



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

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Saturday: December 12, 2009 at 8:30 a.m.**

A. Call to Order

Meeting was called to order by Pat Moreau, Vice Chair at 8:50 a.m.

B. Roll Call

Present from the Planning board were Pat Moreau, Vice Chair; Helen Hardy, Secretary; members Mike Carpenter, John Neale, and Marcia Bowden. Julia Parmentier and Tom Mercier were excused. Also present were Ann-Marie Ignasher, Town Planner, Heidi Colwell, Zoning Board member, Ron Cervasio.

C. Approval of Minutes

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 - Drafting of Ordinance

At the last workshop members wrote down their comments regarding the Route 6 Re-zoning upgrade. Marcia presented her work on compiling all of the comments into a single format so the members could discuss the wording and the intent of the proposed zoning upgrade to Route 6.

Helen commented that there should be some word changes to the affect that the Route 6 Re-zoning upgrade is actually part of, and mandated by the comprehensive plan, and that the purpose is to encourage commercial development - it was suggested that if we could, we should quote from the comprehensive plan itself.

There was some discussion regarding a comment made at the public informational meeting regarding the limited number of nodes that the board presented. The members agreed that the designation of particular nodes, only three at this time, was not meant to restrict others from possibly developing other nodes. Those three particular nodes were chosen as possible "models for success".

Ron Cervasio commented that the Town needs to have a much larger population to support commercial development. He suggested that the Town needs over 1000 more residential units to support commercial development. A board member countered that "environmental constraints" is a natural restriction for large scale development. Mike Carpenter commented that we need to find and/or develop a model for success for whatever commercial business is proposed for these nodes. Members in general felt that the plan as presented does not preclude either large or small scale businesses and that a credible commercial development could and would be accommodated under this plan.

It was asked if there was something we could do to promote mixed use without necessarily putting a burden on landowners that may want to commercially develop their land in the future. Even though the board members are stating landowners could request their zoning be changed from AR to Commercial – that puts a burden upon the landowner by forcing them to come forward to make a formal application and proving their property should be changed.

If it is the board's intent that other sites along Route 6 can become "future nodes" should we label those sites as possible future nodes?

Also, the identified nodes may or may not be commercially developed according to the owners' wishes. Let it be made public the certain parts of Rt. 6 have been identified as fitting the criteria of possible future nodes. Board members have already done the preliminary work looking at lots and the physical or environmental constraints.

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The board has looked at the Comprehensive Plan, Zoning and available land. Public Hearings were held and the board responded to comments. The three highlighted nodes are the properties that are most likely to be developed first because they require the least engineering. Other potential sites are not excluded or precluded from commercial development. Existing nodes and potential future nodes should be identified on the zoning map.

Members continued to work on the wording of the proposal for the council. Comments and changes were given to Marcia to retype and consolidate and she will email it to people for comments.

M. Future Agenda Items

December 16, 2009 – 3 Minor Subdivision

January 6, 2010 – Capital Budgets

January 20, 2010 – Major Subdivision – Master Informational Meeting

N. Adjournment

Meeting was adjourned.

Respectfully submitted,

Helen Hardy, Secretary