

**Foster Planning Board
Meeting Minutes
Wednesday January 3, 2007
Eddy Building 7:30 pm**

The Planning Board meeting was called to order at 7:30 pm by the Chair, Julia Parmentier; in attendance were Julia Parmentier, Robin Fish, Don Moyer, Patricia Moreau, Mike Carpenter, and Helen Hardy. In the audience were David Filippone, Mark Boyer, Mark O'Toole, Eugene O'Toole, & Brian O'Toole, John Neale, and Brian Carpenter.

Minutes

None.

Subdivisions:

1. Pre-application for David Filippone, Plat 8, Lot 54, South Killingly Road: This application was presented by Mark Boyer, surveyor. The application requested a waiver of Class I survey on the entire parcel and of wetland delineation of the entire parcel.
 - a. The board agreed that wetland delineation would be required on the new lot 900' south of the southern boundary of the new lot. Wetland and water courses should be shown for the remainder of the property.
 - b. A Class I survey will be required for the parcel. The owners and surveyor were informed about the option of doing a 3-lot residential compound.
2. Final Review, Minor Subdivision for Brian O'Toole, Plat 4, Lot 57, Gold Mine Road. This subdivision is now a 2-lot subdivision. Pat Moreau moved to approve the subdivision of Plat 4, Lot 57, Gold Mine Road. Don Moyer seconded. Originally the 35.03 acres (plus or minus) into two lots: 26.61 (plus or minus), and lot two, 8.42 acres (plus or minus) as shown on a 12/06/06 Class I survey by David D. Gardner and Associates. Motion carried 6-0.
3. Brian Carpenter presented the Final Subdivision of Plat 2, Lot 7, Moosup Valley Road, owned by Phyllis Dexter, originally 14.99 acres (plus or minus), into two lots. Lot one being 10.40 acres (plus or minus) and lot two being 4.59 acres (plus or minus) as shown on the Class I survey by Norbert Therien, dated 12/04/06, subject to clarification of Note 4 which references agricultural use, natural heritage, and farmland conservation areas. Motion carried 6-0.
4. Brian Carpenter presented the pre-application review for Shana L. Blackmar. This is to be a 3-lot residential compound.
 - a. The plan now shows a common driveway, but the access to the existing house is not shown, and the board is concerned about the location of that driveway to avoid the well and septic system.
 - b. Abandonment of existing drive must be shown.
 - c. The notes need to indicate the radius for the public well at Nancy Ann Nursing Home (shown), and the 400' setback for septic system.

Correspondence

The Board agreed that Julia Parmentier should draft a letter to Tony Lachowitz regarding the Ordinance Revision proposal.

Reports

Robin Fish for Land Trust: The Land Trust does not know what has happened to the conveyance tax which should have been collected from real estate transactions and gone into a restricted fund. The Land Trust has had difficulty in operating without knowing what they have in that account.

New Business

None.

Capital Budget:

Julia put in the request for \$40,000 as agreed on at the 12/20/06 meeting.

The Planning Board meeting of 1/17/07 is in conflict with a meeting for the Town Department Heads, so Julia suggested the Planning Board meeting be postponed to 1/18/07. Julia, Pat, Helen, Robin and Mike can make this date.

January 20th workshop:

1. Mike and Julia to bring laptops.
2. Look at proposed segments and make adjustments as needed (firm up "nodes")
3. Need to develop map that reflects those segments
4. Designate plat/lot numbers for properties involved
5. Need maps for each segment with plats and lots shown (Maps to be from Scituate line to Connecticut line. Maps with plat and lots lines). Can Ann Carlson supply these? Or can Nancy Woodlock do a GIS map?
6. Notify Land Trust, Conservation Committee, Town Council, EDAC, request at least have a representative attend (Bob Fallon). Nancy Woodlock to send a memo to each.
7. Firm up description of the goals for each segment.
8. Identify the procedures for implementing the re-zoning.

Adjournment

Pat Moreau moved to adjourn at 9:43, Robin Fish seconded, motion carried 6-0.

Respectfully Submitted:

Helen Hardy
Secretary