



**PLANNING BOARD MEETING MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI**  
**Wednesday: June 18, 2008 AT 7:30**

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**A. Call to Order**

Meeting was called to order at 7:33 p.m. by Vice Chair Pat Moreau.

**B. Roll Call**

Present were Pat Moreau, Vice Chair; Board Members, Tom Mercier, John Neale and Mike Carpenter. Julia Parmentier, Marcia Bowden and Helen Hardy were excused. Also present was Ann-Marie Ignasher, Town Planner.

**C. Approval of Minutes**

Planning Board Meeting(s):

May 7, 2008 – wkshp HB  
May 21, 2008 Informational  
June 4, 2008

Rte 6 Re-Zoning Workshop(s):

March 29, 2008  
April 26, 2008  
May 3, 2008  
May 10, 2008

Tom Mercier motioned to table the minutes to July 16, 2008, John Neal seconded the motion.  
Motion passed unanimously 4-0.

**D. Correspondence and Review**

Letter from Ann Grenier regarding her concerns about the property at 185 Danielson Pike.  
Ann-Marie Ignasher noted the Ann Grenier's issues were being worked on. Tom Mercier moved to place the correspondence on file. John and Mike seconded.

**E. Board Members' Reports**

None

**F. Planner's Report**

Tom Mercier moved to put the April and May Planner's report on file. John and Mike seconded.

**G. Administrative Subdivisions**

Barbs Hill Road / **Maurice and Ida Dunbar**  
AP 1 - Lot 48 – Existing size 5.9107 +/- acres  
AP 1 - Lot 49 - Existing size 17.7767 +/- acres  
Proposed size Lot 48 – 5.8636 +/- acres  
Lot 49 – 17.8238 +/- acres

*No Action/ Future Agenda Item  
Planner's Decision Date 7/16/08*

Ann-Marie Ignasher stated that there is no action on this one, she gave them a letter of minor corrections that need to be made to the map and expects to have a letter of approval for the Planning Board at the July 16 meeting.

Foster Center Road/ **Nicola Swindon Duty- Tina Lavallee**

AP 19 – Lot 26 – Existing 2.924 +/- acres  
AP 19 – Lot 27 - Existing 22.836 +/- acres  
Proposed – AP 19 – Lot 26 – 7.924 +/- acres  
Proposed – AP 19 – Lot 27 – 17.836 +/- acres

*No Action / Future Agenda Item  
Planner's Decision Date 7/16/08*

Ann-Marie Ignasher stated that there is no action on this one. She stated that she asked that it be added to the agenda so that the board will be aware of it for the July 16, 2008 meeting.

**H. Minor Subdivisions**

Barbs Hill Rd / **Paul & Claudia Cunniff**  
AP 1 – Lot 57B Existing size 73.4153 acres +/-  
Proposed number of lots – (3) three  
Proposed Lot A – 5.0151 +/- acres  
Proposed Lot B – 5.0249 +/- acres  
Proposed Lot C – 63.3753 +/- acres

*Preliminary Review  
Discussion / Decision*

PREAPPLICATION/PRELIMINARY REVIEW 08/24/2007  
SECOND CONCEPTUAL REVIEW 01/02/2008

Norbert Therien from National Surveyors Inc. discussed the revisions to the survey that were previously requested by the Board. A turn out for emergency vehicles was previously discussed, so Norbert revisited the site and added two (2) turn outs to the proposed driveway. The wetlands and ISDS/OWTS permits have been received from RI DEM.

Planning Board Findings of Fact(s):

- 1) The Landowner has owned the land for more than five (5) years.
- 2) The lot has more than three hundred (300) feet of frontage and was created after July 1, 1967.
- 3) The original lot contains more than thirty (30) acres of land.

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- 4) No subdivision of the original lot has taken place after February 19, 1998.
- 5) Only three (3) single family dwelling units / residences are requested.
- 6) The minimum setbacks from all property lines for wells, leaching fields, structures and accessory uses [fifty (50) feet] for a residential compound are met.
- 7) All wells are at least a minimum of one hundred (100) feet from any leaching field. (OWTS)

Mike moved to approve the application of Paul Cunniff and Claudia Cunniff, and landowners John G. and Miriam A. Cunniff to subdivide the real estate located at Pole 18 Barbs Hill Road, Foster, RI 02825, also known as Tax Assessor's Plat 1 Lot 57B containing approximately 73.4153 acres +/- into a residential compound consisting of three (3) parcels each parcel containing a single family dwelling unit. The proposed lots to contain the following acreage – Lot A – 5.0151 acres +/-; Lot B – 5.0249 acres +/-; and Lot C – 63.3753 acres +/-, all as shown on the Class I survey plan entitled: "Proposed Site Plan for John G & Miriam Cunniff, AP 1 Lot 57B, Pole #18 Barbs Hill Road, Foster, RI dated April 2008, and amended May 22, 2008, prepared by National Surveyors-Developers, Inc. 42 Hamlet Ave Woonsocket, RI (401) 769-7779, Norbert Therien, Professional Land Surveyor" said motion is made based upon the following:

- 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
  - b) That the proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance.
  - c) That there will be no significant negative environmental impacts from the proposed development as shown on the preliminary plan.
  - d) That the subdivision as proposed will not result in the creation of individual lots with any physical 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) The Planning Board issued the following conditions:
  - a) Restrictive covenants shall prohibit further (sub)division of the land within the compound.
  - b) Restrictive covenants (above) must appear on both the final recorded Class I survey and the deeds for each lot.
  - c) NO TOWN SERVICES shall be provided, including, but not limited to, plowing or maintenance of the common right of way; nor shall any school buses be required or permitted to travel on the common right of way; nor shall any rubbish or garbage pick up be made on the common right of way; nor shall any street lighting be provided on the common right of way. THIS IS A CONDITION OF APPROVAL AND MUST APPEAR ON THE RECORDED PLAN AND DEED.

John Neale seconded the motion. Motion passed unanimously 4-0.

201 Plainfield Pike / **Mary and Paul Joseph**  
AP 2 – Lot 63 Existing size – 18.9720 +/- acres  
Proposed number of lots – (3) three  
Proposed Lot A – 7.1472 acres +/-  
Proposed Lot B – 4.6458 acres +/-  
Proposed Lot C – 7.1789 acres +/-

*Pre-Application / Conceptual  
No Decision / Discussion Only*

Brian Carpenter from Long Realty presented the maps to the Board. This is a pre-application conceptual review. It is the applicant's intent to develop three (3) separate and distinct lots, a standard subdivision, not a residential compound. Each lot has its own frontage and driveway; however one lot is a corner lot and a waiver will be requested from the planning board as the secondary frontage is approximately 6.96 feet short of the required three hundred (300) feet.

The planning board members reviewed the proposed plans and none of the members had any problems with the subdivision, provided that all of the zoning ordinance requirements are met.

Winsor Road / **Turnquist Lumber Co.**  
AP 17 – Lot 82 existing 32.4580 acres +/-  
Proposed number of lots (3) three  
Proposed Lot A – 13.7435 acres +/-  
Proposed Lot B – 12.4964 acres +/-  
Proposed Lot C – 6.2180 acres +/-  
PRE-APPLICATION 03/16/2005

*Pre-Application  
No Decision*

Brian Carpenter discussed the minor subdivision of three (3) lots. A similar project came before the planning board a few years ago; however the changes in the OWTS regulations now allow such development at the site. At the time of the original application, only two lots received approval for OWTS; however, now with bottomless sand filter systems they can once again appear before the board with a three (3) lot subdivision.

Norbert Therien from National Survey discussed the surveys and the boundaries. Mike Carpenter and Norbert discussed the bottomless sand filter waste water treatment systems. One issue discussed was if a back up generator could be mandated by the Town, similar to what was requested with the Harrington Estates application. This is something the board would have to verify with the Town Solicitor.

**I. Major Subdivisions**

None

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**J. Commercial Site Reviews**

120 Danielson Pike/**Henry Chabot/Foster Bait Shack**  
AP 21 – Lot 26  
Existing building size – 20x20'  
Existing lot size – 13,230 sq. feet  
Foster Bait Shack – Existing Building Size – 20x20'  
Addition – 8' x 16'

*Request to continue to 7/16/08  
Discussion / Decision to continue*

Purpose/Review – to review completed construction for business license continuation  
CONTINUED TO July 16, 2008

Ann-Marie discussed that a letter was sent to the attorney explaining numerous issues with the maps and the attorney requested a continuance to July 16, 2008.

**K. Old Business**

Mike questioned any feedback from the Rte 6 re-zoning meeting and suggested press release.

Pat Moreau attended the Affordable Housing Meeting in Gloucester with Marcia Bowden and Lynne Rider. Re-furbishing of old mills was a topic discussed at length; unfortunately, Foster does not have any mills for refurbishment. Foster and Scituate have the same type of problems with trying to get their percentage of affordable housing.

**L. New Business**

Discuss summer meeting schedule:

*Discussion/Decision*

Tom Mercier moved to cancel the July 2, 2008 and the August 6, 2008 workshop meetings. John Neale seconded. Motion passed unanimously 4-0.

Tom Mercier moved that the July 16, 2008 and the August 20, 2008 meeting times be moved from 7:30 to 6:30 p.m. Mike Carpenter seconded. Motion passed unanimously 4-0.

Tom Mercier moved to schedule the Town Council/ Planning Board workshop to September 3, 2008 at 7:00 p.m. Mike Carpenter seconded. Motion passed unanimously 4-0.

**M. Future Agenda Items**

Building Approvals – wells and septic installations  
Policy Ordinance on Town Renovations to Historical Buildings  
Foster Bait Shack – continued to July 16, 2008 at 6:30  
Two Planner decisions – Administrative Subdivisions July 16, 2008  
- Maurice and Ida Dunbar  
- Nicola Swindon Duty / Tina Lavallee  
Planning for Educational Meeting.

**N. Adjournment**

Meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Ann-Marie L. Ignasher  
Town Planner, acting Secretary