



**PLANNING BOARD MINUTES
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: November 18, 2009 7:00 p.m.**

A. Call to Order

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

B. Roll Call

Present from the board were Julia Parmentier, Chair; Pat Moreau, Vice Chair; members John Neale, Tom Mercier, and Marcia Bowden. Members Mike Carpenter and Helen Hardy were excused. Also present were Ann-Marie Ignasher, Town Planner; David Dolce, Brian King, Anthony Caruolo, Stephanie Caruolo, Donna Mendillo, Richard Rotondo, Linda Spencer, Gordon Rogers, and Heidi Rogers.

C. Approval of Minutes

Planning Board Meeting November 4, 2009

Tom Mercier moved to table the minutes of November 4, 2009, seconded by Pat Moreau, motion carried 5 – 0.

D. Correspondence and Review

None

E. Board Members' Reports

None

F. Planner's Report

Report for September – received and noted.

G. Zoning – Opinion Requested

None

H. Commercial Site Reviews

None

I. Administrative Subdivisions

None

J. Minor Subdivisions

Marjorie & Linda Spencer / 41 Paine Road

AP 14 Lot 0005

Existing acreage 9.39 +/-

Proposed Lot A 4.59 acres +/-

Proposed Lot B 4.80 acres +/-

Pre-application Conceptual Review – 09/02/2009

*Preliminary Review
Discussion /Action*

Ann-Marie gave a brief history of this application. The applicants are in agreement with the conditions / corrections to the survey map brought forward by the planner. David Dolce and Linda Spencer were at the meeting to present the application.

It was noted that the area where the OWTS can be located is very limited and therefore the board did not feel comfortable approving the subdivision without an approved OWTS. Tom Mercier moved to table this application pending OWTS approval, John Neale seconded, motion carried unanimously.

K. Major Subdivisions/Land Development

Youth Athletic Field / Foster Center Road

Town of Foster / Crossman Engineering

Total acres – 7.1 +/-

AP 11 Lot 57

Master Plan approved – 06/17/2009

*Preliminary Review
Discussion/Action*

Brian King from Crossman Engineering presented this application. He talked about the separate phases of construction. He continued to describe the plans as drawn, talking about storm water retention, walking trail, little league field, parking area, landscaping, soccer / football field, and potential future items. It was noted that the potential future items were just that – the plans were designed to show where those items could go – but there are no plans at the present to actually construct those – though their possible construction was taken into consideration to accommodate those items if the town ever has the capability or desire to add them to the plans.

Talked about required permits from the State, Mr. King explained that we had received permission from RI DEM regarding insignificant wet land alterations, and that we are awaiting the signed permission from RI DOT for the curb cut.

Planning Board Meeting November 18, 2009 page 2

John Neale questioned whether Mr. King and the planner had met with the abutters that had concerns at the last meeting. Mr. King said he had met with the abutters, and that it appeared that all questions the abutters had were answered at that time. Mr. Caruolo verified that he had met with Mr. King and the planner.

Pat Moreau had some minor questions about the walking trail. Tom Mercier did not have any questions.

Julia questioned the grading of the site. She wanted to verify that what was graded on the site was to stay at the site. Mr. King showed a particular plan page that showed the grading that would be done during the various phases of the construction. Julia talked about long term stability of the area, Mr. King said that a silt fence would be put in place prior to any construction and that the slope is 2 to 1 and therefore it was certainly a manageable slope.

There was some discussion regarding the trail leading out to Route 94, Foster Center Road. People questioned if this caused a safety issue. Should there be a crosswalk, and / or a sidewalk? Mr. King said it would not be a problem to show the next set of plans without the trail leading out to Foster Center Road towards Captain Isaac Paine School. There was also a suggestion made regarding a possible dry hydrant being put in place at the retention pond. Mr. King said the next plans could be drawn showing a potential future dry hydrant.

John Neale moved to approve the Youth Athletic Field preliminary plan located on Foster Center Road as shown on those plans entitled "Preliminary plan submission Youth Athletic Field assessor's plat 11 lot 57 Foster Center Road, Rte 94 Foster, RI Zoning District Agricultural Engineered by Crossman Engineering inc 151 Centerville Road, Warwick, RI 02886 telephone 738-5660 fax 738-8157 Landscape Architect The Gifford Design Group Landscape Architect Environmental Planning 4096 Mendon Road Cumberland RI 02864 telephone 671-6336" pages 1-12 as received on 10/21/09 at the . Motion incorporates all previous findings of fact during the master plan approval, and the recorded decision thereof. Conditions of approval remain in effect and the fee in lieu of land dedication is not applicable. 1) Dry Hydrant project – an option should be on the plans; 2) Walking path will be continuous path, and the exits will be cut off; 3) Discussions should be entered into between the DPW and the RI DOT regarding a crosswalk, safety access and road signage (school zone).

Pat Moreau seconded the motion. No further discussion on the motion.

Members voting to approve: John Neale, Tom Mercier, Pat Moreau, Julia Parmentier, and Marcia Bowden.

Members voting to deny: None.

Members absent: Mike Carpenter

Motion Passes: 5 to 0

Planning Board recessed for Five Minutes – then they will discuss future agenda items.

L. New Business

None

M. Old Business

None

N. Future Agenda Items

December 2 – Ordinance Workshop

Election of officers

December 12 – Rte 6 Rezoning Workshop/Site Walk

December 16 – Final Subdivision - Minor (2)

Major Subdivision – Master Informational Meeting

O. Adjournment

Tom Mercier moved to adjourned

Respectfully submitted,

Ann-Marie Ignasher, Town Planner