

**PLANNING BOARD MINUTES  
TOWN OF FOSTER  
Benjamin Eddy Building, 6 South Killingly Road  
Wednesday: September 19, 2018**

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**A. Call to Order**

Mr. Carey called the meeting to order at 7:03 p.m.

**B. Roll Call**

Board Members Present: Joe Carey, Chair; Richard Sparks, Vice Chair; Mike Carpenter; Ron Cervasio; Jeff Sheldon; and Helen Hardy, Secretary.

Excused: Anthony Renzi

Staff Present: Jennifer Siciliano, Planner; Joanna Achille, Solicitor

Town Officials Present Dennis Therrien, Land Trust/Conservation Commission; Danielle Scott, Recreation

Members of the Public Sandy Sheldon; Dee Tavares; and Jason Smith, National Survey

**C. Approval of Minutes**

1) September 5, 2018

Rick Sparks moved, Jeff Sheldon seconded, to approve the minutes of September 5, 2018.

Motion passed 6 – 0.

**D. Correspondence**

Ms. Siciliano said she received a letter from DOT that said they have a work order to increase signage warning of the S-curve between Briggs Road and Luther Road. Mr. Carey said it will be on the next agenda. Mr. Cervasio said it was a big win for the Planning Board.

Mr. Carey mentioned that the Blight Ordinance and Marijuana Ordinance were discussed at the Town Council meeting.

**E. Board Members Reports**

1) Land Trust

Mr. Sparks said there was a Land Trust hike on the 16<sup>th</sup> that went well. Ms. Hardy said there were 81 people at the Land Trust Days at Borders Farm.

2. Conservation Commission

Mr. Carpenter said he was unable to attend the last meeting but that the agenda indicated review of the Town Charter and updating the town website. He stated that he finds the commission very ambitious and that they are looking to expand their presence.

**F. Major Subdivision**

Pre-Application of applicant and owners Michael S. and Susan C. Barnes for a proposed 7-lot major subdivision with wells, septic, and driveways; located on the corner of Pierce and T. Parker Roads on 72.87 acres, being Plat 3 Lot 34 in an Agricultural /Residential (A/R) district.

The project was presented by Jason Smith, of National Survey. Wetlands are flagged. They have been tested for septic. The project is planned to be done in phases.

Lot 1 ± 6.44 acres with frontage of 617.45 feet on Pierce Road; Lot 2 ± 4.60 acres with 309.41 feet of frontage; Lot 3 ± 4.9 acres with 311 feet of frontage; Lot 4 ± 4.9 with 401 feet of frontage acres; Lot 5 ± 7 acres with 320 feet of frontage; lot 6 ± 6.70 acres with 301 feet of frontage; and lot 7 ± 38.96 acres which is being considered as a donation to the town as open space or to the Audubon Society.

Discussion: Mr. Cervasio asked about the idea of an open space donation. He would rather see that land added to the acreage of the houses as the town doesn't need more land taken off the tax roles. Ms. Hardy asked that the percentage of wetlands be noted. Mr. Cervasio objected to the donation of open space because there is a barrier of wetland to

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the high ground. Mr. Carey says that if the land is not donated the land has to be added to the lots. Mr. Carey asked the solicitor about the corner lot (5) and whether it actually constitutes a corner lot since it wraps around a corner lot. Ms. Achille said that it was not a corner lot because of that configuration; however, Mr. Carey would like clarification of the definition of the ordinance.

Ms. Hardy said they might have to do another pre-application due to the issues brought up regarding wetlands, driveway location, and drainage. Mr. Cervasio suggested a land swap with Ms. Tavares to solve the frontage issue. Project has to go to DEM for approval. A site walk is needed as well.

**G. Licensing Fees**

Mr. Carpenter opened a discussion of licenses referring to a list of licenses comparing Foster's fees with other towns.

Mr. Cervasio suggested we match other towns on highest fees. Suggestions include: Amusement center, auto repair, bingo, bowling, detective, flea market, pawnbroker, warehouses, taxi, used car lots, sales facilities, auction house, horse boarding, in-home sales, chiropractic practice, retail lumber sales, dumpsters. Mr. Sheldon suggested adding vending machines, food prep, vintner's license, tobacco, and yard sales.

Danielle Scott stated there is a difference between Newport, South Kingstown, and Foster. Foster doesn't get the traffic that Newport does.

Mr. Carey stated that the first step would be to research State statutes and make sure we have the authority to charge these fees.

**H. Comp Plan Update**

Ms. Siciliano has been working on it and has rearranged things. Population chapter is now in introduction chapter as it is not really an element. One other thing is the Land Use chapter which is not separate. Ms. Hardy said she would find the Land Use chapter. Ms. Siciliano also reviewed goals and objectives and felt those things should be clarified.

**I. Commercial Development on Rt. 6**

Danielle Scott would like to see a landscaping blight ordinance enforced. Ms. Hardy stated that this had been studied and it's a matter of enforcing the State blight ordinance. Mr. Sheldon said that numerous violations have been issued on Rt. 6; there is a 30-day warning and then they must be given time to clean up. Ms. Hardy suggested that the second meeting of the month is when they have applications pending. The first meetings are work sessions and so the next meeting will be October 3<sup>rd</sup> and these issues can be addressed.

**J. Service Awards**

Tabled.

**1) Future Agenda Items**

- a. Commercial Zoning – Use Table
- b. Service Awards
- c. License Fees

**2) Adjournment**

Mr. Sheldon moved to adjourn at 9:17 p.m. Motion carried 6 – 0.

Respectfully submitted,

Helen Hardy,  
Secretary