



**PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: February 18, 2009 7:00 p.m.**

A. Call to Order

The meeting was called to order at 7:05 by Julia Parmentier, Chair

B. Roll Call

Present from the Planning Board were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; members John Neale, and Marcia Bowden. Members Mike Carpenter and Tom Mercier were excused. Also present were Ann-Marie Ignasher, Town Planner; John Bevilacqua, Solicitor; Albert Thoman, Nicolas Veltri, Stephen Sajkowski, Norbert Therien and Brian Carpenter.

C. Approval of Minutes

Planning Board Minutes:

January 13, 2009 – John Neale moved to approve the minutes of January 13, 2009 with the correction of adding John Neale to the attendance. Pat Moreau seconded. Motion carried unanimously. 5 – 0.

January 21, 2009 – Pat Moreau moved to approve the minutes as corrected. John Neale seconded, motion carried unanimously 5 – 0.

February 4, 2009 – Pat Moreau moved to approve the minutes of February 4, 2009 as corrected. John Neale seconded, motion carried unanimously 5 -0.

D. Correspondence and Review

None

E. Board Members' Reports

None

F. Planner's Report

None

G. Commercial Site Reviews

None

H. Administrative Subdivisions

None

Due to weather conditions subdivisions were heard in the order of representation:

J. Major Subdivisions

Cucumber Hill, South Killingly, Kennedy Roads / Crispi, Robert – Hilda

AP 7 - Lot 0002D Existing size 41.0887 acres

Proposed number of lots – four (4)

Lot A to be 13.8155 acres

Lot B to be 11.5349 acres

Lot C to be 10.6478 acres

Lot D to be 5.0906 acres

Brian Carpenter presented this application, This lot is in addition to the 4 (four) lot subdivision that was completed several years ago making this a major subdivision.

Questions on Lot A – there is no drive shown

One test pipe interferes with house.

Missing abutter's names

Lot C – side setback shown on South Killingly should be 50'

Lot B – Julia asks if well and septic will fit on this lot. They are not shown on the plans.

The 100' setback to the stream is not shown on this lot.

The location of the house will preserve the field.

This is major subdivision, therefore a public informational and master plan meeting will be needed, these can be held on the same night, then the preliminary and final plan. Abutters' need to be notified, Ann-Marie will check on whether this needs to be certified or regular mail.

I. Minor Subdivisions

Salisbury + Balcolm Road / Albert & Edna Thoman

AP 8 – Lot 15 existing 23.95 acres +/-

Proposed number of lots (2) two

Proposed Lot A – 8.2594 acres +/-

Proposed Lot B – 15.6888 acres +/-

Nicholas Veltri presented this application. This application came in earlier as a 3 (three) lot subdivision and is coming back as a 2 (two) lot subdivision.

- Plat 8 Lot 13 Barbara Derbyshire does not have a right of way across parcel B.

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- Ann-Marie notes that the preliminary plan must be a class I survey.
- Utility poles need to be shown on Balcolm Road.
- Contours need to be at 5' intervals
- The stone wall on Lot B will be rebuilt after the drive is put in.

Board members had no complaints about the lots, which have adequate space to make adjustments.

Plain Woods Road / Stephen Sajkowski

AP 1 – Lot 62 – Plain Woods Road – Existing size 29.6792 acres

Proposed Number of Lots – four (4)

Lot A to be 4.5994 acres;

Lot B to be 7.5952 acres;

Lot C to be 4.5913 acres;

Lot D to be 12.8931 acres.

Norbert Therien presented this application. This is a 4 (four) lot subdivision. Previously board members were concerned about the transfer of rights to the driveway (right of way). Each lot now has its own direct access to Plainwoods Road.

Septics of Lot C will have a back up generator which will service the OWTS, bottomless sand filter and this will be put on record.

Julia asked about the wetlands flagging, which is confusing. On Lot D, there are wetlands which seem discontinuous and were questioned. Lot D will require a driveway permit from DEM for the drive. The frontages are extremely tight.

Ann-Marie questions the wetland flagging which is not on legends and block for updates are not present.

Julia asks about the small area available on Lot C for the house, septic and well (this house has a bottomless sand filter OWTS). Julia expressed concerns about distance of wetlands during construction as the dry land is so minimal.

Lot C & D will be looked at together with an eye to wetland constraints.

Concerns:

- Plan revision (legend corrections, update block, frontage distances)
- Julia – impact of construction of house and drive on wetlands on Lot C
- Limits of disturbance will have to be clearly delineated.

Norbert said they can put an extra layer of protection, such as dry wells for roof run off. Julia and John will plan to take a site walk of the site after the snow melts. On the preliminary plan Norbert will enlarge the plan and make the wetland easier to identify.

K. New Business

L. Old Business

Outdoor Hydronic Heater – Draft Ordinance

John Neale moved to table the Wood Burning Furnace ordinance until March 18, 2009, Pat seconded. Motion carried unanimously 5 – 0.

M. Future Agenda Items

March 4 - Commercial Site Review – Mike's House of Ink (7:00-7:30)

- CDBG Grant – Review of Proposals (7:30 sharp)

March 18 – Jean Nassar – Commercial Site Review cont'd

March 28 – Rte 6 Workshop/Ordinances

N. Adjournment

Pat Moreau moved to adjourn at 8:24 p.m. Motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary