

**PLANNING BOARD MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building, 6 South Killingly Road**  
**Wednesday: January 16, 2019**

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**A. Call to Order**

Ron Cervasio called the meeting to order at 7:01 p.m.

**B. Roll Call**

Board Members Present: Ron Cervasio, Chair; Joe Carey, Vice Chair; Helen Hardy, Secretary; Mike Carpenter; Anthony Renzi; Lisa Johnston; and Jeff Sheldon.

Staff Present: Jennifer Siciliano, Planner; Charles Callenda, Solicitor; Kelli Russ, Treasurer.

Town Officials: Denise L. DiFranco, Chris Stone

Also Present: Virginia Colwell, Norbert Therrien, Chris & Rebecca Coutu, Robert Lohr, Lynne Rider, Aaron Marsland, Sandy Sheldon, Tom Walden, Police Chief David Breit, Brendan Mara, Michael Barnes

**C. Minutes**

**December 19, 2018**

Anthony Renzi moved, Jeff Sheldon seconded, to accept the minutes of December 19, 2018.

Discussion: Joe Carey made suggestions for additions and corrections: under organizational information regarding Robert's Rules, he made a statement that the board had to vote to change the rules, and he clarified that the board is not going by Robert's Rules at this point. He noted that the chair could not make a motion is something to think about. Also, there were action items regarding volunteers and when you add an agenda item there is not supposed to be any action.

Under the "calendar" the motion passed 4 – 0 – 1 and there were five members present. Ron didn't vote, but Mr. Carey felt it should be noted that Mr. Cervasio abstained. Under subcommittees regarding volunteers, there needs to be a vote by the board to remove an agenda item. He noted that they have been adding agenda items quite a bit and that care needs to be taken not to take an action.

Motion passed 4 – 0 – 1 to approve with corrections. Mr. Cervasio abstained. Mr. Carpenter arrived later during the meeting.

**D. Correspondence**

Mr. Cervasio mentioned the following: Blight ordinance, meeting calendar, volunteers, letter from DOT re: traffic light at Route 6 and Cucumber Hill Road. Mr. Carpenter arrived and present for the duration of the meeting.

**E. Minor Subdivision - Burgess Estates – Preliminary Plan Review**

- 1) Preliminary Plan for "Burgess Estates" for applicant, Christopher and Rebecca Coutu and owners Christopher and Rebecca Coutu and Paul and Lynne Rider for a proposed 2-lot minor subdivision with existing residential unit, and one additional proposed residential unit with well, septic, driveway, and change to abutting property line between Plat 16 Lots 34 and 36; located on Burgess Road in an Agricultural/Residential A/R district.

Norbert Therrien, surveyor, presented the application and included the DEM septic approvals. 0.219 acres to be transferred to lot 34A, and lot 36 now being 50.882 acres. One additional proposed residence.

Mr. Carey noted that the complete date was not included on the Rider's letter of permission. Mike Carpenter moved, Anthony Renzi seconded, to grant Preliminary Plan approval for the proposed two-lot minor subdivision,

WHEREAS: Representatives of the applicant Christopher and Rebecca Coutu and owners Christopher and Rebecca Coutu and Paul and Lynne Rider

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appeared before the Planning Board for 2-lot minor subdivision with existing residential unit, and one additional proposed residential unit with well, septic, driveway, and change to abutting property line between Plat 16 Lots 34 and 36; located on Burgess Road in an Agricultural/Residential AR district; and

WHEREAS: The Planning Board received reports and testimony from Town Departments, and representatives of the applicant regarding the application; and

WHEREAS: The Planning Board heard the land development proposal as a Pre-Application on 10/3/2018; further

Having considered the requirements of Rhode Island General Laws of 1956, as amended Section 45-23-30, and based on the Hearing conducted before the Planning Board and on:

- Testimony presented to the Board, and
- Recommendations of the staff, and
- Review and consideration of the Exhibits made part of the record, and
- Personal knowledge of the area in question, now

The approval is subject to the following conditions:

- Condition 1. Preliminary Plan approval is based on plans entitled “Burgess Estates” August 2018 as Town Exhibit 1 at the January 16, 2018 meeting, prepared by National Surveyors-Developers Inc, stamped and signed by Norbert A. Therien, Registered Professional Land Surveyor on October 14, 2018.
- Condition 2. Payment-in-lieu of land dedication shall be provided as part of the next land development review submission.
- Condition 3. All Final plan checklist requirements shall be fulfilled.

The Planning Board further finds that the proposed development, subject to the conditions imposed:

1. Is consistent with the Comprehensive Community Plan and has satisfactorily addressed the issues where there are inconsistencies in accordance with the Rhode Island General Laws Section 45-23-30;
2. Is in compliance with the standards and provisions of the Foster Zoning Ordinance in accordance with the Rhode Island General Laws Section 45-24;
3. Will cause no significant negative environmental impacts;
4. Will not create individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable; and
5. Has adequate and permanent physical access to a public street for the development.
6. Provides for safe circulation, adequate surface water runoff, suitable building sites, preservation of features that contribute to the attractiveness of the community, and allows for adequate delivery of municipal services.
7. Minimizes flooding and soil erosion.

Jeff Sheldon amended the motion, Anthony Renzi seconded, to have the final plan approved administratively.

Amendment carried 6 – 0 – 1, Ron Cervasio abstained.

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Main motion passed 6 – 0 – 1. Joe Carey, aye; Anthony Renzi, aye; Helen Hardy, aye; Jeff Sheldon, aye; Mike Carpenter, aye; Lisa Johnston, aye; Ron Cervasio abstained.

**F. Capital Budget**

1. **Finance:** Kelli Russ, Town Treasurer, presented a request to replace the computer server. She stated she had two quotes, one in-house, one externally hosted. It may be time-saving to have it hosted, service would be included. Upgrading software is expensive. \$40-42 thousand is estimated.

Anthony Renzi moved, Jeff Sheldon seconded, to approve the request from the Finance Department.

Discussion: Joe Carey asked if funds were available. Kelli Russ stated the recording fund will provide \$10,000.00. She stated she will obtain more quotes. She noted we have no IT person on site. Anthony Renzi asked how it is compared to other towns. Kelli Russ stated by comparison our costs are low. She stated that we need something that will last at least eight years. Joe Carey asked about a fund balance. Ms. Russ stated that there is \$12,000, so there is a total of \$22,000 available.

Anthony Renzi moved, Jeff Sheldon seconded, to approve the request for \$20,000 for the \$40,000 server.

Motion passed 5 – 2. Joe Carey and Ron Cervasio voted no.

2. **Tax Assessor:** Patti Moreau, Tax Assessor, presented a request for the Vision 8 Real Estate software program which is an update and includes tax and assessment information. The one we have does not work properly and will not be hosted much longer. Vision 8 is a much better program, and we are getting a big discount because it could have been included in the revaluation amount appropriated last year, but we were not told about it. The amount will be \$19,125.00 which includes property records and a new tangible system which is not included now.

Mike Carpenter moved, Anthony Renzi seconded, to approve \$19,125.00 for the software program.

Discussion: Kelli Russ, Anthony Renzi

Motion passed 5 – 0 – 2. Ron Cervasio and Helen Hardy abstained.

3. **Police:** Chief David Breit requested \$109,500 for three items. Two are cruisers because they have over 200,000 miles on them. One Crown Vic must be retired because it is not safe. The other is a Suburban which is costing more to repair than to pay for a new one. The third item is a Live Scan fingerprint machine. Quotes are attached.

Jeff Sheldon moved, Mike Carpenter seconded, to approve \$109,500 for the police request.

Discussion: Anthony Renzi, Kelli Russ, Ron Cervasio, Joe Carey

Motion carried 5 – 0 – 2. Ron Cervasio and Helen Hardy abstained.

4. **DPW:** Bob Lohr, DPW Director, requested \$54,000 for roof replacement on Town Hall and the DPW garage. Roof on Town Hall is original. Bids are from this summer. \$28,900 for the Town Hall.

Jeff Sheldon moved, Mike Carpenter seconded, to approve the request for \$54,000.

Discussion: Anthony Renzi, Kelli Russ, Ron Cervasio

Motion carried 4 – 2 – 1. Anthony Renzi and Joe Carey voted no, Helen Hardy abstained.

Mr. Lohr also requested \$200,000 for road paving.

Joe Carey moved, Mike Carpenter seconded, to approve the request.

Discussion: None.

Motion carried 5 – 0 – 2. Ron Cervasio and Helen Hardy abstained.

Mr. Lohr requested \$880,000 for new equipment, including two dump trucks, a loader, grader, chipper, and brush mower.

Mike Carpenter moved, Joe Carey seconded, to approve \$880,000 for the DPW

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capital budget.

Discussion: Anthony Renzi, Bob Lohr, Ron Cervasio, Kelli Russ, Joe Carey, Jeff Sheldon, Mike Carpenter

Mr. Carey confirmed with Kelli Russ that leasing would not be a capital fund item but would have to come out of the operating budget.

Mr. Cervasio asked that they remove the second and the motion.

Mr. Carey moved to fund \$80,000 for DPW equipment. Mike Carpenter seconded.

Discussion: Helen Hardy, Kelli Russ

Motion carried 5 – 0 – 2. Ron Cervasio and Helen Hardy abstained.

Joe Carey moved, Lisa Johnston seconded, to approve \$800,000 as requested.

Mike Carpenter amended the motion, Jeff Sheldon seconded, to ask for time and resources necessary to reconstruct the public works capital budget with clearly stated options available to allow DPW to perform their tasks in the most cost efficient manner, and have that information resubmitted in time for the Town Council to receive an intelligent recommendation from the planning board giving them the best options available for their hearing.

Discussion: Ms. Siciliano suggested that these options be sent to the Town Council and put in the town's hands by February 1<sup>st</sup> and noted that she will be away until February 3<sup>rd</sup> so there may not be time to have another meeting before then.

Mr. Cervasio asked if words can be added to the amendment. Mr. Callenda said yes and Mr. Cervasio noted that the board agreed to add the words that it be ready by February 1<sup>st</sup>.

Discussion: Mr. Renzi suggested considering subcontractors for snow removal. Mr. Carey confirmed with Kelli Russ that subcontractors did not come under capital budget but operating expenses.

Amendment with addition passed 5 – 0 – 2. Ron Cervasio and Helen Hardy abstained.

5. **Ambulance:** Virginia Colwell, Ambulance Commander, requested \$35,000 for two CPR machines.

Joe Carey moved, Mike Carpenter seconded, to approve \$35,000 for two CPR machines for the Ambulance Corps.

Discussion: Ron Cervasio, Denise L. DiFranco, Anthony Renzi, Virginia Colwell

Motion passed 4 – 0 – 3. Helen Hardy, Jeff Sheldon, and Ron Cervasio abstained.

6. **Engineering:** Aaron Marsland, Chief of the Foster Center Fire Company, requested \$200,000 for the Engineering Board for a first installment on a new fire truck to replace a 1990 pumper truck.

Mike Carpenter moved, Joe Carey seconded, to approve the request to replace a pumper truck.

Discussion: Jeff Sheldon, Aaron Marsland, Mike Carpenter, Kelli Russ, Helen Hardy, Ron Cervasio, Anthony Renzi, Jeff Sheldon, Joe Carey

Joe Carey moved, Mike Carpenter seconded, to move the question.

Discussion: Mr. Cervasio confirmed that it takes two-thirds to move the question. Motion carried 7 – 0.

Motion passed 5 – 0 – 2. Ron Cervasio and Helen Hardy abstained.

7. **School:** Dr. Michael Barnes, Superintendent, is planning to spend \$230,500 for insulation, a new stage floor, playground, chimney, and sidewalk curbing and striping.

The school department has money from fund balance, the state mandated capital transfer of \$60,000, and money from the town set aside of \$15,000 for the parking lot. \$136,000 is already available. They are requesting \$75,000.

Mike Carpenter moved, Jeff Sheldon seconded, to approve the budget as presented but to prioritize the septic, the well, and a service contract for the

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generator.

Discussion: Lisa Johnston, Michael Barnes, Mike Carpenter, Ron Cervasio

Ron Cervasio moved, Joe Carey seconded, to move the motion.

Motion passed 7 – 0.

Motion passed 4 – 2 – 1. Helen Hardy abstained; Ron Cervasio and Jeff Sheldon voted no.

**G. Subdivision Regulations Public Hearing**

Ron Cervasio opened the public hearing on the subdivision regulations at 10:14 p.m. Mr. Cervasio reviewed the rules for a public hearing.

Mr. Cervasio asked if anyone could speak in favor.

Mr. Cervasio asked if anyone wanted to speak against. Helen Hardy stated that the 21-day turnaround is unfair to small towns.

Mr. Cervasio closed the public hearing.

Joe Carey moved, Mike Carpenter seconded, to accept the state's mandated changes on the subdivision regulations.

Motion passed 5 – 1 – 1. Helen Hardy voted no. Ron Cervasio abstained.

**H. Adjournment**

Motion to adjourn passed unanimously at 10:17 p.m.

Respectfully submitted by,

Helen Hardy,  
Secretary