

Planning Board Meeting Minutes

Benjamin Eddy Bldg., 6 South Killingly Road
Wednesday, October 19, 2022

A. Call to Order

Warren Ducharme called the meeting to order at 7:00 PM.

B. Roll Call

Planning Board Members: Warren Ducharme; Susan Joyce; David Paolissi; and Mike Carpenter

Excused: Anthony Renzi, George Sackal, and Hilary Downes-Fortune

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

Public present: Tim Kane, Attorney for the applicant; Paul Carlson, Engineer for the applicant.

C. Minutes

- a. September 21, 2022

D. Pre-application meeting – Major Subdivision

Danielson Pike – AP 14 Lot 19

Owner and applicant Roman Catholic Bishop of Providence;

Proposed two lots in a GBM zoning district;

Atty. Tim Kane represented the applicant. Mr. Kane explained that the church is liquidating properties. There is not much of a market for commercial property in Foster so they are requesting a two-lot subdivision. There is 735 feet of frontage.

Mr. Antonellis told the board that they are viewing this as a major subdivision, technically as a commercial development, even though the big plan doesn't show any improvements on the land, it just shows the division of lots. The plans show the creation of two single-family homes as a low impact development should you seek something like that in the future. Were this to be approved, it would be approved technically as a commercial subdivision. One of his recommendations it to remove the reference to single-family on the plan and just leave the buildings as is and make note that single family homes require a special use permit through the Zoning Board. If the applicant were to get an approval they could then take that approval and still go for a special use permit and would not have to come back to this board. Possible uses, septic system requirements, public wellhead, and fencing were discussed. Mr. Antonellis said it looks like some of the best land on Rt. 6. Next step is Master Plan. Any developments that were interested would come to this board for a site plan review.

Mr. Antonellis said the remaining items were at Anthony Renzi's request (absent) so we can table it.

E. Business Licensing

Planning Board to discuss and make recommendation regarding the Business Licensing program in Foster;

F. Remote Meeting Access

Planning Board to discuss and make recommendation regarding remote access to meetings;

G. Notice to Planning Board by Administrative Officer

- a. Administrative Subdivision Approve – Administrative Officer report to PB;
31 Hartford Pike, AP 18/19 and 18/19-E;
- b. Final Approval on 80 Howard Hill Road, Minor Subdivision; Applicant Thomas Ponte and Kevin Wood

H. Adjournment

Submitted by

Michael Antonellis