



**PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building
6 South Killingly Road, Foster, RI
Wednesday: June 19, 2013
7:00 p.m.**

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; Helen Hardy, Secretary; members Mike Carpenter, Susan Mara, Zach Farnum and Joe Carey. Also present were Ann-Marie Ignasher, Town Planner, Kris Chin, Mike Valentine, Ann Valentine and Scott Millar.

C. Approval of Minutes

Planning Board Meeting – June 05, 2013

Zach Farnum moved to approve the minutes of June 05, 2013; seconded by Julia Parmentier. Motion carried unanimously 7 – 0.

D. Correspondence and Review

E. Board Members' Reports

F. Planner's Report

Planner's Report – April 2013

Julia Parmentier moved to accept and place the Planner's Report on file; seconded by Zach Farnum.

G. Zoning – Opinion Requested

None

H. Commercial Site Reviews

Rte 6 & Rte 94 / **Foster Center Development**

Pre-application

AP 14 Lot 0019B

GBM Development

There was a presentation by Scott Millar, former Planning Board member from Exeter, on the process that the Town of Exeter went through to get mixed use development.

Mike and Ann Valentine, Developers, presented the proposal that has been developed for this parcel of land.

Sue Mara noted that there could be design guidelines for the buildings with rooflines, building styles, etc.

Variances for building setbacks should be asked for to have a more workable space.

Joe Carey asked who would own the land/buildings for the police and the library. The Police and Library will own their buildings.

Susan Mara suggested a traffic study to determine curb cuts, traffic flow, in and egress, and number of parking spaces.

Tom Mercier is concerned about the Police Department being in a commercial zone in the case of an emergency.

Joe Carey asked about the number of feet from the entrance/egress to intersection.

Julia discussed what she believes need to happen now and suggests that several conceptual meetings may be needed on the (but not limited to) the following:

- 1) Identify and clarify the zoning issues that need resolving such as building site and setbacks
- 2) Zoning Board has to grant variances
- 3) Building density; public water and sewer
- 4) Traffic study

The developers would like to know the procedure schedule for what needs to be done and when.

Mike Carpenter suggests the board should receive a report on this project at every month.

Tom Mercier pointed out that the line of site for traffic on Rte. 6 and 94 may be an issue for setbacks.

Zach Farnum points out that relief from the number of parking spots may allow for some movement on the setbacks.

Julia asked about the well and septic and adequacies. The developers had some information on the well and septic.

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 June 19, 2012 pg. 2

Zack Farnum said that the board is supportive of this plan and would like to see it move along in a timely fashion. Other members were in agreement with Zack.

I. Administrative Subdivisions

None

J. Minor Subdivisions

None

K. Major Subdivisions

None

L. New Business

Planning Board summer meeting schedule

Susan Mara moved to cancel the July 3rd meeting; seconded by Mike Carpenter. Motion carried unanimously 7 – 0.

A suggestion was made to hold a Planning Board Workshop to work on the Comprehensive Plan.

Zach Farnum moved to schedule a Workshop on July 24, 2013; seconded by Joe Carey. Motion carried unanimously 7 – 0.

M. Continued Business

Discussion / Action

Julia Parmentier moved to postpone the Continued Business to the meeting on July 17, 2013; seconded by Mike Carpenter. Motion carried unanimously 7 – 0.

Review - Remaining Steps of Comprehensive Plan

- Analysis for writing narratives

Comp Plan Narratives to be reviewed –

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

Final narratives-approved –

- Housing Element
- Land Use
- Natural 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

Future – Update/revise to comply with Comp Plan

- Subdivision Regulations
- Zoning Ordinance / Sign Ordinance
- 5 year road plan
- Conservation Development

-
- Meet with other boards
 - Letter to Town Council regarding the RI Senate Legislative Bill
 - Periodic review of the Commercial Development

O. Adjournment

Susan Mara moved to adjourn at 9:19 p.m.

Respectfully submitted,

Helen Hardy, Secretary