

**TOWN OF FOSTER
PLANNING BOARD MEETING MINUTES
Via Zoom
Wednesday: December 16, 2020**

A. Call to Order

Chair Anthony Renzi called the Planning Board to order at 7:03 p.m.

B. Roll Call

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

Excused: none

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

Members of the public: Renee Bevilaqua, Peter Brewer, Joe Campopiano, (engineer for David Paolissi's project), Joe Carey

C. Approval of Minutes

Mike moved and Hillary seconded the motion to approve the minutes of November 18, 2020 as corrected. Motion carried, 7 - 0 (aye: Mike, Hillary, Warren, David, George, Anthony, Helen).

D. Correspondence

None

Anthony asked to move item F to next on the agenda, to allow David to participate in the rest of the meeting. Mike moved and Hillary seconded the motion to move item F to next on the agenda. Motion carried 6 – 0 – 1 (aye: Mike, Hillary, Warren, George, Anthony, Helen; David recused).

F. Minor Subdivision, 183 Danielson Pike, AP 10, lot 25, owner David Paolissi.

David recused himself from this discussion.

There was a discussion about what the Planning Board should review at the meeting, since they had received a very complete set of plans on a proposed zone change for a business to be located on the lot to be created by this subdivision. Joanna advised the Board that the only item on the agenda was the subdivision.

George asked if there was a problem with the location of the well and septic on the proposed lot. Michael A. displayed the plan which showed a 50' setback from the wetland edge for the septic, and 60' from the road edge.

Warren asked about the septic on the lot to the west. Jeff said they will show that on the final plan.

Warren asked about water use in the proposed business, as a concrete business requires extensive cleaning of equipment. Jeff said that they will take this into consideration, in developing the plan.

Mike moved to approve the plan submitted and to combine the preliminary and final approvals. Warren seconded the motion. Joanna pointed out the plan submitted was for the zone change. Mike withdrew his motion and Warren withdrew his second.

Mike moved to approve the minor subdivision of AP 10, lot 25, and to combine preliminary and final approvals. The motion carried 6 – 0 – 1 (aye: Mike, Hillary, Warren, George, Anthony, Helen; David recused).

E. Site Plan Review, 15 Plainfield Pike, AP 19, Lot 9, Variance recommendation to Zoning

This Lot came before the Planning Board earlier in the year for recommendations for front and side lot variances. The applicant is currently before the Board requesting a variance for the percent of lot coverage. Mr. Brewer said that because of the size of the lot, 0.49 acres, for a one story ranch house of ~2500 sq. ft. The ordinance cites 3% lot coverage maximum, and this house would be ~ 12% coverage.

Warren cited a house on North Road which required similar variances as precedent. He pointed out that the Town is required to do everything that is reasonably possible to permit the construction of a house on this preexisting, non-conforming lot. Refusal to do this would be construed as a 'taking' and would open the Town to a lawsuit.

Warren also pointed out that by removing the trailer, which is a prohibited use, and replacing it with a house, a permitted use, it improves the compliance of the lot.

Mike expressed concern that they will be able to put a well and septic system on the lot. It was pointed out that the applicant will have to work with DEM to solve that problem.

Warren moved and Mike seconded the motion to recommend that the Zoning Board grant a variance to give relief from the percent coverage allowed on this lot, and that the approval of the requested variance is in keeping with the goals set forth in the town's Comprehensive Plan and Zoning Ordinance in citing 38-237 Enlargement which allows for reduction of dimensional requirements to be modified for substandard lots of record. Motion carried, 7 - 0 (aye: Mike, Hillary, Warren, David, George, Anthony, Helen).

G. Zoning Ordinance – revise Prohibited Uses.

Mike moved and Warren seconded the motion to move this item to Future Agenda Items. Motion carried, 7 - 0 (aye: Mike, Hillary, Warren, David, George, Anthony, Helen).

H. Planning Board Economic Development Initiatives

Michael Antonellis was able to find the last Town survey that was completed for George, and George has looked it over. Hillary is going to be working with George on this. George has looked into the Town's website and found that the survey could be posted on the website under the Planning Board. Although this may not be a well-visited site, it would be possible to post its location on the Foster Gazette. Hillary noted that the Town of Foster's email page was very active and suggested that it could be used to make residents aware of the survey and to encourage them to participate. George has researched ways to make sure no inappropriate content is added. Planning Board members expressed appreciation and support to George for persevering in this effort.

I. Future Agenda Items

- Election of Officers (January)
- Capital budget (January)
- Farm, Forest, Business Accessory Uses (TBD)
- 2020 Road and Bridge Plan, review and update (TBD)
- Finalize Comprehensive Plan Update (TBD)
- Zone Changes on Rt. 6 (TBD)

J. Adjournment

George moved to adjourn at 8:14. Motion carried, 7 - 0 (aye: Mike, Hillary, Warren, David, George, Anthony, Helen).

Respectfully submitted,

Helen Hardy, Secretary

