

**Foster Planning Board
Meeting Minutes
Wednesday September 20, 2006
Eddy Building 7:30 pm**

The Planning Board meetings convened at 7:30 pm, present were Julia Parmentier – Vice Chair, Patricia Moreau, Don Moyer, Robin Fish and Richard Grant- Planner. Excused were John Lewis, Helen Hardy and Mike Carpenter. In the audience were Emmett and Beverly Kennedy, Steve Deming of Coventry Survey, Eugene and Deborah DeFazzio.

Minutes

The minutes from September 6, 2006 will be tabled until the October 4th Planning Board meeting.

Correspondence

1. Notification from Statewide Planning giving approval for the five year update to the Towns Comprehensive Plan.
2. Memo from Anne Irons regarding the three part training on Making Good Land Use Decisions to be held at the Smithfield Town Hall, Thursday October 5th, 12th and 19th. Julia Parmentier recommended the training, she had attended two of the three workshops when they were offered once before and found them very informative.
3. Memo from the Building Official, Robert Fallon, regarding the software program offered by Carmody, to aid in tracking alternative septic systems.
4. Insignificant Alteration Permit notice from RIDEM for the Public Works project being done on Balcom Road.

Reports

Richard Grant mentioned that he had talked with the Town Solicitor, Brad Gorham regarding the contract for Toni Lachowitz and Mr. Gorham said that it is almost completed.

Public Hearings

None

Subdivisions

1. Pre-Application review for the proposed Minor Subdivision for Emmett and Beverly Kennedy, Plat 10, Lot 59, Central Pike, Mr. Deming from Coventry Survey presented the plan to the Board. Following the review and discussion the Board could find no problems with this proposed subdivision and they will now proceed to the Preliminary stage. Julia Parmentier pointed out that the septic system setbacks and the wetland setbacks should be clearly shown on the next set of plans. She also mentioned that the map shown tonight is a Class III survey and that a Class I survey would have to be done for final approval.

2. Second Pre- Application review for the propose Minor Subdivision for Eugene and Deborah DeFazzio, Plat 2, Lot 57, Howard Hill Road, Steve Deming from Coventry Survey presented this plan to the Board, this subdivision proposal was first heard on September 6th. In order for this subdivision to proceed it will require variances from the Zoning Board regarding the setback limits. The issues here involve the placement of a barn and two dwellings already on the existing lot which create a problem trying to divide the lot and stay within the setback requirements for the property lines, well and septic system. The Planning Board at the last meeting had concerns regarding the north side of the lot and would need a variance for the Barn. They also had a concern with an existing cesspool that was shown on the plan but it has been confirmed that is no longer in use. This new plan has addressed that and at the same time is trying to retain 300 ft. of frontage for future use by the grandson. Currently this is a time sensitive issue due to the fact that they are in foreclosure right now. Deborah DeFazzio mentioned that she is working with the Department of Agriculture to try and do what she can to save as much of the farm as possible. Richard Grant mentioned the possibility of having a shared driveway through the twenty foot wide utility easement and right-of-way to the lot in the back for future use.

This subdivision will now proceed to Zoning to request the needed variances then return to the Planning Board for the Preliminary review.

Patricia Moreau moved to have the Planning Board send a letter to the Zoning Board stating that Plat 2, Lot 57, be allowed to cut out a 5 acre parcel and that the Planning Board has no objections to this proposal, Don Moyer seconded, motion carried 4-0.

Commercial Site Review

None

Old Business

1. Land Management Grant Update – There is nothing further to report at this time.

New Business

1. None

Planner's Report

None

Future Agenda Items:

1. Subdivision regulations pertaining to alternative septic system designs
2. Ordinance revisions
3. Scenic Roads – Public Hearing
4. Possibility of having a Subdivision Suitability workshop
5. Comprehensive Permitting Process Review by the Town Solicitor
6. Consultant Toni Lachowitz's update on the Ordinance Revisions – October

Adjournment

Patricia Moreau moved to adjourn the meeting at 8:15 pm, Don Moyer seconded, motion carried 4-0, meeting adjourned at 8:15 pm.

Respectfully Submitted:

Helen Hardy
Secretary