

**PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, October 18, 2023
7:00 p.m.**

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;
a. September 20, 2023
b. October 4, 2023

Discussion/Action

New Business:

D. Recommendation to Town Council: Proposed Zoning Ordinance Amendments: *Discussion/Action*

1. Sec. 38-323. - Standards for granting
 - Recommendation to create specific and objective criteria for issuance of all categories of special-use permits.
2. Sec. 38-38 – Public notice requirements.
 - Recommendation to specify public notice requirements for all applications not reviewed administratively meeting new standards set forth under RIGL.
3. Sec. 38-326. - Special-use permit in conjunction with variance
 - Recommendation to provide a procedure for a special-use permit to be granted in conjunction with a variance as required by new standards set forth under RIGL.
4. Sec. 38-470. - Development requiring both planning board and zoning board approval.
 - Recommendation to amend this vested rights section to come into compliance with unified development review, now required by RIGL.
5. Sec. 38-289. - Historic cemeteries.
 - Recommendation to clarify the procedure for developing on properties which abut cemeteries.
6. Sec. 38-191 – Table of Uses. All sections
 - Recommendation to include categories for formal development plan review, administrative development plan review, land development project. Recommendation to reduce the number of uses permitted by special-use permit. Recommendation to change permitted uses to “Y” and prohibited uses to “N”
7. Sec. 38-192 - Dimensional regulations

- Recommendation to reduce minimum lot size for senior citizens group dwellings based on DEM approval. Recommendation to add a minimum lot size for the municipal zoning district.

Old Business:

E. Recommendation to Town Council: Proposed Zoning Ordinance Amendments: *Discussion/Action*

1. Sec. 38-191. – Table of Uses. Accessory Uses
 - Recommendation to permit uses accessory to special use permits as of right.
2. Sec. 38-281 Development standards for multifamily dwellings and comprehensive permit applications for affordable housing.
 - Proposes removal of the MI, NC, and R-SC in continuity with the proposed amendments to Sec.-38-132 – Official Zoning Map. Proposes addition of HC2 zoning district. Proposed reducing minimum lot sizes based on DEM approval.
3. Sec. 38-284 - Development standards for senior citizens group housing
 - Proposes removal of the MI, NC, and R-SC in continuity with the proposed amendments to Sec.-38-132 – Official Zoning Map. Proposes addition of HC2 zoning district.
4. Sec. 38-2 Definitions
 - Proposal to match the definition listed in RIGL 45-24-31 as required and make Foster's code more clear.
5. 38-298 – Screening Standards
 - Proposes the reserved section of supplementary regulations be adjusted numerically and the current text from Sec 38-191 (Notes #3) be added as a supplementary regulation for screening of uses. Table of uses currently pending Town Council vote.
6. 38-191 - Table of Uses – uses not expressly permitted
 - Proposes amendments necessary to meet the requirements of RIGL 45-24-37 and RIGL 45-24-42 as amended. These sections require a procedure for hearing applications not expressly permitted.
7. Sec. 38-286 – Off-street parking requirements
 - Discussion of amendment to add a licensing requirement.

F. Chapter 32 Code of ordinances:
Discussion of current land development and Subdivision ordinances and potential options for amendments/additions.

Discussion

1. Sec. 32-3 - Effective date
 - Discussion of potential amendment to meet RIGL.
2. Sec. 32-4 – Vested rights; continuation of prior regulations

- Discussion of potential amendment to meet RIGL.
- 3. Sec. 32-161 – Minor land development and minor subdivision
 - Discussion of amendment to meet RIGL.
- 4. Sec. 32-181 - Preapplication meetings and concept review; general procedure.
 - Discussion of amendment to meet RIGL.
- 5. Sec. 32-182 - Preapplication meeting with planning board
 - Discussion of amendment to meet RIGL.
- 6. Sec. 32-183 - Master plan submission requirements
 - Discussion of amendment to meet RIGL.
- 7. Sec. 32-184 - Preliminary plan submission requirements
 - Discussion of amendment to meet RIGL.
- 8. Sec. 32-185 - Public hearing and notice requirements
 - Discussion of amendment to meet RIGL.
- 9. Sec. 32-186 - Final plan; submission requirements
 - Discussion of amendment to meet RIGL.
- 10. Sec. 32-297 Minor Subdivision involving road creation or extension
 - Discussion of potential amendment.
- 11. Sec. 32-299 Major Subdivision involving road creation or extension
 - Discussion of potential addition.
- 12. Sec. 32-222 – Road; road design standards
 - Discussion of potential amendment.

Recurring business:

**G. Municipal Resiliency Program (MRP)
Application Strategy**

Discussion

- Discussion to strategize plan for applying to become an MRP community.

H. MTAP

- Update on status of Municipal Technical Assistance Program application

I. TBA/HMP

- Update on Targeted Brownfield Assessment Program, deliverables and next steps.

*The public is welcome to any meeting of the Planning Board. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact the Town Clerk's Office 392-9200 at least two (2) business days prior to the meeting