



**PLANNING BOARD MEETING MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI**  
**Wednesday: June 04, 2008 AT 7:30**

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**A. Call to Order**

Meeting was called to order at 7:33 by Pat Moreau

**B. Roll Call**

Present were Pat Moreau, Vice Chair; Helen Hardy, Secretary; Board Members, John Neale, Marcia Bowden, Mike Carpenter, and Kathryn Zuromski, Conservation Commission liaison. Board Members Julia Parmentier and Tom Mercier were excused. Also present were Ann-Marie, Town Planner; John Bevilacqua, Town Solicitor; David Filippone, Mark Boyer, Nick Gorham, John Vorros, Tony Lachowicz and Sam Shamoon.

**C. Approval of Minutes**

February 23, 2008 - Marcia moved and Mike seconded to approve. Motion carried unanimously – 5 to 0.

March 19, 2008 - John moved and Marcia seconded to approve. Motion carried 4 – 0. Pat Moreau abstained.

April 16, 2008 - John moved and Marcia seconded to approve with corrections. Motion carried unanimously 5 - 0.

**D. Correspondence and Review**

None

**E. Board Members' Reports**

None

**F. Planner's Report**

None

**G. Administrative Subdivisions**

None

**H. Minor Subdivisions**

48A South Killingly Road /**David Filippone**

AP 8 – Lot 54 – Existing size 79.98 ± acres

Proposed Number of Lots: two (2)

Proposed areas: Lot A to be 5.04 ± acres, Lot B to be 75.95 ± acres

PRE-APPLICATION / CONCEPTUAL REVIEW ON 02/20/08

PRELIMINARY REVIEW ON 03/19/08 – continued to 06/04/08

**Continuation  
Preliminary / Review  
Discussion/ Decision**

Ann-Marie Ignasher, the Town Planner, informed the Board that a site walk occurred on 04/03/08 that included both Planning Board and Conservation Members. The changes made to the plan include,

- Increase of frontage so lot width meets requirement at setback line;
- West boundary increased to conform to the requirements of distance from septic;
- Septic now 100' from well.
- Back lot line now increased to 300;
- New lot increased from 5 acres +/- to 7 acres +/-

The Planner stated that this lot meets all zoning requirements. Mark Boyer is waiting for the deed restriction requested / required by RI DEM. – Septic System is being built for a two (2) bedroom home; therefore there must be a recorded restriction

John Neale made the motion to approve, and Mike Carpenter seconded, the preliminary application of David Filippone to subdivide the real estate located at 48A South Killingly Road, Foster, RI 02825, also known as Tax Assessor's Plat 8 Lot 54 containing approximately 79.98 acres of land into two separate and distinct parcels. Proposed new lot containing 7/12 acres +/- and the remainder of the Lot containing 72.86 acres +/- as shown on that Class I Survey plan entitled:

"Filippone Subdivision: Location South Killingly Road, Foster, Rhode Island, prepared for David Filippone, dated Dec. 17, 2007; revised Feb. 26, 2008, and May 13, 2008, by Boyer Associates, Established since 1963, 1200 Main Street, West Warwick, RI 02893, Tel. (401) 821-8872 Fax (401) 826-1993, Mark D. Boyer, Professional Land Surveyor" said motion is made based upon the following findings:

- 1) That said plan Does meet the standards as set forth under Rhode Island General Law §45-23-60 as follows:
  - a) That the proposed development is consistent with the comprehensive community plan; and
  - b) That the proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance; and
  - c) That there will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval; and
  - d) That the subdivision as proposed, will not result in the creation of individual lots with any physical

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constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

e) That all subdivision lots have adequate and permanent physical access to a public street.

2) That the following are conditions of this approval:

a) The receipt of OWTS approval by DEM which must be in place prior to applicant coming before the board for final approval. – provided any conditions that DEM may require be met.

No further discussion. Motion to approve carried unanimously. 5 to 0 (Kathryn Zuromsky did not vote.)

### **I. Major Subdivisions**

None

### **J. Commercial Site Reviews**

None

### **K. Old Business**

Meeting with Sam Shamoon and Tony Lachowicz.

Ann-Marie presented the Board with checklists for the various subdivisions, with new checklists for conservation development added. The amendments to the Comprehensive Plan were also given. These will be reviewed by Board members and feedback given to Ann-Marie or Celeste. Next step will be to schedule a joint work session with the Town Council.

Sam Shamoon presented the proposed affordable housing ordinance. Diane Potter and Lynn DeStefano from Housing Board were in attendance.

Recommendations regarding Zoning Ordinances. Comprehensive permit: allows a developer to undertake a project without the normal oversight of Town Boards.

These changes must be recommended by the Planning Board to the Town Council.

The Town Council then holds public hearings and then adopts the new ordinances..

Board members now need to review the recommendations for changes to zoning and make any suggestions to Ann-Marie within the next two (2) weeks.

Planning Board needs to meet with the Affordable Housing Board in order to resolve concerns regarding the inclusion of residences in the Highway Commercial zone.

There was a discussion on the manner of information sharing (ie. Paper or electronic)

### **L. New Business**

None

### **M. Future Agenda Items**

Building Approvals – wells and septic installations

Policy Ordinance on Town Renovations to Historical Buildings

June 18 – Foster Bait Shack continuation

June 18 - Joseph, Paul/Mary – Pre-Application for Minor Subdivision

Review of Meetings dates in July and August 2008

### **N. Adjournment**

Marcia moved to adjourn at 9:50 p.m. Motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary