

Planning Board Meeting Minutes

Joint Meeting with Town Council

Benjamin Eddy Bldg., 6 South Killingly Road

Wednesday, January 18, 2023

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; Secretary, Hilary Downes-Fortune, and Bill Gibb.

Excused: George Sackal.

Staff present: Joanna Achille, Solicitor

Public present: Attorney Timothy Kane

C. Approval of Minutes

Mr. Renzi asked for a motion to approve the January 4, 2023 minutes. Joanna Achille, Solicitor, said there were no minutes for January 4.

D. Preliminary Plan and Final Plan – Public Hearing – Major Subdivision:

Danielson Pike, AP 14 Lot 19

Owner and Applicant: Roman Catholic Bishop of Providence

Proposed two lots in a GBM zoning district

Attorney Timothy Kane represented the Catholic Diocese. He stated that this is the third time before the board. He believe they are pro forma and have met all the requirements of the zone.

Joanna Achille confirmed that they are asking that the Preliminary and Final Plan be combined.

Atty. Kane said Mr. Carlson who is the purveyor of record is here if there are any questions.

Anthony Renzi, Chair, said they had been over it several times and that the board was okay with it, and there is a draft motion in the affirmative is someone would read that.

Draft Motion Affirmative:

Moved to grant Preliminary and Final 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 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 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 Planning Board heard and approved the major subdivision as a Master Plan on December 7, 2022, and

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

WHEREAS: The plan conforms to the criteria set forth in Chapter 32, Section 184 Preliminary Plan, and Section 186 Final 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. Preliminary and Final Plan Approval is based on plans entitled “FINAL PLAN 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 January 18, 2023 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;

Planning Board Minutes
January 18, 2023

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.

Mike Carpenter seconded the motion.

Mr. Renzi asked if there were any questions from the board.

Mr. Renzi asked if there were any questions from the public.

Motion passed 7-0.

Mike Carpenter, aye;

Warren Ducharme, aye;

Susan Joyce, aye;

David Paolissi, aye;

Anthony Renzi, aye;

Hilary Downes-Fortune, aye.

Public Hearing Closed

E. Election of Officers

Mike Carpenter moved, to continue the election of officers to the Planning Board special meeting on January 24, 2023 at 6 p.m. Susan Joyce seconded.

Motion passed 5 - 0.

Mr. Renzi asked for a motion to adjourn. Susan Joyce moved. Motion passed 5 - 0.

Meeting adjourned at 7:10.

Respectfully submitted,

Hilary Downes-Fortune, Secretary

Joint Meeting with Town Council begins at 7:12. See Town Council minutes.