

PLANNING BOARD MINUTES
Benjamin Eddy Building, 6 South Killingly Road
Wednesday: December 4, 2019

A. Call to Order

Anthony Renzi called the Planning Board to order at 7:00 p.m.

B. Roll Call

Planning Board Members: Anthony Renzi, Chair; Warren Ducharme, Vice Chair; Mike Carpenter; Lisa Johnston; and David Paolissi.
Helen Hardy, Secretary, was excused.

Staff: Jennifer Siciliano, Planner; Joanna Achille, Solicitor

Members of the public: Lynne Rider; Patti Moreau, Tax Assessor

C. Approval of Minutes

1. November 6, 2019

Warren Ducharme moved to approve the minutes and Mike Carpenter seconded.
Passed 5 – 0

2. November 20, 2019

Mike Carpenter moved, Lisa Johnston seconded, to approve the Minutes of November 20, 2019.
Passed 5 – 0.

D. Correspondence

Jennifer Siciliano submitted the spreadsheet of subdivisions and zoning applications for December. Mr. Renzi discussed resending letters to the Town Council to be placed on the agenda. Mr. Renzi said he would attend the December meeting and read them.

Mike Carpenter reported on the Land Trust meeting and discussed Tax Freeze forms. He also mentioned a discussion regarding options for the police station in regards to solar farm revenue sharing. He discussed the Capital Budget and the need to make sure the planning board gets a request from the Land Trust and explained the need for a line item.

Mr. Renzi suggested naming the ball field after someone and not having a hand-painted sign put out there.

E. Planning Board Responsibilities, Rules and Regulations

Mr. Renzi tabled this item to the next meeting.

F. Final Plan Review 5-Lot Minor Subdivision

Applicant and owners Intrica Group, LLC c/o John Pagliaro and James Mancini for a proposed 5-lot minor subdivision with wells, septic, and driveways; located on 0 Harrington Road on the corner of Cucumber Hill Road on 26.35 acres, being Plat 4 Lot 87 in an Agricultural/Residential AR district.

Atty. David Petrarca spoke on behalf of the applicants. He stated they had reviewed the staff memo and draft motion. He stated that nothing had been changed since the preliminary.

Anthony Renzi asked about whether the lots would stay as they are until purchase.

Mr. Petrarca said yes. Mike Carpenter requested emergency power back up because of the wetlands. Mr. Ducharme asked if a certificate of completion had been issued. Ms. Siciliano stated that it was complete. Lisa Johnston asked about square footage.

Anthony Renzi marked Exhibit A the plans; Exhibit B will be the staff report.

Mike Carpenter moved to grant combined Final approval for the proposed 5-lot minor subdivision,

WHEREAS: Representatives of applicant and owners, Intrica Group, LLC c/o John Pagliaro and James Mancini, appeared before the Planning Board for property located on the corner of Harrington Road on the corner of Cucumber Hill Road, being Plat 4 Lot 87 on 26.35 acres in an Agricultural/Residential AR zoning district, for a 5-lot minor subdivision, with a proposed wells, septic, driveways, and 3-bedroom dwelling units; and

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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 subdivision proposal as a Pre-Application on 6/20/2018; and

WHEREAS: The Planning Board heard and approved the subdivision proposal as a Preliminary Plan on 8/21/2019; and

WHEREAS: The development meets all zoning, frontage, and setback requirements; 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. Final Plan approval is based on plans entitled “Cucumber Hill Estates Proposed Subdivision” dates 11/4/2019 and marked as Town Exhibit A at the December 4, 2019 Planning Board meeting, prepared by Joe Casali Engineering, Inc, stamped and signed by Joseph A. Casali, Registered Professional Civil Engineer.

Condition 2. Sheet 2 of 3 shall be approved Final Plan.

Condition 3. Associated deeds shall be recorded with the Final Plan.

Condition 4. The proposed dwelling unit lots shall require a driveway permit from the Foster Department of Public Works or a Physical Alteration Permit from Rhode Island Department of Transportation.

Condition 5. Payment-in-lieu of land dedication will be paid in full for four additional lots.

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. Seconded.

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Staff report shall be Exhibit B.

Amendment seconded by Warren Ducharme.

Warren Ducharme, aye
Michael Carpenter, aye
Lisa Johnston, aye
David Paolissi, aye
Anthony Renzi, aye

Motion passed 5 – 0.

G. Future Agenda Items

- 1) Wind Turbine Ordinance – Warren Ducharme
- 2) Special Use and Variance Ordinance
- 3) Revise Prohibited Uses in Zoning Ordinance – Mike Carpenter and Jennifer Siciliano reviewed them and Jennifer to write up
- 4) Review Uses in GBM
- 5) Farm Forest Business Accessory Uses
- 6) 2020/2021 Capital Improvement Program – dates due were discussed
- 7) Follow-up on letters to the Town Council
- 8) 2020 Road and Bridge Plan

H. Adjournment

Lisa Johnston moved to adjourn.
Meeting adjourned at 8:20 p.m.