road – Roger Ross and Norbert Therien presented this subdivision. Board members expressed concerns about the configuration of the lots, particularly the long, narrow strips of each of the lots which will be difficult to use. They felt that the angles as shown wouldn't meet the subdivision regulations. Following a brief discussion, the applicants then presented a second plan which showed the board two subdivided lots rather three. The board felt quite favorably towards the alternative plan presented. The applicants felt that as long as they conform to the Zoning and Subdivision regulations that they should be able to proceed with the three lots. Helen Hardy stated her concern over the proper angles being met and that it seems like the parcel is being tortured to create three lots.
3. Pre-application review of the minor subdivision for Brian Monfils, Plat 12, Lot 54, Round Hill Road – Roger Ross and Norbert Therien presented this application to the board as well. The back lot of this parcel will be bought by the Providence Water Supply Board. The front two lots seem alright. The setbacks from the property lines for the Septic System and wetlands buffer were the only concern with this proposal, they need to meet the requirements set forth in the Zoning Ordinances.

**Commercial Site Review**

Review of the Commercial Site Review application for Henry Chabot, Plat 21, Lot 26, 52 Danielson Pike – The board had no problem with the concept of the business on the current site. The list of concerns regarding the submitted plan was reviewed, and all the items had to do with the plan itself. The board suggested that a clear traffic pattern exit/entrance be created. The non-conformance of the existing building with the plan needs to be addressed with building official. Helen Hardy moved to approve the commercial site review of Henry Chabot for the addition of a bait business on the property currently know as Foster Bear Arms as shown on the plan prepared by Jeffrey Campopiano and dated 6/17/06, contingent upon the correction of the concerns detailed in the planners, Richard Grant's letter to the Planning Board, and also on approval of the Zoning Board, Don Moyer seconded, motion carried 5-0.

**Old Business**

1. Comprehensive Permitting Process – Julia Parmentier moved that the Planning Board fill the role of the Local Review Board for Affordable Housing permits as the board already does similar business like the Commercial Site Reviews, Mike Carpenter seconded, motion carried 5-0.
2. Don Moyer moved to table the rest of the discussion regarding the Comprehensive Permitting until the Town Solicitor, Brad Gorham is present, Mike Carpenter seconded, motion carried 5-0.
3. The RFP (Request for Proposal) for the Planning Challenge Grant has already gone out. The Statewide Planning Office sent John Lewis a new RFP which is extremely detailed. Julia suggested we use Statewide Planning's RFP to review the proposals against.

**New Business**

1. Attorney Charles Knowles approached the board representing William Fortin to request an amendment to the MI(Manufacturing Industrial Zone) in order to establish a liquor store business which currently is not allowed in this zone but is allowed in the Neighborhood Commercial zone (NC) in that same area. The possibilities are that this could be a permitted use, a special use or leave it prohibited. The board discussed the types of businesses which are approved/prohibited in this zone and the possible reasons that a liquor store was prohibited by the Zoning

Ordinances. The board was not willing to recommend any one of the three options available in the existing information. The board would like clarification of the following two issues; 1. Why was a liquor store excluded for the MI zone originally? 2. Does the granting of a liquor license take care of the board's concerns regarding the siting of a liquor store? (such as might be required by a special use permit). We will try to answer these questions by the next Planning Board meeting. This would then be on the agenda for the August 2, 2006 meeting. John Lewis will attend the Town Council meeting tomorrow night and will advise them on this issue and of the board's concerns.

**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
7. Possible amendment to the Manufacturing Industrial zone to allow a liquor store

**Adjournment**

Don Moyer moved to adjourn the meeting at 9:30 pm, Patricia Moreau seconded, motion carried 5-0, meeting adjourned at 9:30 pm.

Respectfully Submitted:

Helen Hardy  
Secretary