

TOWN OF FOSTER
PLANNING BOARD MEETING MINUTES
Via Zoom
Wednesday: November 18, 2020

A. Call to Order

Vice Chair Warren Ducharme called the Planning Board to order at 7:01 p.m.

B. Roll Call

Planning Board Members: Vice Chair Warren Ducharme; Mike Carpenter, Hillary Downes-Fortune, David Paolissi, George Sackal, and Helen Hardy, Secretary.

Excused: Anthony Renzi, Chair;

Staff: Michael Antonellis, Planner; Joanna Achille, Solicitor;
Town Officials: none

Members of the public: Mary Jo Hurley, Mark Oteau, Partners Auto Auction: William Wynne, attorney; Mark David, owner's representative; Stephen Andrus, Civil Engineer, Commonwealth Engineering Debra Grant, Environmental Solutions; Dorothy Nagel

C. Approval of Minutes

Mike moved and Hillary seconded the motion to approve the minutes of October 21, 2020. Motion carried, 5-0-1. (aye: Mike, Hillary, David, George, Helen; Warren abstained).

D. Correspondence

None

E. Partners Auto Auction, AP 13, Lot 25, Danielson Pike, Landscaping Plan

[George Sackal, abutter, recused himself]

Planner Michael Antonellis showed the landscaping plan that Partners Auto Auction submitted to him. This showed

- the entrance to the business defined and narrowed with a berm on either side of the driveway, with Clethra planted on the berms.
- Green slats on the chain link fence next to Snagwood Road
- Atlantic white cedar planted on the property adjacent to the rear lot line, which is owned by Mr. Sackal.

Michael Antonellis said that this plan seemed to meet the Planning Board's requirements.

Mr. Sackal asked that the agreement between him and Partners Auto that the trees planted on his property be watered and maintained be on the record.

Mark David said that Partner's Auto Auction had agreed to plant and maintain the trees.

There was discussion of the placement and length of responsibility for maintenance of the trees.

Solicitor Joanna Achille suggested that a 5-year maintenance plan was easier to maintain than an indefinite duration.

Warren Ducharme expressed concern about the whether the trees in the front entrance would block the sight distance for cars exiting the business.

Stephen Andrus said that the trees were 25 feet back from the edge of the road.

Mike Carpenter moved and David Paolissi seconded the motion to accept the landscaping plan for Partners Auto Auction. Motion carried 5-0-1 (aye: Mike, Hillary, Warren, David, Helen; George abstained).

George Sackal expressed concern about the length of maintenance of the trees, as his residence is too far from the plantings to be able to water the trees. Joanna said that the applicant and the abutter could have a private agreement which can be enforced privately.

F. Minor Subdivision, 114 Old Plainfield Pike, AP 6, lot 40, Ron and Dorothy Nagel

Debra Grant of Environmental Solutions represented the owners. The Planning Board did not have authorization for Ms. Grant from the owners, so Mrs. Nagel joined by phone and gave Debra Grant authorization to represent her and her husband.

This is a minor subdivision. The new lot is 5.6 acres leaving 56.51 acres in the original lot.

Helen and Mike expressed concern about the lack of information on the plan submitted, and also about further subdivision of the original lot.

Discussion followed. Some members were able to get the information they needed from the plan as submitted, and felt they were able to make a determination.

Michael asked about the location of stone walls on the property (no).

Mike moved and George seconded the motion that there was enough information to approve a preliminary subdivision. Motion carried, 5-0-1 (aye: Mike, Hillary, Warren, David, George; Helen abstained).

Mike moved and George seconded the motion that there was enough information to approve a final subdivision. Motion failed 0-5-1 (nay: Mike, Hillary, Helen, David, George; Warren abstained).

Mike moved and George seconded the motion to approve a preliminary subdivision. Motion carried, 5-0-1 (aye: Mike, Hillary, Warren, David, George; Helen abstained).

Mike moved and Hillary seconded the motion to have the applicants return for final plan approval with all information supplied including wetlands delineation, location of house, OWTS, etc. Motion carried, 6-0 (aye: Mike, Hillary, Warren, Helen, David, George).

G. Review of Uses in the GBM Zone. Tabled.

H. Planning Board Economic Development Initiatives

George spoke about his ideas for a website to be able to reach out to the Town population to publicize Planning Board actions and to get suggestions and feedback from the public.

Mike Carpenter gave a history of the economic development initiatives over the last twenty years. Mike suggested that maybe George could develop an on-line survey to get feedback from Town residents. Michael Antonellis and Hillary will work on this with George. Mike said he would give George the survey that was developed and distributed ten years ago.

Mike suggested adding the Economic Development survey to Future Agenda Items.

Warren talked at great length about past economic development projects that had been proposed for the Route 6 corridor, including the intersection of Rt. 6 and Rt. 94, and on Tom Woods behind Shady Acres.

Mike suggested writing a letter to the Town Council recommending hiring a consultant to advise the Town on what kind of economic development would be successful in Foster and to create an economic development plan. Mike is willing to write the letter.

Michael Antonellis will add these items to Future Agenda Items.

Future Agenda Items

- Farm, Forest, Business Accessory Uses
- 2020 Road and Bridge Plan, review and update
- Finalize Comprehensive Plan Update

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- Zone Changes on Rt. 6

I. Adjournment

Hillary moved to adjourn the meeting at 9:16. Motion carried, 6-0. (aye: Mike, Hillary, David, George, Anthony, Helen).

Respectfully submitted,

Helen Hardy, Secretary