



**PLANNING BOARD MEETING  
MINUTES  
TOWN OF FOSTER  
Wednesday, August 15, 2007, 7:30 p.m.**

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**A. Call to Order**

Meeting was called to order at 7:35 by Pat Moreau, Vice Chair.

**B. Roll Call**

Present were Pat Moreau, Vice Chair; Helen Hardy, Secretary; Don Moyer, Mike Carpenter; John Neale; Ann-Marie Ignasher, Town Planner. Julia Parmentier, Chair; and Tom Mercier were excused.

**C. Approval of Minutes**

Mike Carpenter moved to accept the minutes of August 1, 2007 with corrections. Helen Hardy seconded. John Neale, Mike Carpenter, Helen Hardy and Pat Moreau voted aye. Don Moyer abstained.

**D. Correspondence**

Letter from DEM regarding the wetlands alteration for the John and Raymond DiFazio property on Luther Road. Planning Board members will read and return comments at the next meeting.

**E. Board Member's Report**

Mike Carpenter, Affordable Housing liaison, explained that the Housing Board members have begun researching properties in the Town Hall to determine if we could use some existing housing, or if some existing housing may qualify as affordable housing. We are doing this so as not to limit ourselves exclusively to new construction. John Neale, the Land Trust liaison reported no current issues.

**F. Planner's Report**

1. Subdivision Spreadsheet: Ann-Marie Ignasher, Town Planner, reviewed the ongoing subdivision applications.
2. Reviewed the Planner's Report for the month of July.
3. Board of Appeals decision on Cucumber Hill Estates will be received after the decision is read at the next Zoning Board meeting.
4. Proposal from Tony Lachowicz is on the agenda.
5. Borderlands Project: Foster was not one of the finalists for that grant.
6. Three new subdivisions are expected for September.

**G. Administrative Subdivisions**

None.

**H. Minor Subdivisions**

None.

**I. Major Subdivisions**

None.

**J. Non-Commercial Site Review**

None.

**K. New Business**

1. Forms for subdivision Findings of Fact. Don Moyer asked if we would make a two-part motion, first voting on findings. Board members discussed which of the items on the list required Finding of Fact, and which ones were guidelines for review. There was a question of which questions were for Board members as worksheets.
2. Administrative Subdivision application and checklist. Board members reviewed the forms and made suggestions.
3. Survey from Tony Lachowicz. Board members discussed the difficulty of changing the mindset of the Foster citizens so that it would be possible to bring forward a proposal that does not exclusively have 5-acre zoning. It was agreed that education of the community was critical. Board members reviewed Tony Lachowicz's questions.
4. Ann-Marie Ignasher, Town Planner, asked the Planning Board for guidance on a substandard lot of record which the owner wanted to use for Affordable Housing. The Board felt it would be best as a single family home.
5. Ann-Marie Ignasher asked the Planning Board for advice on a lot line change on a subdivision application. Planning Board agreed to support Ann-Marie's advice.
6. Dodson and Associates maps for the Greenspace project are available for viewing in the Town Hall.

**M. Old Business**

None.

**N. Adjournment**

Mike Carpenter moved to adjourn at 9:48. Don Moyer seconded the motion. Motion carried unanimously.

Respectfully submitted,

Helen Hardy  
Secretary