



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

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**A. Call to Order**

Meeting was called to order at 7:10 by Tom Mercier, Chair.

**B. Roll Call**

Present from the board were Tom Mercier, Chair; Helen Hardy, Secretary; members Mike Carpenter, Joe Carey, and Susan Mara. Julia Parmentier, Vice Chair and member Zack Farnum were excused. Also present were Ann-Marie Ignasher, Town Planner, Kevin Morin, John Rambone and Mike Valentine.

Helen Hardy moved to table the minutes until after the Minor Subdivision; seconded by Mike Carpenter, motion carried unanimously. 5 – 0.

**D. Correspondence and Review**

*Discussion / Action*

**E. Board Members' Reports**

*Discussion / Action*

Joe Carey reported that the Affordable Housing met on July 8<sup>th</sup> and discussed upcoming work projects. Susan Mara reported that the Conservation Commission did not have a meeting due to lack of a quorum. The Conservation Commission will have a booth at Old Home Days.

**F. Planner's Report**

*Discussion / Action*

Planner's Report – May 2013

Joe Carey moved to approve and place the Planner's Report for May on file; seconded by Mike Carpenter. Motion carried unanimously 5 – 0.

Planner's Report - June 2013

Mike Carpenter moved to approve and place the Planner's Report for June on file; seconded by Joe Carey. Motion carried unanimously 5 – 0.

Ann-Marie gave an update on the possible mixed use development at Simmons Crossing:

The Library Board had a meeting on Tuesday, July 8, 2013 and by a vote of 6 to 1 they agreed to start their due diligence to begin researching the concept of constructing a new updated library at the site.

Also, it was noted that Ann-Marie should begin to research and draft any changes that may be necessary to make to the zoning ordinance. The Board recognized that any changes to the zoning ordinance must be approved by the Town Council.

**G. Zoning – Opinion Requested**

None

**H. Commercial Site Reviews**

**I. Administrative Subdivisions**

None

**J. Minor Subdivisions**

**South Killingly Road / Buck Hill Farm**

*Preliminary Review*

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

*Discussion*

Proposed number of lots – 2

Proposed Lot 1 – 36.91 acres +/-

Proposed Lot 2 – 43.11 acres +/-

Pre-application Conceptual Review – January 16, 2013

Tom Mercier read the rules and procedures of the Planning Board. Ann-Marie read the planning board's worksheet into the record. The worksheet gave an explanation of the application and the applicant, the documents included in making the decision, the surrounding land use and context. Kevin Morin, from DiPrete Engineering presented this application.

No one in the audience spoke for the application, and no one in the audience spoke against the application.

Board Secretary, Helen Hardy did not see any problem with this application. The members checked the location of the wells and the septic systems on the plans.

Mr. Morin asked if the final approval would be done administratively. The Board Chair, Tom Mercier took a general consensus of the Board Members and no one stated any objections to that request.

Board Member Joe Carey began the approval process by reading the Findings of Facts required under the State Statute and the other Board Members responded to each as required.

There being no further discussion regarding the application.

**Motion to Approve:**

Board Member Joe Carey made the motion to approve the preliminary plan application for the following:

“Preliminary Submission, South Killingly Road Minor Subdivision, Assessor's Plat 7 Lot 29, Foster, Rhode Island, Applicant Buck Hill Farm, LLC, 1524 Atwood Ave, Suite 140, Johnston, Rhode Island 02919, prepared by DiPrete Engineering, Two Stafford Court, Cranston, RI 02920, Kevin C. Morin, Registered Professional Engineer Civil.”, said plans were dated 12/13/12 and they were revised on 05/22/13 and 07/10/13.

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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Subject to the following conditions and/or requirements of approval:

- 1) A fee in lieu of land dedication in the amount of \$2,670.00 (2 lots x \$1,335.00) will be due and payable at the time of recording of the final plans;
- 2) There are stone walls on the real estate; however, it appears there will be very little, if any, disturbance to the stone walls and the applicants agree to correct any damage done to the stone walls during construction;
- 3) As the new OWTS is not a bottomless sand filter, no additional conditions / requirements are necessary;
- 4) Proposed legal descriptions for proposed lot 1 and proposed 2 must be submitted to the Town Planner / Administrative Officer for review and approval prior to the final subdivision approval;
- 5) An updated tax certificate shall be required prior to the recording of the final plan;
- 6) The Final Approval may be done administratively by the Town Planner / Administrative Officer; however, her written approval must be presented to the Planning Board at their next regularly scheduled meeting after it has been recorded;

Seconded by Board Member Mike Carpenter; and there was no further discussion amongst the board members.

Members voting to approve: Tom Mercier, Susan Mara, Joe Carey, Mike Carpenter and Helen Hardy.

Members voting to deny: None

Members absent: Julia Parmentier and Zack Farnum were excused (absent).

Motion Carries: 5 - 0

**C. Approval of Minutes**

*Discussion / Action*

Planning Board Meeting – June 19, 2013

Mike Carpenter moved to approve the minutes of June 19 with revision; seconded by Joe Carey. Motion carried unanimously 4 – 0.

**K. Major Subdivisions**

None

**L. New Business**

**M. Continued Business**

*Discussion / Action*

There was some discussion regarding the completion of the Implementation Tables.

**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** – July 24 - Workshop

- 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**

Mike Carpenter moved to adjourn at 8:09 p.m.

Respectfully submitted,

Helen Hardy, Secretary

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