



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

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Saturday: May 15, 2010 8:30 a.m.**

A. Call to Order

Meeting was called to order

B. Roll Call

Pat Moreau, Chair; John Neale, Vice Chair; Helen Hardy, Secretary; members Julia Parmentier and Marcia Bowden, also present were Lynne Rider, Town Council and Heidi Colwell, Zoning Board.

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

Helen briefed the board with the changes from the last meeting, change all Highway Commercial to General Business/Mixed Use, also change “cluster” to Conservation Development.

Goal today is to arrive at a definition of General Business/Mixed Use, section II definitions; section III Zoning cat's for definitions. Inset into Section VIII. John and Heidi have worked on zoning setbacks to be included.

Marcia: includes commercial business, residential, municipal

Lynne: This will not include agricultural, not manufacturing.

Julia read the Portsmouth definition: would have to be an association for maintenance of common spaces (parking lots...) “property management company”

Question: does this land get developed as a whole node (or substantial part of node) or if someone buys a piece of property, how are they going to coordinate this with the rest of the development. The properties currently in a commercial zone for development of designated as a zone. All development on Rte 6 (town wide) in the General Business/Mixed Use new commercial development must come before the Planning Board for a commercial site.

Definitions for General Business/Mixed Use

Description for zoning classifications

Article VIII

Article IV dimensions

Section II 61 Mixed Use: It is suggested that the board replace the current wording / definition with the one from Portsmouth regulations as follows: A land use where more than one classification of land use (residential, commercial, recreational or municipal) is permitted within one lot or structure. (Exclusions: Industrial or agricultural use)

Article II insert as 40 (re # the rest)

General Business/Mixed Used Development – Is a planned, coordinated development of a single tract or tracts of land with one or more buildings for a variety of uses. These may include retail, service, office and related activities, residential and municipal uses. Such development is planned, designed, constructed and managed on an integrated and coordinated basis with particular attention given to on-site vehicular circulation, parking, utility

needs, building design and location, and open space. The project is developed or controlled by a single proprietary entity and has an enforceable master plan and/or covenants, conditions and restrictions. The development may consist of one or more parcels, condominium ownership, or a combination thereof and may contain public roads.

Article III – section 3 General Business/Mixed Use Zoning Dist. Descriptions: This district is characterized by commercial establishments that serve town wide, shopping and service needs such as retail business offices and restaurants. This district may also include compatible residential and municipal uses. It is designed to encourage planned development, resulting in a sustainable and attractive commercial environment for the community.

Article IV Section 13 Dimensional Regulations

C. General Business/Mixed Use

1. Delete entire single family residential mixed use category

Permitted use (eliminate “any”

Min front yard 80 to 50

Min lot front – same

Min lot width – same

Min side depth 100’ to 50 ‘

Min rear depth – same

Max height – same

Min buff – same

Min dist residential bound – same

Max building coverage 25% or 10,000 sq. ft.

No parking signs are permitted within 30’ of the edge of the highway R-O-W

Article IV Zone regs sec 5 Hospital-5a clinic: permitted in GB/M, AR – S, NC – S, MI – no, R/SC – S, M – no
Section 5 #3 crossout “temporary” and “one year only” leave real estate office

Article IV Section 6 #7 Microbrewery – maintained as portion of restaurant AR – S; NC – S; GB/M – S; MI – S;
RSC – O (no); M – O (no)

Section 7- 3: mortuary/funeral home GB/M – S; add crematorium

Section 7 # 18 – package store, change zone: MI – X (allowed- stay the same); sections add heading:
Transportation/Parking

Section 9: #5 – S in GB/M

6 – Retail Outlet – GB/M – S

Section 11 – add “Natural soaps and cosmetics: GB/M – S

Section 11: Description Uses

2. change use – GB/M – S; MI – X (permitted)

3. change use - GB/M – S; MI same

4. omitted

7. Boat building GB/M – S

8. Boat storage GB/M – S

13. Mining etc. GB/M – O (prohibited)

19. Sawmill change to AR – S

23. Gravel Banks – GB/M – O (prohibited)

24. **Add** natural material processing stone crushing and screening

AR – S; NC – O; GB/M – O; MI – S; RSC – O; M – S

Article IV Section 1 Agricultural Uses

1. raise animals change use; NC – O; GB/M – O; MI – O

3. crops/forest; NC – S; GB/M – S

6. poultry farm; NC – O; GB/M – O

Section 2 Residential Uses

1. Use change GB/M – S

2. Use change GB/M – S

5. Multi family GB/M – S

6. Commercial Residential GB/M - S

11. Rest Home GB/M - S

Continuation of meeting: Continuation of workshop – May 22, 8:30 a.m. This material will be reviewed at the Planning Board Workshop on June 2. Heidi will come to this meeting.

M. Future Agenda Items

May 22, 2010 – Rte 6 Rezoning Workshop (cont’ d)

N. Adjournment

Meeting was adjourned at 12:10.

Respectfully submitted,

Helen Hardy, Secretary

Date