



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

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Saturday: November 14, 2009 8:30 a.m.**

A. Call to Order

The meeting was called to order at 8:40 a.m. by Julia Parmentier.

B. Roll Call

Present were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; Marcia Bowden, John Neale, Mike Carpenter, Heidi Colwell, Zoning Board; Lynne Rider, Town Council and Ann-Marie Ignasher, Town Planner.

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

Route 6 Re-Zoning Upgrade

Julia has a couple of objectives-

- is to come up with a rough draft of an ordinance to get fine tuned and approved.
- To address issues from the Informational Meeting; for example the concern that a majority of the land being re-zoned currently belongs to a small group of landowners. Is there a mechanism to subdivide these properties to keep the whole of the nodes accessible.
 1. There is no size regulations for commercial.
 2. There is no way to stop someone from just buying the road frontage.
 3. Ann-Marie talked about a seminar she attended in Connecticut given by Randall Arendt regarding the design standard of mixed use zones.
 4. What do we do about the people that want to develop one parcel at a time.?
 5. Board members discussed what "design standards" entail
- We need to tell the people what we want to see, not just what we won't allow.

The purpose of Rt 6 zoning is to preserve the rural character of the town while encouraging commercial development that meets the needs of community, provides essential services, and promotes the local economy.

The zoning will establish design standards in keeping with the farmhouse/cape style construction seen in Hopkins Mills, Clayville villages; examples would be South Foster Fire Station and the building at Foster Marketplace.

Participants each drafted a model wording for the new ordinance for Rt 6 and shared them with the others- drafts were collected and Marcia will try to justify the versions. Board members agreed to meet for another workshop on December 12 to approve a draft ordinance.

Julia spoke to Cynthia Gianfrancisco from DEM and she said that there is Brownfield money available for commercial development sites like Rte 6.

M. Future Agenda Items

December 12 – Rt 6 Rezoning workshop

N. Adjournment

Pat Moreau moved to adjourn at 10:40 a.m. motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary