



**PLANNING BOARD MINUTES  
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI  
Wednesday: February 15, 2012  
7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by Julia Parmentier, Vice Chair.

**B. Roll Call**

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

**C. Approval of Minutes**

Planning Board Meeting – February 1, 2012

Tom Mercier moved to table the minutes of February 1, 2012 to the meeting on March 7, 2012; seconded by Susan Mara, motion carried unanimously.

**D. Correspondence and Review**

*Discussion / Action*

Tracking Sheet – March

It was mentioned under correspondence that if Foster had enough interested people Grow Smart would come out to do a presentation. The board gave Ann-Marie permission to check with other boards to see if anyone would be interested in attending.

Tom Mercier moved to accept correspondence and to place it on file, seconded by Susan Mara. Motion carried unanimously.

**E. Board Members' Reports**

*Discussion / Action*

None

**F. Planner's Report**

*Discussion / Action*

None

**G. Zoning – Opinion Requested**

*Discussion / Action*

None

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

**Shippee Schoolhouse Road / Rounds Stephen**

*Discussion/Opinion*

AP 13 Lot 62 Existing acreage 8.4 +/-

Brian Carpenter came before the board regarding this administrative subdivision as there are two unusual aspects to the proposed application: 1) Lot 62 will be granting real estate to two separate and distinct abutting parcels; and 2) Lot 62 will be sharing a driveway – due to a wetlands crossing – with two other lots, the driveway is owned by Lot 61, and Lot 60 already has an easement for ingress and egress over the same driveway.

The concerns raised by the board members were as follows: 1) Tom Mercier would like to see a recordable easement (access) agreement between lot 61 and lot 62 regarding the driveway. It was also noted that since lot 60 already had a recorded easement over lot 61's driveway the owners of lot 60 would not be a party to the new easement, however; it should be noted that the new easement agreement states that lot 60 already has an easement over the driveway. 2) That the easement agreement should clearly state that only lots 60, 61, and 62 could use the same driveway, and that no further lots would be allowed to use the same driveway. 3) That the administrative subdivision decision should clearly state that lot 61 would not be allowed to become a residential compound for two reasons – a) no additional lots would be allowed to use the easement, and b) that lot 60 would not qualify for a residential compound because the original road frontage was approximately 23 feet and not the required 50 feet; and that lot 61 only gained the additional frontage through an administrative subdivision well after July 1, 1967, and since lot 61 was part of an administrative subdivision it could not be further subdivided under the residential compound ordinance (Foster Zoning Ordinance).

**J. Minor Subdivisions**

**21A Plainfield Pike / Femino, John**

*Preliminary Review*

AP 9 Lot 33 Existing acreage 106.5 +/-

*Discussion / Decision*

Proposed number of lots – 3

Proposed Lot A – 17.69 acres +/-

Proposed Lot B - 6.650 acres +/-

Proposed Lot C – 82.2 acres +/-

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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Ann-Marie informed the board that the applicants requested to continue this application to March 7, 2012.  
Tom moved to continue this application to the meeting on March 7, 2012; seconded by Susan Mara.  
Motion carried unanimously.

**K. Major Subdivisions**

None

**L. New Business**

*Discussion / Action*

**M. Old Business**

*Discussion / Action*

**N. Future Agenda Items**

March 07 – Planning Board by laws  
5 year road plan  
March 21 – CDBG applications  
March 31 – Comprehensive Plan workshop  
April 28 – Public Meeting

**O. Adjournment**

Tom Mercier moved to adjourn at 7:43.

Respectfully submitted,

Helen Hardy, Secretary