

PLANNING BOARD MINUTES

Via Zoom

Wednesday: August 19, 2020

A. Call to Order

Chair Anthony Renzi called the Planning Board to order at 7:04 p.m.

B. Roll Call

Planning Board Members: Anthony Renzi, Chair; Warren Ducharme, Vice Chair; Mike Carpenter; David Paolissi; George Sackal (7:08); and Helen Hardy, Secretary (7:27).

Staff: Michael Antonellis, Planner; Joanna Achille, Solicitor

Town Council: Denise DiFranco, Town Council

Members of the public: Lynne Rider

C. Approval of Minutes

March 4, 2020 and August 5, 2020– Michael Antonellis stated that the minutes will be held off till the next meeting for approval.

D. Correspondence

None

E. Revising Prohibited Uses in Zoning Ordinances, continued

Mike Carpenter has sent an email with references to other parts of the ordinance which account for certain uses in the prohibited uses list to Planner Michael Antonellis, who will distribute this information to the board when the email is received. Michael Antonellis went over the changes that had been discussed at the August 5 meeting with the board.

Lynne Rider suggested clarifying the language regarding the definition of “community residence” subsection (1).

Uses recommended for Special Use permit:

- Warren Ducharme suggested referencing Rhode Island State Law to get current definition of “Private Airstrip.”
The Board discussed the need for a definition of “Private Airstrip” and a zone designation in which to allow one by Special Use Permit.
- Brewery or Distillery – Joanna Achille pointed out that a microbrewery, brewery, and distillery are each different under State ordinance. A Distillery should have its own set of conditions; a winery is not listed at all in Foster’s current ordinance. It was suggested that the General Business / Mixed Use zone (GBM) and possibly the Manufacturing/Industrial zone (MI) would be appropriate for these uses. Mike pointed out that a Microbrewery is permitted with a Special Use permit in the AR, NC, GBM, and MI zones in our current ordinance (Sec. 39-191, Restaurants and entertainment, item 7). Mike will write up a proposal to consider for the next meeting.
- Lynne Rider asked if this would have to be allowed by Special Use Permit; Joanna Achille will come up with specific language for this use.
- Commercial facility for waste – members agreed this should be on the Prohibited list.
- Commercial Laundry with a Special Use permit in the GBM or MI zones – agreed to check the ordinances in communities similar to Foster; probably a wastewater treatment facility would be required, so lack of public water is a problem here.
- Commercial Slaughterhouse – members agreed this should be on the Prohibited list.
- Organic fertilizer – It was agreed to table this; George Sackal will research this.
- Racetrack – add to Future Agenda Items
- Carwash – Allow by Special Use Permit in GBM or MI, requiring a water reclaim system or public septic. (Joanna / Michael will check on this).

L. Anthony asked about regulations regarding the length of a moratorium

M. Future Agenda Items

- Planning Board Responsibilities and Rules - Presentation
- Review Uses in GBM
- Farm Forest Business Accessory Uses
- 2020 Road and Bridge Plan, review and update
- Finalize Comprehensive Plan Update

N. Adjournment

Warren moved to adjourn. Motion passed, Mike, Warren, Helen, David, George, Anthony, aye.

Meeting adjourned at 9:37 p.m.

Respectfully submitted,
Helen Hardy, Secretary