

**Foster Planning Board Meeting Minutes
Benjamin Eddy Building
Wednesday, November 3, 2021**

A. Call to Order

Chair Anthony Renzi called the Planning Board to order at 7:01 p.m.

B. Roll Call

Planning Board Members: Michael Carpenter; Hilary Downes Fortune; Vice Chair Warren Ducharme, David Paolissi; Chair Anthony Renzi; George Sackal. Secretary Helen Hardy.

Staff: Michael Antonellis, Planner; Joanna Achille, Solicitor.

Members of the Public: Denise DiFranco, Pam Fontaine, David Paolino.

C. Approval of Minutes

Mike Carpenter moved and Hilary seconded the motion to approve the minutes of the October 20, 2021. Motion carried 7 – 0.

D. Review of Action Items from the Joint Planning Board – Town Council meeting, October 20.

Planner Michael Antonellis detailed the action items for the Planning Board:

1. Engage the services of a consultant to provide a plan of action regarding the Route 6 redevelopment.
 - a. Planner to provide scope of services;
 - b. Amount of money to be dedicated should be approximately \$20,000.
2. Planning Board to make recommendations regarding the creation of an Overlay District which would serve the Route 6 Corridor (either in part or in whole) to allow for increase in commercial uses where A/R district exists.
3. Reach out to property owners identified in the Route 6 inventory report to assess barriers to redevelopment (possible action by consultant);
4. Create draft Non-utilization tax ordinance (completed by planner).

Mike moved and David seconded the motion to recommend that the Town Council hire a consultant. Motion carried 7 – 0.

E. Zoning Changes to Recommend to the Town Council

Michael Antonellis provided ordinances from other towns or sample ordinances on several issues that the Town needs to consider.

a & b, Accessory Dwelling units / Accessory Family Dwelling units. The Board reviewed the State statute regarding accessory dwelling units. Several questions arose:

- It was not clear whether the structure needed to be attached to the principle house or if it could be a separate structure.
- What can be done with the unit after the elderly or disabled person is no longer there. Could it become a rental? Would it have to be demolished?
- Must the unit be 600 square feet or less?
- What zones allow an accessory dwelling unit?

Members decided to table this item until these questions were answered.

c. Recreational marijuana

- One of the five locations chosen statewide by lottery for compassion centers is on Route 6 in Foster. This will be run by Green Wave. This is for medical marijuana retail sales.

- Recreation centers are under discussion, but not yet approved. Towns would receive 3% of the revenue from sales, if one were located in that town.
- The Board will have to consider the use table, what zones these would be appropriate in, and what other considerations exist [distance from schools, for instance].
- Anthony recommended tabling this item for further thought and information.

d. Wineries and breweries

- These have been popular and very profitable in other parts of the state.
- There was a discussion on what percentage of the grapes, if any, must be grown on the property.
- The PB members were encouraged to look over the sample ordinance that Michael A. had provided.

e. Community Residence

- The Board read over the proposed ordinance for Community Residences aka group homes. There are presently several group homes in Foster. Most of them are people of various ages who are not with their families and being cared for by other adults.
- None of the current facilities are either halfway houses or substance-abuse facilities.
- Michael provided the State Ordinance on Community Residences.

Warren Moved and David seconded the motion to replace Foster's Community Residence Ordinance with the State Ordinance. Motion carried, 7 – 0.

f. Accessory Structures

- Michael A. wanted to clarify the dimensional regulations in our ordinance, especially setbacks.
- A shed, workshop, etc., accessory to the main residence, has a 50' setback.
- There was a question of what qualified as an 'additional use', and therefore requires a 100' setback.
- Warren pointed out that any structure with a 50' setback, per the regulations, will be 100' from another structure, well, or septic on another property (because both are required to have 50' setbacks).
- Barns and animal housing require a greater setback, due to waste management.

George moved and Warren seconded the motion to add the definition of Accessory Structures to the Zoning Ordinance. Motion carried, 7 – 0.

George moved and Warren seconded the motion to discuss blighted properties. Motion carried, 7 – 0. Anthony wanted to discuss the progress that has or has not been made. Joanna said that while it seems like little is happening, actually there are a number of properties in litigation. Warren reassured Anthony that the newly hired Building and Zoning official has excellent qualifications and record for addressing this on-going problem.

F. Tabled to a future meeting.

G. Identifying Growth Centers

The State is requiring each community to identify a "growth center" in Town.

- At the next meeting this will be on the agenda, and Board members were asked to think about and be ready to propose where they thought this should be for Foster.
- Mike C. reminded the Board that this would be determined by the location of existing three-phase power, which currently is on Routes 6, 14, 94, and 101.
- Members discussed the various materials processing sites in Town as possible future growth centers.

H. Adjournment

Warren moved to adjourn at 9:31. Motion carried 7 – 0.

Future Agenda Items

- a. Farm and Forest Accessory Business Uses
- b. 2021 Road and Bridge Update – Michael will check with the DPW director about this
- c. Finalize Comprehensive Plan

Respectfully submitted,
Helen Hardy,
Secretary