



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

A. Call to Order

Meeting was called to order by John Neale, Chair at 7:02 p.m.

B. Roll Call

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

C. Approval of Minutes

Planning Board Meeting – November 02, 2011

Tom Mercier moved to approve the minutes of November 2, 2011; seconded by Susan Mara, motion carried unanimously. 6 - 0.

D. Correspondence and Review

Discussion / Action

John Neale would like to write a letter to Town Council regarding hours needed for the planner to work on the Comprehensive Plan.

E. Board Members' Reports

Discussion / Action

Susan Mara reported that the Conservation Commission has drafted letters for two site reviews.

F. Planner's Report

Discussion / Action

Monthly Report – September 2011 - noted

G. Zoning – Opinion Requested

Discussion / Action

Review the Reedy letter to Town Council –

Tom Mercier moved to approve the letter to Town Council; seconded by Julia Parmentier; motion carried unanimously. 6 – 0.

H. Commercial Site Reviews

None

I. Administrative Subdivisions

None

J. Minor Subdivisions

96 Plainfield Pike / Holland, Maria

AP 3 Lot 3 Existing acreage – 49.7693 +/-

Proposed Number of Lots – 2

Proposed Lot 1 – 39.7693 acres +/-

Proposed Lot 2 – 10.000 acres +/-

Preapplication / Conceptual Review 09-21-11

Preliminary Review

Discussion / Action

Norbert Therien presented this application and requested a waiver for the scale of the plan.

Tom Mercier moved to approve the waiver; seconded by Mike Carpenter, motion carried unanimously.

Julia noted that in this particular instance most of the land will remain vacant due to wetlands.

Norbert Therien brought along a new plan labeled preliminary plan. The ISDS and the wetlands permit are still pending and will be available for the final review.

Ann-Marie noted that the only restriction on the property was an in-law apartment.

Conditions of approval:

a) Approval from RI DEM for OWTS system must be provided before final approval

b) OWTS / generator / depending on the system that will be used

c) Updated tax certificate required for final approval

d) Fee in lieu of land dedication - \$1,335.00 per lot / required

e) Driveway permit must be in place before final approval.

Motion:

Tom Mercier made a motion to approve the application of Maria Holland to subdivide the real estate located at 96 Plainfield Pike, Foster, RI also known as tax assessors plat 03 lot 0003, which is zoned agricultural / residential and consisting of approximately 49.7693 acres +/- ; into two separate and distinct parcels; proposed Parcel "1" to contain 39.7693 acres +/- and proposed Parcel "2" to contain 10.00 acres +/- all as shown on that plan with the project title of "Preliminary Plan, Maria M. Holland, Assessor's Plat 3 Lot 03, Victory Highway, Plainfield Pike

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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and Luther Road, Foster, Rhode Island”, dated July 2011, revised 10-13-11 and 11-15-11, said plan was prepared by National Surveyors-Developers Inc. 42 Hamlet Ave, Woonsocket, RI 02895, Norbert A. Therien Professional Land Surveyor.

Additional conditions of approval are those listed above, seconded by Susan Mara. Motion carried unanimously. 6 – 0.

K. Major Subdivisions

None

L. New Business

Town wide survey – Business survey
Tabled until Dec 7.

M. Old Business

Discussion / Action

- Comprehensive Plan Update – questions/ issues

Ann-Marie has not yet received any comments from Statewide Planning.

Tom Mercier moved to table to the Dec 7 meeting; seconded by Julia Parmentier. Motion carried unanimously.

- By Laws

- Stone Wall Ordinance

- Conservation Development / Subdivision Regulations – questions issues

Tom Mercier moved to table until such a time that the Comprehensive Plan is complete, seconded by Susan Mara. Motion carried unanimously.

N. Future Agenda Items

-5 year road plan – January

Tom Mercier moved that DPW give the board a five year road plan prior to the Capital Budget; seconded by Julia Parmentier. Motion carried unanimously. 6 – 0.

-Meet with the Zoning Board after the Capital Budget

-Election of officers – Dec .7

Tom Mercier moved to cancel the December 21, 2011 meeting and only have one meeting in Dec; seconded by Mike Carpenter, motion carried unanimously. 6 – 0.

O. Adjournment

Tom Mercier moved to adjourn.

Respectfully submitted,

Ann-Marie L. Ignasher