



PLANNING BOARD MEETING MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: September 17, 2008 AT 7:00 p.m.

A. Call to Order

Meeting was called to order by Julia Parmentier at 7:05 p.m.

B. Roll Call

Present from the Planning Board were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; members Mike Carpenter, Tom Mercier, and John Neale. Member Marcia Bowden was excused. Also present were Ann-Marie Ignasher, Town Planner; Judith and Howard Yarme, Mark Boyer, David and Linda Filippone, Brian King, Norbert Therien, Sarah and Louis Pezza Jr.

C. Approval of Minutes

Planning Board Meeting(s): August 20, 2008
Rte 6 Re-Zoning Workshop(s): April 26, 2008, May 3, 2008, May 10, 2008
Ordinance Workshop: September 3, 2008

Tom Mercier moved to approve the minutes of August 20, 2008, Pat seconded; corrections noted. Motion approved 6 -0.

Tom Mercier moved to table the workshop minutes to Oct 1, 2008. John Neale seconded.

D. Correspondence and Review

None

E. Board Members' Reports

None

F. Planner's Report

None

G. Administrative Subdivisions

None

Tom Mercier moved to move "New Business L" to after "G", John Neale seconded, motion carried unanimously 6-0.

L. New Business

Outside Wood Burning Furnaces:

Town Council has passed this issue to the Planning Board. Julia suggests scheduling this in a workshop with the public.

Tom moves to schedule this for November 5, 2008 7:00 p.m., this will be posted as a normal workshop.

Members asked if there were other town or state regulations, none known. Mike notes the town does not regulate emissions.

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

*Final
Discussion/ Decision*

Ann-Marie Ignasher, Town Planner summarized this application.

John Neale motioned to approve the final application of David Filippone to subdivide the real estate located at 48A South Killingly Road, Foster, RI 02825, as known as Tax Assessor's Plat 8 Lot 54 into two separate and distinct parcels as shown in the following plan entitled "Final Submission, Filippone Subdivision, Location, South Killingly Road, Foster, Rhode Island, Prepared for David Filippone 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, dated 12/27/07, and revised on 02/26/08, 05/13/08, and 08/25/08." With the following conditions:

- 1) That the recorded plan shall refer to / list the previously recorded deed restriction regarding the OWTS being limited to a two bedroom residence, and shall recite the date, time, book and page regarding the recording of same; and
- 2) That the deed for the proposed / new parcel shall refer to the previously recorded deed restriction regarding the OWTS and shall recite the date, time, book and page regarding the recording of same.

Tom Mercier seconded the motion.

There was no further discussion regarding either the motion or the application

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Members voting to approve said motion: Six (6)
Members voting against said motion: zero (0)
Members abstaining: zero (0)
Motion carried unanimously – Six (6) to zero (0)

Moosup Valley Road / **Matthew Lusignan / Joanna Lusignan**

*Final
Discussion / Decision*

AP 2 – Lot 74A – Existing size 40.91 acres
Proposed Number of Lots: three (3)
Proposed Lot A - 14.04 acres +/-
Proposed Lot B - 12.40 acres +/-
Proposed Lot C - 14.47 acres +/-
PRE-APPLICATION REVIEWED 7/18/07

Ann-Marie Ignasher, Town Planner summarized this application. She suggests that that the Board moves forward however there are some conditions that need to be put on.

John Neale moved to approve the final application of Matthew Lusignan to subdivide the real estate located at 30A Moosup Valley Road, Foster, RI 02825, also known as Tax Assessor’s Plat 2 Lot 74A into three separate and distinct parcels as shown in the following plan entitled “Residential Compound, Assessor’s Plat 2 Lot 74A Moosup Valley Road, Rhode Island, Zoning District: (AR) Agricultural / Residential. Prepared for Matthew Lusignan by Crossman Engineers, 151 Centerville Road, Warwick, RI 02886, Telephone (401) 738-5660, fax (401) 738-8157, Steven M. Cabral, Registered Professional Engineer, dated November 2007 and revised 12/03/07; 12/24/07; and 08/19/08” with the following conditions:

- 1) That prior to the recording of the plans and necessary deeds, the Administrative Officer must verify the standard restrictions and conditions for a residential compound appear on the final plans and on the necessary deeds, to wit:

“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. All in accordance to the Foster Zoning Ordinance adopted July 1967 and last amended in August 2006 that this residential compound was approved under.”
- 2) That the appropriate documents are recorded separate and apart from the final plans that describe each individual easement and the parcel(s) said easements benefit and burden.
- 3) That each individual deed for each parcel of real estate shall include a reference to both the easements that benefit each parcel, and the easements that each parcel is subject to.

Tom Mercier seconded the motion.
There was no further discussion regarding the motion.

Members voting to approve said motion: Six (6)
Members voting against said motion: zero (0)
Members abstaining: zero (0)
Motion carried unanimously - =Six (6) to zero (0)

Tom Mercier moved to move “Major Subdivision I” to be next, Pat Moreau seconded.

I. Major Subdivisions

Rte 101 & Winsor Road /**Twisted Liquors, Inc. /Turnquist Lumber Co.**
AP 17 – Lot 57 – Existing 38.19 +/- acres
Proposed Number of lots: two (2)
Proposed: Lot A - 4.53 acres +/-
Proposed: Lot B – 33.66 acres +/-

*Discussion
Expedite Time Schedule*

The informational meeting is scheduled for October 1, 2008. and the preliminary approval and master plan review can be combined and held on October 15, 2008.

Tom Mercier moved, and Pat Moreau seconded to approve this schedule. Motion carried unanimously 6-0.

H. Balcolm Road / Howard & Judith Yarme

*Pre-Application/Concept
Discussion Only*

AP 11 – Lot 12 Existing 25.6 acres +/-
Proposed number of lots three (3)
Proposed Lot A – 12 acres +/-
Proposed Lot B – 6-7 acres +/-
Proposed Lot C – 5 +/- acres +/-

The board discussed this property with the Yarmes’. It was decided that legal issues must be clarified before this lot can be discussed further.

J. Commercial Site Reviews

None

K. Old Business

None

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M. Future Agenda Items

1) Workshop Items

Building approvals – wells and septic installations
Policy Ordinances on Town Renovations to Historical Buildings
Dam Plans – Plans for Emergency purposes/evacuations
Ordinances Workshop September 27, 2008

2) Applications

N. Adjournment

Tom Mercier moved to adjourn at 8:46 p.m. Motion carried unanimously 6 – 0.

Respectfully submitted,

Helen Hardy, Secretary