

PLANNING BOARD MINUTES
Benjamin Eddy Building, 6 South Killingly Road
Wednesday: February 5, 2020

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; Mike Carpenter; Lisa Johnston; Bob Moreau; and Helen Hardy, Secretary.
Warren Ducharme and David Paolissi were excused.

Staff: Jennifer Siciliano, Planner; Joanna Achille, Solicitor

Town Officials: Town Council: Denise L. DiFranco, Chris Stone. Town Clerk: Susan Dillon; Tax Assessor: Patti Moreau; Karen Mueller, Library Board, Katharine Chansky, Librarian

Members of the public: Ron Cervasio, Jeff Sheldon, Mike & Julie Raimondi, Solicitor Tim Kane, George Sackal, Richard Daubs

C. Approval of Minutes

1. January 15, 2020

Mike Carpenter moved, Bob Moreau seconded, to approve the minutes of January 15, 2020.

Motion passed 5 – 0.

D. Correspondence

1. Literature regarding solar siting from the Providence Water Supply Board; the planning board members were advised by Mr. Carpenter to become familiar with it for future ordinances.
2. Letter to Town Council regarding Capital Budget recommendations.
3. Town of Glocester's ordinances on public nuisances and abandoned property. Anthony Renzi stated that he would bring it to the Town Council's attention.

E. Zoning Advisory Opinion

Zoning Advisory Opinion continued – Pinto, Plat 16 Lot 53A. The Applicant and Owner, Dawn Pinto seeks a Dimensional Variance for the Town of Foster Zoning Ordinances Article IV Uses Section 38-192. Dimensional Regulations (1) AR agricultural/residential district. Single-Family Residential Structure on property 15 ½ Boswell Trail, being Plat 10 Lot 72A.

Mrs. Pinto presented this application again with added information, requesting an 18-ft. variance. Other possibilities for location of the garage were discussed including moving the driveway to go around the well. Ms. Siciliano explained that Mrs. Pinto would need to resubmit the exact footage and reasons why the building cannot be placed anywhere else.

The application was continued.

F. Commercial Site Review Conceptual Plan

Plat 10, Lot 43, Danielson Pike. Lisa Johnston recused herself.

Atty. Tim Kane stated that he represented Richard Daubs, president of Steel Corporation and presented a plan for a facility on approximately 30 acres that would include an 8,000 square foot library, with 3-4,000 square feet for a coffee shop / café and an additional 2,000 square feet for an atrium and common area. Next to that building would be another 16,000 square foot building for vehicles and storage areas. Includes a parking area that will be landscaped.

Mike and Julie Raimondi of Scituate Surveys drew up the plan. Mr. Raimondi, licensed land surveyor, was optimistic about handling the run-off from wetlands. Anthony Renzi asked about the drive-through arrangement.

Major contributions are expected from the Champlin Project to cover 25 to 30%. Karen Mueller of the Library Association explained that what was required for the library are some of the following: a quiet study space, a common group meeting space, community bathrooms, teenager space with WIFI, and job training / programming. The library could lose state funding soon without meeting these requirements.

George Sackal of Snagwood Road expressed concern and interest.

Mr. Daubs said the first project may be the storage facility while the library waits for fundraising.

Break at 8:10 until 8:15 p.m.

G. Solar Ordinance

Lisa Johnston moved, Mike Carpenter seconded, to table this item until February 19, 2020, due to new information being presented. Motion passed 5 – 0.

H. Prohibited Uses in Zoning Ordinance Prohibited Uses

Bob Moreau moved, Lisa Johnston seconded, to table this item to the next meeting.
Motion passed 5 – 0.

I. Future Agenda Items

- Wind Turbine
- Solar Farms
- Special Use and Variance Ordinance
- Prohibited Uses in Zoning Ordinance
- Farm Forest Business Accessory Uses
- Review of current zoning ordinance prohibiting unoccupied structures related to agriculture on land without residences
- 2020 Road and Bridge Plan, review and update
- Comprehensive Plan

Lisa Johnston moved, Mike Carpenter seconded, to add to the agenda a discussion canceling the second meeting of the month if there are no applicants. Motion passed 5 – 0.

J. Adjournment

Meeting adjourned at 8:36 p.m.

Respectfully submitted by,

Helen Hardy, Secretary