



PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: March 16, 2011
7:00 p.m.

A. Call to Order

Meeting was called to order by John Neale, Chair at 7:07 p.m.

B. Roll Call

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

C. Approval of Minutes

Planning Board Meeting – March 02, 2011

Tom Mercier moved to approve the minutes of March 2, 2011, seconded by Julia Parmentier, motion carried unanimously 7 – 0.

D. Correspondence and Review

April Tracking Sheet - noted

E. Board Members' Reports

F. Planner's Report

Planner's Report - February 2011 - accepted

G. Zoning – Opinion Requested

None

H. Commercial Site Reviews

None

I. Administrative Subdivisions

None

J. Minor Subdivisions

15 Jencks Road/ **Chmura, Matthew**

AP 1 – Lot 70 – Existing size 89.0189 +/- acres

Proposed Number of Lots: three (3)

Proposed areas: Lot 1 to be 79.8360 acres, Lot 2 to be 4.5914 +/-; Lot 3 to be 4.5915 +/-

*Pre-application / Conceptual Cont'd
Discussion only / No Decision*

This application was presented by Norbert Therien, National Land Surveyors – Developers Inc. Tom Mercier asked about the length of the drive from the road as well as the easement thru Bill Chapman's property. The previous problem with the non-compliance with the Soil and Erosion Control Plan; steps have been taken to bring the property into compliance.

The existing cart path is gravel and is used by gravel trucks therefore it can easily accommodate emergency vehicles.

John Neale questioned the Building Inspectors concerns with reclamation of gravel site; the completion of the remediation of the site must be done in order to receive a CO for the house.

The Soil and Erosion Control Plan was submitted and accepted by the Building Inspector Carl Riccio.

The next step would be the wetlands with DEM and the OWTS.

Julia Parmentier and Helen Hardy expressed concerns about the driveway to Lot C crossing over the minimum acreage of Lot B and suggested that the lot and driveway be reconfigured so that the driveway did not have to cross into Lot B.

Tom Mercier expressed concerns about a right of way and maintenance of the driveways is included in the deeds.

Mike Carpenter asked about the graveling operation and wondered about the water table and had a concern about it becoming a catch basin. Ann-Marie Ignasher and Matt Chmura both attested to the "dryness" of the large lot, even during the floods in March 2010.

Ann-Marie requested that all future plans be labeled as "Residential Compound" and that the stream be properly identified as either seasonal or flowing streams.

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.

K. Major Subdivisions

Gene Allen Road/ Costa, David /Lisa
Applicant – Blue Dog Investments, LLC
AP 18 Lot 0025
Existing Lot size 130.8 +/- acres
Proposed number of lots – nine (9)
Proposed Lot 1 27.84 acres +/- Gloucester
Proposed Lot 2 4.59 acres +/-
Proposed Lot 3 8.65 acres +/-
Proposed Lot 4 4.95 acres +/-
Proposed Lot 5 11.64 acres +/-
Proposed Lot 6 11.41 acres +/-
Proposed Lot 7 4.76 acres +/-
Proposed Lot 8 4.70 acres +/-
Proposed Lot 9 58.18 acres +/-

*Preliminary Plan Review Cont'd
Public Hearing
Discussion / Decision*

Preapplication / Conceptual Review– 08-19-09
Master Plan Review / Informational Meeting – 01-20-10

Letter received from Attorney Scott Spear to continue this application to the April 20, 2011 meeting.
Tom Mercier moved per the letter from Attorney Scott Spear that this application be tabled to April 20, 2011, seconded by Julia Parmentier, motion carried unanimously. 7 – 0.

L. New Business

M. Old Business

Continue review/revising of:

Disc/Action

- Comprehensive Plan proposed work schedule
 - Current plan expires in September
 - Get feedback from Town Boards and Committees in April
 - Do rewrites in May and June
 - Get it to council by July
- Assignments:
 - Mike – Affordable Housing
 - Julia & Helen – Land Use – Intro
 - Natural Resources
 - Historic & Scenic
 - Tom & John – Economic
 - Sue - Circulation
- By laws
- Stone Wall
- Sub Regs – Conservation Development

N. Future Agenda Items

April 6, 2011 – By-laws
Stone Wall
Sub Regs

O. Adjournment

Tom Mercier moved to adjourn at 8:44 p.m.

Respectfully submitted,

Helen Hardy, Secretary