



PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building
6 South Killingly Road, Foster, RI
Wednesday: April 5, 2017
7:00 p.m.

A. Call to Order

Mr. Carey called the meeting to order at 7:08 p.m.

B. Roll Call

Board Members Present: Joseph Carey (Chair); Richard Sparks (Vice Chair); Helen Hardy (Secretary); Tom Mercier; Michael Carpenter; Sergio Spaziano; and Ronald Cervasio.

Staff Present: Joanna Achille (Town Solicitor) and Carol Sholly (Clerk).

Public and Applicants Present: Scott Millar (Grow Smart RI); Denise DiFranco and Gordon Rogers (Town Council); Helena, Ron, and Ashley McCullough; Eric Colburn (Foster Survey); and William Wilbur (Wilco Development, LLC).

Motion by Mr. Mercier to change the order of the agenda and move items J, G, and H before item C. Second by Mr. Carpenter. Approved 7 – 0.

J. Old Business

Discussion / Action

Continued Presentation & Discussion re: Accessory Businesses on Farms/Forests

Scott Millar of Grow Smart RI continued with Part II of his presentation from a previous meeting. “Small Accessory Businesses” were discussed as ways to create income as a secondary use of farms and forest land. Issues of interest included lot size, setbacks, noise levels, lighting, and parking. Mr. Millar proposed creating a first draft of an ordinance for the Planning Board to review and consider, which could be followed by dedicated work sessions to refine the ordinance.

Ms. Hardy polled the Board to allow Mr. Millar to proceed: Mr. Carey, aye; Mr. Sparks, aye; Mr. Spaziano, aye; Mr. Carpenter, aye; Mr. Mercier, aye; Mr. Cervasio, aye; and Ms. Hardy, aye. Approved 7 – 0.

Mr. Carey asked if there were any other questions. Ms. Achille volunteered to receive and disseminate the draft ordinance.

G. Administrative Subdivision

Discussion

1) Bolt/Sainio, Plat 13 Lots 68 & 69

Mr. Carey asked if there were any questions or comments; there were none.

H. Major Land Development

Discussion / Action

1) Pre-Application of applicant Wilco Development, LLC and owner Winifred H. Stout (represented by Brian E. Carpenter) to construct a 995.40 kW DC (720 kW AC) ground-mounted solar installation encompassing approximately 3.3 acres, and related access road and gate, vegetated buffer, grading, soil erosion and sedimentation control measures, stormwater/drainage best management practices, and electric service extension and structures; located at 17 Foster Center Road on 51.9 acres, being Plat 9 Lot 5 in an Agricultural / Residential AR district

Eric Colburn, registered land surveyor, presented with Bill Wilbur (owner of Wilco Development, LLC) in place of Brian E. Carpenter who was not present. Mr. Mercier questioned if they were authorized representatives. Permission was granted in writing, signed and notarized by owner Winifred Stout, to allow Mr. Wilbur to represent her. Mr. Carey stated that it was allowable for the Pre-Application because Mr. Wilbur was present. Mr. Colburn explained that 3.3 acres would be cleared for the solar installation. Most of the land is forest and fields, the field would be left open, and the solar array would be placed in the southeast part of the property and not in the field, and thus would not be seen from the street. Ms. Hardy asked if Mr. Wilbur was intending to purchase the property. He stated that he was. Mr. Wilbur also stated that he did not own the solar company. He likes the property and has built solar arrays before. He has already contacted DEM regarding agricultural income potential. Mr. Carey said that the plans are conceptual at this point and appears acceptable for them to proceed.

C. Approval of Minutes

Discussion / Action

April 20, 2016

Ms. Hardy said these minutes were already approved on May 18, 2016.

May 4, 2016

Motion by Mr. Mercier to approve the minutes of May 4, 2016. Second by Mr. Sparks. Approved 6 – 0 – 1 (Mr. Cervasio abstained).

May 18, 2016

Motion by Mr. Mercier to approve the minutes of May 18, 2016. Second by Mr. Carpenter. Approved 6 – 0 – 1 (Mr. Cervasio abstained).

June 1, 2016

Motion by Mr. Mercier to approve the minutes of June 1, 2016. Second by Mr. Carpenter. Approved 6 – 0 – 1 (Mr. Cervasio abstained).

June 15, 2016

Motion by Mr. Mercier to approve the minutes of June 15, 2016. Second by Mr. Carpenter. Approved 6 – 0 – 1 (Mr. Cervasio abstained).

July 20, 2016

Motion by Mr. Mercier to approve the minutes of July 20, 2016. Second by Mr. Carpenter. Approved 6 – 0 – 1 (Mr. Cervasio abstained).

D. Correspondence

Discussion/Action

Mr. Carey announced that the Town Council approved an additional \$175,000 to the two-percent capital allotment of the preliminary budget.

Mr. Carey also said he had received an email from the Town Clerk regarding making an appointment for a visit with a wind turbine company.

E. Board Members' Reports

Discussion/Action

1) Land Trust

Mr. Carpenter noted that there was an excellent article in the *Foster Home Journal* by Kristen Cole about the new Dunbar property and the Spencer West property.

2) Conservation Commission

There was no report at this time.

F. Planner's Report

Discussion/Action

February 2017

Mr. Carey placed the Report on file.

I. New Business

Discussion / Action

Appointment of Planning Board member to Planner Interview Committee

Mr. Carey appointed Mr. Mercier to the Planner Interview Committee.

K. Comprehensive Plan Update

Discussion/Action

Mr. Sparks asked if the plan would be ready by the deadline of June 1. Mr. Carey replied that the second draft will be available by June 1, and will go to the State and made available to the public. Mr. Spaziano asked if that would include land use maps. Mr. Carey stated that it would be done by the consultant.

L. Future Agenda Items

Discussion

Mr. Mercier suggested adding discussion concerning restricting the number of commercial solar installations. Mr. Carey requested that a Medical Marijuana Ordinance be added to the list as well. Mr. Spaziano noted that the growing of medical marijuana may come under the Right to Farm Act.

P. Adjournment

Motion to adjourn at 8:27 p.m. was approved unanimously.

Respectfully submitted,

Helen Hardy, Secretary