



**PLANNING BOARD MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI**  
**Wednesday: March 21, 2012**  
**7:00 p.m.**

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**A. Call to Order**

The meeting was called to order by Julia Parmentier, Vice Chair at 7:02 p.m.

**B. Roll Call**

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

Sisan Smallman moved to move the reassignment of offices to first on the agenda; seconded by Tom Mercier. Motion carried unanimously 4 – 0.

**L. New Business**

Reassignment of officers:

*Discussion / Action*

The board members were asked for a Nominee for Chair of the Planning Board: - Helen Hardy nominated Tom Mercier to fill the position of chair on the Planning Board; seconded by Sisan Smallman, motion carried unanimously 4 – 0.

The board members were asked for a Nominee for the Land Trust liaison: - Tom Mercier nominated Sisan Smallman for the Land Trust Liaison, seconded by Julia Parmentier, motion carried unanimously 4 – 0.

Julia moved to move the remainder of the New Business to be next on the agenda; seconded by Sisan Smallman, motion carried unanimously 4 – 0.

Community Development Block Grant applications:

*Discussion / Action / Rating*

- (1) Western Rhode Island Home Repair – Grants/Loans \$122,000.00 and Operating \$25,000.00
- (2) Foster Department of Human Services - \$3,000.00

A third application for The Community Housing Land Trust had been received by Western Rhode Island Home Repair; however, that application was not submitted as part of this evening's agenda, and therefore the Planning Board could not vote upon nor rank that particular application, and would leave the decision to the Town Council to forward that particular application, if they so choose. It was noted however, that for the past two years the Planning Board had not approved that application as The Community Housing Land Trust did not provide any assistance to the Foster community.

Elinor Tetreault of Western Rhode Island Home Repair presented the role of the WRIHR program. The application is for \$25,000 for operating costs and \$122,000 for grants/loans. No one made a formal presentation on behalf of the Foster Department of Human Services Community Food Bank. Before the voting Tom Mercier stated that we rank WRIHR #1 but that Dept of Human Services is equally important.

**Housing Activities:**

Western Rhode Island Home Repair – Grants/Loans

Original Amount - \$122,000.00; Amount Approved - \$122,000.00

Sisan Smallman made the motion and Julia Parmentier seconded to submit and rank as #1 the Community Block Grant funding request for Western Rhode Island Home Repair Program for ***Housing Rehabilitation in the amount of \$122,000.00*** in accordance with Section 5.4.3 of the Housing Assistance Programs Component of the Foster Comprehensive Plan. Said Motion carried unanimously 4 to 0.

Western Rhode Island Home Repair – Operating Costs

Original Amount - \$ 25,000.00; Amount Approved - \$25,000.00

Sisan Smallman made the motion and Julia Parmentier seconded to submit the Community Block Grant funding request for Western Rhode Island Home Repair Program – ***Operating Costs in the amount of \$25,000.00*** in accordance with the Section 5.5.3 of the Community Facilities Component and Section 5.4.3 of the Housing Component of the Foster Comprehensive Plan, motion carried unanimously 4 to 0.

**Community Facility and Service Activities:**

Foster Department of Human Services Community Food Bank –

Requested \$3,000.00; Amount Approved - \$3,500.00

Sisan Smallman made the motion and Julia Parmentier seconded to approve the Community Block Grant funding request for the Foster Community Food Bank in the amount of \$3,000.00 in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan.

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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**Discussion:** Julia asked if we should bump the amount for the Food Pantry to \$3500.00 which was last year's amount and this has been a difficult year. Julia Parmentier moved to amend the original motion by increasing the amount by \$500.00 from \$3,000.00 to \$3,500.00. Sisan Smallman seconded the amendment, and the motion to amend carried unanimously 4 – 0.

**Final Vote:** A vote was then taken on the original motion which was now increased to **\$3,500.00** – and that original motion passed unanimously 4-0.

The Planning Board then continued on with the remainder of the agenda in the proper order.

**C. Approval of Minutes**

Planning Board Meeting – March 07, 2012

Helen Hardy move to approve the minutes of March 07, 2012 with corrections; seconded by Sisan Smallman, motion carried unanimously 4 – 0.

**D. Correspondence and Review**

Tracking Sheet – April - noted

*Discussion / Action*

**E. Board Members' Reports**

None

*Discussion / Action*

**F. Planner's Report**

None

*Discussion / Action*

**G. Zoning – Opinion Requested**

Review the Chabot letter to Town Council

The owners CLM Realty are applying for a zoning change from Agricultural Residential to General Business Mixed use for a commercial building on Plat 10 Lot 43 located on Danielson Pike, although it's not a designated node, it was potentially identified as a future node.

*Discussion / Action*

The board was concerned that the applicants have:

- Notification of requirement for plan for the whole parcel at the beginning
  - 10,000 square foot building coverage is not exceeded
  - No further development on the lot – beyond the 10,000 square feet allowed
  - Residence is integral to the lot
  - That once the business is moved from the present location the old shed building is removed
  - Parking should be behind the building – that is something for better design criteria.
  - Building design is compatible with rural character
  - That the applicant be informed that he is still responsible to acquire all necessary state and town approvals
- Helen Hardy moved that these concerns be addressed in the letter to the Town Council for a zoning change; seconded by Julia Parmentier, motion carried unanimously 4 – 0.

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

None

**J. Minor Subdivisions**

None

**K. Major Subdivisions**

None

**M. Old Business**

None

*Discussion / Action*

**N. Future Agenda Items**

March 31 – Comprehensive Plan Workshop

April 4 – Planning By Laws

5 year road plan

April 28 – Public Info Meeting – Comprehensive Plan

Conservation Zoning

**O. Adjournment**

Julia Parmentier moved to adjourn at 8:15 p.m.

Respectfully submitted,

Helen Hardy, Secretary