



PLANNING BOARD MEETING MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: June 02, 2010 7:00 p.m.

A. Call to Order

Meeting was called to order at 7:08 p.m.

B. Roll Call

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

C. Approval of Minutes

Rte 6 Rezoning Workshop – March 20, 2010 – need notes
Rte 6 Rezoning Workshop – May 8, 2010
Rte 6 Rezoning Workshop – May 15, 2010
Planning Board Meeting – May 19, 2010
Rte 6 Rezoning Workshop – May 22, 2010

John Neale moved to table the minutes of March 20, May 8, May 15, May 19 and May 22 until the meeting of June 16, 2010. Seconded by Mike Carpenter, motion carried unanimously. 6 – 0.

D. Correspondence and Review

None

E. Board Members' Reports

None

F. Planner's Report

April monthly report - noted
John Neale moved to accept, seconded by Julia Parmentier, motion carried unanimously. 6 – 0.

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 – submittal letter to town council

Discussion/Decision

Chair Patti Moreau opened the discussion. The board members reviewed the outline of the proposed submittal letter. They offered their proposed edits to the letter, including definitions, and to make grammatical changes. The review of the document went page by page with the whole board agreeing to particular changes. The board determined they would vote at the end of the review to approve the total document(s).

There was some discussion about showing possible future nodes on the map being submitted to the Town Council. Heidi Colwell (zoning board), thought that the use of the word “nodes” could be confusing to some landowners, this brought forth some discussion between the board members – basically that current business owners were not being left out of the process of the zoning upgrade.

Helen reminded the board that it is re-zoning a large portion of Route 6. Heidi wanted to make sure that mixed use would also apply to those property owners that already own commercial property that is currently active. Helen: we are trying to localize the commercial uses into areas and not just into commercial strip malls. Heidi was concerned that we were not locking all development into the three or four commercial nodes that the board designated on the maps. Julia brings up planned coordinated developments versus individual lots being developed separately and apart. Helen reminds the board that they are trying to eliminate strip development. Ann-Marie reminds the board that a “tract of land” is different than a “node”, that the definitions the board uses must accurately reflect how the board envisions the future of route 6.

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The board now centers some of its discussion on “brand new commercial development” versus currently active commercial entities that want to expand. Mike states that tonight the board’s main objective is to not change the definitions; it is only to revise the very minor details to make the submittal letter to the Town Council. Mike thinks the language is fine just the way it is written, and tonight we are here to just add that final touch not make major changes to the document.

There was an extensive conversation regarding minimum lot size versus minimum amount of developable land – they are not the same. If the board requires 200,000 square feet of developable land, then the board must be aware that could mean that the lot may need to be greater than 4.59 acres or 200,000 square feet.

Helen has kept track of all of the changes the board has requested for the submittal letter.

M. Future Agenda Items

June 16, 2010 – Pre-application/Conceptual Review

Vote on edited version of submittal letter to Town Council

Vote on tabled minutes

N. Adjournment

John Neale moved to adjourn at 9:10 p.m.

Respectfully submitted,

Helen Hardy, Secretary