



**PLANNING BOARD MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI**  
**Wednesday: April 15, 2009 7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by Julia Parmentier, Chair at 7:06 p.m.

**B. Roll Call**

Present from the board were Julia Parmentier, Chair; Helen Hardy, Secretary; members, Marcia Bowden, and John Neale. Patti Moreau, Tom Mercier and Mike Carpenter were excused. Also present were Ann-Marie Ignasher, Town Planner, Kathryn Zuronski, Conservation Commission liaison, John Carnevale, James Izzo, Fran Grass, Walter Grass, and Walter May.

**C. Approval of Minutes**

Workshop : Saturday March 28, 2009

John Neale motioned to table the minutes of March 28, 2009 to the next meeting. Marcia seconded.

Motion carried unanimously 4-0.

Planning Board: Wednesday April 1, 2009

John Neale motioned to approve the minutes of April 1, 2008 with minor corrections, Helen Hardy seconded. Motion carried unanimously 4-0.

**D. Correspondence and Review**

Memo for the moratorium on the wood boilers was submitted to the Town Council.

Letter for non-compliance of Round Hill Road – noted.

Conservation Development Workshop memo – noted

**E. Board Members' Reports**

None

**F. Planner's Report**

None

**G. Commercial Site Reviews**

None

**H. Administrative Subdivisions**

None

**I. Minor Subdivisions**

**Carnevale/Izzo Campground** Danielson Pike  
AP 10 Lot 22  
Existing acreage – 35 acres

*Pre-application/Conceptual Review cont'd*

Julia asked if the applicants brought any new information. Mr. Carnevale and Mr. Izzo discussed the probable occupancy which they thought would normally be about 30% except during high occupancy times (eg. Peak weeks and weekends)

Ann-Marie checked with the Chief of Police and his greatest concern would be a traffic study. The campgrounds do have greater demands at certain times and existing campgrounds do have detail officers during peak times. Gordon Brayton the Fire Chief from South Foster Fire Station also looked at the plans and his main concern was if the road could handle the fire equipment.

There is a zoning concern as the property was not properly subdivided from AP 10 Lot 22A. This property was an illegal subdivision and this prevents building and development on the property as long as the violation exists. This must be resolved with zoning, they would also need a special use permit thru zoning.

Mr. Carnevale explained that the property is classified as unbuildable because it did not pass the perc test and since then the septic has been redesigned with a sand filter system.

A site walk was conducted and tree-cutting is occurring on the property. It is not flagged for boundaries. The lot was flagged for wetlands in 2004 and may need to be done again; the wetlands boundary is shown on the survey furnished.

Julia asked about the stream that is behind the property and whether there was a flooding issue.

Helen asks whether this is a commercial zone in the future land use (rte 6 re-zoning) plan.

Agricultural/Residential allows campgrounds with a zoning special use permit and does zoning have any restriction on the number of sites and size of the lot. The 300' frontage would need a variance from zoning.

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Julia expresses concern about the number of spaces (100), even at 80% occupancy would present a serious stress on the adjacent land. Helen expresses concerns about the number of spaces and people contained on the amount of space. The applicants say that there is not much coming and going once on a campground.

Julia asked about the water table. The applicant said that the engineer stated that it would be possible to get a conventional system in.

Marcia asked which part of the property was being lumbered. The applicant explained that a man and his wife were cutting for seasoned wood.

Helen asks about regulations in the campground; zoning restrictions would deal with this in special use permit. Helen's concern is density.

Marcia's concern is with the tenting area in the wetlands.

Julia and Marcia both have concerns with the water table and the ability of property to support this activity.

The applicant's asked what the boards' general feelings are:

Good aspect – license fees, taxes, employment for town residents, local businesses would benefit.

Bad for town – traffic, particularly on weekends, possible disturbance of neighbors.

Julia asks what will happen to the site if the business fails; the answer is that anything that's put in would not be a problem to take out. Each site for part of the campground would have electrical and water access.

Marcia expresses concern about infringement on the neighbors and the wetlands. These concerns can be addressed with regulating the vegetative boundaries and areas of use and development.

John expressed general favorable opinion regarding a campground at this location.

### **Grass/Landtrust – Shippee Schoolhouse Road**

### ***Pre-application/Conceptual Review***

AP 13 Lot 5

Existing acreage – 89.86

Proposed Lot A – 5 acres +/-

Proposed Lot B – 85 acres +/-

Walter May along with Fran and Walter Grass were present for this application. This is a minor subdivision; the Grasses would like to keep approx. 5 acres and transfer the rest to the Land Trust.

Members looked at the subdivision and approved the concept and commended the Grasses. Mr. May said the survey completion is expected around June. DEM may want wetlands delineation.

The next step is for the Land Trust to return to the Planning Board when the survey is completed for a preliminary approval. The Planning Board will allow the final approval to be done administratively (ie. Town Planner) as no further development is taking place.

## **J. Zoning – Opinion Requested**

**Tessitore/Moosup Valley Road**

AP 01 Lot 0037

Advisory Opinion wanted for the Zoning Board

The question is whether the applicant can sell plant started in another location. Board members felt this was in conformance with the other agricultural use on the property.

John Neale made a motion that the planning board has no objections to the addition of started plants to the inventory. Marcia Bowden seconded. Motion carried unanimously 4 – 0.

## **K. Major Subdivisions**

None

## **L. New Business**

## **M. Old Business**

Ordinances – Conservation Development

John Neale motioned to table the conservation development ordinances to May 6. Helen seconded. Motion carried unanimously 4-0.

Ann-Marie reported that the Affordable Housing Ordinance will be forwarded to Town Council after May 5 when the budgets are done. It will be forwarded for the May 12 meeting to be taken under advisement.

## **N. Future Agenda Items**

April 18 – Workshop

May 6 - Outdoor Hydronic Heater Ordinance

Conservation Development

May 16 - Workshop

June 3 -Five year Road Plan

**Planning Board Meeting April 15, 2009**

**O. Adjournment**

John Neale moved to adjourn at 8:52 p.m. Motion carried unanimously.

Respectfully submitted,

Helen Hardy  
Secretary