

PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday: June 6, 2018

A. Call to Order

Mr. Carey called the meeting to order at 7:18 p.m.

B. Roll Call

Board Members Present: Joe Carey, Chair; Richard Sparks, Vice Chair; Mike Carpenter; Ron Cervasio; Anthony Renzi; Jeff Sheldon; and Helen Hardy, Secretary.

Staff Present: Jennifer Siciliano, Planner; Joanna Achille, Solicitor; Carole Malaga, Stenographer.

Town Officials Present: Town Council Members: Denise L. DiFranco and Gordon Rogers. Dennis Therrien, Land Trust.

Public Present: Applicant: Steven Cormier.

C. Approval of Minutes

1) May 16, 2018

Rick Sparks moved, Jeff Sheldon seconded, to approve the minutes of May 16, 2018, Motion passed 7 – 0.

D. Correspondence

None.

E. Board Members Reports

1) Land Trust

Mr. Carpenter stated that Lon Chapman is a new Land Trust member who will be acting as secretary; Kristen Cole has resigned. A new trail camera for bear study has been added from URI at Borders Farm. They will be participating at Old Home Day. They will be getting a grant for clearing and demolition. They are still working on acquiring land next to existing lots.

[Lon Chapman is not a new Land Trust member. Due to Kristen Cole's work schedule. Mr. Chapman is helping out with taking notes for the Land Trust.]

2. Conservation Commission

Mr. Sparks stated that they were assessing Earth Day results and what they might do differently. Also they are discussing economic development, wellhead protection, groundwater protection. They are gearing up for Old Home Days presentation and materials.

F. Modification – Minor Subdivision Final Plan Conditions of Approval

Modification to "Conditions for Approval" of Final Plan of Subdivision: Batty – Minor Subdivision Maple Rock Road. The Final Plan was approved on November 16, 2007, and recorded on April 29, 2009, a single 17.16 acre parcel, being Plat 18 Lot 43, divided into three lots in an Agricultural/Residential AR district. Required shared driveway, and appropriate driveway easement are requested to be removed from Final Plan approval.

Discussion: Mr. Cormier explained that he did not want a whole separate driveway but a separate entry to the easement. Ms. Hardy expressed concern regarding the safety of the driveway due to the findings of the previous board regarding sight distance. Mr. Carey asked if DPW had looked at it. Ms. Siciliano said that he had not as yet, but the Building Inspector had approved it. Mr. Carey clarified that the easement is not being removed. Mr. Carey asked for clarification of the legality of altering the decision of the Planning Board. Ms. Siciliano said the final plan had been recorded. Conditions of that said there would be a shared driveway. If you vote to change that, there has to be a record. The future owner of the property has requested it.

Ron Cervasio moved, Jeff Sheldon seconded, to allow Mr. Cormier to create two driveways.

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Discussion: Ms. Hardy stated that in light of the discussion of the minutes from 2007, that it would be irresponsible of the board to approve the location of a driveway which was deemed dangerous at that time. If there was an accident, the town may be liable. It would have to be reviewed by the police chief. Mr. Carey and Mr. Sparks expressed a desire to view the site and suggested that it be tabled to June 20.

Ron Cervasio moved, Anthony Renzi seconded, to table the item until the June 20, 2018, meeting. Anthony Renzi, aye; Jeff Sheldon, aye; Mike Carpenter, aye; Helen Hardy, aye; Ron Cervasio, no; Joe Carey, abstained. Motion passed 5 – 1 – 1.
(No vote was taken on the original motion.)

Mr. Carey left the meeting. Mr. Sparks acted as chair.

G. Blight Ordinance

Ms. Siciliano handed out blight ordinances from the State of RI and from Putnam, CT. Mr. Cervasio suggested that the documents be reviewed and items be added that are important to town. Mr. Renzi stated he had done some research and found that almost every town in RI has such ordinances. Mr. Renzi suggested that suggestions be brought to the next meeting on June 20, 2018.

H. Commercial Zoning on Route 6

Mr. Cervasio suggested that zones be created that would specifically attract particular business. Mr. Sparks stated that to create \$300,000 in tax revenue, \$10 million has to be the assessed value.

Mr. Cervasio stated that there is a possibility of elderly housing development. Mr. Renzi pointed out that other towns have a mix of farms and businesses. Mr. Sheldon stated the town has lost more businesses than it has gained and the process of development need to accelerate. Mr. Cervasio suggested that the solar farm and other parcels on Route 6 are possibilities for commercial development.

Ms. Siciliano passed out maps of Route 6 which included lot lines and zones. Mr. Renzi stated that all lots on Route 6 be designated as General Business Mixed Use. Ms. Achille suggested that the option of any lot on Route 6 which had been zoned GBM be offered the choice of rezoning if the owner wished to do so.

Ms. Hardy said the creation of GBM was an improvement on what had existed before. Mr. Carpenter stated that the blight ordinance be created first to offer an attractive area that business would want to develop.

Mr. Cervasio stated that he thought the town should develop floating zoning. Ms. Siciliano said floating zoning would give the owners the option of determining the zoning they want.

I. Future Agenda Items

- a. Policies and Procedures: Roberts Rules of Order vs. Democratic Rules of Order
- b. Summer Schedule
- c. Blight Ordinance

J. Adjournment

Ron Cervasio moved to adjourn at 9:11 p.m. Motion carried 6 – 0.

Respectfully submitted,

Helen Hardy,
Secretary