



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

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- A. Call to Order:** Meeting was called to order at 7:08 p.m.
- B. Roll Call:** Present: Joe Carey, Mike Carpenter, Tom Mercier, Helen Hardy, John Bevilacqua, Julia Parmentier, Ann Marie Ignasher, Town Planner, Denise DiFranco, Neal Whitelaw
- C. Approval of Minutes:** Minutes of 11/6/2013 meeting: Joe moved, Mike seconded, Joe made a correction on item (L) 2A Zoning change, Firearms shops: he voted “No” and that is not recorded.
- D. Correspondence and Review**
- E. Board Members’ Reports:** Affordable Housing: Hasn’t met since July (?); needs a new time perhaps, because of Monday holidays.
Land Trust: Executive Session
Conservation Commission: Sue Mara was our liaison, so we need a new one – will tackle next month.
- F. Planner’s Report**
- G. Zoning – Opinion Requested**
None
- H. Commercial Site Reviews**
None
- I. Administrative Subdivisions**
None
- J. Minor Subdivisions**
None
- K. Major Subdivisions**
None
- L. New Business:** January meeting would be January 1st which is a holiday. This meeting is Cancelled. January 15 will be the Capital Budget.
Special Use Permit: Zoning Board of Review opinion. John B. makes a motion, Mike Seconded, to approve the letter to the Zoning Board re: Linda Miller’s request for a special Use permit. John suggested a change to reflect the Planning Board’s vote. Board agreed. Motion passed as amended, 6-0.
Proposed changes to the Zoning Ordinance: ART IV, SEC 7: Business add. of item 21: Firearms shops. Ann Marie composed a letter to the Council to reflect the Planning Board’s Decision on November 6. John moved, Joe seconded motion to approve letter. Motion Carried 6-0.
ART IV, SEC 2, Corner Lots: Postponed until 12/4/13 due to incorrect posting.
- M. Continued Business:** General Business Mixed Use – possible revisions. Problem: Restriction on Building size coverage of 10,000 sq. feet in ordinance – makes the current Simmon’s Crossing Proposal unworkable.
- Julia points out that restriction to 10,000 sq. ft. makes nodal development impossible.
Ann Marie Ignasher – explained that other communities have a more flexible approach depending on what the site will support. The 10,000 sq. ft. was a “place holder” because:
- Members did not know what dimension was appropriate
 - Valentine’s also questioned the set back distance from the highway; requirement is 50’ set back. They requested a 35’ set back.
 - John is concerned about making site-specific exceptions which would establish precedents. Mike also asks about this.
 - Julia referred to the Portsmouth regulations, which called for flexible dimensional regulations depending on what the particular lot can provide.

N. Comprehensive Plan – Ongoing Work

Board resumed review of Economic section and made comments.

Board reviewed the Introduction section and made comments.

December 4th – Approve final version of Introduction and Economic Development, review Land Use, Housing, Maps.

O. Future Agenda Items

12/18/13 – Elections and appointments.

P. Adjournment: John Bevilacqua moved to adjourn at 8:36 p.m. – motion carried unanimously.

Respectfully submitted,

Helen Hardy, Secretary