



**PLANNING BOARD MINUTES  
TOWN OF FOSTER  
Benjamin Eddy Building  
6 South Killingly Road, Foster, RI  
Wednesday: January 16, 2013  
7:00 p.m.**

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**A. Call to Order**

Meeting was called to order by Julia Parmentier at 7:02 p.m.

**B. Roll Call**

Present from the board were Julia Parmentier, Vice Chair; Helen Hardy, Secretary; members Mike Carpenter, Sisan Smallman and Susan Mara. Tom Mercier, Chair and Ann-Marie Ignasher, Town Planner were excused. Also present were Rene Bevilacqua, Town Solicitor, Richard Blodgett, John Rambone, John Vallone, Kevin Morin, Joseph Carey, Audrey Carey, Nicole Femino, Rick Femino, Michael Darveau and John Femino.

**C. Approval of Minutes**

Planning Board Meeting – January 2, 2013

Sisan Smallman moved to table the minutes of January 2, 2013 to February 6, 2013; seconded by Mike Carpenter. Motion carried unanimously 5 – 0.

**D. Correspondence and Review**

January Tracking Sheet - noted

**E. Board Members' Reports**

None

**F. Planner's Report**

Planner's Report – December 2012 - noted

**G. Zoning – Opinion Requested**

None

**H. Commercial Site Reviews**

None

**I. Administrative Subdivisions**

**Highland Rod and Gun**

AP 5 Lots 0050 and 0063

Plainfield Pike

*Planner's Decision  
Report to Board*

The board will review when Ann-Marie is present.

**J. Minor Subdivisions**

**South Killingly Road / Buck Hill Farm**

AP 7 Lot 29 Existing acreage – 80.02 acres +/-

Proposed number of lots – 2

Proposed Lot 1 – 36.91 acres +/-

Proposed Lot 2 – 43.11 acres +/-

*Pre-application/ Conceptual Review  
Discussion*

This application was presented by Kevin Morin, P.E. from Diprete Engineering. Kevin went over an aerial view of the site and gave a history of the property. Kevin states that they would like to request a waiver for the water table as there are no plans for development at this point.

Julia Parmentier advises that unless the land is deeded for no development an approved septic system must be submitted for each lot. Kevin Morin asked if the water table determination would suffice and Julia answered no and the property must be established as a buildable lot.

There was some discussion regarding whether the width must be 300 feet for the length of the property as well as the frontage; that will be checked on.

Mike Carpenter pointed out that at the plans must have wetland delineation and access delineated. There was also some discussion that subdividing the property makes them no longer eligible for creating a residential compound. Julia states that a shared driveway should be considered if possible.

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

AP 9 Lot 33 Existing acreage 106.5 +/-

Proposed number of lots – 3

Proposed Lot A – 17.69 acres +/-

Proposed Lot B - 6.650 acres +/-

Proposed Lot C – 82.2 acres +/-

Pre-application August 17, 2011

*Final  
Discussion / Action*

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.

Preliminary March 07, 2012

Ann-Marie spoke with Julia regarding this application earlier in the day. The preliminary application was approved contingent upon parcel C being conveyed to the Providence Water Supply. Julia stated that the board could approve with conditions, continue or deny this application tonight. Julia reviewed the conditions on the preliminary approval.

Michael Darveau, surveyor presented this application for the Femino's. He stated that parcel A has an approved septic design; parcel B and C have the subdivision suitability approvals.

Richard Blodgett from the Providence Water Supply Board explained that Providence Water Supply is in the process for purchase of the property and has optimism about the purchase.

Julia pointed out that an approved OWTS is required for all lots. There was some discussion on whether and OWTS is required on lot B and C if it was to be purchased by Providence Water Supply. Julia asked Richard Blodgett if the Water Supply Board would provide a letter of intent. Sisan noted that the letter of intent would not be binding.

Sisan Smallman suggested a continuance either until Ann-Marie was present to clarify the points that the board was unclear of or until the septic system approval could be obtained. Mr. Darveau stated that the Femino's could have the necessary information by February 20, 2013.

Sisan Smallman moved to continue the hearing until February 20, 2013; seconded by Mike Carpenter. Motion carried unanimously. 5 – 0.

**K. Major Subdivisions**

None

**L. New Business**

**M. Continued Business**

**Review - Remaining Steps of Comprehensive Plan**

**- Analysis for writing narratives**

Comp Plan Narratives to be reviewed –

- Community Services and Facilities
- Affordable Housing
- Land Use
- Circulation / Transportation
- Natural Resources
- Natural Hazards
- Economic Development
- Open Space / Recreation
- Historical and Cultural Resources

Final matrices– voted on and approved –

- Land Use
- Circulation / Transportation
- Affordable Housing Matrix
- Natural Resources
- Natural Hazards
- Community Services and Facilities
- Economic Development
- Open Space / Recreation
- Historical and Cultural Resources

**N. Future Agenda Items**

**February 06** – Appointment of a liaison to Land Trust

Future – Update/revise to comply with Comp Plan

- Subdivision Regulations
- Zoning Ordinance
- 5 year road plan

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- Conservation Development
- Meet with other boards
- Letter to Town Council regarding the RI Senate Legislative Bill

**Feb / March** – Review CDBG applications

**O. Adjournment**

Helen moved to adjourn at 8:39 p.m.