



**PLANNING BOARD MINUTES
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: April 01, 2009 7:00 p.m.**

A. Call to Order

The meeting was called to order by Julia Parmentier, Chair at 7:03 p.m.

B. Roll Call

Present from the board were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; members Tom Mercier, and John Neale. Members Mike Carpenter and Marcia Bowden were excused.

C. Approval of Minutes

Planning Board Minutes – March 4, 2009, March 18, 2009

Tom Mercier moved to approve the minutes of March 4, 2009 with minor revisions. Pat Moreau seconded. Motion carried unanimously 5 -0.

Tom Mercier moved to approve the minutes of March 18, 2009 with minor revisions. John Neale seconded. Motion carried 4 – 0. Helen Hardy abstained.

D. Correspondence and Review

Board of Examiners Letter – Landscape architects - noted

Correspondence from Building and Zoning Official – re: Nassar property - noted

Tom Mercier noted that a copy of the Nassar letter from Building & Zoning Official was not sent to DEM and the Town Council as requested at the previous meeting.

Subdivision Tracking Sheet for April – noted

Municipal Rep letter - noted

E. Board Members' Reports

John Neale reports that the Land Trust has filled out a subdivision application for the Grass property on Shippee Schoolhouse Road.

John also reports that the Conservation Commission has Earth Day, a composting workshop coming up and water barrels can be ordered from the NRI Cons District.

Pat Moreau reported on Saturday's Rte 6 rezoning workshop. Issues from the May 2008 Public Hearing were addressed, especially on how a property zoned commercial would be dealt with. Concerns were raised at the meeting regarding properties with limited frontage on Route 6 that involved limited access to the lots. For example: Whippoorwill Lane. Heidi Colwell's concerns were with properties with small frontage on Rt 6 with a short drive that opens to a large parcel of land, as they would not be fit for high volume of traffic. The question was raised if development of these sites would necessitate traffic studies, and certain set backs.

Another suggestion was made regarding properties currently zoned commercial, have a residence on the site, and the landowners' desire to keep the commercial zoning. The suggestion made was that properties that have residences be rezoned as residential for as long as a residential structure exists; however, if the residential structure is destroyed (i.e. it becomes vacant land) the site will automatically revert to a commercially zone site.

The committee set a target date to send their recommendations to the Town Council by the first week in November. The next committee meetings were scheduled for Saturday, April 18, 2009, and Saturday, May 16th. The committee feels it is necessary to have at least one additional public informational meeting, if not more. The April 18th meeting would involve designing an informational packet for the public hearing, and review of the final draft. During the May 16th meeting the committee could assemble the packets and set the actual date for the public informational meeting.

More attendance is needed, as only 4 people attended the workshop.

F. Planner's Report

None

G. Commercial Site Reviews

None

H. Administrative Subdivisions

None

I. Minor Subdivisions

None

J. Major Subdivisions

None

K. New Business

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L. Old Business

Affordable Housing –

Tom noted that Sam Shamoon has had an unofficial approval of this Affordable Housing Ordinance, and therefore care should be taken with changes, that we do not make the Ordinance fall out of compliance with the State Ordinance.

Changes:

Page 3: Section 10 under Density Bonus: Remove “and duplex” and “However”

Page 4: top of page- add in “. Such developments” must be reviewed by the Planning Board

Letter F – add in “of” to Local Board Review

Page 8: Number 9 add “at applicant’s expense,” after may request.

Page 9: change the word “typed” to “types”

Page 10: Change all Sections to include title of referred sections

Pat moved to approve the “Proposed Amendments to the Zoning Ordinance and Land Development and Subdivision Regulations In compliance with the Affordable Housing Plan for Low and Moderate Income Housing as amended.” John Neale seconded. Motion carried unanimously 5 – 0.

Set dates for all other ordinances-

Board believes that the Conservation Ordinance is already voted on and needs to be checked on. Put it on the April 15th agenda.

Sign Ordinance – let’s get it done at the same time.

M. Future Agenda Items

April 15 – Carnevale / Izzo Campground – cont’d pre-application

Foster Land Trust/ Frances Grass pre-application

Conservation Development Ordinance

April 18 - Rte 6 Re-Zoning Workshop

May 6 - Outdoor Hydronic Heater Ordinance

May 16 - Rte 6 Re-Zoning Workshop

Five year road plan: Schedule with Bob Clarkin for May or June.

N. Adjournment

Tom Mercier moved to adjourn at 8:33 p.m. Motion carried unanimously.

Respectfully submitted,

Helen Hardy
Secretary