

**PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, October 4, 2023
7:00 p.m.**

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;

Discussion/Action

a. September 6, 2023

b. September 20, 2023

Applications:

D. Commercial Site Plan review/Special Use
Permit advisory recommendation:

Discussion/Action

Applicant: Dare to Dream Ranch, Inc.

Owner: BAGWELL, RANDALL LAVELLE

Co Owner DALTON, KAREN

Applicant proposes to open a gift shop pursuant to
Sec. 38-191 (Business Uses #2) and Sec. 38-394
at 12 Snagwood Road Plat 13, Lot 36.
Property is zoned A/R (Agricultural/Residential)

New Business:

E. Recommendation to Town Council: Proposed Zoning Ordinance
Amendments:

Discussion/Action

1. Sec. 38-239 – Adaptive reuse – nonconformance

- Recommendation of updates required to meet RIGL 45-24-31 as amended, RIGL 42-64.22-2 as amended, and 45-24-37(h)(1) as amended.

2. Sec. 38-282 – Accessory family dwelling units.

- Recommendation of updates required to meet RIGL Sec. 45-24-31 as amended and RIGL 45-24-73, which requires consistent statewide treatment of accessory dwelling units (ADU).

3. Sec. 38-321. - Procedure generally

- Recommendation of updates required to meet RIGL 45-24-41 as amended and RIGL 45-24-46 as amended. This section requires modifications to be provided in zoning ordinances statewide.

4. Sec. 38-322 – Applicability of article

- Recommendation of updates required to meet RIGL 45-24-46.4 as amended and 45-23-50.1 as amended. These sections require unified development review statewide.
5. Sec. 38-324. - Issuance of variances and special use permits.
 - Recommendation of updates required to meet RIGL 45-24-41 as amended and recommendation to streamline permitting process.
 6. Sec. 38-325 – Unified development review
 - Recommendation of updates required to meet RIGL 45-24-46.4 as amended and 45-23-50.1 as amended. These sections require unified development review statewide.
 7. Sec. 38-359 – Land Development Projects.
 - Discussion of regulations within land developments creating more than one residential dwelling and/or a subdivision creating or extending a road. Recommendation of updates required to meet RIGL 45-24-47 as amended.
 8. Sec. 38-360 – Adaptive reuse
 - Recommendation of updates required to meet RIGL 45-24-31 as amended, RIGL 42-64.22-2 as amended, and 45-24-37(h)(1) as amended.
 9. Sec. 38-395 - Administrative Development Plan Review
 - Recommendation of updates required to meet RIGL 45-24-49 as amended and RIGL 45-23-50 as amended. These sections describe updated process for development plan review applications.

Old Business:

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

1. Sec. 12-31 Renewal or transfer
 - Discussion of amendment to the Town Council to require background checks for license applicants
2. Sections 12-34 – 12-65: Licenses (Businesses) (reserved):
 - Discussion of amendment to the Town Council to increase fees of all licenses.
3. Sec. 38-2 Definitions
 - Discussion of this section including updates on process of highlighting amendments and additions to the definitions section to run until the end of the year. Goal is to match the definition listed in RIGL 45-24-31 as required and make Foster's code more clear.
4. Sec. 38-226 – Substandard lot of record
 - Proposes amendments necessary to meet the requirements of RIGL 45-24-38 as amended.
5. Sec. 38-231 – Nonconforming by dimension
 - Proposes amendments necessary to meet the requirements of RIGL 45-24-31 and RIGL 45-24-39.

6. Sec. 38-273 - Corner Lots

- Proposes amendment to clarify the relationship between lot lines and yards on corner lots and designates the methods to determine the front lot line on through lots pursuant to RIGL 45-24-31(45)(i-iii).

7. 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.

8. 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.

9. Sec. 38-286 – Off-street parking requirements

- Discussion of amendment to add a licensing requirement.

10. Sec. 38-394 - Site plan for commercial and industrial development.

- 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. Meets mandatory amendments to meet Formal Development Plan review as has been required by revisions to RIGL 45-24.

G. Chapter 32 Code of ordinances:

Discussion

Discussion of current land development and Subdivision ordinances and potential options for amendments/additions.

1. 32-46 – Procedure for approvals between planning board and other local permitting authorities

- Proposes adoption of Unified development review as required by RIGL 45-24-46.4 as amended and 45-23-50.1 as amended.

2. Sec. 32-49 – Technical review committee

- Proposes establishment of a technical review committee pursuant to RIGL 45-23-56.

3. Sec. 32-222 – Road; road design standards

- Discussion of potential future amendment.

4. Sec. 32-224 – Lots

- Discussion of potential future amendment.

5. Sec. 32-296 – Minor subdivision involving no road creation or extension

- Discussion of potential future amendment.

6. Sec. 32-297 Minor Subdivision involving road creation or extension

- Discussion of potential future amendment.

7. Sec. 32-298 Major subdivision involving no road creation or extension

- Discussion of potential future amendment.
- 8. Sec. 32-299 Major Subdivision involving road creation or extension
 - Discussion of potential future addition.
- 9. Ch. 32 Article X (Sec. 32-301 – 32-317)
 - Proposes amendments required to meet RIGL 45-53-1 et al.

H. Chapter 38 – Code of ordinances:

Discussion

Discussion of current zoning ordinances and potential options for amendments/additions.

1. Previously recommended ordinance to allow for a special-use permit to be obtained in conjunction with a variance.
 - Discussion of potential future amendment. Will be placed under Article VII of chapter 38.
2. 38-298 – Screening Standards
 - Proposed 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.
3. 38-191 - Table of Uses
 - 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.

Recurring business:

I. Municipal Resiliency Program (MRP)

Discussion

Application Strategy

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

*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

