



**PLANNING BOARD MEETING
MINUTES
TOWN OF FOSTER
Benjamin Eddy Bldg., 6 South Killingly Rd., Foster, RI
Wednesday, January 2, 2008 7:30 p.m.**

A. Call to Order

Meeting was called to order at 7:31 by Julia Parmentier, Chair.

B. Roll Call

Present were Julia Parmentier, Chair; Pat Moreau, Vice-Chair; Helen Hardy, Secretary; Don Moyer, Mike Carpenter, John Neale, and Tom Mercier. Also in attendance was Ann-Marie Ignasher, Town Planner; John Bevilacqua, Town Solicitor; Tom Walden, Engineering Board; Norbert Therien, surveyor; Brian Carpenter, Long Realty; Chris DePalo, Attorney; and Stephen Sajrowski.

C. Election of Officers

Helen Hardy moved and Pat Moreau seconded to elect Julia Parmentier as Chair, motion carried unanimously. Helen Hardy moved and John Neale seconded to elect Pat Moreau as Vice-Chair, motion carried unanimously. Pat Moreau moved and John Neale seconded to elect Helen Hardy as Secretary, motion carried unanimously.

D. Approval of Minutes

November 17, 2007 John Neale moved and Don Moyer seconded to approve the minutes. Motion carried 6-0 with Tom Mercier abstaining.

December 5, 2007. Tom Mercier moved and Pat Moreau seconded to approve the minutes as corrected. Motion carried 5-0 with Tom Mercier and Pat Moreau abstaining.

E. Board Member's Report

LAND TRUST - John Neale reported the Land Trust has advertised for someone who would mow / maintain Land Trust parcels for trade in kind. The contact person for this project is Walter May.

AFFORDABLE HOUSING - Mike Carpenter reported that the second draft of the ordinance was reviewed.

F. Planner's Report

The Foster Business Owners Seminar (RI EDC) is scheduled for January 9, 2008; the response to date has been more than ever expected.

Keep Space Initiative - Ann-Marie and Joe Garlick presented their grant proposal and notification is pending. Julia Parmentier asked if the KeepSpace Initiative application could be made available to the Rte 6 rezoning workshop members.

Planning Clerk Opening - Carol Lyons has accepted the Deputy Clerk position at Town Hall and the Town Council is scheduled to approve her transfer on January 10, 2008. Therefore, as of January 11, 2008 the planning clerk position will be vacant.

G. Administrative Subdivisions

None.

H. Capital Budget Request

Engineering Board requests final payment for Tanker 1 & initial payment for Engine 4 replacement. Tom Walden again suggests that requests be spread over three years instead of two. There was some discussion if that was even possible due to the way the Town Charter is written.

I. Minor Subdivisions

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 to be 6.7407 ± acres, Lot B to be 5.6791 ± acres

PRE-APPLICATION SUBMITTED 9/17/07

FIRST PRE-APPLICATION/CONCEPTUAL REVIEW 10/17/07

***Preliminary Review
Decision Required***

PRELIMINARY REVIEW - The application was presented by Brian Carpenter for the Estate of Eleanor Rowe. The Town Planner stated she had spoken with Attorney Jane Gurzenda regarding this application. The Planner was told that the real estate was a risk of being sold at foreclosure as well as being sold for back taxes; taxes are due back to 2006. The subdivision of the real estate will allow one parcel to be sold immediately to pay the back taxes and mortgage - there is a purchase and sales agreement pending on the original lot with the residence. Town Solicitor John Bevilacqua explained the subdivision can be approved conditional to the payment of all outstanding taxes being paid at time of closing.

Ann-Marie, Planner and Robert Fallon, Building & Zoning inspector have reviewed this application and found no problems.

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Tom Mercier moved and Pat Moreau seconded to approve the Estate of Eleanor Rowe preliminary subdivision of plat 7, lot 72, North Road; existing +/- 12.42 acres, into two lots of +/- 7.29 acres and +/- 5.71 acres, as shown on the Class I survey prepared by Norbert Therien dated 7/07, on the condition that the property taxes which are outstanding be paid in full. The legal descriptions will be submitted with the final plans prior to final approval.

This subdivision meets the zoning and subdivision requirements and the goals of the comprehensive plan.
Motion carried unanimously.

Barbs Hill Road / **Paul & Claudia Cuniff / presented by Norbert Therien** *Second Pre-application
Residential Compound
No Decision Required*
AP 1 ó Lot 57B ó Existing size 73.4135 ± acres
Proposed Number of Lots: Residential Compound with three lots
Proposed areas: Lot A to be 5.0151 ± acres, Lot B to be 5.0249 ± acres and Lot C to be 63.3753 ± acres
PRE-APPLICATION SUBMITTED 9/18/07
SECOND PRE-APPLICATION REVIEW - Board/staff suggestions were the widening of the gateway to 16ø to accommodate emergency vehicles, and the inclusion of a turn out which would allow vehicles to pass each other on the right-of-way, at an appropriate place.

Plainwoods Road / **Stephen Sajkowski & Lori Ann Adamo / presented by Attorney Chris DePalo** *Pre-application/ Conceptual Review
No Decision Required*
AP 1 ó Lot 62 ó Existing size 29.6792 ± acres
Proposed Number of Lots: 2 (4)
Proposed areas: Lot A to be 4.5994 ± acres, Lot B to be 7.7722 ± acres, Lot C to be 4.5916 ± acres and Lot D to be 12.7157 ± acres
PRE-APPLICATION SUBMITTED 9/18/07
SECOND PRE-APPLICATION REVIEW - Ann-Marie expressed concern about the ability of this parcel to have a four lot subdivision due to the amount and location of wetlands. In Lot D there is no access to the public road, and Town ordinance prohibits creation of a lot that does not have access to the public road from its frontage. The Board suggested consideration of a three lot subdivision, residential compound, or to wait until the conservation zoning ordinance is passed.

J. Old Business

Planning Board Capital Budget:

Ann-Marie proposed we bundle the Rt. 6 rezoning conservation zoning, and the affordable housing ordinance public education and community outreach for a capital budget request. She will get an estimate and propose it on January 16, 2008 at the Capital Budget meeting.

Tom Mercier suggested checking on the purchase of a plotter, either as a capital or operating budget request.

K. Future Agenda Items

- January 16th, capital budget meeting
- February 6th, Tony Lachowicz, et al.
- Preservation
- KeepSpace Initiative updates

L. Adjournment

Tom Mercier moved to adjourn at 9:30 pm. Motion carried unanimously.

Respectfully submitted,

Helen Hardy
Secretary