

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

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;

1. February 21, 2024

Discussion/Action

D. Public Hearing (Unified Development Review)

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. Old Business –

Discussion

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.

F. New Business –

Discussion/Action

Chapter 38 – Zoning

1. Sec. 38-2 – Definitions
 - Recommendation to define Manufactured Home to meet SBC-2.
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. 38-300 – Development standards for in-patient rehabilitation facility.
 - Recommendation to create appropriate development standards which differ from those of senior citizens group dwellings.
4. Sec. 38-393 – Site plan for senior citizens housing
 - Recommendation to rename this section “Site plan for senior citizens housing and in-patient rehabilitation facilities” to encompass in-patient rehabilitation facilities. In-patient rehabilitation facility was re-defined in Sec. 38-2. This type of facility was formerly known as a convalescent home.

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. 38-281 - 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.

H. Old Business

Discussion

Chapter 16 – Manufactured Homes and Trailers

1. Discussion of regulation of manufactured homes in Foster. See RIGL 23-27.3-100.1.7.

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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K. Old Business:
Chapter 12 – Businesses

Discussion/Action

1. Sec. 12-41 – License for long-term theater.
 - Recommendation to increase the license from \$0.00 to \$100.00.
 2. Sec. 12-47 – License for gravel banks, natural material processing, stone crushing and sorting, mining, quarrying.
 - Recommendation to create a license for earth removal operations.
Recommendation to restore natural conditions upon expiration of earth removal use.
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