

**Foster Planning Board Workshop
Meeting Minutes
Saturday January 20, 2007
Eddy Building 7:30 pm**

Maps were assembled from 8:30 to 8:45. The Planning Board meeting was called to order at 8:45 pm by the Chair, Julia Parmentier; in attendance were Julia Parmentier, Robin Fish, Mike Carpenter, Patricia Moreau, John Neale, and Helen Hardy. Also present were Mike Wood, Bob Fallon, Heidi Colwell, Ann Grenier, Lynne Rider, Myra Mercier, Marcia Bowden. Linda Tibbetts arrived at 10:00.

Minutes

Helen Hardy read the minutes of the 11-28-06 meeting to remind attendees of what has been done so far. Helen moved to fix the time of adjournment at 11:00, Pat Moreau seconded, motion carried unanimously.

New Business:

Route 6 Rezoning:

- 1) Zone 1: This segment will be addressed first. Question: If there has been a commercial use on a property, but not exercised for more than a year, is the use discontinued?
 - i) Currently this segment is already zoned Agricultural/Residential except for certain grandfathered properties and two lots that are zoned Neighborhood Commercial, currently owned by the Providence Water Supply Board and Mike Carpenter.
 - ii) The Board reviewed the procedure, in the zoning ordinance, for amending zoning designations.
 - iii) Summary of concerns for segment one:
 - (1) At present the only existing commercial property is the current Best Electric property
 - (2) Wachtel Property is zoned for medical facilities.
 - (3) Land Trust is looking at Lot 30 (?), on the East side of Ram's Tail Road for acquisition.
 - (4) Providence Water Supply owns Lot 31 (west of Ponaganset River).
 - (5) A portion of Lot 31 and Lot 32 may currently be Neighborhood Commercial
 - (6) A portion of Plat 21, Lot 21 was identified as a possible inclusionary zone in the Affordable Housing Plan
 - iv) Still to be done is this segment:
 - (1) In order to rezone this section, the Town must follow the procedure in the zoning regulations for amendment: Town Council needs to schedule a public hearing (zoning regulations, Article X, Section 6) and follow the procedures set therein).
 - (2) Ann Grenier questioned how the process was being carried out, and whether enough people are being included in the process and are aware of what is happening. It was suggested that more publicity be put out in the Foster Home Journal, and Valley Breeze and Observer for example, to let people know what is happening and under consideration.
 - (3) Linda Tibbetts brought to the attention of the board a bill that Nick Gorham is introducing in the House of Representatives to make the Pawcatuck Watershed (Foster/Glocester /Scituate/Coventry) a part of conservation overlay district which would then be excluded or modified in its compliance with the Affordable Housing requirements.
- 2) Zone 2: Segment 2 Commercial properties stretch from the Route 6/Old Route 6 split to Paine Road, mostly on the south side. Current properties in commercial use not actually in the commercial zone anyway.
 - i) Need to identify properties currently in commercial use and identify whether they are zoned commercial, or whether they are grandfathered. Town Hall and Ann Carlson ought to be able to help. We need to know what properties will need to be rezoned when we identify an area to designate as a commercial or an inclusionary zone.
 - ii) Needed in order to make decisions about segment 2:
 - (1) Deal with existing commercial properties
 - (2) What environmental constraints exist in the segment so we can identify a suitable location for an area for inclusionary development?
- 3) Parcel by parcel or sub-segment by sub-segment, we need to look at current use, zoning and environmental constraints. The remaining segments of Route 6 divided up for information gathering.
 - i) Information collecting assignments for Segments 2-4:
 - (1) East-West from east side of Segment 2:
 - (a) Former Spencer Family Practice to Anthony Road: Mike Wood
 - (b) Anthony Road to Marv's: John Neale
 - (c) Marv's to Foster Center: Bob Fallon
 - (d) Foster Center Road to Paine Road: Ann Grenier and Heidi Colwell
 - (e) Paine Road to Snagwood Road: Helen Hardy and Julia Parmentier
 - (f) Snagwood Road to Shady Acres: Marcia Bowden and Robin Fish
 - (g) Shady Acres to Wilson's Auto Parts: Pat Moreau and Mike Carpenter
 - (h) Wilson's to CT line: Don Moyer
 - (2) Julia will develop a form for people to use in collecting information.
- 4) We will ask Don Moyer to look into state requirements for zoning for properties reverting to use/grandfather clauses. For example, do they revert back to Agricultural/Residential if the use is not exercised within a certain period of time?

Future Agenda Items:

- i) Next meeting: tentatively 2/24/07 (back up date 3/3/07). Everyone has assignments for information gathering.
- ii) Segment 1: Issues are identified. First thing next meeting, make a recommendation to Town Council so this can be completed.
- iii) Remainder of meeting will focus on Segment 2: People will present information on the lots within Segment 2 that were assigned, and we will try to identify a mixed use node.

Adjournment

Helen Hardy moved to adjourn at 11:10, motion carried unanimously.

Respectfully Submitted:

Helen Hardy
Secretary