

**PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, March 20, 2024
7:00 p.m.**

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;
1. March 6, 2024

Discussion/Action

D. Public Hearing (Unified Development Review) (Continued)

Discussion/Action

Development Plan Review - Combined Preliminary & Final Plan Review

Dimensional Variance

Special-use Permit

Applicant: Town of Foster

Owner: Town of Foster

- Applicant has signed a Memorandum of Understanding with Rhode Island Emergency Management Agency (RIEMA). Town of Foster (Owner/Applicant) seeks approval for a combined Preliminary & Final Development Plan Review to erect a 186 foot communications tower to improve emergency responder communications. Applicant requests approximately 22 feet of relief from the side yard setback (Sec. 38-192(1)). Applicant requests approximately 67 feet of relief from Sec. 38- 291(c)(3)(b). Applicant requests approximately 22 feet of relief from Sec. 38-291(c)(3)(c). Applicant requests a special-use permit (Sec. 38-191 Business use #20).

E. Public Hearing

Discussion/Action

Comprehensive Plan Amendment – Housing Chapter

- The entire Housing Chapter (Pages 152 – 170) is subject to amendment. The subsection of the Housing chapter titled “LMI Production Plan” (Page 166) is the primary text that is proposed to be amended.
- This subsection currently lists private properties without the authorization of property owners. It is proposed that these private properties be removed and a town-wide public discussion of compatible locations and housing types be held to better direct efforts to produce both affordable and low- or moderate-income (LMI) housing in Foster.

- Additional subsections targeted for amendment include “Housing Affordability” (Page 154); “LMI Housing” (Page 159); “LMI Housing Strategies” (Page 161); “LMI Housing” (Page 163); and “LMI Needs Assessment” (Page 165).

F. Public Hearing –

Discussion/Action

Chapter 32- Subdivision Regulations

1. Sec. 32-296 – Minor subdivision involving no road creation or extension
 - Recommendation amend the special provisions regarding minor subdivisions including increasing the number of lots which may be created under a minor subdivision application pursuant to RIGL 45-23-32 as amended.
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. 32-298 – Major subdivision involving no road creation or extension
 - Recommendation to add special provisions for major subdivisions not involving road creation or extension.
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.

G. Old Business –

Discussion/Action

Chapter 38 - Zoning

1. Sec. 38-192 – Dimensional Regulations
 - Discussion of reducing minimum lot size for senior citizens group dwellings, multi-family residences, and the GB zoning district
2. Sec. 38-280 – House trailers or mobile homes
 - Recommendation to permit individual manufactured homes in all zoning districts. Recommendation to prohibit manufactured home parks in all zoning districts due to the small lot sizes associated with manufactured home parks being incompatible with the landscape, soils, and sparsely populated, and rural character of the Town.
3. 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
4. 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.
5. Sec. 38-286 – Off-street parking requirements
- Discussion of amendment to add a licensing requirement.

H. Old Business:
Chapter 34 Taxation

Discussion/Action

1. Ch. 34 – Taxation - Article III – Tax Stabilization Incentive for Industrial, Commercial and Manufacturing Facilities
 - Recommendation to create a tax incentive for new/existing business located in the GB or HC2 zoning districts or any environmentally remediated property. Following certificate of occupancy, property taxes would build by annual increments of 25% until the full post-improvement rate is required to be paid.
2. Ch. 34 - Taxation – Article IV – Partial Tax Exemption for existing commercial, manufacturing, and environmentally remediated facilities
 - Recommendation to create a partial tax exemption for expansions and/or intensifications of existing commercial and manufacturing uses or uses of property that have undergone environmental remediation. Taxes would remain at the pre-improvement rate for three years following expansion or intensification of any use listed above.

I. Recurring business:

Discussion

1. Municipal Resiliency Program (MRP) Application
 - Update on MRP workshop.
2. UConn TAB (Technical Assistance for Brownfields)/HMP (Hazard Mitigation Plan)
 - Update on UConn Technical Assistance for Brownfields Program. Update on Hazard Mitigation Plan

Old Business:
Chapter 38 - Zoning

Discussion

- J. Article XII – Attachments:**
Ordinances for 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.
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