



**PLANNING BOARD MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building**  
**6 South Killingly Road, Foster, RI**  
**Wednesday: March 06, 2013**  
**7:00 p.m.**

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**A. Call to Order**

Meeting was called to order at 7:05 p.m. by Tom Mercier, Chair

**B. Roll Call**

Present from the board were Tom Mercier, Chair; Julia Parmentier, Vice Chair; Helen Hardy, Secretary; members Mike Carpenter, and Susan Mara. Member Sisan Smallman was excused. Also present was Ann-Marie Ignasher, Town Planner; John Vallone, John Rambone, Rick Femino, Nicole Femino, John Femino, Michael Darveau, Geoffrey Schoos, Carol Mauro, DHS; Joe Carey, Audrey Carey and Kevin Moran.

**C. Approval of Minutes**

Planning Board Meeting – February 06, 2013

Mike Carpenter moved to approve the minutes of February 06, 2013; seconded by Julia Parmentier, motion carried unanimously 5 – 0.

**D. Correspondence and Review**

Tracking Sheet – March

CDBG Timeline

Legislative introduction of interest to cities and towns

Statewide Planning Newsletter

Planner's Report – December 2012

Planner's Report - January 2013

Julia Parmentier moved to place the correspondence on file; seconded by Mike Carpenter, motion carried unanimously.

**E. Board Members' Reports**

Ann-Marie stated that the Budget Workshops are ongoing.

**F. Planner's Report**

**G. Zoning – Opinion Requested**

None

**H. Commercial Site Reviews**

None

**I. New Business**

Community Development Block Grant applications

Helen moved to bring DHS to be next on the agenda

**-Foster Department of Human Services**

**Amount requested - \$3000.00**

For the purpose of assistance to Community Food Bank, etc.

Carol Mauro presented this application.

Julia Parmentier moved to increase the Department of Human Services to \$3500.00; seconded by Mike Carpenter motion carried unanimously 5 – 0.

Julia Parmentier moved to approve the Community Development Block Grant application proposed for the Foster Food Bank, in the amount of \$3500.00 in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan; seconded by Helen Hardy motion carried unanimously 5 – 0.

**-RI Center for Law and Public Policy**

**Amount requested - \$6000.00**

For the purpose of covering the costs associated with conducting a monthly legal clinic in Foster for the residents of the Town of Foster – they assist individuals whose total household income falls within 300% of the Federal Poverty Level with basic legal needs.

Geoffrey Schoos presented an overview of the RI Center for Law and Public Policy. This is a legal clinic that is held once a month for town residents. The \$6000.00 request will cover 1/3 of the \$17937.50 of legal services from this clinic for Foster residents.

Julia Parmentier moved to approve the Community Development Block Grant application proposed for the Rhode Island Center for Law and Public Policy, in the amount of \$6000.00 in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan; seconded by Susan Mara, motion carried unanimously 5 – 0.

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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**-Housing Network  
Amount requested - \$3000.00**

Julia Parmentier moved to deny the Community Development Block Grant application proposed for The Community Housing Land Trust, a program of the Housing Network in accordance with Section 5.5.3 of the Community Facilities component of the Foster Comprehensive Plan because there was no representative present to explain the request and there has been no previous experience in Foster; seconded by Mike Carpenter motion carried unanimously 5 – 0.

**J. Administrative Subdivisions**

**Highland Rod and Gun**  
AP 5 Lots 0050 and 0063  
Plainfield Pike

*Planner's Decision  
Report to Board*

Mike Carpenter moved to accept the Planner's recommendation; seconded by Susan Mara, motion carried unanimously 5 – 0.

**K. Minor Subdivisions**

**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  
Preliminary March 07, 2012

*Final  
Discussion / Action  
cont'd from January 16, 2013*

Ann-Marie reported on the history of this subdivision. Municipal Lien certificate was issued and all taxes have been paid up to date. OWTS are approved for all lots.

**MOTION TO APPROVE / DENY**

Susan Mara made a Motion to approve the application of John Femino to subdivide the real estate located on Plainfield Pike, Foster, RI also known as tax assessor's Plat 9, Lot 33, which is zoned agricultural / residential and consisting of approximately 106.5 acres +/-; into a residential compound consisting of three separate and distinct parcels; Proposed parcel "A" to contain 17.69 acres +/-, parcel "B" to contain 6.65 acres +/-, and parcel "C" to contain 82.2 acres +/- . All as shown on that plan with the project title of "Proposed Residential Compound Plan for John P. Femino, Plat 9, Lot 33, Plainfield Pike, Foster, Rhode Island" dated Dec. 27, 2011, said plan was prepared by Darveau Land Surveying, Inc., P.O. Box 7918, Cumberland, R.I. 02864. Michael R. Darveau, PLE – **as this is a residential compound the following also applies: -**

1) That prior to the recording of the plans and the necessary deeds, the Administrative Officer must verify the standard restrictions and conditions for a residential compound appear on the final plans and on the necessary deeds prior to recording – to wit:

**"No town services shall be provided including, but not limited to plowing or maintenance of the common right-of-way; nor shall any school buses be required or permitted to travel on the common right-of-way; nor shall any rubbish or garbage pick up be made on the common right-of-way; nor shall any street lighting be provided on the common right-of-way. All in accordance to the Foster Zoning Ordinance adopted July 1967 and the last amended in September, 2010 that this residential compound was approved under."**

Seconded by Mike Carpenter, motion carried 4 – 1.

Members voting in favor: Susan Mara, Helen Hardy, Mike Carpenter, and Tom Mercier  
Members abstaining: Julia Parmentier  
Members voting against: none  
Members absent: Sisan Smallman

**South Killingly Road / Buck Hill Farm**  
AP 7 Lot 29 Existing acreage – 80.02 acres +/-  
Proposed number of lots –

*Pre-application/ Conceptual Review  
Discussion  
cont'd from January 16, 2013*

Proposed Lot 1 – 36.91 acres +/-  
Proposed Lot 2 – 43.11 acres +/-  
Request for Waiver

Attorney John Vallone read a letter to the board into requesting a waiver for the OWTS on the vacant lot. Ann-Marie gave some history of this application. Kevin Morin presented this application.

There was some discussion regarding this waiver. Mike, Sue, Tom and Helen expressed their concerns about approving this waiver because it sets a precedent and the board has never waived this requirement.

The board did not see any other problems regarding this subdivision.

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Ann-Marie will send a letter to the applicants with the boards decision to deny the waiver and give them a timetable and requirements for the preliminary application.

**L. Major Subdivisions**

None

**M. New Business**

**N. Continued Business**

*Discussion / Action*

Helen Hardy moved to continue the Continued Business to March 20, seconded by Susan Mara, motion carried unanimously.

**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

**O. Future Agenda Items**

**Future** – Update/revise to comply with Comp Plan

- Subdivision Regulations
- Zoning Ordinance/Sign Ordinance
- 5 year road plan
- Conservation Development
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- Meet with other boards
- Letter to Town Council regarding the RI Senate Legislative Bill

**P. Adjournment**

Julia Parmentier moved to adjourn at 8:36 p.m. motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary