

**Foster Planning Board Rte. 6 Rezoning Workshop
Meeting Minutes
Saturday November 18, 2006
Eddy Building 8:30 am**

The Planning Board meeting convened at 8:45am, present was John Lewis – Chair, Julia Parmentier – Vice Chair, Helen Hardy – Secretary, Patricia Moreau, Richard Grant- Planner. Mike Carpenter, Don Moyer and Robin Fish were excused. In the audience were William Fortier, Bob Moreau and Ron Cervasio.

Minutes

None

Workshop Introduction:

1. Comprehensive Plan 1990 – Called for rezoning Rt. 6 into commercial nodes at the following:
 - a. Rt. 6 and Rt. 94
 - b. Shippee Schoolhouse and Cucumber Hill Road
 - c. At Balcom Road

Mission: To produce a plan which rezones Rt. 6, (see goals for re-zoning).

Discussion:

Mr. Moreau stated that the Economic Development Advisory Committee's proposal does not have to be adopted wholesale. There needs to be a need created, by combining economic development and affordable housing. The proposal was tailored to elderly affordable housing.

Ron Cervasio asked for clarification on "creating a need".

Bob Moreau stated that commercial and storage facilities can't be supported.

Ron Cervasio mentioned that in the past Target and BJ's had both looked into storage facilities but did not pursue anything due to the lack of available zoned property.

Goals for Rezoning:

1. Create a Commercial and inclusionary zone that fits into the character of the Town, bring in some income, create affordable housing that meets state requirements (10%), and reasonable commercial development. The current Affordable Housing goals to be met at the current population levels is 17 elderly housing units, 1 family and ? handicapped.
2. Video the length of Rt. 6, both sides (Rick will do this in the highway truck).

Discussion:

Ron Cervasio stated that the income to the Town should be a major priority to supporting education. This could be provided by creating storage facilities.

Richard Grant noted that development of elderly housing is constrained by proximity to a major medical facility.

Bob Moreau mentioned that we should also look at including medical facilities in this plan.

Chair, John Lewis asked "Does this Town wish to increase population in order to increase the need for commercial development?"

Bob Moreau mentioned that his neighbors seemed receptive as long as it didn't change the character of the area.

Restraints to development of Rt. 6:

1. Extensive Hydric Soils
2. Lack of Public Water supply
3. Lack of Common Septic/Sewer
4. Expense of rezoning lots, etc.. – The suggestion was to do it in phases.

Plan of Action:

Break Rt. 6 into chunks and prioritize the chunks:

Segment#1 – Scituate line to the East border of the former Spencer Family practice.

Segment#2 – From the former Spencer property to Paine Road including Rt. 94/Rt. 6 Commercial.

Segment#3 – West of Paine Road to Tom Woods Road (just before East of Shady Acres) including Balcom Tower and the Foster Marketplace.

Segment#4 – Tom Woods Road to the Connecticut line.

Proposal for Segment#1 – Rezone and or make certain this segment is entirely AR (agricultural residential).

Proposal for Segement#2 – Currently includes NC (neighborhood commercial), two sections of HC (highway commercial), and this zone is very fragmented, more than any other.

- a. Identify a location that will support the goal for Segment #2.
- b. Explore and develop which is low-impact or mixed use development, considering design and traffic constraints and rezone the remainder of the segment into one zoning category.
- c. Consider creating a new zone that includes both neighborhood commercial and residential.

This segment is likely to have a neighborhood commercial /mixed use node and the rest would be re-zoned residential.

Proposal for Segment#3 – Consider rezoning Paine Road to the East side of the Foster Marketplace as AR on both sides (shifting the node west). Consider designating the North side of Rt. 6 from the Foster Marketplace on the East up to Paine Brook as HC (Highway Commercial), to the back lot line of the lots that abut Rt. 6. This would increase the depth of the HC zone; explore the turn lanes with the State.

Proposal for Segment#4 – This segment will be the most problematic, as there have been many proposals involving this area. Both North and South of Rt. 6 have had proposals. We need to identify location of lots belonging to the Land Trust and the Nature Conservancy.

Previous proposals have included warehousing, elderly housing, either “affordable or exclusive”; Dunkin Donuts; Medical facility; and mixed use neighborhoods.

We need to identify the acreage needed for any of these proposals, and use this information to determine what the size of this node should be (in acres). Also, there is currently a 5000 sq. ft. limit on buildings and this needs to be considered.

This node would be the one which is most likely to generate income for the Town.

Tentative Timetable:

Goal for presentation to the Town Council in December 2007:

1. Place consultant funds on Capital Budget
2. Develop an RFP (Request for Proposal) for a consultant.
3. Planning Board to do an on the ground tour of the areas before January 20, 2007.
4. Collect Plat and Lot numbers for each lot.
5. Locating of nodes by January 2007.
6. For January 20th, 2007 – This will be the tentative date for the next workshop; Saturday during the mornings. Future workshops will be tentatively planned for once a month.

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 – Presentation for December 20, 2006.
7. Start work on the Capital Budget
8. Election of Officers for the December 6, 2006 meeting and one subdivision
9. The December 20th meeting will be for the above presentation and a workshop session.
10. The January 3rd meeting will tentatively be a workshop for Capital Budget and the January 17th meeting will be a regular meeting with subdivisions

Adjournment

Patricia Moreau moved to adjourn the meeting at 11:55 am, Julia Parmentier seconded, motion unanimously carried, meeting adjourned at 11:55 am.

Respectfully Submitted:

Helen Hardy
Secretary