

PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday: December 5, 2018

A. Call to Order

Mr. Carey called the meeting to order at 7:03 p.m.

B. Roll Call

Board Members Present: Joe Carey, Chair; Ron Cervasio; Anthony Renzi; Mike Carpenter; Jeff Sheldon, and Helen Hardy, Secretary.
Richard Sparks was excused.

Staff Present: Jennifer Siciliano, Planner; Joanna Achille, Solicitor

Town Officials Present Denise DiFranco, Gordon Rogers, and Chris Stone of the Town Council; Sandy Sheldon, Tax Board of Review

C. Minutes

a. November 7, 2018

Ron Cervasio moved, Anthony Renzi seconded, to accept the minutes of November 7, 2018.

Motion passed 6 – 0.

D. Correspondence

Ms. Siciliano distributed the monthly spreadsheet listing the current subdivisions and zoning issues in progress. Application for a new solar installation on Snagwood Road. Discussion regarding moratorium.

E. Reports

a. Land Trust

None.

b. Conservation Commission

None.

F. Comprehensive Plan Update

Jennifer Siciliano will be coming in extra hours to work on it.

G. Zoning

a. Advisory opinion - Section 38-292. Solar installations

Jennifer Siciliano reviewed a revision of section 38-292 Solar Installations based on previous planning board discussions which included a decommissioning bond, terrain masking, and that all major solar installations be considered major land developments. Mr. Renzi and Mr. Carey stated they had seen the Gloucester Solar Ordinance which is much more restricting than Foster's, one example being requirement for

500' buffers. Mr. Carpenter explained why terrain masking could protect them. Mr. Carey discussed whether we should prohibit further solar developments in the commercial zones with the exception of it being an accessory use.

Ron Cervasio moved, Anthony Renzi seconded, to accept Ms. Siciliano's solar ordinance and move forward with sending it to the Town Council.

Ron Cervasio amended his motion to recommend to the Town Council that they restrict solar installations from the Commercial zone.

Amendment carried 6 – 0.

Main Motion carried 6 – 0.

b. **Advisory opinion - proposed Medical Marijuana Ordinance**

Ms. Siciliano provided new zoning definitions and code on medical marijuana for the Planning Board to review and discuss at an upcoming meeting. Mr. Cervasio noted that hemp is not the same as medical marijuana—currently licenses for hemp growing are not issued by the state yet. Ms. Siciliano suggested something called a Medical Marijuana Emporium where people with MM cards can gather. Mr. Carey suggested the board review and discuss at the next meeting.

**Planning Board Minutes
December 5, 2018**

c. Commercial Zoning on Route 6

One of the things Ms. Siciliano noted was that breweries are prohibited in the current ordinance and microbreweries are very big right now and the board may want to reconsider that. Piggeries were also discussed.

Mr. Cervasio provided Ms. Siciliano with a list of things that do not currently require a license or permits. A number of GBM lots on Route 6 have become auto/auto parts storage / dismantling zones. Mr. Cervasio recommended that taxes or fees should be developed on storage facilities / containers.

H. Traffic Mitigation at the corner of Routes 6 and Cucumber Hill Road

Ms. Siciliano read a draft letter to the town council requesting that the DOT put a stoplight at the corner and lower the speed limit on Route 6. Mr. Cervasio stated that he would like to have documentation of the number of accidents and fatalities as supporting information included.

Ron Cervasio moved, Anthony Renzi seconded, to send the letter to the Town Council.

Motion carried 6 – 0.

I. Possible activities and projects for an Economic Development specialist.

Ms. Siciliano stated she spoke to Scott Gibbs from the RI Foundation for Economic Development who runs the CVS corporate park. He has also done work in Burrillville. He is willing to come in and speak. He knows what the market is for industrial and commercial buildings. Tentatively set for February.

J. Future Agenda Items

- a. Fix Town Hall (use parts not being used)
- b. Municipal Court in Town (need to check Town Charter)
- c. Election of Officers
- d. Subcommittee procedures

K. Adjournment

Motion to adjourn passed unanimously at 8:12 p.m.

Respectfully submitted,

Helen Hardy, Secretary