



**PLANNING BOARD MEETING WORKSHOP
MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
March 11, 2008 at 7:30 p.m.**

A. Call to Order

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

B. Roll Call

Present were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; members John Neale and Tom Mercier. The following board member was excused Mike Carpenter. Also present were Ann-Marie Ignasher, Town Planner; Jeff Gofton, WRIHRP; Linda Menard, Diane Boisvert, Abbey Lane Association; and Tony Lachowicz, Consultant.

C. Approval of Minutes

Tom moved to table the following minutes until 4/2/08.
02/06/08 Planning Board Meeting Workshop
02/20/08 Planning Board Meeting Applications
Pat Moreau seconded the motion, there was no further discussion and the motion carried unanimously.

D. Correspondence

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

E. Board Member Reports

John Neale reported that the Land Trust is continuing ongoing negotiations for a particular land purchase. There were no other Board Member reports.

F. Public Hearings

None

G. Subdivisions

None

H. Commercial Site Review

None

I. Old Business

- a. Rt. 6 Rezoning: Meetings are scheduled 03/29/08, 04/26/08, there will be a May informational meeting on 5/21/08 that will be open to the public. Pat Moreau contacted Rhode Island Housing and got informational packets regarding various affordable housing. Annette Bourne the Assistant Director of Policy at Rhode Island Housing has offered to assist us in any way and she is willing to attend a future meeting. The Board determined that Ann-Marie should ask her to attend the 04/26/08 Rt. 6 meeting, and Ann-Marie will send an email to that effect.
- b. Tom Mercier made the motion to continue the discussion on the conservation planning statute and affordable housing statutes until we are completed with our new business, CDBG grant application proposals. Pat Moreau seconded the motion there was no further discussion and the motion passed unanimously.

J. New Business

CDBG: Jeff Gofton presented the Abby Lane proposal. Abby Lane is an existing low to moderate income housing community which already meets the goals of Foster's comprehensive plan and facilitates the implementation of our housing assistance program, however, the well and septic systems built by the Army corps in the 60's need updating. Mr. Gofton was hired to assist Abby Lane Corp in this endeavor. The requests are for engineering studies and application.

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Exhibit A

Motions pertaining to the Western Rhode Island Housing Repair Program

Housing Program:

- 1) John Neale moved and Tom Mercier seconded to approve Community Block Grant funding requests for Housing Rehabilitation in the amount of \$100,000.00 in accordance with section 5.4.3 of the Housing Assistance Programs component of the Foster Comprehensive Plan, the motion carried unanimously 5-0.
- 2) Pat Moreau moved and Helen Hardy seconded to approve the Community Block Grant funding requests for Operating Costs of the Western Rhode Island Home Repair Program in the amount of \$44,500.00 in accordance with Section 5.5.3 of the Community Facilities component and Section 5.4.3 of the Housing Component of the Foster Comprehensive Plan, the motion carried unanimously 5-0.
- 3) John Neale moved and Tom Mercier seconded to approve the Community Block Grant funding request for Administration of the Western Rhode Island Home Repair Program (CDBG) in the amount of \$8000.00 in accordance with Section 5.5.3 of the community Facilities component and Section 5.4.3 of the Housing component of the Foster Comprehensive Plan, the motion carried unanimously 5-0.

Public Facility Improvement:

- 4) Tom Mercier moved and Pat Moreau seconded to approve the Community Block Grant funding request for the Human Services Bathroom Facilities in the amount of \$16,000.00 in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan, the motion carried unanimously 5-0.
- 5) Pat Moreau moved and Helen Hardy seconded to approve the Community Block Grant funding request for Foster Senior Housing (Hemlock Village) Water System Improvement-Water Tank in the amount of \$20,000.00 in accordance with Section 5.4.3 of the Housing Component and Section 5.5.3 Community Facilities Component of the Foster Comprehensive Plan, the motion carried unanimously 5-0.
- 6) John Neale moved and Tom Mercier seconded to approve the Community Block Grant funding request for the Abbey Lane Replacement of current Wells, Water and Sewer Mains in the lump sum amount of \$30,000.00 - (\$25,000.00 for engineering study, and \$5,000.00 for technical assistance) - in accordance with Section 5.4.3 of the Housing Assistance Component, and Section 5.6.5 of the Natural Resources Component of the Foster Comprehensive Plan, the motion carried unanimously 5-0.

NOTE: The Planning Board determined that the Abbey Lane project should receive a higher classification as a public facility improvement as the system improvement being sought are "public systems" for existing low to moderate income households. It was originally classified by Western Rhode Island Home Repair under the planning section.

Public Services Programs:

- 7) Tom Mercier moved, and Pat Moreau seconded to approve the Community Block Grant funding request for the Foster Community Food Bank in the amount of \$3,500.00 in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan; the motion carried unanimously 5-0.

Planning:

- 8) Tom Mercier moved and Pat Moreau seconded to approve the Community Block Grant funding request for the KeepSpace Initiative in the amount of \$25,000.00 in accordance with the Town of Foster Amendment to the Housing Element Affordable Housing Plan to provide 10% Low-Moderate Income Housing as adopted by the Foster Town Council on December 9, 2004 and amended by the Foster Town Council on February 15, 2006, motion carried unanimously 5-0.
- 9) Pat Moreau moved and Helen Hardy seconded to approve the Community Block Grant funding request for the Community Housing Land Trust in the amount of \$3,000.00 in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan, the motion carried 3-2; John Neale, Pat Moreau and Helen Hardy voted for approval; Tom Mercier and Julia Parmentier voted against.

NOTE: The Town Planner will prepare a memorandum for the Town Council Meeting on March 13, 2008.

5 minute recess- meeting reconvened at 8:36.

- c. Conservation Planning: Tony Lachowicz presented: Comp plans, zoning regs subdivision regs. The Board reviewed and discussed the changes proposed in current zoning by the conservation zoning ordinance as proposed by Mr Lachowicz.

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K. Planner's Report

L. Future Agenda Items

M. Adjournment

Tom moves to adjourn at 9:44 P.M. Motion carried unanimously.

Respectfully submitted,

Helen Hardy
Secretary