

**PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, April 17, 2024
7:00 p.m.**

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;

Discussion/Action

1. April 3, 2024

2. April 10, 2024

D. Attracting private investment – Business

Discussion

- Discussion of strategies, funding sources and partnerships to attract business in the Town's commercial corridors.

E. Facilitating residential development

Discussion

- Discussion of strategies and concepts to draw interest in construction of new homes.

F. Public Hearing (continued)

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.
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G. New Business

Discussion/Action

Chapter 38 - Zoning

1. Sec. 38-191 – Table of Uses

- Recommendation to permit backland compounds in the AR Zoning district.

2. Sec. 38-361 – Backland Compounds

- Recommendation to allow five single-family residences with the option for 2 additional LMI units with a shared driveway on 50 acres not having road frontage. Purpose of recommendation is to provide for increased access to low density residential development of land. Additional purposes include providing for the private conservation of underdeveloped or fragile natural resource areas and to provide open space preservation by permitting limited residential building on such tracts of land.
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H. Old Business:

Discussion/Action

Chapter 34 Taxation

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.
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I. Environmental sustainability/resiliency:

Discussion

1. Municipal Resiliency Program (MRP) Application

- Update on MRP workshop.

2. HMP (Hazard Mitigation Plan)

- Update on Hazard Mitigation Plan
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Old Business:

Discussion

Chapter 38 - Zoning

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. Agricultural/Residential uses to be permitted with DEM approval and septic system testing ordinance to be required. Tax incentives for property owners conducting agriculture and forestry best management practices to be considered.
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K. Old Business – Recurring ordinances

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 modular homes with a foundation in all zoning districts. Recommendation to prohibit manufactured homes without a foundation in all zoning districts.
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.
6. 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.
7. 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.

L. Old Business – Recurring Ordinances

Discussion

Chapter 32 – Subdivision Regulations

1. Sec. 32-106 - Standards applicable to all land developments and subdivisions

- Recommendation for a proposed subdivision lot(s) to require adequate and permanent physical access to a public or private road.

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. 32-223 – Construction improvements

- Discussion of road construction requirements and methods. Discussion of amendments to allow for and to restrict future road creation to creation of privately maintained dirt roads.
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