



**PLANNING BOARD MINUTES  
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI  
Wednesday: November 17, 2010  
7:00 p.m.**

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**A. Call to Order**

The meeting was called to order at 7:00 p.m. by Chairman John Neale.

**B. Roll Call**

Members present – John Neale, Chairman; Julia Parmentier, Vice-Chairman; Tom Mercier, Sisan Smallman, and Susan Mara. Also present was the Town Planner, Ann-Marie Ignasher. Public-Warren Ducharme, Robert Gravel, Brian Carpenter, Michele Rossi, Bonnie Lambert, Ralph Miozzi, Joseph Carey, Audrey Carey.

**C. Approval of Minutes**

Planning Board Minutes November 3, 2010 – Tom Mercier made the motion to approve the minutes, Susan Mara seconded the motion, there was no discussion, and the motion passed 5 to 0.

**D. Correspondence and Review**

The board received a copy of the 2011 meeting schedule for all boards – no discussion.

**E. Board Members' Reports**

None

**F. Planner's Report**

October Report – The board received the report – no discussion.

**G. Zoning – Opinion Requested**

None

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

**185 Danielson Pike / Carpenter, Brian-Tacelli, John**

AP 10 Lot 84 - 26.2163 acres +/-  
Proposed lot – 21.6628 acres +/-  
AP 10 Lot 83 – 24.2027 acres +/-  
Proposed lot – 28.7562 acres +/-

*Planner's Decision  
Report to Board*

The board received the planner's decision to approve the above administrative subdivision – no questions.

**North Road / Wieselquist/Spears Cemetery**

AP 20 Lot 20 - Parcel A  
AP 20 Lot 0000-CEM 2 – Parcel B

Parcel A is being transferred from Spear's Cemetery Association to the Wieselquists. Parcel B is being transferred from the Wieselquists to the Spear's Cemetery Association.

*Planner's Decision  
Report to Board*

The board received the planner's decision to approve the above administrative subdivision – no questions.

**J. Minor Subdivisions**

None

**K. Major Subdivisions**

**Cucumber Hill Road/S Killingly/Kennedy Road / Crispi, Robert & Hilda**

AP 7 Lot 0002D – existing 41.0887 acres +/-  
Proposed number lots – 4  
Proposed Lot 1 – 13.815 acres +/-  
Proposed Lot 2 – 11.5349 acres +/-  
Proposed Lot 3 – 10.6478 acres +/-  
Proposed Lot 4 – 5.0906 acres +/-

*Preliminary Review  
Public Hearing  
Discussion / Decision*

John Neale read the procedures regarding how the hearing would be conducted. The Town Planner, Ann-Marie read the application information from the worksheet into the record. The planner also told the board that there no adverse comments were received from other departments regarding this particular subdivision. The applicant, Brian Carpenter updated the board and told them that the approvals from RI DOT were received for the two driveways going out to Cucumber Hill Road. There was some discussion between the applicant the board and once that was completed Chairman Neale opened the discussion to the public.

**Interest / Concerns of Others:**

Bonnie Lambert, an abutter to the proposed subdivision had some questions regarding the locations of her well and OWTS to the well and OWTS being placed on one of the lots. It was determined that the set back requirement of 100 feet between wells and OWTS was being met. Another concern she had was what effect, if any, would the new well on the new lot, have on her well. It was determined that her well was located at a higher grade than the new well, therefore, her well should be receiving the water before the new well does.

Michele Rossi, owns property across Cucumber Hill Road at the corner of South Killingly Road (where the trees are grown). He was concerned with the water run-off from the new development. He wanted to know how that was going to be handled. Mr. Carpenter explained that the flow of the water is into the individual lots, away from Cucumber Hill Road.

Ralph Miozzi, owns property across Cucumber Hill Road, and to the south of the proposed development, across from Poles 83 and 84. He explained that the top of his driveway, right near Cucumber Hill Road gets flooded on an ongoing basis after a severe storm or when the snow melts. He explained that he has tried to get RI DOT to fix the problem to no avail – he questioned whether the two new houses would cause more flooding of his driveway. Mr. Miozzi was shown the plan maps, and it was explained to him that his lot appeared to be near the highest elevation of the proposed lot, and that any “run off” from the proposed lot would be away from his lot not towards it. The board also referred back to Mr. Carpenter’s explanation of the flow of water to Mr. Rossi. There were no further comments from the public regarding the proposal. The board had no further questions for the applicant.

**Motion to Approve:**

Tom Mercier made the following motion: Motion to approve the preliminary plan application for the following: “Preliminary Plan, Robert Crispi, AP 7, Lot 2D, Kennedy Road, Foster, Rhode Island, Major Subdivision, prepared by National Surveyors-Developers, Inc. 42 Hamlet Ave., Woonsocket, RI (401) 769-7779 by Norbert A. Therien, Professional Land Surveyor-dated October 2008”, inclusive of sheets 1 through 6 said plans were received on September 2, 2010. Subject to the following: 1) A fee in lieu of land dedication in the amount of \$5,340.00 (\$1,335.00 x 4 lots) will be due and payable at the time of the recording of the final plans; 2) That the impact / disturbance to the stone walls along all the public streets, Kennedy Road, South Killingly Road, and Cucumber Hill Road be kept to a minimum, and that any disturbed stone (from the walls) be used on the site; 3) That the service/maintenance contracts for the bottomless sand filter OWTS be recorded in the records of land evidence and the individual deeds, and that a copy is provided to the building/ zoning official’s office; and 4) As the lots are designed to use a bottomless sand filter OWTS a generator must be provided for each BSF OWTS installed at the sites. Susan Mara seconded the motion; and there was not further discussion.

Members voting to approve: Tom Mercier, Julia Parmentier, John Neale, Sisan Smallman, Susan Mara.  
Members voting to deny: None.  
Members absent: Mike Carpenter, Helen Hardy (both members were excused)  
Motion Carries: 5 to 0

**110 Danielson Pike / 5F Development LLC - Gravel, John**

*Pre-application Review*

AP 14 Lot 0019-B

General Business Mixed Use Development

Mr. Robert Gravel, and Mr. Warren Ducharme presented the pre-application / conceptual review of the proposed development, based upon the general business mixed use zoning, for the corner at routes 6 (Danielson Pike) and 94 (Mt. Hygeia Road). The plans shown to the board showed the maximum build out allowed under the new general business mixed-use zoning. Mr. Ducharme explained that the build out will mostly likely be done in stages, and he showed the board what areas would be built first, etc. The board had some minor questions regarding the plans; however, there were no major concerns voiced by the members of the board. Mr. Ducharme informed the board that Mr. Gravel had conducted water quality testing through the state and that the well is currently certified to accommodate the proposed development. Mr. Ducharme also stated that the septic system (OWTS) was tested by the state, and the system will accommodate the capacity required by the proposed development. Mr. Ducharme went on and informed the board that they do have soil engineer reports regarding the fill on the site, and the board members recommended that those reports be included at all further meetings. The next step in the process is the submittal of the master plan application for the proposed development, and the applicant will try to submit that application as soon as possible.

**L. New Business**

No new business was discussed – however, *the planner announced to the board that the Rhode Island Chapter of the American Planners’ Association voted to recognize the Town of Foster Route 6 Zoning Upgrade with an award as part of their annual recognition ceremony at their annual “Holiday, and Awards Night Meeting” on December 15, 2010.*

**M. Old Business**

None

**N. Future Agenda Items**

**December 1, 2010** – Election of officers and liaisons to the Housing Board and the Land Trust; Decide on whether to hold the 12/15 meeting; Subdivision Regs, By Laws, Stone Wall Ordinance, and Outdoor Furnaces  
**January 5, 2011** – Capital Budget Requests  
**February / March, 2011** – Review of CDBG applications

**O. Adjournment**

The meeting adjourned at 9:00 pm.

Respectfully Submitted,

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Ann-Marie L. Ignasher, Town Planner