

PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road, Foster, RI
Wednesday: February 7, 2018

A. Call to Order

Mr. Carey called the meeting to order at 7:00 p.m.

B. Roll Call

Board Members Present: Anthony Renzi, Jeff Sheldon, Ron Cervasio, Mike Carpenter,
Joe Carey (Chair),

Staff Present: Joanna Achille (Asst. Solicitor)

Public Present Mark Krieger, Roger Bouvier, Michael Paolucci, Charles
Boisseau, Janice Hannert

C. Approval of Minutes

1) December 20, 2017

Mr. Cervasio moved, Mr. Renzi seconded, to approve the minutes of December 20, 2017.

Discussion: None.

Motion passed 5-0.

2) January 3, 2018

Mr. Cervasio moved, Mr. Renzi seconded, to approve the minutes of January 3, 2018.

Discussion: Mr. Cervasio, Joanna Achille, Anthony Renzi, and Joe Carey.

Mr. Renzi moved to table the minutes, Mr. Cervasio seconded.

Motion passed 3-2.

Mr. Sparks arrived at 7:05 p.m.

3) January 17, 2018

Mr. Cervasio moved, Mr. Renzi seconded to approve the minutes of January 17, 2018.

Motion passed 6-0.

A. Correspondence

None.

F. Board Members' Reports

1) Land Trust

Mike Carpenter stated that the Land Trust was working with DEM to continue a trail from Hayfield over to the Spencer property to connect the two properties. They are exploring the possibility of a holding a fishing derby at Maurie Dunbar. Also looking to contact maple sugar operators, beekeepers, mushroom processors, to conduct clinics similar to what the forestry department does. Discussion: Ron Cervasio.

2) Conservation Commission

Mr. Sparks is working on contact information.

B. Zoning

- 1) Commercial Site Review for applicant Michael and Judy Paolucci to construct an office/residence in General Business Mixed Use District (GBM) located at 0 Danielson Pike, being Plat 14 Lot 3A, on approximately 2 acres. A commercial site plan review is required by the Planning Board in accordance with *Article IX. Site Plan Review, Section 38-394 of the Zoning Ordinance.*

And

An Advisory Opinion and Recommendation to the Foster Zoning Board of Review for a Special Use Permit to construct an office/residence in General Business Mixed Use District (GBM) in accordance with *Article VII Special Use Permits and Variances* and authorized by *Article IV. Zone Regulations, Section 12. Accessory Uses, 2. Any use customarily incident to a use permitted in the district as a special use permit and located on the same lot* to allow a residential apartment inside an office building in a GBM district.

Mr. Cervasio moved to approve the Commercial Site Review, Mr. Sheldon seconded.

Discussion: Mr. Carey, Ms. Achille, Mark Krieger representing the Paoluccis, Mr. Renzi, Mr. Sparks, Mr. Paolucci, Roger Bouvier (abutter), Mr. Cervasio.

Mr. Cervasio amended the motion that Mr. Paolucci build three rows of pine trees, eight feet apart, 5-foot high at planting for screening. Mr. Renzi seconded.

Discussion: Mr. Sparks, Mr. Carey, Ms. Achille, Mr. Cervasio.

Amendment passed 5 – 1.

Main motion, Mr. Carey polled the board: Anthony Renzi, aye; Jeff Sheldon, aye; Ron Cervasio, aye; Michael Carpenter, aye; Rick Sparks, no; and Joe Carey, aye.

Motion passed 5 – 1.

Mr. Carey reiterated that the Commercial Site Review is approved contingent that Mr. Paolucci must plant three rows of pine trees between the building and Mr. Bouvier's property that are at least 5 feet high when planted.

Mr. Cervasio moved, Mr. Sheldon seconded, to send a letter to the Zoning Board recommending the accessory use as written.

Discussion: None.

Motion passed 6 – 0.

- 2) 10 ROUNDS LANE

An Advisory Opinion and Recommendation to the Foster Zoning Board of Review for a Special Use Permit for 10 Rounds Lane, Foster, RI being Plat 22 Lot 39 in an Agricultural/Residential (AR) district on 1 acre. The special use permit is needed under *Article VII. Special Use Permits and Variances* and authorized under *Section 38-237. Enlargement* seeking an enlargement of a non-conforming pre-existing use and relief of the 50' side yard requirement pursuant to *Section 38-192 Dimensional Regulations.*

Discussion: Mr. Boisseau, Mr. Cervasio, Ms. Hannert, and Mr. Carey.

Mr. Cervasio moved, Rick Sparks seconded, to send an advisory to accept the request for a Special Use Permit waiving the Class I Survey requirement.

Motion passed 6 – 0.

G. Administrative Subdivisions

DiSanto, 24 ½ Walker Road, Plat 5, Lots 27 & 27D

Lawton, 32 Foster Center Road, Plat 9, Lots 8A & Lot 8C

Discussion: Mr. Carey.

C. Future Agenda Items *Discussion*

- 1) Screening Requirements for Commercial Development
- 2) Plainfield Pike Accident Reports (State Transportation Improvement Program (STIP) request)
- 3) Wind Turbine Ordinance
- 4) Wellhead Protection
- 5) RIDEM Farmland Access Program

Discussion: Mr. Cervasio, Mr. Carey, and Mr. Renzi.

K. Adjournment

Motion to adjourn passed. Meeting adjourned at 7:45 p.m.

Respectfully submitted by

Helen Hardy
Secretary