



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

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**A. Call to Order**

Mr. Carey called the meeting to order at 7:05 p.m.

**B. Roll Call**

Board Members Present: Joseph Carey (Chair), Helen Hardy (Secretary), Michael Carpenter, and Ronald Cervasio

Board Members Excused: Thomas Mercier and Richard Sparks

Staff Present: Cheryl Maynard (Planner) and Joanna Achille (Assistant Solicitor)

Presenters Present Scott Miller and Jen West, GrowSmartRI

**C. Approval of Minutes**

May 17, 2017

Minor revisions made to minutes followed by

Motion by Mr. Carpenter to approve as revised the minutes of May 17, 2017. Motion seconded by Mr. Cervasio.

Approved 4-0.

**D. Correspondence**

1) DEM Comments Letter Sent regarding Wetlands Concerns  
J&C Properties, LLC (Round Hill Road-Danielson Pike)

Mr. Carey reported the letter requested by RI DEM was drafted by the assistant solicitor and sent to DEM regarding the wetlands concerns at the Round Hill Road-Danielson Pike location.

**E. Board Members' Reports**

1) Land Trust

Mr. Carpenter stated all trails on Hayfield and Dunbar properties are marked, and parking and trails are cleared and better defined. Trail maps are being created and will be available on the web.

2) Conservation Commission

No report at this time.

**F. Major Land Development**

No major land development before the board at this meeting.

**G. Zoning**

1) Continued Discussion re: Foster Farm and Forest Accessory Business Overlay District

Mr. Carey introduced Mr. Millar from GrowSmartRI and thanked him for the work put into the draft proposed ordinance and for appearing before the board for discussion and questions. Mr. Millar reviewed the ordinance and led a review session that focused discussion on 7 policy questions, including: (1) Does the draft meet your objectives to allow more uses on farms/forests? (2) Are you comfortable with the new uses proposed? (3) Are there any proposed uses that should be prohibited? (4) Should farms/forests be defined as small, medium or large? (5) Should all proposed uses be allowed by right? (6) Should some uses require a special use permit? (7) Do the performance standards address the potential impacts?

The Board discussed impact on existing accessory use businesses already in operation, the need to effectively define the term accessory use to avoid confusion, and how the ordinance requirements would be reviewed and enforced. Other areas identified in need of review and discussion include; mission statement, setback requirements, noise standards, licensing and hours of operations.

Mr. Cervasio recommended the board work on the ordinance on their own to provide comment and suggestions for revisions to Cheryl Maynard (planner) to compile. Mr. Carpenter suggested reaching out to successful local businesses as a resource to provide direction/comment in regards to regulations/protections to include in an overlay district. Mr. Carey directed Cheryl to reformat the draft ordinance to provide spacing for edits and comments and to provide a copy to each board member as soon as possible. He stated the Board would discuss the ordinance again at an upcoming planning board meeting, tentatively August, and that public meetings for comment on the ordinance would be scheduled.

**H. Comprehensive Plan Update**

Mr. Carey asked for an update on the Comprehensive Plan. Cheryl Maynard reported she has met with the town consultant Mason and Associates, and will update Kevin Nelson at Statewide Planning on progress. She reviewed next steps for the plan including creation of maps, review by town boards, commissions and officials, and public review.

**I. Future Agenda Items**

- 1) Wind Turbine and Marijuana Ordinances

Mr. Carey reported the Proposed Wind Turbine Ordinance will be on the June 21, 2017 planning board agenda. Mr. Mark Menninger, from Wind Energy Development, LLC is expected to present.

- 2) Communications Towers approval procedure
- 3) RIDEM Farmland Access Program

**J. Adjournment**

Mr. Carey adjourned the meeting at 8:29 p.m.

Respectfully submitted,

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Helen Hardy, Secretary