



**PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building
6 South Killingly Road, Foster, RI
Wednesday: January 19, 2011
7:00 p.m.**

A. Call to Order

Meeting was called to order by John Neale, Chair at 7:01 p.m.

B. Roll Call

Present from the Planning Board were John Neale, Chair; Julia Parmentier, Vice Chair; Helen Hardy, Secretary; members Tom Mercier and Sisan Smallman. Mike Carpenter and Susan Mara were excused. Also present were Ann-Marie Ignasher, Town Planner; Neal Whitelaw, Town Council member and Brian Carpenter.

C. Approval of Minutes

Planning Board Meeting January 5, 2011

Tom Mercier moved to approve the minutes of January 5, 2011, seconded by Julia Parmentier. Motion carried unanimously.

D. Correspondence and Review

February Tracking Sheet - noted

E. Board Members' Reports

John Neale reported that the Nature Conservancy is looking at a property off of Tom Wood Rd. The owner is looking at the Nature Conservancy so that they can maintain hunting rights as the Land Trust does not allow hunting on its properties.

F. Planner's Report

Planner's Report – December 2010 – noted

Tom Mercier moved to move the Major Subdivision "K" to be next on the agenda, seconded by Julia Parmentier, Motion carried unanimously.

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 +/-

*Final Review
Discussion / Decision*

Preapplication / Conceptual Review – 02/18/09

Master Plan Review / Informational Mtg – 01/20/10

Preliminary Plan Review / Public Hearing – 11/17/10

Ann-Marie Ignasher brought the board up to date, all lots have the proper frontage and all ISDS are approved. The board had various questions about the survey.

Motion on Application:

Tom Mercier made a motion to approve the final plan application for the following:

"Final Plan, Robert Crispi, AP 7 LOT 2D, Kennedy Road, Foster, Rhode Island, Major Subdivision, prepared by National Surveyor-Developers, Inc. 42 Hamlet Ave., Woonsocket, RI (401) 769-7779 by Norbert A. Therien, Professional Land Surveyor-dated October 2008", inclusive of sheets 1 and 2 as revised, said plans were received by the Foster Planning Department on December 1, 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 individual sites;
- 3) That the service / maintenance contracts for the bottomless sand filter OWTS be recorded in the records of land evidence and with the building / zoning official for the Town of Foster;
- 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;
- 5) That all of these conditions regarding OWTS appear on both the final plans and the individual deeds;

Sisan Smallman seconded the above motion.

The public is welcome to any meeting of the Planning Board. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact the Town Clerk's Office 392-9200 at least two (2) business days prior to the meeting.

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Further Discussion – none

Members voting to approve: John Neale, Julia Parmentier, Tom Mercier, Sisan Smallman and Helen Hardy.

Members voting to deny: None

Members absent: 2

Members recusing: 0

G. Zoning – Opinion Requested

106 Winsor Road / **Fortin, William**

Plat 17 Lot 0083

Special Use Permit

Ann-Marie Ignasher updated the board about this request. This property is zoned NC and is currently used as a residence; liquor stores are allowed in an NC zone.

Julia Parmentier and Tom Mercier did not feel that they could have two uses (residential and commercial) on the same lot. The only zone in which mixed use is allowed on the same lot is the General Business Mixed Use.

Tom Mercier is concerned about allowing a commercial operation to be sold from the same structure as a residence.

John Neal is concerned about the temporary nature of this request as the applicant is looking for a more permanent and appropriate site for the business.

The board has a concern about appropriateness of the lot.

Tom Mercier moved to allow the Planner to write up a letter to the Zoning Board with the Planning Boards concerns. This letter to be reviewed by the Planning Board and sent to the Zoning Board and Town Council. Seconded by Julia Parmentier, motion carried unanimously.

H. Commercial Site Reviews

None

I. Administrative Subdivisions

None

J. Minor Subdivisions

Matt Chmura – Residential Compound

Letter from Building/Zoning re: Matthew Chmura

*Pre-Application / Conceptual Review
Continuation*

The applicant has received approval on a Soil & Erosion Plan by the Building/Zoning Official. The Planning Board's concern is for compliance with the Soil & Erosion ordinance by the property owner.

L. New Business

M. Continued Business

N. Future Agenda Items

February 2 – By-laws, Stonewall Ordinance, and Subdivision Regs. if time allows.

February 16 – Administrative Subdivision and Minor Subdivision

Feb / March – Review CDBG applications

Schedule meeting with Department heads/Engineering Board

Comprehensive Plan revision

Ordinances

Potential alternative energy development

April – Workshop 5 year road plan

O. Adjournment

Tom Mercier motioned to adjourn at 8:42 p.m. Motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary