



**PLANNING BOARD MINUTES**  
**TOWN OF FOSTER**  
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI  
Wednesday: April 04, 2012  
7:00 p.m.

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**A. Call to Order**

Meeting was called to order by Tom Mercier, Chair at 7:04 p.m.

**B. Roll Call**

Present from the Planning Board were Tom Mercier, Chair; Julia Parmentier, Vice Chair; members Mike Carpenter, Sisan Smallman and Ron Cervasio. Helen Hardy, Secretary arrived at 7:08 p.m. Member Susan Mara was excused. Also present was Ann-Marie Ignasher, Town Planner, Walter Richardson, Joe Carey and Audrey Carey.

**C. Approval of Minutes**

Planning Board Meeting – March 21, 2012

Julia Parmentier moved to approve the minutes of March 21, 2012 with corrections; seconded by Sisan Smallman, motion carried 4-0. Helen Hardy and Ron Cervasio recused themselves.

Planning Board Workshop – March 31, 2012

Ron Cervasio moved to approve the minutes of March 31, 2012 with corrections; seconded by Julia Parmentier. Motion carried unanimously 6 – 0.

**D. Correspondence and Review**

None

*Discussion / Action*

**E. Board Members' Reports**

Sisan Smallman reported that she had her first Land Trust meeting and she's just becoming familiar with their parcels and their order of business.

*Discussion / Action*

**F. Planner's Report**

None

*Discussion / Action*

**G. Zoning – Opinion Requested**

None

*Discussion / Action*

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

None

**J. Minor Subdivisions**

**Winsor Road/Turnkey Expo**

AP 17 Lot 40

Existing acreage 31.0757 acres +/-

Proposed number of lots – two (2)

Proposed Lot A – 5 acres +/-

Proposed Lot B – 26 acres +/-

*Preapplication/Conceptual Review 09/02/09*

*Preapplication/Conceptual Review cont'd 04/21/10*

*Preliminary Review 08/18/10*

*Preliminary Review cont'd  
Discussion/Decision*

Ann-Marie updated the board with this application. Walter Richardson from National Surveyors was given permission by the applicant Dean Robinson, Esq. to present this application.

This configuration is slightly different due to constraints of the prior application. Mike notes the steepness of the lot and the presence of the stream makes the entrance a concern.

Ron moved to table this application until the meeting of April 18, 2012; seconded by Sisan Smallman, motion carried unanimously 6 – 0.

Discussion: Ron Cervasio stated that once DEM approves the well and septic we no longer have review of those systems. Ron asked for a clarification of the cart path/right of way.

Brief recess 7:22 – 7:26

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**K. Major Subdivisions**

None

**L. Old Business**

*Discussion / Action*

Planning By Laws

The board reviewed and made corrections to the revised Planning By Laws.

Julia Parmentier moved to vote on the revised by laws at the May 2, 2012 meeting; seconded by Mike Carpenter, motion carried unanimously 6 – 0.

**M. New Business**

*Discussion / Action*

5 year road plan

Ron Cervasio moved to table the 5 year road plan to May 2, 2012; seconded by Mike Carpenter, motion carried unanimously. 6 – 0.

**N. Future Agenda Items**

April 28 – Comprehensive Plan Workshop

**O. Adjournment**

Ron Cervasio moved to adjourn at 9:00 p.m.

Respectfully submitted,

Helen Hardy, Secretary