

**Foster Planning Board Workshop
Meeting Minutes
Wednesday, April 4, 2007
Eddy Building 7:30 pm**

A. Call to Order

The Planning Board meeting was called to order at 7:30 pm by the Vice Chair, Patricia Moreau.

B. Roll Call

In attendance were Planning Board members Don Moyer; Pat Moreau, Mike Carpenter, John Neale, and Tom Mercier. Julia Parmentier and Helen Hardy were excused.

C. Approval of Minutes

Approval of minutes from December 20, 2006, January 3, 2007, January 18, 2007, and February 21, 2007, were tabled to the April 18, 2007, meeting.

D. Correspondence

1. Article on Ann-Marie Ignasher's appointment as Town Planner.
2. Low Impact Development Workshop at URI, April 24, 2007.

E. Reports

None.

F. Public Hearings

None.

G. Subdivisions

Pre-application for Paul Lemieux, Plat 11, Lot 51

Planning Board's concerns were as follows:

- a. The vegetation was to be cut to make sure there was a clear line of sight for each of the driveways.
- b. That the ISDS systems have an emergency electrical pump built into them.
- c. To make sure the access road/driveways are built up so that the gravel roads would be able to accommodate emergency vehicles and the trucks that have to pump the ISDS systems. The board requested that the access roads/driveways be 12-15 feet wide.
- d. That there be 200 feet between the corners of the lots; which means that the back right corner of the front lot would have to be rounded and not at a 90 degree angle.
- e. Puddle in driveway must be determined not to be a vernal pool.
- f. There was an issue regarding the stone walls.

No motion was necessary as this was a pre-application conceptual review.

H. Commercial Site Review

Commercial Site Review, William Fortin, Twisted Liquors, Plat 17, Lot 57.

Mr. Fortin came in with new maps showing the following items:

- a. Two employee parking spots in front and to the left of the building.
- b. Large planters located in front of the building on either side of the door to prevent customers from angle parking.
- c. The area in front of the planters which will be painted and striped to indicate a loading zone/no parking area.
- d. Signs are to be put on the front of the building, indicating that the area is a loading zone/no parking area.
- e. Three spaces of head-in parking to the right side of the building, the first space to be marked as a Handicap space.
- f. One additional parking space to be marked parallel to the cemetery that abuts the back of the parking lot.
- g. Mr. Fortin has agreed to build up and support the remainder of the upper parking lot on the right side of the building prior to the renewal of his business license. Once this parking lot has been built up and inspected, Mr. Fortin will be allowed to place an additional two parking spaces next to the building; however, if this lot is not built up prior to his license renewal deadline, the renewal of his license will be denied.
- h. Mr. Fortin has agreed to reconstruct the steps between the upper parking lot and the lower parking lot where the remainder of the employee parking will be.
- i. An outdoor light to be placed on the back corner of the building to illuminate the steps between the upper and lower parking lots.
- j. The remainder of the employee parking will be in the lower lot and the employees will use Winsor Road as their ingress and egress to the parking lot.

Tom Mercier made a motion to approve the new plans, subject to the criteria (a-i above). John Neale seconded. Motion was passed unanimously.

I. New Business

Ann-Marie talked about Grow Smart RI Seminar scheduled for May 2007.

J. Old Business

1. Tom Mercier made motion to appoint John Neale to Land Trust, Mike Carpenter seconded. Motion passed 4-0
2. Discussed status of Ordinance Revision Project.

K. Planner's Report

1. Town Planner, Ann-Marie Ignasher, discussed the proper procedures for a public hearing and an informational meeting. The Planner agreed to prepare an outline of how an informational meeting is to be conducted, and the request for the public to identify themselves and to speak directly to the board.
2. Board member Mike Carpenter requested a listing of Housing Board volunteers and inquired as to the date of the next meeting. His main concern was to get the Housing Board up and running while the Ordinance revisions are in process.

L. Future Agenda Items

Discuss review of Planning Board procedures and documentation of Planning Board decisions.

M. Adjournment

Motion to adjourn made and passed at 9:10 p.m.

Respectfully Submitted:

Tom Mercier
Acting Secretary