

# **Planning Board Meeting Minutes**

Benjamin Eddy Bldg., 6 South Killingly Road  
Wednesday, December 7, 2022

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## **A. Call to Order**

Anthony Renzi called the meeting to order at 7:02 PM.

## **B. Roll Call**

Planning Board Members: Mike Carpenter; Warren Ducharme; Susan Joyce; David Paolissi; Anthony Renzi; George Sackal; Secretary, Hilary Downes-Fortune.

Excused: None.

Staff present: Michael Antonellis, Planner; Julia Chretien, Solicitor

Public present: Ron Cervasio, Paul Carlson, Nicole Carol Barnes, Helene Dolce, George Gearing

## **C. Approval of Minutes**

Mr. Renzi asked for a motion to approve the October 19, 2022 minutes. Mr. Ducharme made a motion; Mr. Paolissi seconded. No discussion. Motion passed 7-0.

## **D. Master Plan Informational Meeting – Major Subdivision: Danielson Pike, AP 14 Lot 19**

### **Owner and Applicant: Roman Catholic Bishop of Providence**

The applicant was represented by Attorney Nicole Carol Barnes and Paul Carlson in InSite Engineering Services. Mr. Carlson explained that the plan is to put the currently vacant 23.4-acre parcel on the market as two commercial lots. This was revised from the previous plan to market as two residential single-family home lots in a GBM zoning district, which would have required a variance.

Mr. Antonellis said that he had heard from a couple abutters, including George Gearing of 21C Paine Road. Mr. Gearing said he was wondering what potential uses the site could have, such as a solar farm. Mr. Antonellis explained that there would be a Site Plan Review for any future development of the site.

Mr. Renzi asked for a motion. Ms. Joyce made a motion to grant Master Plan approval for the proposed 2-lot major subdivision,

WHEREAS: The applicant and owner, The Roman Catholic Bishop of Providence, and representatives of the applicant and owners, appeared before the Planning Board for

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property located at 0 Danielson Pike being Plat 14 Lot 19 on 23.29 acres in a General Business Mixed Use (GBM) zoning district, for a 2-lot major subdivision; and

WHEREAS: The application was submitted and signed by The Roman Catholic Bishop of Providence, owner of 0 Danielson Pike, Plat 14 Lot 19; and

WHEREAS: The Planning Board received reports and testimony from Town Departments, and representatives of the applicant regarding the application; and

WHEREAS: The Planning Board heard the major subdivision as a pre-application on October 19, 2022; and

WHEREAS: The development meets all zoning and setback requirements; further; and

WHEREAS: The plan conforms to the criteria set forth in Chapter 38, Section 183 Master Plan Submission Requirements;

Having considered the requirements of Rhode Island General Laws of 1956, as amended Section 45-23-40, 45-23-60 and 45-23-63 and based on the Public Informational Meeting conducted before the Planning Board and on:

- Testimony presented to the Board, and
- Recommendations of the staff, and
- Review and consideration of the Exhibits made part of the record, and
- Personal knowledge of the area in question, now

The approval is subject to the following conditions:

Condition 1. Master Plan Approval is based on plans entitled “PRELIMINARY MAJOR SUBDIVISION - Catholic Diocese Plat; AP 14 Lot 19; Danielson Pike Foster, RI” dated July 2022 ; prepared, stamped and signed by Paul Carlson, Registered Professional Civil Engineer and Marc Nyberg, registered Professional land Surveyor; marked as Exhibit 1 at the December 7, 2022 Planning Board meeting.

The Planning Board further finds that the proposed development, subject to the conditions imposed:

1. Is consistent with the Comprehensive Community Plan and has satisfactorily addressed the issues where there are inconsistencies in accordance with the Rhode Island General Laws Section 45-23-30;
2. Is in compliance with the standards and provisions of the Foster Zoning Ordinance in accordance with the Rhode Island General Laws Section 45-24;
3. Will cause no significant negative environmental impacts;

4. Will not create individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable; and
5. Has adequate and permanent physical access to a public street for the development.
6. Provides for safe circulation, adequate surface water runoff, suitable building sites, preservation of features that contribute to the attractiveness of the community, and allows for adequate delivery of municipal services.
7. Minimizes flooding and soil erosion.

Mr. Ducharme seconded the motion. Motion passed 7-0.

#### **E. Public Hearing – Comprehensive Plan**

Mr. Cervasio expressed frustration with the current town financial problems and the Comprehensive Plan. Discussion ensued regarding the delay in approving the plan at the October 27, 2022 Town Council meeting and issues raised at that meeting by Planning Board member George Sackal regarding wording in the section on solar farms.

Helene Dolce stated that the Planning Board should be more proactive at getting more residents' input on the Comprehensive Plan and they should make sure residents understand the plan.

Mr. Renzi asked for a motion. Ms. Joyce made a motion to reaffirm approval of the draft Comprehensive Plan with the following changes: (Page 101 A15) remove the words “residential and commercial scale” and add “develop appropriate zoning and permitting regulations for the siting of energy production facilities, such as solar, geothermal, or hydropower. (Mr. Antonellis stated that he had already removed the word “minor” on page 97 and changed “major” to “larger”.) Mr. Ducharme seconded the motion. Motion failed 4-3. (No: Mr. Renzi, Mr. Carpenter, Mr. Ducharme, Mr. Paolissi.; Aye: Ms. Joyce, Mr. Sackal, Ms. Downes-Fortune.)

Mr. Carpenter then made a motion to send the draft Comprehensive Plan back to the Town Council with the minor clerical changes made by the Planner. Mr. Ducharme seconded. Motion passed 7-0.

#### **F. Discussion and Recommendation Regarding Business Licensing Program in Foster**

Mr. Renzi stated that the current licensing fees in town are too low or non-existent, and we need to take a look at this. He said he will add it as an agenda item for the next meeting.

**G. Discussion and Recommendation Regarding Remote Access to Meetings**

Mr. Renzi stated that all boards should have remote access available for the public. Ms. Chretien said this is already on the Town Council agenda for use of ARPA funds.

Mr. Renzi asked for a motion. Mr. Ducharme made a motion to forward a recommendation to the Town Council to provide for remote access to all town meetings. Ms. Joyce seconded. Motion passed 6-1 (Mr. Ducharme voted no).

**H. Adjournment**

Mr. Renzi asked for a motion to adjourn. Ms. Downes-Fortune made a motion to adjourn. Motion passed 7-0. Meeting adjourned at 8:45 PM.

Respectfully submitted,

Hilary Downes-Fortune, Secretary