

PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, November 1, 2023
7:00 p.m.

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;

Discussion/Action

1. October 4, 2023
 2. October 18, 2023
-

New Business:

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

Discussion/Action

1. Sec. 38-193 – Prohibited uses
 - Recommendation to add adult uses explicit or obscene in nature to list of prohibited uses. Recommendation to establish a procedure for hearing applications for uses not expressly permitted in the zoning ordinance, consistent with required amendments under RIGL as amended and Sec. 38-191.
2. Sec. 38-271. – Purpose of article
 - Recommendation to add each applicable form of application to the purpose of the Supplementary regulations section.
3. Sec. 38-290 – Regulations pertaining to animals.
 - Recommendation to state that no development plan approval for keeping of animals shall be granted unless a waste management and removal plan is filed in conjunction with the development plan application.
4. Sec. 38-293. – Stone wall protection and preservation
 - Recommendation to add applicable types of applications and appropriate review boards to the regulations for stone wall protection and preservation.
5. Sec 38-327 - Specific and objective criteria
 - Recommendation to provide specific and objective criteria for the issuance of each category of Special-use permit listed in the ordinances as required by updates to RIGL.
6. Sec. 38-328 – Earth removal
 - Recommendation for new Special-use permits for Gravel Banks to be renewed annually.

7. Sec. 38-357. - Development standards for general business mixed use development.
 - Recommendation to add applicable types of applications to the regulations for GB (General Business) development. Recommendation to amend review of applications not meeting criteria of subsection 5 to be conducted under applicable review for conditions of proposed project.
8. Sec. 38-358 – Development standards for highway commercial development
 - Recommendation to amend review of applications not meeting criteria of subsection 8 to be conducted under applicable review for conditions of proposed project.
9. Sec. 38-386. – Requirements and purpose of article.
 - Recommendation to add applicable types of applications and appropriate review boards to the requirements and purpose of site plan reviews.
10. Sec. 38-394 – Site plan review for commercial and industrial development
 - Recommendation to amend 10/4 recommendation to add a requirement for a waste management and removal plan.
11. Sec. 38-395 - Administrative development plan review
 - Recommendation to amend 10/4 recommendation to add a requirement for a waste management and removal plan.

Old Business:

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

1. Sec. 38-191 – Table of Uses
 - Proposes addition of development plan review, land development project uses into the Table of Uses. Proposes removal of some special-use permit requirements.
2. Sec. 38-323 - Standards for granting
 - Proposes addition of unified development review conditions, citation of nonconforming uses being permitted to change to other nonconforming uses by special-use permit, and adds citation exception of accessory uses being eligible to be added as conditions to an existing special-use permit.
3. Sec. 38-326 – Special-use permits and dimensional variances
 - Proposes procedure for simultaneous review of special-use permit and dimensional variance applications. Proposes permission of a special-use permit for uses as regulated by zoning district following the grant of a dimensional variance.

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

Discussion

amendments/additions.

1. Sec. 32-48 - Recording of plats and plans
 - Recommendation to remove the ZBR from text describing variance/special-use permit requirements. Under unified development review, the planning board is authorized to approve variances and special-use permits. The ZBR remains authorized to approve variances and special-use permits not reviewed under unified development review
2. Sec. 32-222 Roads
 - Discussion of road lengths and depths. All new roads will be recommended to be privately owned and maintained.
3. Sec. 32-297 Minor Subdivision involving road creation or extension
 - Discussion of road lengths and depths. All new roads will be recommended to be privately owned and maintained. Applies to subdivisions involving road creation/extension and 9 or fewer lots.
4. Sec. 32-299 Major Subdivision involving road creation or extension
 - Discussion of road lengths and depths. All new roads will be recommended to be privately owned and maintained. Applies to subdivisions involving road creation/extension and 10 or more lots.
5. Sec. 32-333 – Public hearing notification requirements; mail
 - Discussion of removal of subsection (a), which states notice of amendment to an ordinance under Ch. 32 must be sent to the division of statewide planning. This requirement is not listed in RIGL 45-23-51 – RIGL 45-23-54.

**G. Chapter 38 - Zoning
Ordinances for discussion:**

Discussion

1. Sec. 38-192 – Dimensional Regulations
 - Discussion of reducing minimum lot size for senior citizens group dwellings based on DEM approval.
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. 38-286 – Off-street parking requirements
 - Discussion of amendment to add a licensing requirement.

5. Sec. 38-299 Septic system ordinance
 - o Discussion of how to create an ordinance requiring more frequent septic testing than required under state law by area and soil classification.
-

**H. Article XII – Attachments:
Ordinances for discussion:**

Discussion

1. AR-2 District
 - o Discussion of a future amendment to create a residential zoning district requiring 200 feet of frontage and 150,000 square foot minimum lot sizes. Lot sizes meet the recommendations of the Scituate Reservoir Watershed Management Plan (1990).
 2. Farmland/Conservation Overlay District
 - o Discussion of a future amendment to establish an area and policies for the currently reserved Farmland/Conservation overlay district. Preliminary concepts for area include the Scituate Reservoir Watershed. Preliminary concepts for permitted uses within the overlay include matching soil classifications with appropriate land uses and placing full development prohibition on Class D soil types.
-

Recurring business:

Discussion

I. Municipal Resiliency Program (MRP)
Application Strategy

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

J. MTAP

- Update on status of Municipal Technical Assistance Program application

K. TBA/HMP

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

New Business – Grants:

L. DEM 2024 Outdoor Recreation Grant round:

- Discussion and public input on grant application to place a booth at Green Acres where canoe/kayak/fishing equipment can be rented. (2024 Grant Application for Recreation Development Grants – Part A: General Information #3. Public Participation Requirement)

*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.