

**Foster Planning Board Workshop
Meeting Minutes
Wednesday, March 7, 2007
Eddy Building 7:30 pm**

A. Call to Order

The Planning Board meeting was called to order at 7:38 pm by the Chair, Julia Parmentier.

B. Roll Call

In attendance were Planning board members Julia Parmentier, Chair; Don Moyer; Pat Moreau; Mike Carpenter; Helen Hardy, Secretary; and John Bevilaqua, Solicitor. Also in attendance were Marcia Bowden, Conservation Commission; Janet White, Maggie Fennessy, Sam Mooney, and Donna Mooney of the Foster Preservation Society.

C. Approval of Minutes

Pat Moreau moves and Don Moyer seconds to table approval of minutes from December 20, 2006, to February 24, 2007, until Helen Hardy and Carol Lyons can meet to revise them. Motion carried unanimously.

D. Correspondence

1. DVD: Private Drinking Water Well Testing and Protection from URI. Would be a good public education tool. We might be able to make copies. Mike Carpenter will write an article for the Foster Home Journal to advertise this.
2. Article noted from The Providence Journal on the Rt. 6 Re-zoning project.
3. Mike Carpenter provided information on a R.I. Housing summary of funding sources for the development of Affordable Housing
4. Information from DEM on insignificant alteration of Plat 5, Lot 45 on Howard Hill Road

E. Reports

F. Public Hearings

G. Subdivisions

H. Commercial Site Review

Commercial Site Review, William Fortin, Twisted Liquors. The plans and information to be submitted did not arrive in time for this meeting. Motion was made to continue hearing to March 21, 2007.

I. New Business

1. Motions regarding Community Development Block Grants, Western Rhode Island Home Repair program. Motions attached and incorporated herein (Exhibit A).
2. Donna Lantini, request for advice for a business or Affordable Housing Development on Rt. 6. Ms. Lantini was not present.
3. Foster Preservation Society: Concerns regarding Cucumber Hill Estates, Plat 4, Lot 87, barn variance. John Bevilaqua informed the board that this matter cannot be discussed at this meeting without breaking the Open Meetings Law. Notice must be sent to the subdivision applicants in order to address the concerns of other interested parties. Ann Grenier of the Foster Preservation Society asks Mr. Bevilaqua to outline the process of appeal. Mr. Bevilaqua says that as the Foster Preservation Society is introducing new information which should be considered in reviewing the subdivision of this property. Mr. Bevilaqua will ask the Planning Clerk to send the applicants a copy of the Foster Preservation society letter. Mr. Bevilaqua asked for a list of historically designated buildings in town.
4. Appointment to Land Trust; Pat Moreau moves and Mike Carpenter seconds to table this until a full board is present.
5. Residential compound requirements put into deeds: The Board discussed the current residential compound ordinance and possible future changes.

J. Old Business

1. Ordinance revisions, Tony Lachowitz. The Board has \$6000 from ordinance revisions and \$15,000 left from the Scenic Roads grant. To prioritize, according to Mr. Lachowitz's estimate:
 - a. Affordable Housing \$6000
 - b. Conservation Development (zoning), includes farmland, rural conservation, overlay and wastewater management and groundwater protection (in conjunction with DEM) \$5000.

Helen Hardy moves and Pat Moreau seconds to recommend that the town council accept the proposal from Tony Lachowitz on Affordable Housing for \$6000. Also the proposed \$10,000 for Conservation Development Ordinance, with the understanding that if we can utilize the funding from the State DEM that we take advantage of that. Motion carries 5-0.

Farmland Conservation Overlay District and groundwater protection will be deferred until we have more information. Julia will contact the Council and Tony Lachowitz.

2. Rt. 6 Re-zoning: workshops continue and the individuals lots on Rt. 6 are being described and designated as to whether there is potential for development.

K. Planner's Report

L. Future Agenda Items

M. Adjournment

Pat moves to adjourn at 9:36 p.m. Motion carried unanimously.

Respectfully Submitted:

Helen Hardy
Secretary

Exhibit A

Motions pertaining to the Western Rhode Island Home Repair Program 2007

1. Patricia Moreau moved, Don Moyer seconds to approve the Community Block Grant funding proposed for Housing Rehabilitation, in the amount of \$100,000.00 in accordance with Section 5.4.3 of the Housing component of the Foster Comprehensive Plan; motion unanimously carried 5-0.
2. Patricia Moreau moved, Julia Parmentier seconds to approve the Community Development Block Grant funding proposed for the Foster Food Bank, in the amount of \$3000.00, in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan; motion unanimously carried 5-0.
3. Patricia Moreau moved, Don Moyer seconds to approve the Community Development Block Grant funding proposed for the Administration of the Western Rhode Island Home Repair Program, in the amount of \$40,000.00, in accordance with Section 5.5.3 of the Community Facilities component and Section 5.4.3 of the Housing component of the Foster Comprehensive Plan, motion unanimously carried 5-0.
4. Patricia Moreau moved, Don Moyer seconds to approve the Community Development Block Grant funding proposed for the Operation of the Western Rhode Island Home Repair Program, in the amount of \$8,000.00, in accordance with Section 5.5.3 of the Community Facilities component and Section 5.4.3 of the Housing component of the Foster Comprehensive Plan, motion unanimously carried 5-0.
5. Patricia Moreau moved, Don Moyer seconds to approve the Community Development Block Grant funding proposed for the Community Housing Land Trust at this time, in the amount of \$3000.00, in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan, motion failed, 0-5.
6. Mike Carpenter moved, Helen Hardy seconds to approve the Community Development Block Grant funding proposed for the Foreclosure Assistance Program at this time, in the amount of \$10,000.00, in accordance with Section 5.4.3 of the Housing component of the Foster Comprehensive Plan, motion
7. Helen Hardy moved, Pat Moreau seconds to approve the Community Development Block Grant funding proposed for the Home Maintenance Program – Septic Pumping and Oil Burner Cleaning, at this time, in the amount of \$5000.00, in accordance with Section 5.4.3 of the Housing component of the Foster Comprehensive Plan, motion carries 5-0.
8. Don Moyer moved, Mike Carpenter seconds to approve the Community Development Block Grant funding proposed for the Abbey Lane Project – Professional Engineering Services, at this time, in the amount of \$60,000.00, in accordance with Section 5.6.5 of the Natural Resources component of the Foster Comprehensive Plan, motion carries 5-0.