



**PLANNING BOARD RT 6 RE-ZONING WORKSHOP MINUTES
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Saturday: April 18, 2009 8:30 a.m.**

A. Call to Order

Meeting was called to order by Julia Parmentier, Chair

B. Roll Call

Present from the planning board were Julia Parmentier, Chair, Pat Moreau, Vice Chair; members Mike Carpenter, Helen Hardy and Marcia Bowden, zoning board member Heidi Colwell and zoning board chair, Carl Saccoccio arrived at 9:00 a.m.

C. Approval of Minutes

None

D. Correspondence and Review

None

E. Board Members' Reports

None

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

None

L. Old Business

Rte 6 Re-zoning –

Julia suggested that they discuss the nodes by working down the plan from west to east. The members shared the current state of the plan with Carl Saccoccio who is the current Zoning Board Chairman and the former Building Official.

Current commercial sites will be grandfathered; the whole parcel would become commercial.

Residential use stays residential zone. Landowners can apply individually for an exception from the new zoning for 6 months after the zoning is passed to keep the commercial zone-

“Simmons Crossing” (Route 6 / 94) is the location that is most likely to be developed and the focus on development should be with this node.

- it's a large enough lot
- developable and appropriate for mixed use development
- only high density housing allowed in town is designated affordable.

Keep the focus off the West end which has traffic problems with a high water table.

An idealized conception would be a great way to present the idea at a public meeting. A model development of mixed use with residential and small commercial scaled appropriately for Foster. Discussion was made that maybe Ann-Marie could find some way to get a graphic plan developed as a presentation.

The next workshop is scheduled for May 16, 2009.

Summary:

The committee made the decision to focus energy on the development of the Simmons Crossing node; this includes the Providence diocese property and the Gravel property. The areas on Rt. 6 that are commercial will remain commercial with the whole lot becoming commercial.

Everything in residential use will remain residential.

All undeveloped properties will become residential use.

Landowners can make a case for an exception to this zone change for 6 months after the adoption of the zone change.

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Timetable: a Workshop meeting on May 16 will be to develop materials for a public hearing. Packets will be designed with the review for final draft for the public meeting. At that time a decision will be made if a June meeting is necessary. A public informational meeting must be scheduled for September. A final proposal must be presented to Town Council by the first week in Nov.

M. Future Agenda Items

May 6 - Outdoor Hydronic Heater Ordinance

May 16 - Workshop

May 20 - P&D Properties - Commercial Site Review

June 3 - Five year Road Plan

N. Adjournment

Meeting adjourned at 10:50 a.m.

Respectfully submitted,

Helen Hardy
Secretary