



**PLANNING BOARD MINUTES  
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI  
Wednesday: March 03, 2010 7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by John Neale, Vice Chair at 7:05 p.m.

**B. Roll Call**

Present from the Planning Board were John Neale, Vice Chair; Helen Hardy, Secretary; members Tom Mercier, Julia Parmentier, Mike Carpenter, and Marcia Bowden. Pat Moreau was excused. Also present was Ann-Marie Ignasher, Town Planner, Galen McGovern, Linda Menard, Joanne Lefebvre, Richard Burnham, Elinor Tetreault, Diane Wrona, and Tom Walden.

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

Tom Mercier moved to table all the minutes in item C of the agenda to April 7, 2010; Marcia Bowden seconded, motion carried unanimously.

**D. Correspondence and Review**

None

**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**

None

**L. New Business**

2010 - Review CDBG Applications and rank of proposals

*Discussion/Action*

**Foster Senior Housing / Hemlock Village Water Tank** – Original Amount Requested - \$100,000.00

Tom Walden presented the application on behalf of the Foster Senior Housing. The request involves the siting and construction of an above ground water storage facility for Hemlock Village. The current water tank (storage facility) is an underground cement tank, and that tank is at the end of its use span. The current tank holds 3,000 gallons of water, and the plan is to build either a new 3,000 gallon tank or two 1,500 gallon tanks.

Two years ago Foster Senior Housing (FSH) requested a \$20,000.00 grant from CDBG to site and construct the tank; unfortunately, that estimate (done by an engineer) did not take into consideration all of the conditions of the site. Upon the completion of a new engineering study that included the conditions of the site, the revised estimate to complete the construction is now \$100,000.00.

Also, Mr. Walden told the Board that Hemlock Village was recently awarded a \$20,000.00 grant from CDBG to complete a Class I Boundary survey of the property, showing the topography and all buildings as currently built. This will not only help in locating a proper site for the tank, it will also help them determine if they have room for expansion at the site.

Mike Carpenter was concerned about the rest of the infrastructure of the current facilities. Mr. Walden explained that three of the four septic systems had been replaced; and that insulation, windows, doors, and other building maintenance were taken care of as part of a regular maintenance schedule. Mr. Walden explained that the survey will indicate what is feasible for expansion; and that the new water storage tanks will accommodate any projected expansion. Mr. Carpenter still had concerns regarding the projects for this site.

## **Planning Board Meeting March 3, 2010 Page 2**

**Western Rhode Island Home Repair**- Original Amount Requested - \$144,500.00 (same as last year)

Elinor Tetreault appeared on behalf of Western Rhode Island Home Repair, she stated that they were requesting the same amount as last year. There was some confusion, as all the Board had before them was a faxed memo from WRIHR and not a full complete application; therefore Tom Mercier verified that that request was the same as last year which was \$100,000.00 for housing rehabilitation, and \$44,500.00 for operating costs. Mrs. Tetreault said that amount was correct. Mrs. Tetreault then explained some of the repair projects WRIHR had completed over the past year or two.

**Community Housing Land Trust of RI**- Original Amount Requested - \$3,000.00

No-one appeared on behalf of Community Housing Land Trust of RI. A Board Member stated that their application did not show a direct benefit accruing to the Foster Community.

**Abbey Lane Condominium Association Inc. Water District** – Original Amount Requested - \$53,245.00

Galen McGovern from Atlantic States Rural Water and Waster Water presented this application for Abbey Lane. The purpose of this application is to inspect and rehabilitate existing wells that service the Abbey Lane neighborhood. This is all part of a larger \$700,000.00 project to update all water and septic systems that service the Abbey Lane neighborhood, and that 75% of that total cost of \$700,000.00 is expected to be grant money from the USDA. It was mentioned that Abbey Lane formed a water district over the past year in order for them to qualify for the USDA grant funds.

Linda Menard, a resident and board member of Abbey Lane made the following comments: 1) Abbey Lane consists of 16 single family homes on just over five acres of land; 2) that this project (the large project) will consist of inspecting and replacing wells, pumps and pipes; 3) that a study was done some years ago that showed that the wells providing water to the neighborhood would never contain an excessive amount of water – in the past there were times they called a pool company to come and fill one of their above ground water tanks to make sure everyone would have enough water – hopefully this project will resolve that issue.

Mrs. Menard went on to review projects that were already approved and completed at the neighborhood – leaking underground oil tanks were removed and replaced with above ground tanks; the leach field was replaced; there have been hydrologist surveys and engineering studies completed for the current proposed project.

Julia asked if USDA funds are received, could that qualify the neighborhood as low/moderate income housing. The planner said that she would look into that matter.

Mike asked about the USDA financing. The residents explained this was an older USDA water and waste water program, formerly part of the Farmer's Loan System. Galen added that federal stimulus money is available through the USDA so money for this project is highly likely.

Julia asked if the association would be willing to share the hydrologists report with the Planning Board as an additional piece of info. The applicant's said they would.

Tom asked if since the request is coming from a water district request does the proposed project still qualify as a CDBG project. Both Ms. McGovern and the Town Planner assured Tom that the Abbey Lane project does qualify for CDBG grant funds.

**Town of Foster Department of Human Services Food Pantry**- Original Amount Requested - \$3,500.00

Nancy Johnston could not be at the meeting; however, the Board is well aware of the need by the Foster community for the services offered by the food pantry. The Board feels that the need for such services is greater than ever to assist those in need.

End of the presentation of the applications, general discussion by the Board.

It was recognized by the Board that the total amount of requests exceeded the amount of the Town's cap of \$250,000.00; therefore there was some discussion of what should be done, and what cuts should be made.

Elinor Tetreault explained to the Board that they could not just submit the all of the applications with the total amount of the application exceeding our \$250,000.00 limit. She said the CDBG advisory board would come back and ask us what applications we would want to cut funds from – bottom line, the total amount that we request through our application submittal cannot exceed our set limit.

Mike Carpenter suggested that the Board cut all applications the same percentage. Tom Mercier said that he felt the Foster Food Pantry should be funded in full and that all of the remaining applicants should be cut the same percentage.

Ann-Marie, Town Planner, reminded the Board that they had to determine what sections of the Comprehensive Plan each application would be promoting and supporting. The Board Members were referred to copies of last year's minutes in order to help them make their motions.

There was further discussion regarding the ranking of the individual applications. At this time it was noted that CDBG had their own ranking system and the board looked to see where the applications fit within that framework. It was determined that only one application, from WRIHR, fit into the highest ranked classification of housing activities; and that the remaining applications would all be classified under the same ranking of community facility and service activities. So now the Board had to rank the remaining applications.

At this time Julia Parmentier stated that she felt that the Foster Food Pantry, Foster Senior Housing, and Abbey Lane were all equally important to the residents of Foster, and that they all supported the ideals of the Foster Comprehensive Plan, and therefore she felt that they all deserved to be ranked equally. The Board gave their general consensus to that idea.

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Mike Carpenter stated that he could not see a direct benefit to the residents of the Foster Community regarding the application received from the Community Housing Land Trust. Helen Hardy and Marcia Bowden agreed. They also commented that all other applicants had a representative before the Board to answer any questions that the Board may have and there was no-one from the Community Housing Land Trust. Helen could not understand the benefit residents would receive from flyers, and how would we know that the flyers were even handed out to residents. Other board members agreed.

Based upon the above, the Planning Board made the following motions – the motions are listed here in order of the priority and not necessarily in order of being made.

#### **Housing Activities:**

1) Western Rhode Island Home Repair – Original Amount - \$100,000.00; Amount Approved - \$83,000.00

Tom Mercier made the motion and Mike Carpenter seconded to submit and rank as #1 the Community Block Grant funding request for Western Rhode Island Home Repair Program for ***Housing Rehabilitation in the amount of \$83,000.00*** in accordance with Section 5.4.3 of the Housing Assistance Programs Component of the Foster Comprehensive Plan. Said Motion carried unanimously 6 to 0.

2) Western Rhode Island Home Repair – Original Amount - \$ 44,500.00; Amount Approved - \$36,807.00

Tom Mercier made the motion and Mike Carpenter seconded to submit the Community Block Grant funding request for Western Rhode Island Home Repair Program – ***Operating Costs in the amount of \$36,807.00*** in accordance with the Section 5.5.3 of the Community Facilities Component and Section 5.4.3 of the Housing Component of the Foster Comprehensive Plan, motion carried unanimously 6 to 0.

#### **Community Facility and Service Activities:**

NOTE: ALL OF THESE APPLICATIONS WERE RANKED EQUALLY BY THE PLANNING BOARD MEMBERS.

() Foster Department of Human Services Community Food Bank – Requested and Approved - \$3,500.00

Tom Mercier made the motion and Marcia Bowden seconded to approve the Community Block Grant funding request for the Foster Community Food Bank in the amount of \$3,500.00 in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan; the motion carried unanimously 6 to 0.

() Foster Senior Housing; Hemlock Village Water Tank – Original \$100,000.00 Approved - \$82,500.00

Julia Parmentier made the motion and Tom Mercier seconded to approve the Community Block Grant funding request for Foster Senior Housing, Hemlock Village Water Tank in the amount of \$82,500.00 in accordance with Section 5.4.3 of the Housing Component and Section 5.5.3 Community Facilities Component of the Foster Comprehensive Plan, the motion carried unanimously 6 to 0.

() Abbey Lane Condominium Association Inc., Water District – Original \$53,245.00 Approved \$ 44,193.00

Marcia Bowden made the motion and Julia Parmentier seconded to approve the Community block Grant funding request for the Abbey Lane Condominium Association Water District for the amount of \$44,193.00 in accordance with Section 5.4.3 of the Housing Assistance Component and Section 5.6.5 of the Natural Resources Component of the Foster Comprehensive Plan, the motion carried unanimously 6 to 0.

#### **Application Denied:**

1) Community Housing Land Trust – Original Amount \$3,000.00 Denied in Full

Mike Carpenter made the motion and Tom Mercier seconded to not support the application put forth by the Community Housing Land Trust as the Planning Board cannot find a direct benefit to those in need of the Foster Community by the proposed project; the motion carried unanimously 6 to 0, and therefore the Board recommends that this particular application is not included in the Town's application.

John Neale called for a 2 minute recess at 9:00 p.m. Meeting reconvened at 9:03 p.m.

There was some discussion as to interest in moving the date of the March 17, 2010 meeting. There was no other evening that was convenient for everyone; therefore the March 17, 2010 meeting will stand as posted.

#### **M. Old Business**

None.

#### **N. Future Agenda Items**

March 10, 2010 – Blue Dog Investment, Inc continued

March 17, 2010 – Regular Application Meeting

March 20, 2010 - Rte 6 Rezoning Workshop

April 7, 2010 – Review Revise Planning Board By-Laws, Applications, etc.

Mike asked if everyone received the revised sign ordinance. The answer was no.

#### **O. Adjournment**

Tom Mercier moved to adjourn at 9:11 p.m. Motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary