



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

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI  
Saturday: May 08, 2010 8:30 a.m.**

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**A. Call to Order**

Meeting was called to order

**B. Roll Call**

Present from the board were Pat Moreau, Chair; John Neale, Vice Chair; Helen Hardy, Secretary; members Julia Parmentier, Marcia Bowden and Mike Carpenter. Also present were Heidi Colwell, Zoning; and Lynne Rider, Town Council.

**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 a proposal to Town Council  
- work on submittal to Town Council

*Discussion/Decision*

Purpose – is to define the new zone to General Business / Mixed Use and to make the rest of the zoning conform.

Julia described Portsmouth Zoning Ordinance: special category for “Commercial Development Projects”  
Where whole large parcel contains individual lots which can be developed “condominium style”

Categories to be included: business, municipal, residential/multifamily: encourage affordable housing option  
(density bonus)

Mike suggested going through the Table of Contents to make sure the rest of the Ordinance is consistent.

Need:

1) definition of General Business/Mixed Use (p.11 definition)

2) Make sure rest of the ordinance is consistent

Article IV-XII is done

XIII dimensional regs

XIV check prohibited

VI Supp Regs – section 8 – res / lot, section 10-multifamily, section 6 – OWTS

VII special house permits – make consistent with Article IV

VIII remove “cluster: from section 2 also Table of Contents, page 52 and page 4 of the definitions and  
replace with “Conservation Development”

Should we put a section for General Business/Mixed use in this section? Marcia: it would be  
consistent with the definitions on page 7 Land Development Projects. Agreement that standards for  
General Business/Mixed Use here.

Make sure that they are consistent.

IX Site Plan Review – page 54 change “cluster”

Section 8 – Site Plan for Commercial Industrial Development and change Zoning Map

Project Assignments

Definitions – Marcia and Helen

Article IV Section XIII – Dimensional Regs – Heidi and John

Article VI – Supplemental Regs – Mike and Lynne

Article VIII – Land Development Project – Julia and Patti

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Mixed Use: Corner lots: Multifamily dwellings (we want this; apts over businesses) because Section X Article VI specific dimensions for multifamily assuming a stand-alone structure.

We do not have Zoning “Planned Unit Development” regs for “mixed use in one building”  
Portsmouth Gen, “Coordinated Design Approach” encourage mix of uses, provides for all needs, and make it fit into environment/culture. This would be its own article.

Article III Zoning District section 3 HC is being replaced with General Business/Mixed Use  
Discussion of max building size; agreed on 10,000 square feet footprint.

Discussion of limit of Building Permits; how will a “Planned Unit Development Project” affect these limits. Mike Said to leave it and apply for a variance when it has an impact.

**M. Future Agenda Items**

**May 15, 2010** – Rte 6 Rezoning Workshop

**N. Adjournment**

Meeting adjourned

Respectfully submitted,

Helen Hardy, Secretary