



**PLANNING BOARD MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI**  
**Wednesday: May 02, 2012**  
**7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by Tom Mercier, Chair

**B. Roll Call**

Present from the Planning Board were Tom Mercier, Chair; Julia Parmentier, Vice Chair; members Mike Carpenter, Ron Cervasio, and Sisan Smallman. Helen Hardy, Secretary arrived late. Member Susan Mara was excused. Also present was Ann-Marie Ignasher, Town Planner, Maureen McEntee and Gordon Rogers.

**C. Approval of Minutes**

Planning Board Meeting – April 04, 2012

Ron Cervasio moved to approve the minutes of April 4, 2012 with a minor correction; seconded by Julia Parmentier. Motion carried unanimously 5 – 0.

Planning Board Meeting – April 18, 2012 cancelled

Planning Workshop – April 28, 2012

Ron Cervasio moved to table the minutes of April 28, 2012; seconded by Julia Parmentier. Motion carried unanimously 5 – 0.

**D. Correspondence and Review**

*Discussion / Action*

CLM Realty letter –

Julia Parmentier moved to approve and place the letter on file, seconded by Ron Cervasio, motion carried 6 - 0  
DEM Letter - Cobble Hill Development LLC

This application came before the board approximately 3 – 5 years ago at that time the board felt that this lot was buildable and DEM declared it unbuildable. Ann-Marie read the Zoning Board opinion from April 2005 which listed the objections from the zoning board.

Ron Cervasio believes that it's the job of the board to protect the abutting properties.

Mike Carpenter said that there are many issues with this property.

Julia Parmentier said that this property meets no setback requirement and will need a considerable amount of fill. Environmentally it has a lot wrong with it.

Helen stated that she agreed with Julia about the setbacks, and remembers problems with elevation and distance. Sisan stated that the decision of April 2005 was clear and nothing has changed.

Ron Cervasio moved to allow Ann-Marie to compile and compose a letter with the board's opinions; seconded by Sisan Smallman, motion carried unanimously 6 – 0.

**E. Board Members' Reports**

*Discussion / Action*

**F. Planner's Report**

*Discussion / Action*

**G. Zoning – Opinion Requested**

*Discussion / Action*

None

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

None

**J. Minor Subdivisions**

None

**K. Major Subdivisions**

None

**L. Old Business**

*Discussion / Action*

Planning By Laws

The board read thru the revised by laws and made some minor corrections.

Ron Cervasio moved to accept the by-laws as read; seconded by Mike Carpenter, motion carried unanimously 6 – 0.

Comp Plan – Goals, Objectives, Policies and Actions

- Circulation

Ann-Marie read thru and the board made some changes to the Circulation Section.

- Natural Resources

Julia read thru and the board made some changes to the Natural Resources Section.

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.

**Planning Board Meeting May 02, 2012**

- Land Use
- Open Space
- Economic Development

**M. New Business**

*Discussion / Action*

**N. Future Agenda Items**

Future – Meeting with other boards  
Conservation Development

**O. Adjournment**

Helen Hardy moved to adjourn at 8:55 p.m. Motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary