



**PLANNING BOARD MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI**  
**Wednesday: May 04, 2011**  
**7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by John Neale, Chair

**B. Roll Call**

Present from the Planning Board were John Neale, Chair; Julia Parmentier, Vice Chair; Helen Hardy, Secretary; members Mike Carpenter, Tom Mercier, Susan Mara and Sisan Smallman. Also present were Ann-Marie Ignasher, Town Planner arrived late; Elinor Tetreault, Linda Menard, Joanne Lefebvre, Katie Franklin and Neal Whitelaw, Town Council Member.

**C. Approval of Minutes**

Planning Board Meeting – April 20, 2011

Tom Mercier moved to table the minutes of April 20, 2011 until June 1, 2011; seconded by Sisan Smallman, motion carried unanimously.

Tom Mercier moved to have a 5 minute recess at 7:04 p.m. so that Ann-Marie could set up, seconded by Sisan Smallman. Motion carried unanimously.

Meeting reconvened at 7:07 p.m.

**D. Correspondence and Review**

Tracking Sheet – May

**E. Board Members' Reports**

*Discussion / Action*

There was no report from the Land Trust as the meeting for this week was cancelled.

Mike Carpenter reported that the Affordable Housing has received info on housing and the census info was currently unavailable.

**F. Planner's Report**

*Discussion / Action*

Ann-Marie reported that a line item for \$18,000 was added to the Planning budget for her to act as a town consultant for work needed to be done on the Comprehensive Plan and various ordinance revisions.

**G. Zoning – Opinion Requested**

None

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

None

**J. Minor Subdivisions**

None

**K. Major Subdivisions**

None

**L. New Business**

Community Development Block Grant applications:

*Discussion / Action / Rating*

Ann-Marie reported that the total allotment for the CDBG for this year is \$250,000. The total approval for last year was \$183,500.00. It was noted that the total of the requests for this year's grant application is \$198,277.00; therefore we do have some leeway to increase requests if possible.

The planning board was reminded that they were to determine if the applications before them met with the standards set forth in the town's comprehensive plan; and to determine the community's priority of the individual applications before us.

**Western Rhode Island Home Repair** – Amount requested is \$119,807.00 total; the housing rehabilitation portion is \$83,357.00 and the Operating Costs is \$36,450.00.

Elli Tetreault said she did not have anything to add to the application. It was determined that their monies would be dispersed through loans – either deferred loans, or 3% loans. Deferred loans are paid when the property is sold, and the 3% loans are paid back on a monthly basis. One qualifies for a 3% loan if they are classified as a moderate income household. Elli, and the town planner, both stated that WRIHR actually manages the town's

**Planning Board Meeting May 04, 2011 pg. 2**

CDBG funds / application. Last year they received \$102,000.00 for housing rehabilitation, and their operating costs were what the State CDBG program allotted. Julia Parmentier asked whether \$83,357.00 would be underfunding because of the number of applicants for money they received last year. Elinor Tetreault responded that it was not underfunding and that some of last year's funds have not been expended. As an example Hemlock Village has not yet moved ahead with the replacement of the water system. Ann-Marie explained that Hemlock Village has completed the preliminary arrangements and are now ready to go; they do have a certain time frame in which to operate. Ellie explained that how much money is expended is important for getting future funding. Joanne Lefebvre suggested application for wood burning capability might be appropriate. Ellie Tetreault said they will do boilers or weatherization when the CAP (Community Assistance Programs) funds are expended.

**Foster Department of Human Services** – Amount requested is \$2,000.00.

The planner explained that the application is a “standard application” that usually comes in every year; however, last year it was submitted under the WRIHR program application – but this year it is separate and apart; stand alone application. Elinor Tetreault suggested that the planning board increase the amount to \$3,000.00, as we are below our cap allotment. We can increase the request amount during the time the motions are made. Sisan comments that even \$3,000.00 is a very modest amount of funds to be requested. Tom talked about the Feinstein grants – matching grant funds to donations given to DHS.

**Abbey Lane Condominium Association Inc. Water District** - Amount requested is \$58,470.00.

Linda Menard presented this application. She explained that the request is for an upgrade to the water distribution system; there were many problems over the winter with the tank, septic lines, and the pump house froze. \$15,000 was approved by the USDA but has not yet received this as the pre-development planning in order to get the \$700,000 for upgrade to the community water system. The planner mentioned that she conducted a site visit with people from the Office of Housing and Community Development last year, and they were very much in support of this project. Unfortunately, they could not get the funding for the project last year as this particular project was typed last on the list of projects (even though the board ranked them all equally) and therefore the state committee reviewing these applications ranked this project last. The planner also discussed that she has seen the water tank, and the rest of the system, she feels that the system is at a very critical point. Explained to the board members that this was old military housing, which was never meant to be permanent; however, when the NIKE site was closed this housing was sold to a developer and it in essence became permanent housing. There are sixteen (16) houses located on seven (7) acres of land which makes it the most densely populated neighborhood in Foster. Though most of the houses are at market rate – the assessment of the houses is lower than other areas of town due to the fact of the type of development it is. It was also mentioned that there had been a meeting between Abbey Lane, the Office of Housing and Community Development and the USDA to determine what, if anything, could be done to get the funds to complete this project. “Who would be the first party to throw the penny in the bucket?”

There was some discussion of this being a public water supply. The planner assured the board members that this would indeed be a proper use for CDBG funds and does qualify for CDBG funds, and that they had received CDBG funds in the past, as well as USDA funds. The neighborhood meets the definition of a low-moderate income neighborhood. The Office of Housing and Community Development has seen the neighborhood, and the problem and they feel this is a necessary project.

Engineering survey showed them that there is no other place for them to drill new wells. They can possibly increase the supply received from the current wells by fracturing the current wells.

There was some discussion between the board members to determine the classification of this type of neighborhood. Should it be a “historic planned development?” This is something the board will determine during the update / revision of the comprehensive plan. Mike Carpenter and Tom Mercier said we should include this type of housing development / category to the comprehensive plan.

**Well One Primary Medical and Dental Care** – Amount requested is \$15,000.00.

Katie Franklin spoke for this application the amount requested is for expansion and repaving the parking lot, to accommodate a burgeoning demand for care from the Foster community. Well One is a non-profit organization and owns the site and the buildings. The renters (about 1/3 of the building) are sole proprietors. Well One gets 80% of its funding from 3<sup>rd</sup> party insurance, state, federal and local funds and low interests loans. At present it is estimated that Well One services 1 out of every 5 people within the Foster community. The expansion is recognition that they have quite a few more patients being serviced by the facility, as well as the need for all of the customers for their tenants. Tom Mercier noted that Foster was technically a medically underserved area – Well One is the only primary medical facility in the town. This is the first time that they are going for CDBG funding from the Town of Foster.

This application falls into the Comprehensive Plan under community facilities, under

5-5-1 Facility Improvements

5-5-3 Approach

5-1-1 Economic Development Policies

**Community Housing Land Trust** – Amount requested is \$3,000.00. The Planning Board decided not to consider this request as they have not been active in Foster and does not meet the needs of the community.

The planning board reviewed that they were going to rank the applications regarding how they relate to the priorities of the Foster Community. The planning board also has to determine that each application does indeed comply with our Comprehensive Plan. Once the applications have been reviewed and ranked, the application goes before the Town Council at their next meeting for their input and approval.

**Planning Board Meeting May 04, 2011 pg. 3**

**Motions to Approve:**

**Foster Department of Human Services –**

Tom Mercier moved to increase the application request from \$2,000.00 to **\$3,500.00**, seconded by Sisan Smallman. Motion carried unanimously. It was found this application was in accordance with Section 5.5.3, Community Facilities of the Foster Comprehensive Plan.

**Western Rhode Island Home Repair – Housing Rehabilitation**

Tom Mercier moved to approve \$83,357.00 for The Western Rhode Island Home Repair in accordance with section 5.4.3 of the Comprehensive Plan, seconded by Julia Parmentier. Motion carried unanimously.

**Western Rhode Island Home Repair – Operating Costs**

Susan Mara moved to approve \$36,450.00 for the Western Rhode Island Home Repair in accordance with sections 5.5.3 and 5.4.3 of the Comprehensive Plan, seconded by Tom Mercier. Motion carried unanimously.

**Abbey Lane Condominium Association Inc. Water District –**

Mike Carpenter moved to approved \$58,470.00 for the Abbey Lane Condominium Association Inc, Water District in accordance with sections 5.4.3 and 5.6.5 of the Comprehensive Plan, seconded by Sisan Smallman. Motion carried unanimously.

**Well One Primary Medical and Dental Care –**

Julia Parmentier moved to approved \$15,000 for the Well One Primary Medical and Dental Care in accordance with sections 5.5.1, 5.5.3 and 5.1.1 of the Comprehensive Plan, seconded by Sisan Smallman. Motion carried unanimously.

**Community Housing Land Trust –**

Sisan Smallman moved to deny the request of \$3000 for the Community Housing Land Trust as it does not meet the needs of Foster, seconded by Tom Mercier. Motion carried unanimously.

**Motion to Set the Priority:**

The board agreed that all these projects were of high priority.

Sisan Smallman moved that all projects are considered extremely important and high priority for the community of Foster and that they be considered / ranked in the following order:

- 1) Abbey Lane Condominium Association Inc.;
- 2) Western RI Home Repair;
- 3) Foster Department of Human Services Community Food Bank; and
- 4) Well One Primary Medical and Dental Care

This motion was seconded by Julia Parmentier. Motion carried unanimously.

**M. Old Business**

***Discussion / Action***

- By Laws
- Stone Wall Ordinance
- Comprehensive Plan Update – questions issues
- Conservation Development / Subdivision Regulations – questions issues

Tom Mercier moved to table all old business to the May 18, 2011 meeting, seconded by Julia Parmentier. Motion carried unanimously.

**N. Future Agenda Items**

**O. Adjournment**

Tom Mercier moved to adjourn at 8:59 p.m., motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary