

Foster Zoning Board of Review

Minutes of the July 12, 2006 Meeting

Chairman Martin Helfgott called the July 12, 2006 meeting of the Foster Zoning Board of Review to order at 7PM in the Benjamin Eddy Building. The following members were present:

Martin Helfgott, Chairman
William Gibb, Vice Chairman
Heidi Colwell, Secretary
Renee Bevilacqua
Lori Mihailides
Thomas Grabbert, Alternate
John Vorro, Alternate
Bradford Gorham, Town Solicitor representing Gorham & Gorham
Building & Zoning Official, Robert Fallon and court stenographer Carole Malaga were absent.

Minutes:

William Gibb moved, Lori Mihailides seconded the motion and it was so voted to approve the minutes of the June 14, 2006 meeting as published with one correction: Scott Shangraw resigned from the Zoning Board on May 1, 2006, not June 1, 2006 as published.

Decisions:

#06-05 – Ronald & William Roger, Cucumber Hill Road, Pole 7, Plat 1, Lot 35

William Gibb moved, Thomas Grabbert seconded the motion and it was so voted to accept the decision as revised for Ronald and William Roger, Pole 7, Cucumber Hill Rod, Plat #1, Lot #35. This application was for a 90' south side and 50' east side to road dimensional lot line variance for a septic system under Article VI, Section 6. The Secretary polled the board, all voting member voted in favor of the revision. The following members voted: Thomas Grabbert, Lori Mihailides, William Gibb, Heidi Colwell and Martin Helfgott.

#06-04 – Fred Waltz – Pole 14, Balcom Road Plat 11, Lot 29

William Gibb moved, Lori Mihailides seconded the motion and it was so voted to approve decision #06-04 for Fred Waltz, Pole 14, Balcom Road, Plat 11, Lot 29 for a front line road variance (Balcom Road) to install a septic system under Article VI, Section 6 of the Foster Zoning Ordinance.

#06-07 – Keith A. LaFazia – 2 Gold Mine Road, Plat 4, Lot 74

William Gibb moved, Heidi Colwell seconded the motion and it was so voted to approve decision #06-07 for Keith A. LaFazia, 2 Gold Mine Road, Plat 4, Lot 74 for a special use permit to buy and sell fire arms from his home under Article IV, Section 12, footnote.

#06-08 – William G. & Tracy A. Dixon, 45A Old Danielson Pike, Plat 21, Lot 18

Renee Bevilacqua moved, Lori Mihailides seconded the motion and it was so voted to approve decision #06-08 for William G. & Tracy A. Dixon, 45A Old Danielson Pike, Plat 21, Lot 18 for a 25' dimensional variance from Old Danielson Pike and a 15' east side lot line variance for a 12x16' garden /storage shed under Article IV, section 13a of the Foster Zoning Ordinance.

Granting of Affordable Housing Permits:

The board received a copy of a letter from Gorham & Gorham stating the proposed regulations for low & moderate income housing permit applications under Rhode Island General Laws (Section 45-53-4). The General Laws allow either the Planning Board or the Zoning Board of Review to fill the role of "Local Review Board". The Town Council determines which Board

(Planning or Zoning) will be the Local Review Board. It is the decision of the zoning board that the authority to hear the final application for affordable housing permits should fall under the jurisdiction of the Zoning Board as the Zoning Board has the power under the Foster Town Charter, Article IX, Section 9.03 and the General Laws of Rhode Island to render the final decision

William Gibb made a motion, seconded by Renee Bevilacqua and so voted to send a resolution to the Town Council stating the Zoning Board wishes to hear future applications regarding Affordable Housing Permits.

The August 9 meeting of the Zoning Board has been postponed to September 13, 2006 because of a lack of a quorum in August.

The meeting adjourned at 7:58PM.

Attest:

Heidi A. Colwell
Secretary