

PLANNING BOARD MINUTES
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday: July 18, 2018

A. Call to Order

Mr. Carey called the meeting to order at 7:02 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; Joanna Achille, Solicitor

Town Officials Present Town Council Members: Denise L. DiFranco and Gordon Rogers.

Members of the Public Brad Smith, Phil Doar

C. Approval of Minutes

1) June 20, 2018

Rick Sparks moved, Jeff Sheldon seconded, to approve the minutes of June 20, 2018, Motion passed 7 – 0.

D. Correspondence

Ms. Siciliano stated that the Environmental Assessment is available for review regarding the tolls.

E. Board Members Reports

1) Land Trust

None.

2. Conservation Commission

Mr. Sparks informed the commission that on June 25, 2018, Town Clerk Susan Dillon sent them the RIGL regarding state requirements for land use planning of 2014 which gives details on the establishment of local conservation commissions, authority and responsibilities. He also discussed their plans for Old Home Days.

F. Written Decision Approvals

- 1) Modification to ‘Conditions for Approval’ of Final Plan of Subdivision: Batty – Minor Subdivision Maple Rock Road to remove the requirement for a shared driveway from the Final Plan approved on November 16, 2007 and recorded on April 29, 2009, a single 17.16 acre parcel, being Plat 18 Lot 43, divided into three lots in an Agricultural/Residential AR district.

Mr. Sparks moved, Mr. Sheldon seconded, to approve the written decision for the Batty Minor Subdivision on Maple Rock Road.

Motion passed 7 – 0.

- 2) Preliminary Plan approval with conditions for applicant, Industrial Tower and Wireless, LLC, to construct a 150’ personal wireless service telecommunications monopole tower and related facility, including equipment shelter and security fencing/ gate, encompassing 6,400 square feet, with underground utilities and construction erosion control measures, and constructed with the intent to co-locate; on Cucumber Hill Road by Pole 55, being Plat 4 Lot 36 in an Agricultural/Residential AR district on 5.38 acres.

Mr. Sparks moved, Mr. Sheldon seconded, to approve the written decision concerning the ITW telecommunications tower.

Motion passed 7 – 0.

G. Comprehensive Plan Update

Ms. Siciliano reported on the Economic Development chapter. She made edits updating information from the 2010 census and supplied two copies, one revised and one with the notes of the changes. She noted the important items are goals and objectives because the action items are what the planning board and all the other boards are supposed to do.

Discussion: Mr. Cervasio, Mr. Carey, and Ms. Siciliano.

Ms. Siciliano explained that the Comprehensive Plan must be completed prior to making any changes to zoning because those changes must state that they are in accordance with the Comprehensive Plan.

H. Blight Ordinance / Enforcement

Ms. Siciliano read the list of items that the planning board suggested for the Blight Ordinance: Dumpsters exposed, parts / cars exposed, exterior work / fences in good order, buildings falling down and signs; no or trucks or dumpsters with advertising visible from cars, no empty trailer bodies as part of a business proposal or storage. She explained that most blight and property issues are regulated by the State Property Maintenance Code and enforced by the building inspector. She questioned whether additional regulations would be necessary or if it is just a question of enforcement.

Discussion: Mr. Sparks, Mr. Cervasio, Mr. Renzi, Mr. Sheldon, Mr. Carey, Mr. Rogers, Mr. Smith, Mr. Doar, Ms. Achille, and Mr. Carpenter.

It was decided to send a letter to the Town Council asking that the State Ordinances regarding blight be enforced. It was also recommended that a full-time planner and building inspector be budgeted.

I. Future Agenda Items

- a. Draft Letter to Town Council
- b. Economic Development section of the Comprehensive Plan
- c. Blight Ordinance

J. Adjournment

Mr. Renzi moved to adjourn at 8:22 p.m. Motion carried 7 – 0.

Respectfully submitted,

Helen Hardy,
Secretary