

**Foster Planning Board
Meeting Minutes
Wednesday November 15, 2006
Eddy Building 7:30 pm**

The Planning Board meetings convened at 7:35 pm, present were John Lewis – Chair, Helen Hardy – Secretary, Vice Chair – Julia Parmentier, Don Moyer, Patricia Moreau, Robin Fish and Richard Grant- Planner. Mike Carpenter was excused. In the audience was Brian Carpenter, Emmett and Beverly Kennedy and surveyor Stephen Demming.

Minutes

Patricia Moreau moved to approve the minutes of October 18, 2006 as corrected, Julia Parmentier seconded, motion carried 4-0, John Lewis and Don Moyer abstained.

Patricia Moreau moved to approve the minutes of November 1, 2006 as corrected, Don Moyer seconded, motion carried 6-0.

Correspondence

None

Reports

John Lewis reported that the Affordable Housing Plan report was submitted by Brad Gorham.

John met with the Zoning Board and turned over to them the information on the Affordable Housing Plan.

He also reported that once the Planning Clerk finishes the Comprehensive Plan copying and maps for the 11/18/06 workshop meeting she will be sending out the letters for the Capital Budget.

Public Hearings

None

Subdivisions

1. Preliminary review of the proposed minor subdivision for Emmett and Beverly Kennedy, Plat 10, Lot 59, Boswell Trail/Central Pike, the plan needs to include a plan showing the entire lot to be subdivided. There needs to be a drainage pipe under the driveway, show the well with setbacks for the septic system on the plan; this hearing will be continued until this information is available.

2. Preliminary review of the proposed minor subdivision for Phyllis Dexter, Plat 2, Lot 7, Moosup Valley Road, these plans need to show that the lot is in the Moosup Valley Historic District. The plan needs to be changed so that it does not say that the lot is in the Scituate Reservoir Watershed. The radius drawn around the existing well is not drawn to scale and the notes should not say that there is no historic cemetery on the lot. Patricia Moreau moved to give preliminary approval to the subdivision of plat 2, lot 7, being +/- 14.40 acres into two lots, lot A having +/- 10.4047 acres and lot B having 4.5913 acres, contingent upon the corrections to the plan (noted in the above minutes), that the lot is in the Moosup Valley Historic District. It should not say that it is in the Scituate Reservoir Watershed, the correct scale should be used for the radius around the well, eliminate the statement that there are no historic cemeteries on the lot, and perhaps move the access to the cemetery to the lot line to be delineated, Julia Parmentier seconded, motion carried 6-0.

Commercial Site Review

None

Old Business

None

New Business

None

Planner's Report – Rte. 6 Re-zoning workshop:

The Planning Board packets for the 11/18/06 workshop meeting will be in the Eddy Building on that morning. The workshop is to run from 8:30 am to 11:30 am. We will have the plans showing the existing parcels along Rt. 6. The agenda should read 1) Set up goals for what hope re-zoning will do and draft a timetable for the project. 2) Look at existing lots and zoning. 3) Look at what the Comprehensive Plan says about this project.

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 – December or January meeting.
7. Start work on the Capital Budget
8. December 6th review the Planning Board By-Laws and elect officers.
9. January 17th capital budget discussion with department heads.

Adjournment

Robin Fish moved to adjourn the meeting at 9:04 pm, Julia Parmentier seconded, motion carried 6-0, meeting adjourned at 9:04 pm.

Respectfully Submitted:

Helen Hardy - Secretary