



**PLANNING BOARD MINUTES
SPECIAL MEETING
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Tuesday: February 23, 2010 7:00 p.m.**

A. Call to Order

Meeting was called to order by Pat Moreau, Chair at 7:11 p.m.

B. Roll Call

Present from the Planning Board were Pat Moreau, Chair; John Neale, Vice Chair; Helen Hardy, Secretary; members Tom Mercier, Mike Carpenter and Marcia Bowden. Julia Parmentier was excused. Also present were Ann-Marie Ignasher, Town Planner, Todd Brayton, Scott Spear, Brian Thalman, Glenda Jeffrey, Cathy and Alex Drinkwater.

C. Approval of Minutes

Planning Board Meeting January 20, 2010 – tabled to March 3, 2010
Rte 6 Rezoning Workshop January 23, 2010 – tabled to March 3, 2010
Planning Board Meeting February 3, 2010 – tabled to March 3, 2010
Rte 6 Rezoning February 5, 2010 – tabled to March 3, 2010
Planning Board Meeting February 17, 2010 – tabled to March 3, 2010
Rte 6 Rezoning workshop February 20, 2010

D. Correspondence and Review

Planning guidance memo

E. Board Members' Reports

None

F. Planner's Report

None

G. Zoning – Opinion Requested

None

H. Commercial Site Reviews

None

I. Administrative Subdivisions

None

J. Minor Subdivisions

None

K. Major Subdivisions/Land Development

**Gene Allen Road/ Costa, David /Lisa
Applicant – Blue Dog Investments, LLC**

AP 18 Lot 0025

Existing Lot size 130.8 +/- acres

Proposed number of lots – nine (9)

Proposed Lot 1 27.84 acres +/- Gloucester

Proposed Lot 2 5.29 acres +/-

Proposed Lot 3 7.94 acres +/-

Proposed Lot 4 5.75 acres +/-

Proposed Lot 5 9.28 acres +/-

Proposed Lot 6 12.59 acres +/-

Proposed Lot 7 4.61 acres +/-

Proposed Lot 8 4.70 acres +/-

Proposed Lot 9 58.7 acres +/-

*Master Plan
Public Informational Meeting cont'd
Discussion / Decision*

This meeting was a continuation of the meeting of January 20, 2010; it was continued to February 10, 2010 which was postponed to today due to inclement weather.

Patti read the procedures for informational meetings.

Attorney Scott Spear, attorney presented this proposal. Mr. Spear addressed the changes to the plan by Mr. Thalman. Lots 2, 3, 4 & 5 have lot line changes which decrease the size of the lot line intersections.

Attorney Spear reviewed the issues to be addressed, according to his reading of the transcript of the prior meeting:

- 1) Addressing the safety of the proposed roadway; (traffic engineer report, police & fire comments)
- 2) Request by the Board to invite the Conservation Commission to attend the meeting;
- 3) Request by the Board to notify and invite someone from the Providence Water Supply Board for their opinion and input;

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Board Member John Neale wanted to clarify something on the transcript of the prior meeting; more particularly pages 37,38 and 39 – regarding the difference between the a “subterranean or underground cistern system” and the previous discussion of retention ponds. Mr. Neale stated that retention ponds would (absolutely) not meet the NFPA standards for fire safety. Attorney Spear stated that the applicant would not have any problem whatsoever meeting the NFPA standards and putting in cisterns.

There was some other discussion regarding the length of the road – including the area, length in both Gloucester and Foster and the effect that may have upon fire / emergency apparatus.

Attorney Spear gave the Board members another copy of the traffic analysis that was completed for the site. Next Mr. Brayton, one of the traffic engineers was sworn in to give testimony. Attorney Spear then proceeded with Mr. Brayton’s testimony regarding the traffic analysis. (For a complete copy, please refer to the transcript – In Re: Blue Dog Investments, LLC - Volume II, dated February 23, 2010, time: 7:11 pm.; place Benjamin Eddy Building, South Killingly Road, Foster, Rhode Island)

Farther along there was some discussion of the 50 foot right of way / road, and just what the roadway and the right of way would consist of. (ie roadway, swales, etc) Again, a major portion of this discussion concerned the fire / emergency vehicles and how they would be accommodated. Also, there was some discussion regarding various “dead-end” roads within the community of Foster. This was done as a comparison to the proposed road.

Another conversation took place regarding the 8% grade of the road, and how that grade could or would impact the traffic and the neighborhood. Also, Board members did not necessarily agree with the traffic report regarding the number of cars entering and exiting the road, as well as the approximate type of large service trucks travelling the road. Members also discussed the safety of the entrance and exit from Gene Allen Road, in and from the new road.

Mrs. Kathy Drinkwater, from 180 Stone Dam Road, Gloucester, Rhode Island – gets up to speak regarding the proposed development. Mrs. Drinkwater is an abutter to the proposed development. Her concern was with the “proposed cutting of 50 feet of trees on either side of the new road; she feels they would be cutting trees on her property, and she will not give permission for that to be done. She also questioned the plans being presented to Foster versus the plans previously present to Gloucester with regard to the access on Gene Allen / Stone Dam Road.

Mr. Alexander Drinkwater, also from 180 Stone Dam Road, Gloucester, Rhode Island – spoke regarding the same issues and his concerns. Mr. Thalmann, the engineer gets up to answer their various questions and concerns.

The Town Planner presents to Attorney Spear copies of plans, agreements and approvals from RI DEM regarding two separate applications Mr. Costa had with RI DEM: 1) '05 Application regarding a dam crossing to get to a house on the proposed lot #1 (only lot) in Gloucester; and 2)'07 Application that was not reviewed at this meeting. The main concern brought forth was that it appears that Mr. Costa intends to construct a house on the Gloucester lot using access through his private driveway in Foster – something that is not allowed via Gloucester or Foster subdivision regulations.

At this time, the Board discusses the next steps. The Board determines that the public informational meeting should be continued to allow the Board to get legal opinions from the Town Solicitor. The legal opinions concern 1) waiver – one egress and ingress; 2) can we put the stipulation on the subdivision that no further subdivision would be allowed.

Tom Mercier made the motion to continue the meeting to March 10, 2010 at 7:00 p.m. at the Benjamin Eddy Building. Mike Carpenter seconded the motion. No further discussion. Members voting to approve: John Neale, Tom Mercier, Mike Carpentier, Pattie Moreau, Helen Hardy, Marcia Bowden. Members voting against: None. Motion Passes: 6 to 0

Meeting adjourned at 9:30 p.m.

(NOTE: The applicant did have a transcriptionist at the meeting and to read the complete transcript please refer to the transcript entitled – In Re: Blue Dog Investments, LLC - Volume II, dated February 23, 2010, time: 7:11 pm.; place Benjamin Eddy Building, South Killingly Road, Foster, Rhode Island – A copy of which is located in the planning office.)

L. New Business

M. Old Business

N. Future Agenda Items

February 27, 2010 @ 9:30 a.m. – Tentative Schedule for Town Council Budget Review - Department
March 3, 2010 – Review CDBG Applications and rank; Review / Revise various proposed ordinances
March 10, 2010 – Blue Dog Investments Inc. continued.
March 17, 2010 – Regular Application Meeting
April 7, 2010 – Review Revise Planning Board By-Laws, Applications, etc.

O. Adjournment

Tom moved to adjourn at 9:30 p.m. motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary