



PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: March 4, 2009 7:00 p.m.

A. Call to Order

The meeting was called to order at 7:03 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 John Neale, Tom Mercier and Mike Carpenter. Marcia Bowden was excused. Also present were Ann-Marie Ignasher, Town Planner; Jane Jellison, Paul Coutu Jr., Mike Beauchesne, Missy Martucci, Jeff Gofton, Joe Garlick, Ken Knight and Linda Menard.

C. Approval of Minutes

Planning Board Minutes: February 18, 2009

John Neale moved to approve the minutes of February 18, 2009 with no substantive corrections, Pat seconded, Motion passed 5 – 0, Tom Mercier abstained.

D. Correspondence and Review

RI Housing Letter - noted

March Tracking Sheet – noted

John Neale questioned group home occupancy as listed in the RI Housing affordable units inventory. Ann-Marie will check into the matter and get back to the Board.

E. Board Members' Reports

None

F. Planner's Report

None

G. Commercial Site Reviews

Mike's House of Ink/ 149 Danielson Pike

AP 11 Lot 22

Possible business enterprise in an existing building

*Conceptual Review
Discussion/No Decision*

Ann- Marie notes that a Class I Survey is being arranged.

Owner's Mike Beauchesne, Mary Alice Martucci would like to open a tattoo business in an existing building; the property is located on Route 6, and is in a commercial zone. It is on a 5 acre lot. The building in question has previously been used commercially. It does not meet front set-back requirements and must go to zoning for a variance. It meets all other requirements.

Tom asked if the business will use the same septic system used for the house and will there be public sanitary facilities at the site. Answer: The business will indeed use the same septic system; however, the public will not be allowed to use the facilities.

Julia asks if anything goes into septic system from the tattoo parlor that would normally not go into the septic. Answer: Mary replied "no" that everything in the tattoo parlor will be disposed as required State protocol, by a private waste hauler.

Tom clarifies his question about the business / house septic system: He asks if the drainage of running water is tied into the house septic system, due to concern of where effluent from tattoo materials is disposed of. Answer: Everything used in tattooing must be enclosed and transported by a private waste hauler. Yes, there will be

running water; however the water is required so Mr. Beauchesne can wash his hands, and again the sanitary facilities on the premises will not be used by the public.

Applicants were advised the next time they could come back before the board for a formal commercial site review depends on how soon the survey is completed and received in the planning department, and that the next time it will be a formal hearing so the neighbors will need to be notified by certified mail, etc. The applicants thanked the planning board for their time.

H. Administrative Subdivisions

None

I. Minor Subdivisions

None

J. Major Subdivisions

None

K. New Business

The planning board is now ready to hear the various requests for this year's CDBG applications. The Town Planner informs the board and the applicants that according to the CDBG guidelines set by the State, the most the Town has the capability of receiving is \$250,000.00 – however, there are no guarantees that the Town will receive the full amount.

Julia explains that the board will hear from all of the applicants first; then the board will take all of the applications under consideration; rank and vote on the applications at the end.

Hemlock Village – \$ 35,000.00 - Mr. Joseph Garlick from Neighbor Works Blackstone River Valley, Woonsocket, RI presented the application for Hemlock Village. Hemlock Village is requesting the money to conduct a feasibility study and planning for the expansion of Hemlock Village by 15 – 40 units. The feasibility study will cover a wetlands assessment, survey, and topography study to determine how many additional units the current site will be able to handle. Currently, there are thirty (30) units located at the site and there is a waiting list of approximately another thirty (30) people requesting to reside at Hemlock Village. Also, the study may determine if the additional units would require an additional well and/or water tank.

Mike Carpenter asks how old the current facility is, and have the current units been assessed as to the length of their lively hood, how are the current units being maintained? Answer: The facility is approximately thirty (30) years old, and that the management organization has indeed assessed the current units and there have been regular maintenance and updates to the units.

Mike then asked about what capital planning will be necessary, can Federal stimulus money be applied for and used for this project? Mike also questioned whether the land currently under consideration might possibly be used to fund (via sale of the land) expansion at a more suitable location? The Town Planner explains that the land under consideration for the expansion has no street frontage nor road access and therefore could not be developed unless it was part of Hemlock Village - therefore the idea of selling the (back) land to fund another project would not be feasible.

It was stated that the proposed project would definitely assist the Community of Foster due to the wait list of people wanting to obtain housing, and the expansion would help the Community of Foster gain additional affordable housing units.

North West Community Health – \$20,000.00 – Ms. Jane Jellison from North West Community Health presented this request. The funding is requested to assist them in purchasing and installing an Electronic Health Records System for the Foster Health Center. This involves patient records and systems management and contributes to the efficiency of and cost savings for the system.

Ms. Jellison did state that other grants would be used to complete the funding.

Community Housing Land Trust of RI Inc – \$3,000.00 – This request was submitted by Jeanne M. Tracey-McAreavey, Executive Director of CHLT, RI; however Ms. Tracey-McAreavey was unable to attend the meeting. Jeff Gofton was willing to speak on this application; however since Joseph Garlick, the Board President was there he agreed to respond to any questions regarding the request. The request was “to provide continued technical assistance to local communities for implementing their Affordable Housing Plans and the newly developed statewide Foreclosure Property Recapture Program.”

Mr. Ken Knight, a Foster resident, and the Foster Representative to the Western Rhode Island Home Repair Program, spoke out against this request for the following reasons; 1) he asserts that CHLT has not advertised their services to the Foster community; 2) that residents of Foster can already receive those services elsewhere and what CHLT is offering is a duplication of those services; and 3) that WRIH repair program uses its money to actually build / repair homes for Foster residents CHLT talks about continuing their programs on a statewide basis.

There was some further discussion among board members and the audience trying to determine what services would be offered directly to Foster residents – how would this application help the Foster Community on a direct basis – as there was no indication of that in Ms.Tracey-McAreavey’s letter.

(NOTE: Before it was time to vote on the various applications and set a priority – Mr. Joseph Garlick removed this application from any further consideration by the Planning Board.)

Abbey Lane Condominium Association, Inc. - Water District - \$125,000.00 for “sewer improvements including engineering during construction”. Mr. Jeff Gofton presented this request for the Abbey Lane Condo Association. Mr. Gofton presented a written estimate of the proposal to the planning board members showing the following estimates for the various elements of the program: Water Issues - \$300,000.00; Septic System - \$107,000.00; and Road Repairs - \$75,000.00.

The residents of Abbey Lane have a community septic system that was recently installed; however the piping is from the 1950’s from when the area was first built as housing for the Nike base. Currently, there are approximately 14 to 16 low to moderate income families living in the area.

“The total estimated cost for the sewer improvements including engineering during construction is \$125,000.00” (quote from the letter submitted by Abbey Lane Condo. Assoc., Inc. Water District)

Julia asks if this program actually qualifies for this particular program as all of these (parcels) are private properties, and the association is a private condominium association. Jeff Gofton claims that this does indeed qualify as an eligible community development as it meets the national objective to benefit low and moderate income families.

Mr. Ken Knight, a Foster Resident and a board member of Western RI Home Repair spoke out against this particular grant request. He feels that is such a large request is granted for a single project then other projects, possibly serving a larger population, may be in jeopardy of not receiving funds from the CDBG process. Mr. Gofton disagreed with Mr. Knight’s thinking, and Mr. Gofton protested Mr. Knight’s speaking against other organizations.

Western Rhode Island Home Repair -

Western RI Home Repair –

This request is for \$100,000 for grants and loans and \$44,500 for operating costs.

Low cost loans for roofs, heating, septic, windows and doors. The program helps correct code violations. The loans are for 15 years at 3%.

The WRIHome Repair Program loans the money and puts a mortgage on the house. This money is recycled when the house is sold.

The Food Bank is also included in the WRIHRP

Pat – open for discussion:

1) Hemlock Village	\$ 35,000	Housing
2) North West Community Health	\$ 20,000	Public Facility Improvement
3) WRI Home Repair	\$100,000	Housing
	44,500	Operating
4) Foster Food Bank	<u>\$ 3,500</u>	<u>Housing</u>
	\$203,000	\$47,000 remains

Abbey Lane is private and Tom Mercier objects to awarding money to a private concern. Tom would like to earmark this for Abbey Lane and give it to WRIHRP. There was discussion on the number of families that qualify for low to moderate income (14 of the 16 families qualify).

CDBG Block Grants 2009 motions:

Housing Program:

1) Pat Moreau moved and Helen Hardy seconded to approve the Community Block Grant funding request for the Foster Senior Housing (Hemlock Village) feasibility analysis of proposed Hemlock Village expansion in the amount of \$35,000 in accordance with Section 5.4.3 of the Housing Component and Section 5.5.3 Community Facilities Component of the Foster Comprehensive Plan, the motion carried unanimously 6 – 0.

3a) John Neale moved and Tom Mercier seconded to approve Community Block Grant funding requests for Housing Rehabilitation in the amount of \$100,000 in accordance with Section 5.4.3 of the Housing Assistance Programs Component of the Foster Comprehensive Plan, motion carried unanimously 6 – 0.

3b) Pat moved and Helen Hardy seconded to approve the Community Block Grant funding request for Operating Costs of the Western Rhode Island Home Repair Program in the amount of \$44,500 in accordance with Section 5.5.3 of the Community Facilities Component and Section 5.4.3 of the Housing Component of the Foster Comprehensive Plan, motion carried unanimously 6 – 0.

Public Facilities Improvement:

2) Pat Moreau moved and Tom Mercier seconded to approve the Northwest Community Healthcare request for an electronic health record system in the amount of \$20,000 in accordance with Section 5.5.3 of the Community Facilities Component of the Foster Comprehensive Plan, motion carried unanimously 6 – 0.

4) John Neale moved and Pat Moreau seconded to approve the Community Block Grant funding request for the Abbey Lane in the amount of \$47,000 for sewer improvements including engineering during construction, in accordance with Section 5.4.3 of the Housing Assistance Component and Section 5.6.5 of the Natural Resources Component of the Foster Comprehensive Plan, motion carried unanimously 5 – 1 (Tom Mercier opposed, all else in favor).

Public Services Programs:

3c) Tom Mercier moved and John Neale seconded to an amendment for the Western Rhode Island Home Repair request to include \$3,500 for the Foster Community Food Bank in accordance with Section 5.5.3 of the Community Facilities Component of the Foster Comprehensive Plan, motion carried unanimously 6 – 0.

The Community Housing Land Trust of RI withdrew their application in deference to other programs in light of the limited funds available.

L. Old Business

M. Future Agenda Items

RI Affordable Housing Inventory
Federal Stimulus money project priorities
March 18 – Jean Nassar – Commercial Site Review cont'd
 Outdoor Hydronic Heater – Draft Ordinance
March 28 – Rte 6 Workshop/Ordinances

N. Adjournment

Pat Moreau moved to adjourn at 9:21 p.m. motion carried unanimously 6 – 0.

Respectfully submitted,

Helen Hardy, Secretary