



**PLANNING BOARD MINUTES  
TOWN OF FOSTER  
Benjamin Eddy Building  
6 South Killingly Road, Foster, RI  
Wednesday: March 20, 2013  
7:00 p.m.**

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**A. Call to Order**

Meeting was called to order at 7:06p.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, Sisan Smallman and Susan Mara. Also present were Ann-Marie Ignasher, Town Planner and Brian Carpenter.

**C. Approval of Minutes**

Planning Board Meeting – March 06, 2013

Mike Carpenter moved to approve the minutes of March 06, 2013; seconded by Susan Mara. Motion carried unanimously 6 – 0.

**D. Correspondence and Review**

CDBG letter to Town Council

Letter to Attorney Vallone – Buck Hill LLC

Julia Parmentier moved to accept and place on file; seconded by Susan Mara. Motion carried unanimously 6 – 0.

**D. Board Members' Reports**

None

**F. Planner's Report**

Planner's Report – February 2013

Mike Carpenter asked Ann-Marie to add the Sign Ordinance to the Long Term Projects

Susan Mara moved to approve and place on file, seconded by Mike Carpenter. Motion carried unanimously 6 – 0.

**G. Zoning – Opinion Requested**

None

**H. Commercial Site Reviews**

None

**I. New Business**

**J. Administrative Subdivisions**

**K. Minor Subdivisions**

**96 Plainfield Pike / Holland, Maria**

*Final Review*

AP 3 Lot 3 Existing acreage – 49.7693 +/-

Proposed Number of Lots – 2

Proposed Lot 1 – 39.7693 acres +/-

Proposed Lot 2 – 10.000 acres +/-

Preapplication / Conceptual Review 09-21-11

Preliminary 11-16-11

Brian Carpenter presented this application. Tom Mercier read the prior conditions for approval.

**Motion to Approve**

Julia Parmentier made a Motion to approve the application of Brian Carpenter, and landowner Maria Holland to subdivide the real estate located at 96 Plainfield Pike, Foster, RI also known as tax assessors plat 03 lot 0003, which is zoned agricultural / residential and consisting of approximately 49.7693 acres +/- ; into two separate and distinct parcels; proposed Parcel "A" to contain 39.7693 acres +/- and proposed Parcel "B" to contain 10.00 acres +/- all as shown on that plan with the project title of "Final Minor Subdivision, Maria M. Holland, Assessor's Plat 3 Lot 03, Victory Highway, Plainfield Pike and Luther Road, Foster, Rhode Island", dated July 2011 and revised 10-13-11, and 11-15-11 said plan was prepared by National Surveyors-Developers Inc. 42 Hamlet Ave, Woonsocket, RI 02895, Norbert A. Therien Professional Land Surveyor.

Seconded by Sisan Smallman, motion carried unanimously 6 – 0.

Members voting in favor: Tom Mercier, Julia Parmentier, Susan Mara, Mike Carpenter, Sisan Smallman and Helen Hardy.

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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Members voting against: none  
Members absent: none  
Motion passes: 6 – 0.

**L. Major Subdivisions**

None

**M. New Business**

None

**N. Continued Business**

*Discussion / Action*

**Review - Remaining Steps of Comprehensive Plan**

**- Analysis for writing narratives**

Comp Plan Narratives to be reviewed –

**- Land Use**

The board read thru and corrected the Land Use section of the Comprehensive Plan.

**- Housing Element**

The board approved as submitted.

- Community Services and Facilities

- 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 8:13p.m.

Respectfully submitted,

Helen Hardy, Secretary