



PLANNING BOARD MEETING MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday, October 17, 2007, 7:30 p.m.

A. Call to Order

Julia Parmentier, Chair, called the meeting to order at 7:30 pm.

B. Roll Call

Present were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; Don Moyer, John Neale, and Mike Carpenter. Tom Mercier was excused. Also in attendance were Ann-Marie Ignasher, Town Planner, and Atty. John Bevilacqua, Town Solicitor. Also present were Beverly Kennedy, Mr. and Mrs. Erickson (her daughter and son-in-law), Norbert Therien, surveyor, John Rockwell, surveyor, Brian Carpenter, realtor, Linda Dangelo.

C. Approval of Minutes

- John Neale moved and Pat Moreau seconded to accept minutes of September 19, 2007. Julia had a correction to H-3. Motion carried 5-0, Pat Moreau abstained.
- Helen Hardy moves and Pat Moreau seconds to table the minutes from October 3, 2007. Motion carried unanimously.

D. Correspondence and Review

- DEM Insignificant Alteration Permit – Kennedy, Central Pike
- Review of article by Julia Parmentier for *Foster Home Journal* on Rte. 6 Rezoning Project

E. Board Members' Reports

- John Neale, Land Trust liaison, reported that the Land Trust has set up a maintenance account for their property.
- John Bevilacqua reported the Intrica Group appealed the Zoning Board of Appeals decision.

F. Planner's Report

- Monthly Report for September 2007
- October Subdivision Spreadsheet

G. Administrative Subdivisions

None.

H. Minor Subdivisions

1. Central Pike, Emmett & Beverly Kennedy / Final

John Rockwell, land surveyor, represented Emmett & Beverly Kennedy on this subdivision. Ann-Marie Ignasher, Town Planner, reviewed the deficiencies (supplying Mylar, correcting the deed). Helen Hardy moved and Pat Moreau seconded to approve the Final Application to subdivide Plat 10, Lot 59, originally 20.68 acres into two parcels: A ±15.68 acres, Lot B ±5.0 acres as shown on the Class I Survey by John Rockwell of Coventry Survey Co., Inc., dated May 29, 2007, with the condition that the Mylar is supplied, the ISDS recorded, and the deeds corrected. Motion carried unanimously, 6-0.

2. Maple Rock Road / E. Jerome Batty / Final

This application was presented by Norbert Therien. Julia Parmentier asked about the delineation of limits of disturbance for each lot, and the site of erosion control, since it is listed as erosion control. Mr. Therien agreed to make that addition in the notes. Ann-Marie Ignasher inquired about a letter from DEM regarding the wetland program. Norbert says this was submitted. Ann-Marie says it is not in the files and requested that it be provided. Ann-Marie asked for permission to sign off on the Mylar and the

Patricia Moreau moved and Helen Hardy seconded to approve the Final Application for a Minor Subdivision of Plat 18, Lot 43, owned by E. Jerome, Stephen and William Batty III, originally ±14 acres, into three lots: A ±4.80 acres, B ±4.69 acres, and C ±4.59 acres, as shown on the Class I Survey prepared by Norbert Therien, National Surveyors, Inc., and dated May 2007, with the condition of receiving the DEM letter of freshwater wetlands program and the clear delineation of the limits of disturbance shown of the plan. Motion carried unanimously.

3. Round Hill Road / Brian Monfils/Vincent DiColo / Final

Ann-Marie Ignasher indicated all documentation has been received, including the transfer of the back lot to the Providence Water Supply Board, and that the plans show all appropriate setbacks and dimensions from wells to OWTS. Since the parcel was donated to the Providence Water Supply Board, the fee-in-lieu of will be waived.

John Neale moved and Helen Hardy seconded to approve the Final Application of the Minor Subdivision of Plat 12, Lot 54, Round Hill Road, owned by Vincent DiColo, originally 17.158 acres, into two lots: A ±8.62 acres, B ±8.5336 acres as shown on the Class I Survey prepared by Norbert Therien, National Surveyors, dated October 2007, with the conditions that livestock will be prohibited from wetlands areas and the setback from well to OWTS be recorded on the plan, and the deed reflect the condition prohibiting livestock in the wetlands. Motion carried unanimously, 6-0.

4. Cucumber Hill Road / **Brian Carpenter / David & Karen Bush / Preliminary**

Brian Carpenter presented this application for David and Karen Bush, AP 7, Lot 20. There was a discussion regarding the standards for the driveway. Pat Moreau moved and John Neale seconded to approve the Preliminary Application for AP 7, Lot 20, originally 43.9211 acres to be divided into three lots: Lot A=7.8119 acres, Lot B=22.3363 acres, Lot C=13.7650 acres as shown on the Class I Survey prepared by Norbert Therien, National Surveyors dated January 2007, in accordance with Finding of Fact and on the condition of approval of pending DOT approval of curb cuts.

Findings of Fact: The proposed subdivision is consistent with the Comprehensive Community Plan. This subdivision is a Residential Compound of appropriate scale and in an appropriate area. It meets the criteria for street frontage, driveway, OWTS, and setbacks. The applicant agrees to maintain the limits of disturbance as shown on the plan and to address the modification of the plan to accommodate emergency vehicles. The Board stated that the lot area / acreage street frontage, driveway, setback and septic plans all meet requirements of the town's subdivision and zoning requirements. The proposed subdivision has adequate and permanent physical access to a public street as required for a Residential Compound: Lots share a driveway. Conditions for the care and maintenance of the driveway will be included in the deed restrictions. Motion carried unanimously.

5. North Road / **Brian Carpenter / Estate of Eleanor Rowe**

AP 7 – Lot 72 – Existing size 12.4198 acres

Proposed Number of Lots: two (2)

Proposed areas: Lot A=6.7407 acres, Lot B=5.6791 acres

John Bevilacqua objected to this pre-application hearing until clearing the ownership of the property. Don Moyer moved, and Pat Moreau seconded to table this discussion until the ownership is clarified.

I. Major Subdivisions

None

J. Non-Commercial Site Reviews

None

K. Old Business

L. New Business

M. Future Agenda Items

- The next Rte. Rezoning Planning Board workshop will be October 27, 2007
- The next Planning Board workshop will be November 7, 2007. Tony Lachowicz to continue review of Ordinance Revisions.
- Also on November 7, 2007, KeepSpace Initiative.
- Five Year Road Plan is being worked on.
- November 28th workshop meeting.
- December 5th subdivision hearings.

N. Adjournment

John Neale moved to adjourn at 9:45 pm. Motion carried unanimously.

Respectfully submitted,

Helen Hardy,
Secretary