



PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: March 17, 2010 7:00 p.m.

A. Call to Order

Meeting was called to order by John Neale, Vice Chair at 7:08 p.m.

B. Roll Call

Present from the Planning Board were John Neale, Vice Chair; members Tom Mercier, Julia Parmentier, and Marcia Bowden. Pat Moreau, Chair arrived late. Members Mike Carpenter and Helen Hardy were excused. Also present was Ann-Marie Ignasher, Town Planner; Brian Carpenter, Walter Richardson, Albert Thoman, John Mensinger, Walter and Fran Grass, Linda Tibbetts, William Thatcher, Andrew Rainville, and Nicholas Veltri.

C. Approval of Minutes

Planning Board Meeting January 20, 2010 – tabled to April 7, 2010
Rte 6 Rezoning Workshop January 23, 2010 – tabled to April 7, 2010
Planning Board Meeting February 3, 2010 – tabled to April 7, 2010
Rte 6 Rezoning Workshop February 5, 2010 – tabled to April 7, 2010
Planning Board Meeting February 17, 2010 – tabled to April 7, 2010
Rte 6 Rezoning Meeting February 20, 2010 - tabled to April 7, 2010
Planning Board Meeting February 23, 2010 – tabled to April 7, 2010
Planning Board Meeting March 3, 2010
Planning board Meeting March 10, 2010

Tom Mercier moved to table the minutes of March 3, 2010 and March 10, 2010 to April 7, 2010. Marcia seconded. Motion carried unanimously.

D. Correspondence and Review

None

E. Board Members' Reports

None

F. Planner's Report

Monthly Report – February - noted

G. Zoning – Opinion Requested

None

H. Commercial Site Reviews

None

I. Administrative Subdivisions

None

J. Minor Subdivisions

Plainfield& Howard Hill Road/Joseph, Paul & Mary

AP 2 Lot 63

Existing acreage 18.972 +/-

Proposed number of lots – Three (3)

Proposed Lot 1 – 7.1472 acres +/-

Proposed Lot 2 – 4.6458 acres +/-

Proposed Lot 3 – 7.1789 acres +/-

Pre-application/Conceptual Review 06/18/08

Preliminary Review 08/20/08

Brian Carpenter presented this application.

*Final
Discussion/Decision*

Motion to approve:

Tom Mercier motioned to approve the final application of Brian Carpenter; and landowners Mary & Paul Joseph to subdivide the real estate located at the corner of Howard Hill Road and Plainfield Pike, Foster, RI 02825, a/k/a Tax Assessor's Plat 2 Lot 63 containing 18.972 acres +/- into three (3) separate and distinct parcels, Lot A to be 7.1472 acres +/-; Lot B to be 4.6458 acres +/-; and Lot C to be 7.1789 acres +/-, as shown on the following plan entitled "Proposed Site Plan, Mary Joseph & Paul Joseph, Howard Hill Road & Plainfield Pike, Foster, Rhode Island, AP 2 Lot 63; Prepared for Mary and Paul Joseph by National Surveyors-Developers Inc, 42 Hamlet Avenue, Woonsocket, RI 02895, Tel (401) 769-7779, Norbert Therien, Professional Land Surveyor, dated 07/31/09."

Conditions of approval:

- 1) A waiver for 6.96 feet for the minimum lot frontage on Plainfield Pike was granted at the preliminary review.
- 2) Both pages of the plan must be recorded with all of the requested minor changes. The administrative officer will check the plans prior to recording for verification.
- 3) The fee in lieu of land dedication (to public open space) is due at the time of recording of the final maps and deeds. The fee amount due is \$4,005.00 (\$1,335.00 x 3 lots).

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Julia Parmentier seconded the motion. There was no further discussion on the motion.
Members voting to approve: John Neale, Tom Mercier, Julia Parmentier and Marcia Bowden.
Members voting to deny: None.
Members Recused: None.
Motion Carries: 4 – 0.

Shippee Schoolhouse Road/Foster Land Trust-Grass

*Preliminary Review
Discussion/Decision*

AP 13 Lot 005
Existing acreage 89.900+/-
Proposed Lot 1 – 84.900 acres +/-
Proposed Lot 2 – 5.00 acres +/-

Pre-application/Conceptual Review 04/15/09

Linda Tibbetts from the Land Trust gave history of Land Trust’s work to acquire this particular parcel of land. John Mensinger, surveyor gave a detailed description of the plans. The Town Planner, requested that as the property being subdivided from the original lot was being dedicated to public open space – as the land trust would be acquiring the real estate – that this particular application not be required to appear before the planning board again, and that the town planner as the administrative officer be allowed to review the plans before recording. If this request is granted than this approval would be both a preliminary and final approval.

Motion to approve:

John Neale moved to approve the application of the Foster Land Trust and the landowner Frances J. Grass, Trustee, to subdivide that real estate located at 13 Shippee Schoolhouse Road, Foster, RI 02825 a/k/a Plat 13 Lot 5 containing 89.9 acres +/- into two separate and distinct parcels – Parcel A to contain approximately 84.9 acres +/- and Parcel B to contain approximately 5.00 acres +/-; all as shown on that plan entitled: “Preliminary Plan-Minor Subdivision, showing Grass Farm, Shippee Schoolhouse Road, Foster, Rhode Island prepared for Foster Land Trust by Scituate Surveys Inc., 410 Tiogue Avenue, Coventry, Rhode Island, 02816, 401-821-8101; John Mensinger, Professional Land Surveyor, Scale 1”-120’, dated: February 8, 2010”.

Said motion is based upon the following:

- 1) The proposed development if consistent with the comprehensive community plan.
- 2) The proposed development is in compliance with the standards and provisions of the municipality’s zoning ordinance.
- 3) There will not be any significant negative environmental impacts from the proposed development as shown on the preliminary plan, with all required conditions for approval.
- 4) The subdivision as proposed will not result in the creation of an individual lot with any physical constraints to development that building on that lot according to pertinent regulations and building standards would be impracticable.
- 5) All proposed land development and all subdivision lots have adequate and permanent physical access to a public street.
- 6) The applicant and the landowners are properly before the board.
- 7) As the new parcel is being dedicated to open space, no building/construction of buildings will occur.
- 8) This open space will be well integrated with the surrounding area.
- 9) As the new parcel is being dedicated to open space, there are no permits required from the State of Rhode Island at this time.

Conditions of Approval:

- 1) That the Land Trust and the landowners do not need to appear before the Planning Board for final approval; therefore the final plans and the final legal descriptions shall be submitted to the administrative officer (planner) for review and approval before recording.

Tom Mercier seconded the motion. There was no further discussion regarding the motion.
Members voting to approve: John Neale, Tom Mercier, Julia Parmentier, Pat Moreau, and Marcia Bowden.
Members voting to deny: None
Members Recused: None
Motion carries: 5 to 0.

Walker Road/Thatcher, William

*Final
Discussion/Decision*

AP 5 Lot 41
Existing acreage 13.3178 acres +/-
Proposed number of lots – two (2)
Proposed Lot 1 – 8.6056 acres +/-
Proposed Lot 2 – 4.7121 acres +/-

Pre-application/Conceptual Review 12/17/08

Preliminary Review/ Approval 01/20/2010

The Board reviewed the submitted plans, and some minor discussion took place.

Motion to approve:

Tom Mercier motioned to approve the final application of William Thatcher to subdivide the real estate located at 7 Walker Road, Foster, RI 02825, a/k/a Tax Assessor’s Plat 5 Lot 41 into two separate and distinct parcels, Parcel 1 will contain approximately 4.7121 acres +/- and Parcel 2 will contain approximately 8.6056 acres +/-, as shown in the following plan entitled “Final Minor Subdivision, William Thatcher, AP 5 Lot 41, 7 Walker Road, Foster, Rhode Island, prepared by National Surveyors-Developers Inc., 42 Hamlet Ave., Woonsocket, RI 02895 Tel (401) 769-7779, Norbert Therien, Professional Land Surveyor, dated December 2009 and amended February 16, 2010.”

Conditions of approval:

- 1) That the following appear on the final site plans for recording, and reference should be made on the final recorded deed for the new single family residence. Also, it is required that a copy of the permit and operation

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maintenance contract must be forwarded to the building/zoning office. "A copy of the permit and operation maintenance contract must be filed in the land evidence records prior to conformance, and a copy must be submitted to the building and zoning office."

2) The fee in lieu of land dedication (to public open space) is due at the time of recoding of the final maps and deeds. The amount due is \$2,670.00 (\$1,335.00 x 2 lots).

Julia Parmentier seconded the motion. There was no further discussion regarding the motion.

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

Members voting to deny: None.

Members Recused: None.

Motion Carries: 5 to 0.

Gene Allen Road/ Rainville, Andrew & Denise

AP 18 Lot 20A

Existing acreage 27.0545 acres +/-

Proposed number of lots – two (2)

Proposed Lot 1 – 13.8392 acres +/-

Proposed Lot 2 – 13.1616 acres +/-

Pre-application/Conceptual Review 10/15/08

Preliminary Review 12/16/09

*Final
Discussion/Decision*

Tom Mercier moved to table the application of Andrew and Denise Rainville until the final plan is corrected to match the preliminary plan to April 21, 2010. Marcia Bowden seconded, motion carried unanimously. 5 – 0.

Salisbury Road/Thoman, Albert & Edna

AP 8 Lot 13

Existing acreage – 23.95 acres +/-

Proposed number of lots – two (2)

Proposed Lot 1 – 8.2594 acres +/-

Proposed Lot 2 – 15.6888 acres +/-

Pre-application/Conceptual Review 02/18/09

Preliminary Review 12/16/09

*Final
Discussion/Decision*

Mr. Thoman and his surveyor, Nick Veltri presented this application.

The Board determined that all of the conditions of the preliminary approval were met.

Motion to approve:

John Neale motioned to approve the final application of Albert and Edna Thoman to subdivide the real estate located at 22 Salisbury Road, Foster, RI 02825, a/k/a Tax Assessor's Plat 8 Lot 13 into two separate and distinct parcels, Parcel A to be 8.25 acres +/- Parcel B to be 15.88 acres +/-, as shown on the following plan entitled "Minor Subdivision-Salisbury/Balcom Road, Final Submission, Albert & Edna Thoman, 22 Salisbury Road, Foster, Rhode Island, 02825, Prepared by N. Veltri Survey Inc. 190 Putnam Pike, Johnston, RI 02919, Tel. (401) 231-3200, Nicholas Veltri, Professional Land Surveyor, dated July 08, and revised on 12/08, 2/09, 11/09, 12/09, and 02/10."

Condition of Approval:

1) That the fee in lieu of land dedication (to public open space) is due and payable at the time of the recoding of the final plans and deeds. The amount due is \$2,670.00 (\$1,335.00 x 2 lots).

Tom Mercier seconded the motion. There was not further discussion regarding the motion.

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

Members voting to deny: None.

Members recused: None.

Motion carries: 5 to 0.

K. Major Subdivisions/Land Development

None.

L. New Business

None.

M. Old Business

None.

N. Future Agenda Items

March 20, 2010 – Rte 6 Rezoning Workshop

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

O. Adjournment

Meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Ann-Marie Ignasher, Town Planner