



**PLANNING BOARD AGENDA  
TOWN OF FOSTER  
Benjamin Eddy Building  
6 South Killingly Road, Foster, RI  
Wednesday: May 4, 2016  
7:00 p.m.**

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**A. Call to Order**

Mr. Carey called the meeting to order at 7:04 p.m.

**B. Roll Call**

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

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

Public and Applicants Present: Carol Mauro (Human Services Director), Denise DiFranco, Robert Hollis, Gordon Rogers, Kimberly McHale, and Carole Malaga (Stenographer).

**M. New Business**

*Discussion / Action*

- 1) 2016 Small Cities Community Development Block Grant – 2<sup>nd</sup> Public Hearing
  - a) Prioritization and Recommendation to Town Council

Carol Mauro explained how the funds were used in the Human Services Department. Denise DiFranco explained the need for new boilers at the Senior Housing complex, and the need for repaving. Robert Hollis, lead pastor of the Mt Vernon parish, spoke on the need for a handicapped accessible ramp on the parish house.

Mr. Carey opened the Public Hearing. Carol Mauro spoke in favor of the paving at the Senior Center because she has to visit often. No others spoke. Mr. Carey closed the Public Hearing.

**SUMMARY**

The Town of Foster is eligible for \$150,000 this year through the Small Cities Community Development Block Grant (CDBG) Program.

Board action is needed to certify that the proposals have been reviewed and prioritized, that the sub-recipient applications and activities are not in conflict with the general policies of the Comprehensive Community Plan, and forward a prioritized recommendation to the Town Council for their authorization to file Foster’s municipal application with the state of Rhode Island.

A summary of the sub-recipient applications are as follows, with a suggested priority based on number of LMI persons served, direct benefit to the Town of Foster, and proactive need:

1. Foster Department of Human Services / Food Pantry - \$5,000 to keep the food pantry shelves stocked with non-perishable food items and to provide monthly food vouchers for the purchase of perishable food items such as milk, meat, cheese, and fresh produce. 1,120 low-income duplicated individuals receiving food assistance in 2015-2016.
2. Foster Senior Housing / Hemlock Village - \$31,100 to replace two of the existing, original boilers in the B and D Buildings, in order to be proactive and avoid an emergency replacement situation requiring tenant evacuation and relocation such as occurred recently. 30 occupied low/moderate income units with 31 residents.
3. Foster Senior Housing / Hemlock Village - \$105,700 to repave the parking areas and roadways, with associated striping. The poor road conditions of buckling and potholes are due to snow plowing and constant use, and it has become a safety situation for both the tenants who walk and those who own cars. 30 occupied low/moderate income units with 31 residents.
4. Mount Vernon Baptist Church - \$8,200 to build an ADA accessible ramp and associated site prep and lighting/landscaping. The church serves Foster and surrounding RI and CT towns, and 6 parishioners and 8 community members who are handicapped are in need of accessible solutions for the 8-step climb from the parking lot to the building.

Foster Senior Housing/Hemlock Village- Parking lot paving/striping	\$105,700.00
Foster Senior Housing/Hemlock Village- Two new boilers	\$31,100.00
Mount Vernon Baptist Church- ADA accessible ramp	\$8,200.00

<u>Foster Department of Human Services- Food Pantry</u>	<u>\$5,000.00</u>
TOTAL	\$150,000.00

Mr. Mercier suggested that the Food Bank be Priority One, the boilers Priority Two, and the paving Priority Three based on safety and need. Mr. Mercier supported the ADA ramp because it is a secular service to the town.

Motion by Mr. Mercier that the Board certifies that the activities are in agreement with the Comprehensive Community Plan, agrees with the priorities as amended, and to forward with recommendation to the Town Council. Second by Mr. Carpenter and Ms. Parmentier. Approved 7 – 0.

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

***Discussion/Action***

Motion by Mr. Mercier to approve the minutes of March 16, 2016. Second by Mr. Carpenter. Approved 6 – 0.

April 6, 2016

Motion by Mr. Mercier to approve the minutes of April 6, 2016. Second by Mr. Carpenter. Approved 6 – 0.

April 15, 2016

Motion by Mr. Mercier to approve the minutes of April 15, 2016. Second by Mr. Carpenter. Approved 6 – 0.

**K. Commercial Site Review**

***Discussion / Action***

- 1) Commercial Site Review Public Hearing of applicant and owner Gordon Rogers to expand the Stone House Motel by 4,992 square feet (twelve new 416 square foot units) and associated Eljen septic system, water service line, and 12-wide driveway, with construction erosion control measures; located at 162 Danielson Pike on 6.1 acres, being Plat 10 Lot 37 in a General Business Mixed Use GBM district.

Gordon Rogers was sworn in. Ms. Bevilacqua asked if any members of the Planning Board would like to excuse themselves from the hearing due to the fact the Mr. Rogers is a Town Council member. No one excused themselves. Mr. Rogers stated that he was within 50 feet of meeting all the regulations. He stated that the motel has been sold out for the most part of the year so he feels the need to expand. He explained the stages of building over the next few years as not all would be built at once. Ms. Parmentier asked about the people using the units and if they were Section 8 housing eligible. Her concern is how long is the extended stay? Mr. Rogers said it is up to the customers; they rent weekly and nightly, but not monthly. Mr. Mercier says there are other places in the State that are extended stay. Mr. Rogers stated that the septic system was approved last week.

Mr. Carey reviewed the criteria:

1. Landscape preserved in its natural state.
2. Visual relationship of buildings, harmoniously to the terrain.
3. Vehicular access and egress from public and private roads.
4. Layout of parking and circulation shall provide for safety.
5. Storm water runoff and erosion control.
6. Utilities, no unreasonable burden on public utilities.
7. Advertising features including design and lighting.
8. Municipal services.
9. Special features of development such as storage and service areas.
10. Exterior lighting to minimize impact on neighboring properties.
11. Building adheres to requirements.
12. Water pollution.
13. Air pollution.
14. Water supply.
15. Sewage disposal.
16. Unique areas.
17. Capacity.
18. Water bodies.

Mr. Carey opened the Public Hearing. He asked if anyone would like to speak in favor.

Steve Brown was sworn in and asked why the hearing? Is there a non-conforming use here? Mr. Carey explained that it is required by the Zoning Ordinance.

Heidi Rogers was sworn in. Ms. Rogers stated as a matter of interest that she saw a photo of a postcard from the 50s and the building on the right was a group of three separate cottages at that time; later they were joined.

Ruth Spencer was sworn in. She said she thought it would make Route 6 look better.

Michael Dillon was sworn in. He stated that he believed that it was heartening to have a business expand on Route 6 and be of benefit to the town and taxes.

Mr. Carey asked if anyone present would like to speak against.

Dennis Lavigne was sworn in and stated that when they were removing trees this ground water was contaminated (it has cleared now). He is concerned about the septic system contaminating his wells. If it happens again, what can he do? Mr. Carey said that if it's an approved DEM septic system it should be okay. Mr. Mercier noted that if it is an Elgin system, it is self-contained, and the Board has to go on the advice of the experts. Mr. Carey stated they had no evidence that one caused the other. Mr. Rogers stated that he did not dig deep enough to hit the 4-1/2 foot water table when removing the stumps. Ms. Hardy clarified that Mr. Lavigne was just bringing it to their attention.

Cynthia Lavigne was sworn in. She stated that the wells smelled of septic. She explained that there is a stream running from his property to hers. Mr. Mercier explained that DEM had to check all of that.

James Deaett was sworn in, and thinks the project is a good idea but questioned whether people are just using the rooms to avoid getting an apartment. Mr. Carey said the use was allowed within the Ordinance. Mr. Mercier said that if they meet the requirements, it can't be denied.

Mr. Carey closed the Public Hearing.

Mr. Carey asked if the Board had any questions about the criteria. Ms. Hardy went through the checklist which was then discussed by the Board.

Mr. Carey requested the full application and plan set to be marked as Exhibit 1.

Motion by Mr. Mercier to approve the site plan to expand the Stone House Motel by 4,992 square feet (twelve new 416 square foot units) and associated Eljen septic system, water service line, and 12-wide driveway, with construction erosion control measures; located at 162 Danielson Pike on 6.1 acres, being Plat 10 Lot 37 in a General Business Mixed Use GBM district.

Second by Mr. Carpenter.

Ms. Hardy polled the Board:

Mr. Mercier, aye; Mr. Spaziano, aye; Mr. Sparks, aye; Mr. Carpenter, aye; Ms. Parmentier, aye; Mr. Carey, aye; and Ms. Hardy, aye.

Approved 7 – 0.

Mr. Carey called for a recess and reconvened the meeting at 9:12 p.m.

**G. Zoning – Opinion Requested**

***Discussion / Action***

- 1) Owner Kimberly McHale and Applicant Dare to Dream Ranch for property located at 12 Snagwood Road, being Plat 13 Lot 36 in an Agricultural/Residential AR district on 11.33 acres. A Special Use Permit is sought from the Town of Foster Zoning Ordinances Article IV: Zone Regulations: Description of Uses: Section 4 Public and Semi-Public Uses: Subsection 11 Day Camps. The Permit is needed to use the property as a day camp for veterans, service members, and their families to attend alternative therapy programs; there will be no permanent residency for the camp attendees, volunteers, or employees.

Robbin Neill and Chris Rowe explained what the "Dare to Dream" day camp would entail, noting that the programs would average 3 – 4 hours a day, six days a week with Mondays off; that it is appointment-based and the times vary; that the normal day-to-day operations of the Ranch don't see large numbers of attendees but a big event would necessitate a permit anyway; that there is less traffic than would be expected from a "typical" kids' day camp; that noise issues and impact to neighbors/road/municipal services is no more than a regular large family living there would entail; and that the use seems appropriate to the district and is in keeping with the Comp Plan.

Motion by Mr. Mercier to recommend that the Zoning Board grant the special use permit application of Dare to Dream Ranch for property located at 12 Snagwood Road, being Plat 13 Lot 36 in an Agricultural/Residential AR district on 11.33 acres. A Special Use Permit is sought from the Town of Foster Zoning Ordinances Article IV: Zone Regulations: Description of Uses: Section 4 Public and Semi-Public Uses: Subsection 11 Day Camps. Second by Mr. Spaziano. Approved 7 – 0.

**D. Correspondence**

*Discussion/Action*

- 1) 2017-2025 State TIP

Ms. King notified the Board that the State has released their 2017-2025 TIP draft, and if anyone from the Board would like to attend their public hearing it will be on May 26<sup>th</sup> at 2:00 p.m. and 6:30 p.m. Of the Town's projects, 3 bridges were taken off, the suggestion for repaving Anan Wade Road was not selected, the state changed priorities from low to medium and high to medium so Foster wound up with more medium priorities, and signalization at Cucumber Hill and Route 6 is under consideration.

**E. Board Members' Reports**

*Discussion/Action*

- 1) Land Trust

Meeting was cancelled.

- 2) Conservation Commission

There was no report available at this time.

**L. Continued Business**

*Discussion / Action*

- 1) Checklists.

Motion by Mr. Mercier to table the checklist. Second by Mr. Spaziano. Approved 7 – 0.

- 2) Schedule

Ms. King noted they are approaching June, so if any Board members will be absent the schedule should be changed. June meetings are for the 1<sup>st</sup> and 15<sup>th</sup>. There is a need to know because of advertising for Public Hearings, which have to be in two weeks in advance. Ms. Parmentier stated she would be away June 1<sup>st</sup>. Mr. Spaziano would not be present June 15<sup>th</sup>. Ms. Hardy would not be present July 6<sup>th</sup>. Ms. Bevilacqua might not be available July 20<sup>th</sup>. Mr. Carey asked that the Board members let Ms. King know, once they are sure they would not be able to attend a meeting.

**P. Adjournment**

Motion to adjourn passed unanimously.

Respectfully submitted,

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Helen Hardy, Secretary