



**PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building
6 South Killingly Road, Foster, RI
Wednesday: January 6, 2016
7:00 p.m.**

A. Call to Order

Mr. Carey called the meeting to order at 7:06 p.m.

B. Roll Call

Board Members Present: Joseph Carey (Chair); Julia Parmentier (Vice-Chair); Helen Hardy (Secretary); Thomas Mercier; Michael Carpenter; and Richard Sparks.

Board Members Absent: Sergio Spaziano.

Staff Present: Renee Bevilacqua (Solicitor) and Juliana King (Planner).

Public and Applicants Present: John Lewis (Town Council), Brian Carpenter (Long Realty), and Harold Shippee Jr. (DPW).

C. Approval of Minutes

Discussion/Action

- 1) September 16, 2015
- 2) October 7, 2015
- 3) October 21, 2015
- 4) November 4, 2015
- 5) December 2, 2015

Mr. Mercier acknowledged receipt of the minutes.

Motion by Mr. Mercier to table the minutes to a future meeting. Second by Ms. Parmentier.
Approved 6 –0.

D. Correspondence

Discussion/Action

Mr. Carey noted that next week's Council meeting includes the Zoning Ordinance amendments Public Hearing on the agenda and encouraged Board members' attendance.

E. Board Members' Reports

Discussion/Action

- 1) Land Trust

Mr. Carpenter stated that the Trust met the previous night. There is a new Ag instructor at the high school, and is part of an effort underway to get students involved in managing the Hayfield property again from a trail-marking and forestry standpoint. A new trail map of the Hayfield property has been completed by Roy Najecki and Linda Tibbetts thanks to a grant obtained by Mr. Najecki. The Trust will be meeting to figure out management of the conservation easement related to the recent minor subdivision application.

- 2) Conservation Commission

It was not available at this time.

I. Minor Subdivision

Discussion / Action

- 1) Pre-Application of applicant Brian E. Carpenter and owner Mary M. and Paul R. Joseph for a 2-lot minor subdivision with two proposed 3-bedroom dwelling units and associated wells, septic, and driveways; located on Plainfield Pike on 16.82 acres, being Plat 2 Lot 69 in an Agricultural/Residential AR district.

Brian Carpenter, owner of Long Realty and representing the owner as applicant, gave a brief overview of the 2 lots' acreage and frontage. The land won't be further sub-dividable because of wetlands, and perc tests performed in 2007 and test holes again in 2015 yielded that the soil is suitable for ISDS; the 2007 tests were for a new house but those plans didn't commence. The newly created lot will be sold off.

Ms. Parmentier highlighted limitations on building on the property, especially in the center of the parcel, due to the flood plain and a stream. The plan shows disturbance outside of those limits. Ms. Parmentier voiced a concern about siting the septic on the east side because of slope, ledge, and the likelihood of shallow bedrock there, and inquired after the required depth to the water table. Mr. B. Carpenter described the septic as an Eljin built up off the ground and probably run with the slope to minimize re-grading. The bottom of the leach field bed will need to be 3' above the groundwater and 5' above any ledge per DEM regulations. Ms. Parmentier stressed that her concern remains the changing grade and how it will affect runoff. Mr. B. Carpenter expressed his hope to have a copy of the design submitted to DEM for the Board at Preliminary.

Ms. Parmentier wondered whether the historic cemetery is directly adjacent, referring to the Friends Burying Ground mentioned on the deed. Mr. B. Carpenter explained that the cemetery is actually on the abutter Mount Vernon's property, and that at the time of the deed in 2007 the parcel included the farm across the street where a cemetery was contemplated but not pursued.

Mr. Carpenter pointed out that septic systems require maintenance and that should be part of any consideration—knowing as much about a system as possible is important and a backup generator in case the pump fails is one thing to think about. Mr. B. Carpenter recalled the Turnquist property and how approval was conditioned on the deed stipulating a backup generator and maintenance agreement, but that was a different type of system. The subject property tonight does go right to the Coventry town line, and new legal descriptions will call out that line.

Mr. Mercier, Ms. Parmentier, and Ms. King talked about how it will be essential to have determination from DEM as to whether an insignificant alteration to freshwater wetlands is needed and/or certification of the wetlands boundary since the associated sensitive habitat is so close. Mr. B. Carpenter confirmed that DEM wetlands approval will be sought. Mr. Mercier reminded the applicant to add a plan note regarding endangered species etc. Ms. Parmentier and Mr. Mercier requested that note #1 be reworded to better indicate that portions of the site are in Zone A and other portions are outside the 500-year floodplain.

General discussion on who can represent and speak for an applicant, and what recourse anyone has afterwards, ensued. The Board must be satisfied that it can accept evidence and testimony in order to render an appealable decision, and confirm that the owner is aware of the proposal and process.

M. New Business

Discussion/Action

- 1) Proposed 2017-2025 Transportation Improvement Program (TIP) Submission- Public Hearing

Ms. King presented an overview as well as limitations of the process and timeline.

Ms. Hardy mentioned that the Central Pike and North Road bridges over Hemlock Brook are timber-beam and therefore extremely hardy; the covered portion of the Central Pike bridge is maintained by a local group. Harry Shippee Jr., DPW employee, clarified that there are no I-beams under the North Road bridge and the instruments are in need of repair. Mr. Shippee further elaborated that the bridge on Central Pike is in need of treatment of its I-beams and guard rails, and that the covering is actually on the wall and not the deck. The state will be undertaking rehab of that bridge, and an eye should be kept on the work because they keep trying to make two lanes there.

John Lewis, president of the Town Council, said that he'd met recently with DOT and with the DPW director for a separate bridge project list which includes guard rails on the covered bridge. DOT was asked to make the rails out of wood. State and federal money will be utilized for those projects and not Town funds.

Mr. Carpenter commented that the footings on the Ponagansett River Bridge on US6 at the Ponagansett River are gone, and Mr. Lewis agreed that Dolly Cole is like that too. Mr. Carpenter cautioned that if a bridge is gone but the road is still labeled as a thru-street then there is liability on the Town especially with respect to emergency response, and so bridges that are physically missing like on Anthony Road and Old Danielson Pike should be added to the TIP project list. Mr. Lewis added that even if there isn't enough time for an entire application on each new project, it is worth adding them to the prioritization list; signalization at Route 6 and Cucumber Hill Road is another new project that should be emphasized. Mr. Carey noted that many of these missing bridges have been discussed ad nauseam with the state already. Ms. Bevilacqua and Mr. Mercier discussed whether it is bridge rehab and not replacement if pilings still lead up to a missing bridge.

There was consensus to add the Old Danielson Pike bridge at the Ponagansett River (missing), the Anthony Road bridge at Hemlock Brook (missing), the Pine Tree Road bridge at the Ponagansett River (closed), and signalization at Route 6 and Cucumber Hill Road (high traffic at high speeds) as new projects labeled high priority due to safety and liability. Reprioritization of the full list was then completed through input from Mr. Shippee, Mr. Lewis, and the Board.

- 2) Northeast Corridor (NEC) Future- Comment on Tier 1 Draft Environmental Impact Statement

Ms. King provided a brief explanation, and everyone agreed that proximity to schools would be a sticking point. Mr. Carpenter further said that rail structures historically rely on grade, so logically even the two line alternatives are unrealistic. Ms. Parmentier added there is simply insufficient information at Tier 1.

N. Comprehensive Plan Update

Discussion

Ms. King is meeting with the consultant next week.

O. Future Agenda Items

Discussion

- 1) TDR and Villages
- 2) Update of By-Laws
- 3) Full Meeting of Town Boards & Commissions
- 4) FY 2016-2017 CIP
- 5) Road/Bridge Plan

P. Adjournment

Motion to adjourn at 9:12 p.m. was approved unanimously.

Respectfully submitted,

Helen Hardy, Secretary