

**Foster Planning Board
Meeting Minutes
Wednesday December 6, 2006
Eddy Building 7:30 pm**

The Planning Board meeting was called to order at 7:40 pm by the Secretary, Helen Hardy; in attendance were Patricia Moreau, Don Moyer, Robin Fish, and John Lewis who arrived at 7:55 pm. Julia Parmentier and Mike Carpenter were excused. In the audience were Warren Ducharme, Robert J. Wallitsch, Beverly and Emmett Kennedy, surveyor Stephen Deming, David Costa and Michael Hassell.

Minutes

Patricia Moreau moved to approve the minutes of 11/15/06 as corrected, Don Moyer seconded, motion carried 4-0.

Patricia Moreau moved to postpone approval of the minutes of 11/18/06 until the Board receives a copy of them to review, Don Moyer seconded, motion carried 4-0.

Don Moyer moved to reorder the agenda to start with the subdivisions, Patricia Moreau seconded, motion unanimously carried.

Subdivisions:

1. Third Pre-application review of the proposed Major Subdivision for David and Lisa Costa, Plat 18, Lot 25, Gene Allen Road – Acreage and frontage are appropriate, there is a question about access to lot 5, which is a right-of-way for lot 2.

Michael Hassell, a neighbor of Mr. Costa's, brought to the Board's attention the Rhode Island General Law, 45-23-60, which references access to lots from the road frontage. Mr. Hassell is also concerned about lots being developed in Glocester. The Board took note of Mr. Hassell's concerns.

2. Preliminary review of the proposed Minor Subdivision for Emmett and Beverly Kennedy, Plat 10, Lot 59, Boswell Trail. Surveyor, Stephen Deming presented this subdivision to the Board for the Kennedy's. The questions brought up at the previous meeting were resolved. Patricia Moreau moved to approve the Preliminary stage for Plat 10, Lot 59, Boswell Trail, with the Class I survey prepared by Coventry Survey Co., Inc. and dated 11/20/16, the original lot being +/- 20.68 acres divided into parcel A with +/- 15.68 acres and parcel B with +/- 5.0 acres, Don Moyer seconded, motion carried 5-0.

The meeting then returned to the beginning of the agenda.

Correspondence

Letter stating the Five-Year Update of the Comprehensive Plan had been approved by Statewide Planning.

Reports

1. Planner's report and the quarterly report for the Board were reviewed.
2. The Phase I work for the Ordinance Revisions has been completed by Toni Lachowitz.

New Business

Elections - Helen moved to nominate Julia Parmentier as Planning Board Chair, Robin Fish seconded, motion carried 5-0.

Helen moved to nominate Patricia Moreau as Planning Board Vice-Chair, Don Moyer seconded, motion carried 5-0.

Patricia Moreau moved to nominate Helen Hardy as Planning Board Secretary, Don Moyer seconded, motion carried 5-0.

Affordable Housing Board – Robin Fish's term as liaison to the Affordable Housing Board is still in effect. John Lewis will take this up with the Town Council to have someone else appointed. Robin has accepted the position of Land Trust liaison.

2. **Planning Board By-Laws** – Helen Hardy moved to approve the changes to the By-Laws with corrections made on December 6, 2006, Julia Parmentier seconded, motion carried 5-0.

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

Helen Hardy moved to commend and thank John Lewis for his service to the Planning Board and the Town of Foster, notably his work on the Comprehensive Plan revisions and the completion of the Affordable Housing Plan, Patricia Moreau seconded, motion carried 4-0, John Lewis abstained.

Adjournment

Robin Fish moved to adjourn the meeting at 9:05 pm, Don Moyer seconded, motion unanimously carried, meeting adjourned at 9:05 pm.

Respectfully Submitted:

Helen Hardy
Secretary