



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

A. Call to Order

Mr. Carey called the meeting to order at 7:10 p.m.

B. Roll Call

Board Members Present: Joseph Carey (Chair); Julia Parmentier (Vice-Chair); Michael Carpenter; and Sergio Spaziano.

Board Members Excused: Helen Hardy (Secretary); Thomas Mercier; and Richard Sparks.

Staff Present: Juliana King (Planner).

Public and Applicants Present: John Champ, Kevin Delaney, and Nick Gorham; and Carole Malaga (Stenographer).

**C. Approval of Minutes
March 16, 2016**

Discussion/Action

Motion by Mr. Carpenter to table to 4/20. Second by Mr. Spaziano. Approved 4 – 0.

D. Correspondence

Discussion/Action

There was none.

**E. Board Members' Reports
1) Land Trust**

Discussion/Action

No report was available at this time.

2) Conservation Commission

No report was available at this time.

**F. Planner's Report
February 2016**

Discussion/Action

Mr. Carey inquired if there is a fee for maps, and Ms. King explained that there is not because she creates them as PDFs and emails to the requesting party.

Mr. Carey placed the Report on file.

Mr. Carey reminded everyone that with only four members present tonight, all 4 votes would needed to move to the next step- so if the applicant feels uncomfortable then they can be continued to another night without prejudice.

J. Major Land Development

Discussion / Action

- 1) Master Plan Public Informational Meeting and Commercial Site Review of applicant Industrial Tower and Wireless, LLC and owners Russell J. & Ellen A. Flock to construct a 150' personal wireless service telecommunications lattice tower and related facility, including equipment shelter and security fencing/gate, encompassing 6,400 square feet, with underground utilities and construction erosion control measures, and constructed with the intent to co-locate; located on Cucumber Hill Road by Pole 55 on 5.38 acres, being Plat 4 Lot 36 in an Agricultural/Residential AR district, and requiring a recommendation to the Zoning Board of Review for a special use permit.

Mr. Delaney preferred the full Board. Mr. Carey stated that the next available meeting would be 4/20, and it wouldn't have to be re-advertised. Mr. Spaziano clarified that since the hearing tonight was duly and properly noticed, then it can be continued without further advertisement as it is assumed that anyone interested and wishing to hear the presentation or speak is here tonight.

Motion by Mr. Spaziano to continue the Master Plan Public Informational Meeting and Commercial Site Review to 4/20. Second by Mr. Carpenter. Approved 4 – 0.

M. New Business

Discussion/Action

1) Checklists

Thorough discussion ensued on changes to the Major Land Development application and checklists, specifically to reduce or eliminate redundancies, be as clear as possible, and update the language with the actual submission, review, approval, and recording process, with eventual consensus on all.

A short recess was convened at 9:40 p.m., and Mr. Carey brought the meeting back to order at 9:45 p.m..

Discussion on changes to the Commercial Site Review application and checklist ensued, particularly with respect to survey requirements, with eventual consensus.

There was also consensus on changes to the Minor Land Development application and checklists, as they are the same as in the Major documents.

Motion by Mr. Spaziano to approve the changes to the Major Land Development and Commercial Site Plan Review documents as discussed tonight, and the changes to the Minor Land Development documents as mirrored in the Major changes. Second by Mr. Carpenter. Approved 4 – 0.

P. Adjournment

Motion to adjourn at 9:59 p.m. was approved unanimously.

Respectfully submitted,

Helen Hardy, Secretary