

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

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;
a. May 3, 2023

Discussion/Action

D. Minor Subdivision: Preliminary Plan Review –
139 and 142A Old Plainfield Pike,
AP 3 lot 9 and AP 6 Lot 23; Applicant: Ronald Cervasio and
Rita DiMartino:

Discussion/Action

- Applicant proposes creation of one lot.

E. Signage and landscaping on Municipal property:

Discussion/Action

- Recommendation to the Town Council to increase maintenance of garden area outside of the Town Hall.

E. Discussion of Sections 12-34 – 12-65: Licenses (Businesses)
(reserved):

Discussion

- Discussion of Chapter 12 – Businesses and potential options for amendment(s).

F. Zoning Map: Discussion of current zoning districts and potential options for amendments to zoning map for Route 6 and abutting parcels to enhance development.

Discussion

G. Recommendation to Town Council: Proposed Zoning Ordinance changes:

Discussion/Action

1. Community Residences and Family Day Care Homes: 38-2, 38-191 (Previously recommended by PB)

- Proposes amendment to definition of “Community Residences” to match RIGL definition. Add “Family Day Care Homes” to Table of uses – business uses.

2. Wineries and Breweries: 38-2, 38-191, 38-193,

- Proposes addition of definitions for “Winery”, “Farm Brewery”, “Micro-Brewery”, “Distillery”, “Farm Distiller”. Add the above definitions to Table of uses – Business. Remove the existing definition of “Microbrewery”, remove “Brewery or Distillery” from Sec 38-193 - Prohibited Uses.

3. Recreational Marijuana: 38-2, 38-191

- Proposes addition of definitions for “Cannabis cultivator”, “Cannabis establishment”, “Cannabis product manufacturer”, “Cannabis retailer”, “Medical cannabis treatment center” to match RIGL. Add the above definitions to Table of uses – Medical Marijuana related uses, and remove the

term “Medical” from this section of the table. Section of Table of uses to read “Marijuana related uses”.

4. Wholesale Business and Storage Uses: 38-191

- Proposes addition of a storage use allowing the keeping of equipment and materials used for purposes including, but not limited to, landscaping, agriculture (feed and grain), construction, and woodworking. Update zoning matrix.

5. Growth Management Issuance Restrictions: 10-101 – 10-113

- Proposed removal of all text under Chapter 10 – Division 2, as required by Sec 10-111.

6. Residential Compounds: 38-356

- Proposes amendment of subsections (b) - Eligibility and (d) - Use limitations and dimension requirements to allow for expanded access to the land use.

7. Standards for Highway Commercial Mixed Use (HCMU) Development: 38-358

- Proposes addition of development standards to accompany the future implementation of a new commercial zoning district

8. Medical Office Building: 38-191

- Proposes to allow Medical Offices to be located on State or US Highways, opposed to only US Highways.

H. Discussion of updates to Town website

Discussion

I. Adjournment.

*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