



**ZONING BOARD OF REVIEW MEETING MINUTES
TOWN OF FOSTER**

**Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: April 13, 2011 AT 7:00 p.m.**

A. Call to Order

The meeting was called to order at 7:00 p.m. by the Chairman Carl Saccoccio

B. Roll Call

The following Zoning Board Members were in attendance: Members Carl Saccoccio (Chairman) William Gibb (Co-Chairman), Joseph Walsh, Heidi Colwell, Paula Mottshaw (Secretary) John Esposito (Alternate), Maureen McEntee (Alternate) and Also in attendance was the Stenographer, Carol Malaga, Ann-Marie Ignasher (Planner) David Iglizzo (Town Solicitor). Not in attendance, Carl Riccio Building Zoning Official, Stephen Archambault (Town Solicitor).

C. Approval of Minutes

D. Correspondence and Communications

E. Decisions – Review and Adoption

None

F. Public Hearings

HEARING #11-01-01-Z: Applicant Thomas DiRaimo, Foster, RI Tax Assessor's Plat 07, Lot 0076-C, is requesting relief from Foster Zoning Ordinance, Article IV Zoning Regulations: Section 13, Dimensional Regulations; more specifically, requesting relief from the minimum side yard depth of 50' to 30' sideline setback.

John Esposito recused himself.
Abutter John Esposito in favor of setback relief
Letter from neighbor The Lombardi's are in favor

None opposed

William Gibb made a motion to approve Application #11-01-01-Z for Thomas DiRaimo Foster, RI Tax Assessor's Plat 07, Lot 0076-C, is requesting relief from Foster Zoning Ordinance, Article IV Zoning Regulations: Section 13, Dimensional Regulations; more specifically, requesting relief from the minimum side yard depth of 50' to 30' sideline setback.

Motion was seconded by Joseph Walsh; William Gibb, aye; Heidi Colwell, aye; Joseph Walsh, aye; Paula Mottshaw, aye; Carl Saccoccio, aye
Motion carried unanimously 5 – 0.

HEARING #11-01-02-Z: Applicant William Fortin, Foster, RI Tax Assessor's Plat 17, Lot 0083, is requesting a Special Use Permit to add an allowed use (package store) under Foster Zoning Ordinance, Article IV Zoning Regulations: Section 7, Subsection 18 to a pre-existing use (residence) in a Neighborhood Commercial Zone.

William Fortin submitted exhibits:

- A. Photographs – Engine Shop
- B. Route 94/101 Gas Station
- C. Ceramic Shop
- D. Applicant's House
- E. Second Photo of Applicant's House
- F. Lease, with option to purchase
- G. Application for Subdivision
- H. Exhibit Lease
- I. Letter/responses to various numbers in planning board letter
- J. The revised site plans, showing parking
- K. The drawing showing the dimensions of the house/residence

Letter from Planning Board read.

Solicitors comment.

No objection from Building Inspector.

William Gibb made a motion to approve HEARING #11-01-02-Z: Applicant William Fortin, Foster, RI Tax Assessor's Plat 17, Lot 0083, is requesting a Special Use Permit to add an allowed use (package store) under Foster Zoning Ordinance, Article IV Zoning Regulations: Section 7, Subsection 18 to a pre-existing use (residence) in a Neighborhood Commercial Zone. With the following restrictions:

- A. Hours of operation limited to 10 am – 10 pm Monday thru Saturday, Noon – 6 pm on Sunday and must be in compliance with State of Rhode Island Holiday Hours.
- B. Separate and Secure entrances between the home and the garage without egress between the two.
- C. Pending building permits, fire coding, appropriate liquor license transfer other town approvals
- D. Parking adequate designated and defined at minimal a gravel parking lot
- E. Compliant with Town Regulations Article VI of Zoning Supplemental Regulations
- F. One (1) 4 x 6 sign, article VI Section 17 sub section A & B light directed away from adjoining property.
- G. Any addition (square footage) to building will have to be brought before the building official and the zoning board to receive permission to expand as required by zoning ordinance.

Motion seconded by Joseph Walsh, Heidi Colwell, aye; Joseph Walsh, aye; William Gibb, aye; Paula Mottshaw, aye; Carl Saccoccio, did not vote.
Motion carried 4 – 0.

G. Old Business:
None

H. New Business
None

I. Future Agenda Items
Election of Officers

J. Adjournment
William Gibb made motion to adjourn, motion seconded by Joseph Walsh.
William Gibb, aye; Paula Mottshaw, aye; Heidi Colwell, aye; Joseph Walsh, aye; Carl Saccoccio, aye; John Esposito, aye; Maureen McEntee, aye. Meeting adjourned at 8:07 pm.
Motion carried unanimously 5 – 0.

Respectfully Submitted,

Paula Mottshaw, Secretary

Dated: _____