



**PLANNING BOARD MINUTES  
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI  
Wednesday: November 19, 2008 AT 7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by Julia Parmentier at 7:06 p.m.

**B. Roll Call**

Present from the Planning Board were Julia Parmentier, Chair; Pat Moreau, Vice Chair; John Neale, Mike Carpenter and Marcia Bowden, members Tom Mercier and Helen Hardy were excused. Also present was Ann-Marie Ignasher, Town Planner; Brian Carpenter, realtor; Christopher and Diane Potter, Lynne Rider, Pamela Chabot, Audrey and Tom Carey, Connie Polouski, Louis and Sarah Pezza.

**C. Approval of Minutes**

Planning Board Meeting: November 05, 2008

John Neale moved to approve the minutes of November 5, Pat seconded; Marcia discussed that she and Julia had concerns that should be added to the minutes regarding the pollution aspects of the OHH.

The minutes were approved with revisions and corrections.

Motion carried unanimously 5-0.

**D. Correspondence and Review**

2009 Calendar

**E. Board Members' Reports**

Ann-Marie discussed that the Housing Board will be meeting with the Gloucester Housing Board on Wednesday 10, 2008 at the Gloucester Town Hall.

**F. Planner's Report**

Monthly Report – October

DEM Grant of \$40,000 has been extended to 2009.

Emergency Generator is being worked on, the installation of the unit is expected to be finished by the end of the year.

Town House painting is almost complete just needs some finishing touches.

**G. Administrative Subdivisions**

None

**H. Minor Subdivisions**

**Johnson Road / Nelson, Robert/Amy**

AP 2 – Lot 12 – Existing 110 acres +/-

Proposed number of lots – three (3)

Proposed Lot A – 4.6 acres +/-

Proposed Lot B – 18.5 acres +/-

Proposed Lot C – 87 acres +/-

Residential Compound

*Request for Waiver  
Discussion / Decision*

Waiver has been put on for December 17<sup>th</sup>.

**Cucumber Hill Road / Crispi, Robert/Hilda**

AP 7 – Lot 25 – Existing 24.5483 acres +/-

Proposed number of lots – two (2)

Proposed Lot A – 7.6863 acres +/-

Proposed Lot B – 16.8619 acres +/-

*Pre-Application/ Conceptual Review  
Discussion Only*

Brian Carpenter presented this pre-application to the board. Julia questioned the location of the property in relation to the Crispi subdivision from a few years ago, it was determined that this was a separate piece in a different location. Board members questioned the frontage on Sub Lot B, Brian explained that there is enough frontage to subdivide later. It was agreed that this pre-application meets all the requirements.

**East Killingly Road / Potter, Christopher/Diane**

AP 16 – Lot 55 – Existing 44.333 acres +/-

Proposed number of lots – two (2)

Proposed Lot A – 5 acres

Proposed Lot B – 39.75 acres +/-

*Pre-Application/Conceptual Review  
Discussion Only*

Town Planner explains that this situation is of hardship, due to family health issues. The property has not been owned for 5 years and the owners are aware that they will need to go before the zoning board.

## **Planning Board Meeting November 19, 2008**

Christopher Potter, landowner, explained that his father purchased the property in 2005 and has since transferred the property into his name and it is due to the father's health issues that they are requesting a residential compound to build a home for the father. Board members discussed their concerns with the future of the property and a possibility of exploring three lot Residential compound or Affordable Housing. Ann-Marie will set up a meeting with Joe Garlick to discuss options with Affordable Housing.

John Neale moved to make a positive recommendation to the Zoning Board, Pat seconded.  
Motion carried unanimously 5-0.

### **I. Major Subdivisions**

None

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

**52 Danielson Pike/Henry Chabot/Foster Bear Arms/Foster Bait Shack**

AP 21 – Lot 26

Existing lot size – 13,230 sq. feet

*Public Hearing  
Discussion / Decision*

Town Planner updated the board. The applicants have gone before Town Council as well as the Zoning Board. The Zoning Board partially approved the application and gave relief for the side yard variance regarding the alcove, small storage trailer, the rear and front yard variances for the addition on the bait shack and the wheelchair ramp. At this time all the issues have been addressed.

Julia discussed her concern for the sign, her concern was that the board approved an externally lit sign that was shown on the previous plan, and now the plan shows the existing sign which is an internally lit sign. Julia had a recollection of a discussion of the signs being in the minutes. Ann-Marie recommended that someone from the Planning Board come in and go over the minutes and that the board continue this to the December 3<sup>rd</sup> meeting.

Marcia asked about whether or not the security light will be shielded to direct the light downward. The applicant explained that the outside floodlight is internally shielded and goes off at the proper times.

Connie Polouski, an abutting neighbor, said that the light shines into their driveway and the security light shines into the side of the house, due to the damage to her trees. Ann-Marie said the issue of the trees will be addressed by the town solicitor based upon the recommendation of the tree warden.

Julia will do some research based on the signage conditions and the meeting is continued to December 3.

### **K. Old Business**

National Flood Insurance Program – Planner will bring the Rough Draft Ordinance to the meeting.

Ann-Marie did not have time to work on and will have for December 3.

Outdoor Wood Furnace – Planner will bring the Rough Draft Ordinance to the meeting.

Ann-Marie has made some changes. There was some discussion about putting a moratorium on any new furnaces, however, they board determined that they did not have the proper information to request such a moratorium. Discussion then centered on the fact that a better way to control emissions would be to control what goes inside to be burnt, as the town does not have the expertise to determine particle count, etc. but can determine what is being used to fuel the OHH.

### **L. New Business**

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

December 03 - Scott Millar – RI DEM – Scituate Watershed Greenspace Program

FEMA Ordinances

Foster Bait Shack continuance

December 17 – Election of officers

Turnquist Lumber Co., final approval

January 7 - Capital Improvement Budget Workshop

Packets have been sent out – one has been returned

### **N. Adjournment**

Pat moved to adjourn at 8:55 p.m.

Motion carried unanimously.

Respectfully submitted,

Ann-Marie L. Ignasher