

**PLANNING BOARD MINUTES**  
**Benjamin Eddy Building, 6 South Killingly Road**  
**Wednesday: April 3, 2019**

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**A. Call to Order**

Ron Cervasio called the meeting to order at 7:00 p.m.

**B. Roll Call**

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

Staff: Jennifer Siciliano, Planner; Joanna Achille, Solicitor

Town Officials present: Denise L. DiFranco, Town Council President

Members of the public: Lynne Rider, Sandy Sheldon, Scott Millar, Jon Restivo, et al

**C. Approval of Minutes:**

**a. February 20, 2019**

Joe Carey moved, Lisa Johnston seconded, to approve the minutes of 2/20/2019.

Discussion: Joe Carey noted that Jeff nominated Mr. Carey but that Mr. Cervasio actually nominated him. He asked for further changes.

Motion passed with corrections 6 – 0 – 1. Ron Cervasio abstained.

**b. March 13, 2019**

Mike Carpenter moved, Joe Carey seconded to approve the minutes of March 13, 2019 as corrected.

Motion passed 6 – 0 – 1. Ron Cervasio abstained.

The minutes of March 20, 2019 were tabled as they were not yet completed.

**D. Correspondence**

Climate Change article from Mr. Cervasio.

**E. Accessory Businesses in Farm / Forests**

Scott Millar discussed accessory businesses on farms, and issues with implementation, and the need for guidance regarding zoning restrictions.

Discussion: Joe Carey, Mike Carpenter, Helen Hardy, Ron Cervasio polled the board on whether they think wedding receptions are not a good idea: Anthony Renzi, they are okay; Jeff Sheldon, okay, Lisa Johnston, okay; Joe Carey, okay; Mike Carpenter, yes; Helen Hardy, with restrictions. Mr. Cervasio asked if there is anything they would like to take off the table. Discussion: Helen Hardy, Joanna Achille, Lynne Rider, Jennifer Siciliano, Lisa Johnston, Joe Carey.

Jeff Sheldon moved this item to the next meeting to give time for Jennifer to receive our responses.

Joe Carey seconded.

Motion passed 6 – 0 – 1. Ron Cervasio abstained.

**F. Joe Carey moved, Jeff Sheldon seconded to continue Quahog Solar to the April 17, 2019, meeting.**

Motion passed 6 – 0 – 1. Ron Cervasio abstained.

**G. The Five-Year Road and Bridge Plan**

This was postponed for one month to give the DPW Director time to prepare.

**H. Advisory Opinion – Recreational Marijuana**

Discussion: Ron Cervasio discussed addiction and prohibitions. Joe Carey requested more information. Helen Hardy asked about the State passing legislation. Jennifer Siciliano said it's proposed as part of the State budget and is about 100 pages. Mr. Cervasio asked for reports in writing.

**I. Truck Ordinance Review and Enforcement**

Discussion: Mike Carpenter, Jeff Sheldon, Anthony Renzi, Helen Hardy, Lisa Johnston, Ron Cervasio, and Lynne Rider.

**J. Progress on Traffic Concerns on Route 102**

Ron Cervasio asked Helen Hardy to email the Town Council informing them that the State had taken no action has been taken on Rt. 102 at all and that there have been five accidents by the guardrails.

Anthony Renzi moved, Mike Carpenter seconded, to email the council.

Motion passed 6 – 0 – 1. Ron Cervasio abstained.

**K. Zoning Advisory Opinion – Brewer, Plat 19 Lot 9**

The Applicant and Owner, Peter Brewer, seeks a Dimensional Variance from the Town of Foster Zoning Ordinances Article IV Uses Section 38-192 Dimensional Regulations (1) A. Relief is needed

to replace and enlarge a lawfully established mobile home (located in town prior to July 1, 1971) which is nonconforming by dimension on a substandard lot.

Discussion: Ron Cervasio, Joanna Achille, Joe Carey, Jennifer Siciliano

Anthony Renzi moved, Jeff Sheldon seconded, to recommend to the Zoning Board to allow the larger trailer on a non-conforming lot.

Motion failed 3 – 2 – 2. Anthony Renzi, aye; Jeff Sheldon, aye; Lisa Johnston, aye. Mike Carpenter, no; Helen Hardy, no. Ron Cervasio, abstained; Joe Carey, abstained.

**L. Zoning Advisory Opinion – Dexter, Plat 2 Lots 77A and 77**

The Applicant and Owners, Raymond and Judy Dexter, seeks a Special Use Permit for the Town of Foster Zoning Ordinances Article IV Uses Section 38-191. Table of uses. Residential uses 7.

Lodging, guesthouse or bed-and-breakfast on property 49A Moosup Valley Road, being Plat 2, Lot 77A.

Anthony Renzi moved, Mike Carpenter seconded, to continue this item to when the applicant can appear.

Motion passed 6 – 0 – 1. Ron Cervasio abstained.

The Applicant and Owners, Raymond and Judy Dexter, seeks a Variance from the Town of Foster Zoning Ordinances Article VIII. Land Development Projects Section 38-356 Residential compounds. (d) Use limitations and dimension requirements. (2) Restrictive covenants shall prohibit further division of land within the compound.

This was withdrawn.

**M. Future Agenda Items**

- a. Fees for Development
- b. Wetlands Requirements RI DEM v. Foster
- c. Blight Ordinance
- d. Route 6 Zoning
- e. Map requirements

**N. Adjournment**

Joe Carey moved to adjourn at 8:44 p.m. Motion carried 6 – 0 – 1.