



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

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Saturday: April 10, 2010 8:30 a.m.**

A. Call to Order

Meeting was called to order at 9:00 a.m. by Pat Moreau, Chair

B. Roll Call

Present were Pat Moreau, Chair; John Neale, Vice Chair; Helen Hardy, Secretary; members Julia Parmentier, Marcia Bowden, and Mike Carpenter. Also present were Ann-Marie Ignasher, Town Planner; Lynne Rider, Town Council; Heidi Colwell, Zoning; and Bob Gravel.

C. Approval of Minutes

None

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

Julia gave the purpose of meeting to make a decision on what we want to send to the Town Council and how it would be worded. Ann-Marie asked if we want to send just the 3 nodes or include other possible nodes. Board members agreed that we will propose 3 nodes currently identified as following all our criteria and 4 nodes identified for possible future development. These zones will be mixed use.

Mixed use is defined as:

A land use where more than one classification of land use (residential, commercial, recreational)
Permitted within a zoning district is combined on a lot or within a structure.
(Portsmouth Design Review Guidelines adopted Jan, 21, 2004)

Zoning Uses:

Section 1: raising animals (see copied Article IV Zoning Ordinances)

Mike questioned the Zone change and whether that would affect other zones in town. It was reaffirmed that Highway/Commercial will cease to exist as a zone and be renamed General Business/Mixed Use.

Mike was also concerned that the Town Council would be held up by making a new zoning district.

The existing businesses will be grandfathered; people will have 6 months to appeal their individual properties and can go to Town Council to request a zone change anytime.

Julia suggested having an overall statement (Marcia's statement summarizing the guidelines for development). The Planning Board is in the process of developing design standards.

The board will also give the Town Council a map with the upgraded zones shown and the acreage included.

Cover letter: The way current zoning stands it's conducive to strip malls and unsafe circulation.

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Members worked on the proposal to the Town Council as well as a cover letter with ideas for the public hearing presentation.

It was agreed that the Planning Board would vote on the proposal on April 21 and will send the Town Council a letter for the meeting on April 22, 2010. The hearing date will hopefully be set for May 13th.

M. Future Agenda Items

N. Adjournment

Meeting adjourned at 11:40 a.m.

Respectfully Submitted,

Helen Hardy, Planning Board Secretary