



**PLANNING BOARD MINUTES  
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI  
Wednesday: December 2, 2009 7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by Julia Parmentier, Chair at 7:09 p.m.

**B. Roll Call**

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

**C. Approval of Minutes**

Planning Board Meeting November 4, 2009  
Rte 6 Rezoning Workshop November 14, 2009  
Planning Board Meeting November 18, 2009

Tom Mercier moved to table the minutes of November 4, November 14 and November 18, seconded by John Neale, motion carried 7 – 0.

**D. Correspondence and Review**

None

**E. Board Members' Reports**

John Neale reported on the Land Trust the witch hazel harvest. The harvest was successful regarding both the product harvested and amount of funds received by the land trust for harvest. The land trust will put the money from the harvest into a maintenance / stewardship account. The land trust has no need of capital budget requests at this time.

**F. Planner's Report**

Report for October and November

**G. Zoning – Opinion Requested**

None

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

None

**J. Minor Subdivisions**

None

**K. Major Subdivisions/Land Development**

None

**L. New Business**

None

**M. Old Business**

Ordinance Workshop – Subdivision Regulations

Tom commented on Article II sec 32-41 #3 Duties and Responsibilities

Tom proposes a back up to the Planner to have a member of the Planning Board as a “monitor” as an extra set of eye and to follow up to our conditions to be sure the conditions imposed are being met. Patti agrees. Marcia voices reservations about PB members serving in an enforcement capacity.

Ann-Marie suggested it should be an operational procedure but perhaps not a part of the regulations. She also suggests that part of the standard procedures a Planning Board member could be an option.

Ann-Marie discussed the order of the Subdivision Regulations

VII. Physical design requirements

VIII. Improvement guarantees

IX. Special provisions (minor subdivision) perhaps IX should fall under section V, minor Land Development Section C. Section X – Adoption and Amendments of Regulations should go at the end, before severability,

Tom would like to have a section or package for each type of subdivision (separate) that could be handed out according to what kind of subdivision is being done (or make chapters in the Ordinance for each)  
Ann-Marie suggested we include a “Frequently Asked Questions” type of subdivision.

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Mike suggests an outline or flow chart for each type of subdivision.

Ann-Marie would like XIV waivers and modifications to move before XIII procedures and approvals. XII enforcement goes after XVI appeals.

Ann-Marie would like Planning Board members to review and be familiar with sections VII physical Design Requirement and VIII Improvement Guarantees

Tom suggests moving administrative fees; it was moved to Article II

Julia asked where to put the Conservation Zoning piece – it really needs to go into the major, minor physical design requirements. Julia suggests reserving a section for conservation planning. Conservation Development is part of Zoning, its implementation must be a part of the subdivision regulations, where the implementation occurs.

Julia notes that we have to have a public hearing and that we need to incorporate the Conservation Development section and that they be presented together or it may never happen.

Ann-Marie will get the Subdivision Regulations retyped and will put it on the agenda for a February workshop. March is a possibility for a public hearing.

Tom Mercier moved to table the Outdoor Hydronic Heaters until the February 3 Workshop, Pat Moreau seconded, motion carried unanimously 7 – 0.

Tom Mercier moved to table the Stonewall Ordinance until April 7, Pat Moreau seconded, motion carried unanimously 7 – 0.

**Election of Officers-**

Tom Mercier moved to nominate Pat Moreau as Chair, Helen seconded, motion carried unanimously 7 – 0.

Helen Hardy moved to nominate John Neale as Vice Chair, Tom Mercier seconded, motion carried unanimously 7 – 0.

Tom Mercier moved to nominate Helen Hardy as Secretary, John Neale seconded, motion carried unanimously 7 – 0.

**N. Future Agenda Items**

December 12 – Rt 6 Rezoning workshop

December 16 – (3) Minor Subdivisions

- Master Informational Meeting

January 6, 2010 – Capital Budgets

**O. Adjournment**

Tom Mercier moved to adjourn. Motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary