



PLANNING BOARD MEETING MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday, February 20, 2008 7:30 p.m.

A. Call to Order

Meeting was called to order at 7:30 by Julie Parmentier, Chair

Julia Parmentier reported that Don Moyer had resigned from the board due to his work schedule. John Neale moved and Tom Mercier seconded to send Don a letter of thanks and appreciation for all of his hard work and dedication, and that the board regrets his leaving but understands and wishes him all the best.

B. Roll Call

Present were Julia Parmentier, Chair, Pat Moreau Vice-Chair, Helen Hardy, Secretary, members John Neale, Tom Mercier, Mike Carpenter. The following board members were excused: Kathryn Zuromski, Conservation Commission Liaison.

Also in attendance were: Ann -Marie Ignasher Town Planner, Tim Nichols, Marcia Bowden, Brian Carpenter, Norbert Therien, Lucy Minturn, Mark Boyer, David Filippone and Linda Filippone

C. Approval of Minutes

Helen Hardy moved and Tom Mercier seconded to table the minutes of February 6, 2008 until they were available. There was no discussion, and the motion passed unanimously.

D. Correspondence and Review

Copy of letter received from the Gloucester Planning Board given to all board members for their information, and to keep our board advised of the status of the Costa subdivision before the Gloucester Planning Board.

E. Board Members' Reports

John Neale reported that the Land Trust received three proposals for the maintenance / stewardship for some of their properties. The land trust expects to act upon the proposals at their next meeting.

Lucy Minturn, Chair of the Conservation Commission asked to speak. She reported on a conversation she had with Rich Blodgett of the Providence Water Supply Co., and his request to speak before a joint meeting of the Conservation Commission and the Planning Board regarding the possible closure, or abandonment, of certain roads within Foster to motor vehicle traffic to create walking trails within the community. The Town Planner reminded everyone that the only people with the authority to close or abandon roads is the Town Council, and therefore the most the two boards could do at this time is listen to Mr. Blodgett's ideas, and give their input to the Town Council as the Council had to make the final decision. It was discussed and decided to hold a joint meeting of the Conservation Commission and the Planning Board on Wednesday, March 19, 2008. It was noted that the Town Council should be notified. Tom Mercier suggested the meeting with Mr. Blodgett be moved to the April 2, 2008 workshop meeting if possible, as March 19, 2008 was a regular business meeting for the Planning Board, and we could have applicants before us at that time. It was determined the groups would meet on either of those two dates, whichever one worked best for Mr. Blodgett.

F. Planner's Report

Received and noted. Progress in getting high speed internet was reported and discussed.

G. New Business

None

H. Administrative Subdivisions

None

I. Minor Subdivisions-

South Killingly Road/ **Brian Carpenter / Estate of Eleanor Rowe**

Final Review

AP 7 ó Lot 72 ó Existing size 12.4360± acres

Proposed Number of Lots: two (2)

Proposed areas: Lot A to be 7.299± acres, Lot B to be 5.7060± acres

PRE-APPLICATION REVIEWED 10/17/07 and 12/5/07

PRELIMINARY REVIEWED 1/2/08

Mr. Brian Carpenter made the presentation for the final review of the subdivision. The Planner noted the legal descriptions for the lots were not received as of today's date. Mr. Carpenter then provided the Planner with one paragraph descriptions for both parcels ó the Planner stated that the legal descriptions as presented were not acceptable and that metes and bounds descriptions would be necessary. After some discussion it was determined that Norbert Therien, the surveyor would submit metes and bounds descriptions to the Planner for her review. The Planning Board then reviewed the plans one final time before the following motion was made.

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Tom Mercier moved: - The Planning Board vote to give final approval to the subdivision of Plat 7 Lot 72 into two separate lots as shown on that certain plan entitled: "Minor Subdivision, Final Plan, Eleanor Rowe Estate, AP 7 LOT 72, North Road, Foster, Rhode Island, dated July 2007, prepared by National Surveyors-Developers, Inc., 42 Hamlet Avenue, Woonsocket, RI (401) 769-7779, Norbert A. Therien, Professional Land Surveyor." As the planning board has made the positive findings of fact as required by RI GL §45-23-60 as both Lot A and Lot B of the subdivision meet or exceed the zoning ordinance requirements for a developable lot in an agricultural / residential zone. On the following conditions; that all outstanding real estate taxes owed on AP 7 LOT 72 are paid in full at the time of the closing of the first parcel of real estate sold from this subdivision.

John Neale seconded the above motion. There was no further discussion, and the motion carried unanimously.

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Moosup Valley Road/ **Frank & Natalie Arnold** *Preliminary Review*
AP 2 Lot 79 Moosup Valley Road Existing size 58.0282 acres
Proposed Number of Lots two (2)
Original Lot 79 to be 49 +/- acres; New Lot to be 7.7 +/- acres
PRE-APPLICATION REVIEWED 5/16/07 Had to go to the Zoning Board for dimensional variances

This application went to the Zoning Board of Review 12/12/07 for variances of the distance of the ISDS from the side line & the intermittent stream. This property will have a common driveway with the abutting property. The right of way is to be recorded as a part of the deed and also noted on the adjacent property.

John Neale moved: - The Planning Board voted to give preliminary approval to the proposed subdivision of the real estate of Frank and Natalie Arnold, located at 57 Moosup Valley Road, Foster, RI 02825 also known as Plat 2 Lot 79 containing approximately 58.0826 acres +/- into two separate lots; proposed Lot A Being 7.7 acres +/- and the remainder of Lot 79 being 50.34 acres +/- as shown on the submitted Class I Survey prepared by Norbert Therien, dated January 2, 2007. Based upon the following findings of fact: 1) the proposed subdivision conforms to the comprehensive plan of the Town of Foster, 2) the applicants appeared before the Zoning Board of Review and received a variance on 01/23/08 as evidenced by that decision recorded in book 157 at page 362, 3) that all conditions previously set out by the planning board have been met. Said decision is contingent upon the fact that the right of way granted to the Arnolds must be recorded in the records of land evidence, and referred to in the appropriate deeds and legal descriptions.

Pat Moreau seconded the above motion. There was no further discussion and the motion passed unanimously.

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South Killingly Road /**David Filippone** *Pre-application / Conceptual Review*
AP 8 Lot 54 Existing size 79.98 ± acres *No decision required*
Proposed Number of Lots: two (2)
Proposed areas: Lot A to be 5.03 ± acres, Lot B to be 74.95 ± acres

This application was presented by Mark Boyer, surveyor. This application has received verification of wetland edges as of today. Mr. Boyer stated that the proposed lot will meet all of the Town's set back requirements and all of the state setback requirements. The Board reviewed and discussed the plans as presented. The Board did not see problems with the plans as presented. Tom Mercier questioned a point in the front property line and Mr Boyer will resolve that issue before going for the preliminary approval.

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Rte. 101/Winsor Road/**William Fortin (Twisted Liquors)** *Pre-application / Conceptual Review*
AP 17 Lot 57 Existing size 39.3 ± acres *No decision required*
Proposed Number of Lots: two (2)
Proposed areas: Lot A to be 4.52 ± acres, Lot B (57) to be 34.78 ± acres

William Fortin was not present, Norbert Therrien represented this property. This property is zoned MI. There are two existing buildings on the property. Mr. Fortin would like to purchase the portion of the lot the store is on. This lot was reviewed by the Town Council. Council allowed liquor stores in the MI zone. There is not a minimum lot size for this zone. The building is already non-conforming. There was concern on the part of the Board what changes would be required to the lot as a result of the subdivision. The septic system may have to be upgraded when the land is subdivided. The point was made that the land owner must be the applicant.

Mr. Therien will present a corrected application and corrected map to the Planning Board at a later meeting.

J. Major Subdivisions

None

K. Commercial Site Reviews

Danielson Pike/**Henry Chabot/Foster Bait Shack – continued to March 19, 2008**
AP 21 Lot 26 Existing size of lot 33,386 sq. ft.
Existing building size 20x20
Proposed 8x16 addition for bait tanks

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L. Old Business

A Mr. T. Nichols requested to speak to board regarding a possible residential compound on his real estate. He had presented a very rough concept plan a month or two ago and he wanted to know if any planning board members had a chance to walk his property.

Though Mr. Nichols' application was not before the board at present, there was a board member, John Neale that had indeed walked the site and explained to Mr. Nichols that the area in which he wanted to put a driveway, between his studio and the stonewall / boundary line, was extremely tight, so much so that he could not without seeing an accurate survey even ponder if the area had enough width for a driveway. Mr. Nichols then stated that he could not at this time continue the process due to the expense of hiring a surveyor.

Nothing further was stated, and Mr. Nichols thanked the board for their time, and then he left.

M. Future Agenda Items

Joint meeting with Conservation Commission and Richard Blodgett March 19 or April 2

N. Adjournment

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

Respectfully submitted,

Helen Hardy
Secretary