

AMENDED
PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, November 15, 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
 3. November 1, 2023
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Applications:

Discussion/Action

D. Minor Subdivision – Preliminary Plan Review

Applicant: Borders Farm Preservation, Inc.
Owner: BORDERS FARM PRESERVATION, INC.

Applicant proposes to subdivide an existing lot with two houses pursuant to Sec. 38-229 at 69-69A Central Pike Plat 12 Lot 30. Property is zoned A/R (Agricultural/Residential)

New Business:

E. Beekeeping

Discussion

- Presentation by Jonna Sanders – Beekeeping. Prospective applicant interested in bringing Slovenian beekeeping techniques to the United States
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New Business:

F. Future land use plans:

Discussion

- Discussion of plans for the Nike site (located at the end of Theodore Foster Road), Woody Lowden Recreation Center (Plat 2 Lot 62), LMI Housing, and development options for Plat 20 Lot 9.

New Business:

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

1. Sec. 38-63 – Powers and Duties
 - Recommendation to grant the Zoning Board of Review the authority to hear and decide appeals of the administrative officer or zoning enforcement officer. Recommendation to add powers and duties not currently listed in Foster's ordinance to match RIGL.
2. Sec. 38-64 – Voting
 - Recommendation to update the voting requirements to meet RIGL as amended.
3. Sec. 38-65 – Application Procedure
 - Recommendation to remove a reference to site plan review as required by RIGL as amended.
4. Sec. 38-67 – Decisions and records
 - Recommendation to amend the timeline for the zoning board to render a decision, to amend where decisions are filed, and to amend the mailing procedures and parties receiving mail as required by RIGL as amended.
5. Sec. 38-232 - Existence by variance or special-use permit
 - Recommendation to cite the planning board as a board having the authority to issue a special-use permit as required by unified development review and RIGL as amended.
6. Sec. 38-387 – Presubmission conference
 - Recommendation to clarify that preapplication conferences are optional. Recommendation to specify options for applicants desiring preapplication conferences.
7. Sec. 38-388 – Contents of site plan
 - Recommendation to specify when an application is given vested rights.
8. Sec. 38-467 – Development not requiring planning board or zoning board approval
 - Recommendation to change the term “building inspector” to “building official”

Old Business:

Discussion

H. Chapter 38 Zoning:
Ordinances for 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
 - Discussion of how to create an ordinance requiring more frequent septic testing than required under state law by area and soil classification.
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New Business:

I. Chapter 32 Code of ordinances:

Discussion

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

1. Sec. 32-43. - Administrative fees.
 - Recommendation to update the administrative fees to match those listed on the current subdivision application forms.
 2. Sec. 32-106 – Standards applicable to all land developments and subdivisions
 - Recommendation to add the requirement that the planning board address each of the applicable purposes stated in RIGL 45-23-30 when approving a land development or subdivision. Recommendation to add that except for administrative subdivisions, findings of fact must be supported by legally competent evidence on the record which discloses the nature and character of the observations upon which the fact finders acted as required by RIGL 45-23-60.
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Old Business:

J. Chapter 32 Code of ordinances:

Discussion

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

1. Sec. 32-222 Roads
 - Discussion of road lengths and depths. All new roads will be recommended to be privately owned and maintained.
2. 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.
3. 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.
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New Business:

K. Chapter 26 Code of ordinances:
Discussion of current soil erosion and sediment control ordinances and potential options for amendments.

Discussion

1. Sec. 26-121. - Site plan review fees
 - Recommendation to amend the subdivision application fees cited in this section to match the current subdivision application fees.
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New Business:

L. Chapter 8 Code of ordinances:
Discussion of current animals ordinances and potential options for amendment

Discussion

1. Sec.8-221 - Fees
 - Recommendation to increase the license fee for kennels keeping fewer than 10 dogs. Recommendation to increase license the fee for kennels keeping 10 or more dogs. Recommendation to require the fee for a formal development plan review by the planning board for application for such development plan review, as required by Sec. 38-191 as amended and Sec. 38-394.
 2. Sec. 8-222 – Renewal
 - Recommendation to add an application deadline to be made to the Town Clerk. Recommendation to require public notice for the public hearing of a kennel license upon application, but not upon renewal. Recommendation to cite increased fees, consistent with Sec. 8-221.
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New Business:

M. Chapter 12 code of ordinances:
Discussion of current businesses ordinances and potential options for amendment

1. 12-96 – Application fee; renewal fee

- Recommendation to increase the application fee for a license to sell firearms. Annual renewal fee to remain at \$5.00 as required by state law.
2. 12-162 – License issuance; fees; limitations
- Recommendation to remove the minimum fee listed in subsection (g)(1) for hawkers, peddlers, mobile food establishments, event permits, and event permit/mass gathering permits, which has no apparent basis. Recommendation to make the maximum fee for such activities the standard fee.

Old Business:

N. Article XII – Attachments:
Ordinances for discussion:

Discussion

1. AR-2 District
 - 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
 - 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 allowing home occupations and commercial uses on Route 6 and Route 101 only in terms of commercial uses. Agricultural/Residential uses to be permitted with DEM approval and septic system testing ordinance to be required.

Recurring business:

Discussion

O. Municipal Resiliency Program (MRP)
Application Strategy

- Discussion to strategize plan for applying to become an MRP community. Discussion of Community Septic System Loan Program (CSSLP)

P. MTAP

- Update on status of Municipal Technical Assistance Program application

Q. TBA/HMP

- Update on Targeted Brownfield Assessment Program, deliverables and next steps. Update on Hazard Mitigation Plan
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New Business:

Discussion/Action

R. Welcome to Foster Signage:

- Discussion/action of saving money by putting signs on the left-hand side of the road to share with other municipalities or placing signage on the right-hand side of the road. Signs on right-hand side of road to cost approximately \$7,110. \$11,000 is budgeted for signage. Recommendation comes from March 2023 Economic Development strategy prepared by Camoin Associates. Discussion/action of deer crossing sign near Captain Isaac Paine School.