



**PLANNING BOARD MINUTES  
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI  
Wednesday: January 18, 2012  
7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by John Neale, Chair at 7:11 p.m.

**B. Roll Call**

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

**C. Approval of Minutes**

Planning Board Meeting – January 4, 2012

Susan Mara moved to accept the minutes of January 4, 2012 as corrected; Julia Parmentier seconded, motion carried unanimously. 5 – 0.

**D. Correspondence and Review**

Tracking Sheet –February

*Discussion / Action*

**E. Board Members' Reports**

John Neale reported that a walking tour run by the RI Land Trust Council will be held on May 5 on 5 properties in RI including the Spencer property.

*Discussion / Action*

**F. Planner's Report**

*Discussion / Action*

**G. Zoning – Opinion Requested**

None

*Discussion / Action*

**H. Commercial Site Reviews**

None

Sue Mara moved to put the Minor Subdivision next on the agenda, seconded by Sisan Smallman. Motion carried unanimously, 5 – 0.

**J. Minor Subdivisions**

**26 Tucker Hollow Road** / Egan, James and Landon, Lucinda  
AP 15 Lot 26 Existing acreage – 9.362 +/-  
Proposed Number of Lots – 2  
Proposed Lot 1 – 4.592 acres +/-  
Proposed Lot 2 – 4.777 acres +/-

*Final application  
Discussion / Decision*

Jim Egan presented this application. He reported that the OWTS tests are done and the approval was received for both lots. The easement to the Rod and Gun Club is clearly shown on the plan.

**Motion to Approve:**

Planning Board Member, Sisan Smallman made a motion to approve the Final Application of James Egan and Lucinda Landon to subdivide the real estate located at 26 Tucker Hollow Road, Foster, RI also known as tax assessors plat 15 lot 0026, which is zoned agricultural / residential and consisting of approximately 9.362 acres +/- ; into two separate and distinct parcels; proposed Parcel "1" to contain 4.592 acres +/- and proposed Parcel "2" to contain 4.770 acres +/- all as shown on that plan with the project title of "Minor Subdivision Plan, The Egan Plat, Assessor's Plat 15 Lot 26, 26 Tucker Hollow Road, Foster, Rhode Island" prepared for James Alan Egan & Lucinda Landon, dated 08/02/11, first revision 09/09/11, and second revision 12/19/11; said plan was prepared by Foster Survey Company, Land Surveyors / Planner, 8 North Road, Foster, RI 02825, Eric D. Colburn, PLE.

**Additional Conditions of Approval:**

The proposed parcel 2 (with the pre-existing historical home) shall not be further developed until the wetland boundaries and set-backs are verified by a biologist prior to the issuance of building permits. This statement must appear on the proposed final plans recorded in the land evidence records, and must appear on the legal description of the title deed for said parcel 2.

Planning Board Member Susan Mara seconded the above motion.

There was no further discussion regarding the above motion.

Members Voting to Approve: John Neale, Julia Parmentier, Helen Hardy, Sisan Smallman, and Susan Mara.

Members Voting to Deny: None

Motion Passes: 5 to 0

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.

**I. Administrative Subdivisions**

**Pierce Road**

Mottshaw, John & Paula

AP 3 Lot 13

Melone, Domenic & Carla

AP 3 Lot 12

*Planner's Decision  
Report to Board*

Ann-Marie reported on the acquisition and the subdivision of 1 acre of land between these two properties. Julia Parmentier moved to accept the Administrative Subdivision by Ann-Marie; seconded by Susan Mara, motion carried unanimously. 5 – 0.

**K. Major Subdivisions**

None

**L. New Business**

*Discussion / Action*

**M. Old Business**

*Discussion / Action*

**N. Future Agenda Items**

March 21, 2012 – CDBG applications

5 year Comprehensive Plan and Conservation Zoning need to be added to the future agenda items.

John Neale asked that everyone review the Goals, Policies and Actions for the Comp Plan that were sent by Susan Mara.

**O. Adjournment**

Julia moved to adjourn at 7:40 p.m. motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary