

**PLANNING BOARD MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building**  
**6 South Killingly Road, Foster, RI**  
**Wednesday: March 7, 2018**

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**A. Call to Order**

Mr. Carey called the meeting to order at 6:59 p.m.

**B. Roll Call**

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

Staff Present: Jennifer Siciliano, Planner

Public Present: Brian Carpenter, applicant; Chris Stone, Town Council, and Kelli Russ, Town Treasurer.

Ron Cervasio moved, Jeff Sheldon seconded, to table items C, D, & E.  
Motion passed 7 – 0.

**F. Minor Subdivision**

- 1) Combined Preliminary and Final Plan of applicant Brian E. Carpenter and owner Mary M. and Paul R. Joseph for a 2-lot minor subdivision with two proposed 3-bedroom dwelling units and associated wells, septic, and driveways; located on Plainfield Pike on 16.82 acres, being Plat 2 Lot 69 in an Agricultural/Residential AR district. Lot 69 being ± 5.58 acres, and lot 69A being ± 10.79 acres.

Brian Carpenter presented this subdivision. He noted that they had received curb-cut permissions from RIDOT, OWTS approval from RIDEM, and determination that the project does not represent an alteration to freshwater wetlands. The lots meet all zoning requirements for lot line setbacks and road frontage.

Mike Carpenter noted that the septic system on the plan for Lot 69 is higher in elevation than the house, although he noted that the system was approved by DEM.

Brian Carpenter said that this was correct, it's a pump system, and that the design approved by DEM was a BSF, bottomless sand filter with a pump, for the OWTS so both house have that.

Helen Hardy noted also, that the locus map needed to be corrected. Ms. Siciliano asked if they wanted to approve contingent on receiving a better map.

Brian Carpenter stated that the acreage on the proposed subdivision needed to be corrected due to a lot line correction. He noted that the total acreage of 16.373 acres is correct on the existing conditions map but incorrect on the subdivision map. He agreed to contingency approval on correcting the septic details, acreage, and locus map on the plans submitted to be recorded.

Mr. Carey entered Town Exhibit 1: Full Plan set with attachments, and Town Exhibit 2: Staff report.

Ron Cervasio moved, Rick Sparks seconded, to approve the following motion:  
WHEREAS: Representatives of the applicant Brian E. Carpenter and owners Mary M. and Paul R. Joseph appeared before the Planning Board for property located on Plainfield Pike, being Plat 2 Lot 69 on 16.82 acres in an Agricultural/Residential AR zoning district, for a 2-lot minor subdivision, with a proposed well, septic, driveway, and 3-bedroom for both dwelling unit; and

WHEREAS: The Planning Board received reports and testimony from Town Departments, and representatives of the applicant regarding the application; and

WHEREAS: The Planning Board heard the subdivision proposal as a Pre-Application on 01/06/2016; and

WHEREAS: The development meets frontage and setback requirements, and the access driveways accommodates one (1) residential driveway for each proposed dwelling unit; further

Having considered the requirements of Rhode Island General Laws of 1956, as amended Section 45-23-30, and based on the meeting conducted before the Planning Board and on:

- Testimony presented to the Board, and
- Recommendations of the staff, and
- Review and consideration of the Exhibits made part of the record, and
- Personal knowledge of the area in question, now

THEREFORE: The Planning Board of the Town of Foster grants combined Preliminary and Final Plan approval for the proposed 2-lot minor subdivision, subject to the following conditions:

Condition 1. Combined Preliminary and Final Plan approval is based on plans entitled "Preliminary Application Mary M. Joseph" revised 1/25/18 and marked as Town Exhibit 1 at the March 7, 2018 Hearing, prepared by National Surveyors-Developers, Inc., stamped and signed by Norbert Therien, Registered Professional Land Surveyor. Staff report is marked Exhibit 2.

Condition 2. Sheet 2 of 3 shall be recorded as the Final Plan.

Condition 3. Associated deeds shall be recorded with the Final Plan.

Condition 4. The proposed dwelling unit lots shall require a driveway permit from the Foster Department of Public Works.

Condition 5. The Final Plan will be corrected to specify correct acreage, refine locus map, and change map title to Final Plan.

The Planning Board further finds that the proposed development, subject to the conditions imposed:

1. Is consistent with the Comprehensive Community Plan and has satisfactorily addressed the issues where there are inconsistencies in accordance with the Rhode Island General

Laws Section 45-23-30;

2. Is in compliance with the standards and provisions of the Foster Zoning Ordinance in accordance with the Rhode Island General Laws Section 45-24;
3. Will cause no significant negative environmental impacts;
4. Will not create individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable;
5. Has adequate and permanent physical access to a public street for the development;
6. Provides for safe circulation, adequate surface water runoff, suitable building sites, preservation of features that contribute to the attractiveness of the community, and allows for adequate delivery of municipal services; and
7. Minimizes flooding and soil erosion.

Ron Cervasio amended the motion to say that “one car” needs to be changed to “one driveway”. Rick Sparks seconded.

Amendment passed 7 – 0.

Roll call: Anthony Renzi, aye; Jeff Sheldon, aye; Ron Cervasio, aye; Rick Sparks, aye; Mike Carpenter, aye; Helen Hardy, aye; Joe Carey, aye.

Motion passed 7 – 0.

**A. Future Agenda Items *Discussion***

Anthony Renzi requested a review of future agenda items, specifically the workshop.

Discussion: Anthony Renzi, Joe Carey, Helen Hardy.

- 1) Screening Requirements for Commercial Development
- 2) Plainfield Pike Accident Reports (State Transportation Improvement Program (STIP) request)
- 3) Wind Turbine Ordinance
- 4) Wellhead Protection
- 5) RIDEM Farmland Access Program

Helen moved to adjourn at 7:22 p.m.

Motion passed 4 – 3.

Respectfully submitted,

Helen Hardy,  
Secretary

