



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

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**A. Call to Order**

Meeting was called to order by Julia Parmentier, Chair at 7:05 p.m.

**B. Roll Call**

Present from the Planning Board were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; members John Neale, Tom Mercier, Mike Carpenter and Marcia Bowden. Ann-Marie Ignasher, Town Planner was also in attendance.

**C. Approval of Minutes**

Saturday March 28, 2009

Pat Moreau moved to approve the minutes of March 28, 2009, Mike Carpenter seconded. Motion carried 3 -0. Julia Parmentier, Helen Hardy, John Neale and Tom Mercier abstained.

Wednesday April 15, 2009

Pat Moreau moved to approve the minutes of April 15, 2009 with corrections, John Neale seconded, motion carried 4 - 0. Pat Moreau, Tom Mercier and Mike Carpenter abstained.

Saturday April 18, 2009

Pat Moreau moved to approve the minutes of April 18, 2009 with corrections, John Neale seconded. Motion carried 5 - 0. John Neale and Tom Mercier abstained.

**D. Correspondence and Review**

May subdivision tracking sheet - noted  
DEM Letter re: Tony Lachowicz - noted

**E. Board Members' Reports**

None

**F. Planner's Report**

Discussion - Rte 6 Rezoning 04/18/09  
Monthly Reports  
Board Quarterly Reports due 04/23/09

**G. Zoning - Opinion Requested**

**Rogers, Gordon/** 162 Danielson Pike  
AP 10 Lot 0037  
Zoning Opinion for a Farmer's Market

Tom Mercier moved, Marcia Bowden seconded that the planning board send a letter to zoning stating that the planning board reviewed the application and feel the application is consistent with the comprehensive plan as long as it follows the guidelines of the zoning official's letter, including the part of the letter which states the seasonal aspect. Motion carried unanimously 7 - 0.

Mike asked if this is permitted in a commercial zone and it is.

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

None

**J. Minor Subdivisions**

None

**K. Major Subdivisions**

None

**L. New Business**

**M. Old Business**

Outdoor Hydronic Heater-

Tom Mercier moved to table the outdoor wood boiler ordinance until the July 1 workshop. John Neale seconded Motion carried unanimously 7 - 0.

Comprehensive Plan Conservation Development-

The planning board reviewed and completed revisions of the Comprehensive Plan/Conservation Development

## **Planning Board Meeting May 6, 2009**

### Changes:

Pg. 2 End of first paragraph change last sentence to *It is permitted under State enabling legislation as a Land Development Project with the following criteria.*

Pg 2 Number 1 – remove *Where the current cluster ordinance requires a fixed amount of the gross area of the subdivision to be set aside as open space.*

Add in *the percentage of open land is linked to the zoning district density and the lack of.*

Remove *Unlike most cluster provisions,*

Pg 2 Number 2 – add in *preservation of* and *most convenient* to the middle of the paragraph.

Pg 2 Number 3 – remove *resources* add *these*

### Land Development and Subdivision Regulations-

#### Changes:

Pg. 13 number 3 – change paragraph to *At the pre-application stage, the purpose of the concept plan review is to provide the applicant with Planning Board input in the formative stage of major subdivision and land development concept design.*

The Conservation Development Plan is tabled until Ann-Marie; town planner looks at the subdivision regulations and makes the necessary revisions.

## **N. Future Agenda Items**

May 16 - Rte 6 Re-Zoning Workshop

May 20 - P& D Properties – Commercial Site Review

Youth Athletic Field – pre-application

June 3 - Five year Road Plan

July 1 - Outdoor Wood Furnace

## **O. Adjournment**

Tom Mercier moved to adjourn at 8:55 p.m. motion carried unanimously.

Respectfully submitted,

Helen Hardy  
Secretary