



**PLANNING BOARD MINUTES
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: September 02, 2009 7:00 p.m.**

A. Call to Order

Meeting was called to order at 7:01 p.m. by Julia Parmentier, Chair.

B. Roll Call

Present from the Planning Board were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; members Tom Mercier, Mike Carpenter, John Neale and Marcia Bowden. Also present was Ann-Marie Ignasher, Town Planner, Linda Spencer, William D'Allesandro, Warren Ducharme, Louis Calcagni, John Fzitzouris, Don Lurgio, and Bob Gravel.

C. Approval of Minutes

August 12, 2009 – Rte 6 Upgrade Workshop with Zoning Board

Pat moved to approve the minutes of August 12, 2009, Helen seconded, motion carried 5 – 0.

Tom Mercier and Marcia Bowden abstained.

August 19, 2009 – Planning Board Meeting

Pat moved to approve the minutes of August 19, 2009 as corrected, John seconded, motion carried 6 – 0.

Tom Mercier abstained.

D. Correspondence and Review

Correspondence received and responded to - re: Blue Dog Investments, LLC – noted

Julia requested the mentioned site-walk be scheduled tonight – it was agreed on Saturday October 17, 2009 meet at Town Hall at 10:00 a.m.

E. Board Members' Reports

John Neale reported that the land Trust is investigating ATV control on Land Trust property. ATV's are not allowed however the perpetrators must be stopped in person. Tom Mercier suggested that the board think about ordinance/fines.

F. Planner's Report

July 2009 Report – will be emailed.

September 10 is the hearing on the Public Affordable Housing Ordinance at the Town Council Meeting 7 p.m. at the Town House. A final version will be sent via email to the board members.

G. Zoning – Opinion Requested

None

H. Commercial Site Reviews

None

I. Administrative Subdivisions

None

J. Minor Subdivisions

Winsor Road/Turnkey Expo Inc.

AP 17 Lot 40

Existing Lot – 31.075 acres +/-

Proposed Lot 1 – 5.0 acres +/-

Proposed Lot 2 – 5.0 acres +/-

Proposed Lot 3 – 21.075 acres +/-

*Pre-application/Conceptual Review
Discussion Only*

Louis Calcagni and John Fzitzouris presented this application. Planning board members questioned the plans which did not show the rear lot. Julia explained the back lot could not be created because a lot cannot be created without any frontage. Julia questioned where the 600' foot frontage was.

Louis said the water soil evaluation is acceptable for the 2 lots. Tom explained that this lot is not eligible for residential compound due to previous subdivision and there is only frontage for 2 lots. The back lot cannot be subdivided without frontage on a road so only two (2) lots are the max.

Marcia suggested that there need to be a site walk because of the steep slope on the north lot. Marcia is concerned with endangered species in the back lot if a major subdivision is considered. Site walk is scheduled for September 9, 2009; meet at Town Hall at 3:00 p.m.

Mr. Don Lurgio an abutter asked about the existing cart path right of way, the 25' wide right of way. He asked if they will possibly use that to access the back lot. His concern is that the right of way access goes across his property and would adversely affect his property. The board stated the back lot would require road frontage and a right of way is not a road.

AP 14 Lot 0005

Existing Lot – 9.39 acres +/-

Proposed Lot 1 – 4.59 acres +/-

Proposed Lot 2 – 4.80 acres +/-

Ann-Marie explained the background. Property previously given to the neighbor was returned and deeds have been filed to make that lot the minimum acreage for subdivision. The lots all meet criteria for zoning subdivision.

Helen asked about the piece of land behind the other land, Linda Spencer explained that they were trying to keep the orchard on the existing lot without intersecting and dividing it. Agricultural use is considered a valid reason for configuring a parcel to maintain that feature.

Mike asks about the stone/concrete dam and maintenance for future property owners. Ann-Marie says this is not in the purview of the Planning Board. Tom asks for clarification of house site on the new lot. The new house will be located on the south side of the stone wall at the front end of the property.

Planning board members did not see a problem with this property.

K. Major Subdivisions/Land Development

None

L. New Business

M. Old Business

Rte 6 rezoning upgrade presentation – final preparation for the Public Informational Meeting on September 16.

The board discussed revisions of the HC zoning so that they were flexible as they are in conservation zoning AR with less strict dimensional requirements with minimal environmental or safety requirements.

Step 1 will be rezoning Rte 6 with Town Council

Step 2 will be zoning ordinance for H/C revisions

It was suggested that we get some pictures of existing community developments (ex. Barrington, Rt 3 Harley Davidson, Rt 2 around Shartner Farms etc.)

Patti suggested meeting Tuesday Sept 15, 2009 at 7:30 p.m. Marcia will contact Heidi Colwell to see about availability of the building.

N. Future Agenda Items

Sept 16- Rte. 6 - Public Informational Meeting

Oct 7 - Ordinance workshop - Outdoor Hydronic Heater Ordinance
Stonewall Ordinance
Subdivision Regulations Revisions

O. Adjournment

Tom Mercier moved to adjourn at 9:05 p.m. motion carried unanimously.

Respectfully submitted,

Helen Hardy
Secretary