



PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: September 15, 2010
7:00 p.m.

A. Call to Order

Meeting was called to order at 7:07 p.m.

B. Roll Call

Present from the board were John Neale, Chair; Julia Parmentier, Vice Chair; members Sisan Smallman and Susan Mara. Members Tom Mercier, Helen Hardy and Mike Carpenter were excused. Also present was Ann-Marie Ignasher.

C. Approval of Minutes

Planning Board Meeting – August 18, 2010 - Tabled to October 6, 2010

Rte 6 Rezoning Workshop – August 25, 2010 - Tabled to October 6, 2010

Planning Board Meeting – September 01, 2010

Julia Parmentier moved to table the minutes of September 01, 2010 to the meeting of October 6, 2010; seconded by Sisan Smallman. Motion carried unanimously 4 – 0.

D. Correspondence and Review

Some board discussion about the monthly spreadsheet regarding planning board applications.

E. Board Members' Reports

John Neale discussed the plans of the Land Trust to do some updating on the Spencer property / maintenance.

F. Planner's Report

None

John Neale thanks the board for the work done on getting the Route 6 zoning upgrade passed and completed; especially Julia Parmentier for stepping forward and doing the presentation.

G. Zoning – Opinion Requested

None

H. Commercial Site Reviews

None

I. Administrative Subdivisions

185 Danielson Pike/John Tacelli-Brian Carpenter

AP 10 Lot 83

Existing acres – 24.2033

Proposed new acres – 28.7564

AP 10 Lot 84

Existing acres – 26.2156

Proposed new acres – 21.6626

*Planner's Decision
Report to Board*

Ann-Marie explained that this application met all the necessary requirements and she was more than willing to approved this application, however a Class I boundary survey is needed for approval.

J. Minor Subdivisions

None

K. Major Subdivisions

None

L. New Business

M. Old Business

Continue review/revising of:

-Sub Regulations – Conservation Development

Ann-Marie explained, the review that Helen Hardy and Marcia Bowden did for the subdivision regulations, against the State Statute, the document that Tony Lachowicz / Sam Shamoan did for us regarding conservation development.

Susan Mara asked about where the conservation development requirements were to be included – Ann-Marie explained that certain changes need to be made to the comprehensive plan, zoning ordinances and subdivision regulations.

Julia Parmentier asked if more planning board members can offer to help the way that Helen and Marcia did.

Ann-Marie said that would be very helpful if board members were willing to take certain articles to review them and verify them against the current subdivision regulations, etc. A second and/or third set of eyes will be very

helpful – right now Ann-Marie is trying to compare the state statutes, against the subdivision regulations, against the town codes.

Julia suggests that members each take two sections and review the sections.

Ann-Marie and the board members then reviewed the three Articles that were done as a beginning reviewing; then Ann-Marie will go back to the office and give the board members “homework” from other articles to review.

The board members then discussed the public hearings that will be needed – there was a suggestion to have hearings together – i.e. the Comprehensive Plan (review and update is due into the state by Sept. 2011) – and Conservation Development. We have to plan our time frames and what we need to do – a year goes by very quickly.

- Stone Wall
- Outdoor Furnaces
- By-laws

N. Future Agenda Items

Review of Board members’ homework – subdivision regulations.

Possibly have major subdivision – Crispi for October 20 – provided all is well.

November – continue work on ordinances and subdivision regulations, etc.

December – the board tries to have only one meeting, but we may still need two meetings.

January – we start to work on the budget / capital budget.

O. Adjournment

Sisan Smallman made a motion to adjourn at 8:30 p.m.

Respectfully Submitted;

Ann-Marie L. Ignasher
Town Planner

Dated