

Planning Board Workshop – Town of Foster
Meeting Minutes
Saturday, March 31, 2007
Eddy Building 8:30 am – 11:00 am

A. Call to Order

Meeting was called to order at 8:38 a.m.

B. Roll Call

Planning Board members present were Julia Parmentier, Mike Carpenter, Tom Mercier, and Helen Hardy. Also in attendance were Maureen McEntee, Debra Marshall, Marcia Bowden, Ann Grenier, Heidi Colwell, Bill Fortier, Elke Izzo, Bob Hollis, Pat Morgan, Bob Fallon, John Obiurka, Janice Hannert and David DeVecchio.

C. Approval of Minutes

None

D. Correspondence

None.

E. Reports

None.

I. Old Business

Julia Parmentier recapped and summarized the previous meetings, describing the four sections of Rt. 6, the uses foreseen for each node, and the goals to be accomplished in re-zoning Rt. 6.

J. New Business

In this workshop the lots were described in terms of current use and preliminary environmental constraints. Wetlands constraints were identified in segments 2, 3 and 4, existing commercial lots with contiguous undeveloped lots were identified. Five were identified for possible further investigation for development:

1. Connecticut line to Plat 10, Lots 26A on North Side, Plat 10, Lot 83, on south side:
In this area there are existing commercial entities and a proposal for a health center. There seems to be some non-wetland areas in this area. There is a need for review of DEM records on lots that are in questions in terms of groundwater contamination. Department of Health also did well water testing in this area and this information is available.
2. South side: From Connecticut line to Wilson's, Plat 10, Lot 81 to Boswell Trail, and north side from Whippoorwill Trail to Stone House Motor Inn, plat 10, lot 37. This node has existing commercial properties, some adjacent undeveloped lots and possibly some areas that are not wetlands.
3. Plat 13, lot 26, just west of Hopscotch (north side) to Paine Road. This contains Hopscotch, Danny's Auction, Foster Marketplace and the cell tower. South side, Plat 10, lot 25 includes (Sweet Forest Farm) liquor store, Allstate Insurance Co., Lucky's Tavern, and the Pine Tree Gun Club. East of this on the south side is residential and not suitable for development.
4. Moving in an eastward direction, north side Plat 14, Lot 19 (belonging to the Diocese of Providence) to Rt. 94. South side is antique shop.
5. Moving further eastward, south side, Plat 14, Lot 101 to Lot 97 includes former Brayton's, Village Inn, Sue Ann Creations, and formerly Marv's. Some areas are not wetlands, non-contiguous: Plat 21, Lot 33, the former Spencer Family Practice. North side: area of Wright's Welding, Foster Bear Arms, and Ye Old Flea Market.

K. Planner's Report

None.

L. Future Agenda Items

1. Ask Anne Carlson to speak on tax impact of zone
2. Other environmental constraints that need to be considered
3. List of owners to contact, how to contact, what is to be said
4. Determine what is mixed use zone, and what should be in a mixed use zone
5. Next meeting to be April 28, 2007.

M. Adjournment

Mike Carpenter moved to adjourn at 11:08. Motion carried unanimously.

Respectfully submitted,

Helen Hardy
Secretary