



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

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**A. Call to Order**

Meeting was called to order by Julia Parmentier, Chair at 7:04 p.m.

**B. Roll Call**

Present from the Planning Board were Julia Parmentier, Chair; Pat Moreau, Vice Chair; members John Neale, Tom Mercier, and Marcia Bowden. Mike Carpenter and Helen Hardy were excused. Also present were Ann-Marie Ignasher, Town Planner, Danya Izzo, James Izzo, John Carnevale, James Jackson, Kathy Mack, Lori Greenleaf and Mark Greenleaf.

**C. Approval of Minutes**

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John Neale moved to table the minutes to the next meeting, Tom Mercier seconded.

Motion passed unanimously 5-0.

**D. Correspondence and Review**

Julia showed the board a call for abstracts request for a water symposium to be held in Portland Maine November 16, & 17, 2009.

**E. Board Members' Reports**

John Neale reported that the Land Trust was awarded matching funds from RI DEM Open Space Grant to purchase a portion of the Grass property.

**F. Planner's Report**

Monthly Reports – December, January and February - noted

**G. Commercial Site Reviews**

**10 Round Hill Road / Nassar, Jean**

Plat 22 Lot 35

Filling and Grading Project

Total Lot area – 7.39 acres

Area of work – 1.5 acres +/-

*Public Hearing #1 cont'd*

*Discussions / Decision*

**10 Round Hill Road / Nassar, Jean**

Plat 22 Lot 35

Storage Yard

Total Lot area – 7.39 acres

Area of work – 1.4 acres +/-

*Public Hearing #2 cont'd*

*Discussions / Decision*

The board received a letter from the engineer asking to withdraw their application.

Tom Mercier motioned to accept the letter (withdrawal) with the condition that if the applicant reapplies the application process would start over at the beginning, and all abutter's must be re-notified.

Pat Moreau seconded. Motion carried unanimously 5 – 0.

Mark Greenleaf indicated that the stop sign on Rte 6 was taken down and trucks are continuing to run.

Tom Mercier suggests that the Planning Board send a letter to the Building and Zoning Official and to send copies to any other authorities (i.e. DEM, Town Council etc.)and include the findings from the Planning Board.

**H. Administrative Subdivisions**

None

**I. Minor Subdivisions**

**Carnevale / Izzo Campground**

AP 10 Lot 22 Danielson Pike

Existing acreage – 35 acres

John Carnevale presented this pre-application. They thought that utilizing this property with a campground would not have too much impact on the property as far as conservation.

Tom Mercier inquired how the campground would dispose of its sewage. The landowners explained that most campers have self-contained septic systems / storage tanks; however, there would be a large storage tank at the campground that campers would be allowed to empty their smaller tanks into. The large storage tank at the campground would be emptied by a septic company that the campground would have a contract with. Also, there would be a bathhouse available at the campground and that would have its own OWTS that would be based on the guidelines set by DEM.

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Julia asked about public water supply well constraints wondering if a public well would be feasible. She asked the landowners if they were aware of the problems with contaminated water within the general area, and the topic of the RI DEM clean up of the general area was discussed. The landowners stated that they did not have the water tested yet, but they will have the water tested.

Marcia suggested that they test the water sooner than later, before they get too far along in the process – thinking of saving money. Marcia also stated that she has a concern with the tent sites that are located in the wetlands and along the back boundary.

Tom is concerned about the entrance onto Route 6 and he suggests that they have a traffic study completed; and Tom also reminds the landowners that the driveway (roads) within the campground must be constructed to allow emergency vehicles to pass over them.

Julia asked if they had any idea if they would be filled to capacity during the summer months. The landowners stated that they estimate that during the week they would have 30% to 40% occupancy of the various camp sites, and that they expect 60% to 75% on the weekends, with the occupancy rate building over time; however they still have to do some research in this area. Julia advised them to make sure that what they were expecting was reasonable and earned money.

At this point the board and the landowners determined that they understood each of the concerns. Julia explained to the landowners that they would need a Class I boundary survey and that the wetlands may need to be reflagged to make sure there were no changes in the wetlands. Julia also reminded the landowners about the need to do a traffic study.

The board and the landowners agreed that they would meet again on April 15<sup>th</sup> to discuss these plans further. This would give the planning board time to do a site walk and the landowners could gather some more information.

**J. Major Subdivisions**

None

**K. New Business**

Outdoor Hydronic Heater Draft Ordinance- Comparisons were done between North Smithfield and Smithfield Ordinances

Major concerns are stack height, set backs and wind directions.

Annual Inspections with a fee – discussion was \$100.00 annual inspection fee

Burning period

Burning provisions are needed

Discussion was made that a letter be sent to Town Council recommending a moratorium until an Ordinance is in place.

Tom Mercier moved that the Planning Board recommend to Town Council that they put a 6 month moratorium on the installation of Outdoor Hydronic Heater or Outdoor Wood Boilers until such a time as the Ordinance regulating of Outdoor Hydronic Heater and Outdoor Wood Boilers is adopted by said Council.

Pat Moreau seconded. Motion passed unanimously 5-0.

**L. Old Business**

Luther / Howard Hill Road / **DiFazio, Raymond**

*Discussion / action  
Ratification*

AP 5 – Lot 64 – Existing 160 acres +/-

Proposed number of lots: two (2)

Proposed: Lot A – 5.0 acres +/-

Proposed: Lot B – 155.00 acres +/-

**Request for 30 day extension for recordings**

Pat moved to grant the request for a 30 day extension for recordings, John Neale seconded.

Motion carried unanimously 5-0.

**M. Future Agenda Items**

March 28 – Rte 6 Workshop/Ordinances

April 1 – Affordable Housing Ordinance-set a date for all others

April 15 – Carnevale / Izzo Campground

**N. Adjournment**

Motion to adjourn at 9:20 p.m.

Respectfully submitted,

Helen Hardy, Secretary