



**PLANNING BOARD MINUTES  
TOWN OF FOSTER  
Benjamin Eddy Building  
6 South Killingly Road, Foster, RI  
Wednesday: February 17, 2016  
7:00 p.m.**

---

**A. Call to Order**

Mr. Carey called the meeting to order at 7:02 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 Excused: Sergio Spaziano.

Staff Present: Juliana King (Planner).

Public and Applicants Present: Denise DiFranco (Town Council) and John Champ & Kevin Delaney (ITW).

**C. Approval of Minutes**

*Discussion/Action*

- 1) December 16, 2015
- 2) January 6, 2016
- 3) January 20, 2016

Motion by Mr. Mercier to table until March 2. Second by Mr. Carpenter. Approved 6 – 0.

**D. Correspondence**

*Discussion/Action*

There was none.

**E. Board Members' Reports**

*Discussion/Action*

- 1) Land Trust
- 2) Conservation Commission

There was nothing available at this time.

**F. Planner's Report**

*Discussion/Action*

November & December 2015

Mr. Carey placed them on file.

**J. Major Land Development**

*Discussion / Action*

- 1) Pre-Application of applicant Industrial Tower and Wireless, LLC and owner 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 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.

John Champ, site acquisition specialist from Industrial Tower & Wireless, gave a brief summary of the project- a 12' wide gravel drive will lead to a 150' high cell tower. The 80'x80' facility compound will be surrounded by an 8' high chainlink fence, and a 10' wide entrance gate by a turnaround for trucks; the compound will be covered in 6" crushed stone.

Mr. Mercier sought and received confirmation of the next review steps and ZBR involvement. Mr. Champ noted that the property used to be 55 Cucumber Hill Road but the house was demolished in 2007, and the owners live next door. An overview discussion on the cell tower application of 2014 for a nearby lot ensued.

Mr. Champ stated that there are no agreements with any carriers yet, but ITW has a working relationship with all of them. Kevin Delaney, engineering and regulatory compliance manager for ITW, spoke up that ITW owns the tower at Jerimoth Hill and that tower is full of co-locators. Mr. Champ indicated that the compound

will be set back in the woods (575' from the road), and the lot is pretty flat so the tower will be partially blocked from view.

Mr. Delaney clarified that ITW is a commercial entity but providing a personal wireless service. Mr. Carey thought that the layout is good and it seems like a well-designed project, and was pleased to see a willingness to work with the local EMS. Mr. Carpenter stressed first responder coverage and reminded the applicant about providing a coverage map and backup power. Mr. Champ assured him that the Master Plan submission will include propagation studies and the site will have a generator.

Ms. Parmentier asked if any issues with the property to the north is anticipated, and Mr. Champ replied that those abutters were met with prior to settling on the subject site but portions of that lot were wet; better coverage is usually well-received by everyone. Mr. Champ also commented that there will be enough room in the compound for local EMS equipment. Talk on the difference between a lattice tower and a monopole was next. Mr. Champ noted that no lighting will be needed.

Mr. Champ detailed that the Luther Road site is a separate project, and the tower proposed at Highland Rod & Gun was a different company- that tower was denied due to too much coverage overlap, and the Luther Road site is further south to avoid the overlap but still address the spotty gap in coverage in the area there. Ms. Hardy will be interested to see if Johnson Road gets covered.

**G. Zoning**

***Discussion/Action***

1) GBM- Development Standards

Ms. King provided a brief update on the associated Council Public Hearing and the subsequent new proposal before the Board. Discussion on site constraints, parking, traffic flow and safety, new tiers and how that could play out, lighting, the importance of a site plan review at minimum, adding an exception for expansion on a small scale like a storage room or bathroom, an emphasis on being clear/business friendly/maintaining a certain level of review, distinction between "new" and "existing" construction, and language consistency ensued.

Motion by Mr. Mercier to table to 3/2 to allow for modifications as discussed tonight. Second by Ms. Parmentier. Approved 6 – 0.

**H. Administrative Subdivision**

***Discussion***

1) Brown, Plat 12 Lots 4 & 18

Ms. Hardy sought and received clarification on the Central Pike frontage and overall new acreage.

**N. Comprehensive Plan Update**

***Discussion***

Ms. King offered a quick update, and all agreed it is an ambitious but favorable timeline.

**O. Future Agenda Items**

***Discussion***

- 3) TDR and Villages
- 4) Update of By-Laws
- 5) Full Meeting of Town Boards & Commissions
- 6) Road/Bridge Plan

Mr. Carpenter suggested adding the new police station, and Mr. Carey advocated for a letter to the Council regarding Charter review and the capital budget.

**P. Adjournment**

Motion to adjourn at 8:56 p.m. was approved unanimously.

Respectfully submitted,

---

Helen Hardy, Secretary