



**PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building
6 South Killingly Road, Foster, RI
Wednesday: April 17, 2013
7:00 p.m.**

A. Call to Order

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

B. Roll Call

Present from the Planning Board were Tom Mercier, Chair; Julia Parmentier, Vice Chair; members Mike Carpenter and Susan Mara. Members Helen Hardy and Sisan Smallman were excused. Also present were Ann-Marie Ignasher, Town Planner, Bertha Hawkins, John F. Hawkins, Joyce Prew, John Hawkins, Joe Carey, Audrey Carey and Angelo Raimondi.

C. Approval of Minutes

Discussion / Action

Planning Board Meeting – March 20, 2013

Mike Carpenter moved to approved the minutes of March 20, 2013; Julia Parmentier seconded, motion carried unanimously 4 – 0.

D. Correspondence and Review

Discussion / Action

E. Board Members' Reports

Discussion / Action

Susan Mara reported that the Conservation Commission held a successful Backyard Habitat Workshop.

F. Planner's Report

Discussion / Action

Planners Report – March

Julia Parmentier moved to place the Planners Report on file; seconded by Susan Mara.

Julia Parmentier moved to move letter J to be next on the agenda before letter G; seconded by Mike Carpenter, motion carried unanimously 4 – 0.

J. Minor Subdivisions

106 Old Plainfield Pike / Hawkins, John & Bertha

Pre-application / Conceptual Review

AP 6 Lot 0039 – Existing acreage 22.876 +/-

Proposed number of lots – 4

Proposed Lot 1 – 200,600 sq. ft.

Proposed Lot 2 – 202,597 sq. ft.

Proposed Lot 3 – 231,534 sq. ft.

Proposed Lot 4 – 361,758 sq. ft.

Angelo Raimondi from Scituate Surveys presented this application. Mr. Raimondi gave a brief description of each proposed lot.

There was some discussion about each lot as well as the moving of some lot lines so that no zoning relief would be needed.

G. Zoning – Opinion Requested

Hawkins, John & Bertha

AP 6 Lot 0039

Old Plainfield Pike

(see below under Minor Subdivision)

Susan Mara noted that the application before the board is consistent with the comprehensive plan, all four lots have 300 feet of frontage, all four lots meet the minimum lot size, all four lots show a building envelope which follows the town's setbacks, the only relief that they are requesting is 10 feet on the corner lot.

Mike Carpenter moved to send the above opinion to the Zoning Board; seconded by Susan Mara, motion carried unanimously 4 – 0.

Tom requested a 5 minute recess

H. Commercial Site Reviews

None

I. Administrative Subdivisions

None

K. Major Subdivisions

None

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.

L. New Business

M. Continued Business

Discussion / Action

Review - Remaining Steps of Comprehensive Plan

- Analysis for writing narratives

Comp Plan Narratives to be reviewed –

- Natural Resources

Julia asked that everyone look at this section closely. Julia discussed some of the changes that she and Helen made to this section. Susan Mara moved to accept this section, Mike Carpenter seconded, motion carried 4 - 0

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

Final narratives-approved –

- Housing Element
- Land Use

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

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

O. Adjournment

Julia Parmentier moved to adjourn at 8:07 p.m.; seconded by Mike Carpenter.