

**PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, May 3, 2023
7:00 p.m.**

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;

a. April 19, 2023

Discussion/Action

D. Advisory Recommendation: Special-Use Permit

Applicant MCM Holdings, LLC

Owner: Town of Foster (Plat 20, Lot 5) &

Foster Center Volunteer Fire Co. (Plat 20, Lot 2)

Applicant proposes to construct a 150' monopole communication tower and related accessory equipment at 86 Foster Center Road Plat 20, Lots 2 & 5. Property is zoned A/R (Agricultural/Residential) and M (Municipal)

Discussion/Action

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

Discussion/Action

1. Accessory Structures/Uses 38-2, 38-191, 38-192 (Previously recommend by PB)

- Add to definition for "Accessory Structure" to match RIGL. Amend definition of "Accessory Use", by removing example. Amend Table of uses – Accessory uses to match RIGL. Update/amend permitted uses within the Table of uses zoning matrix.

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

- Amend definition of "Community Residences" to match RIGL definition. Add "Family Day Care Homes" to Table of uses – business uses.

3. Wineries and Breweries: 38-2, 38-191, 38-193, 38-394

- Add 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.

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

- Add 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".

5. Churches/Religious Institutions 38-191

- Remove the use of "Church" from Table of uses. Replace the term "Religious institution other than church" with the term "Religious Institution". Keep the same permitted uses in zoning matrix as was allowed for "Church" for "Religious Institutions".

6. Barns: 38-2, 38-191, 38-192

- Example of barn being accessory use to home eliminated from "Accessory Uses" definition. Add definition for "Barn" Add that definition to Table of uses – Wholesale business and storage. Update zoning matrix.

7. Table of uses - Note #3: 38-191

- Amend Table of uses – Notes: #3 to add increased screening requirements.

- F. Zoning Ordinances: Discussion of current zoning ordinances and potential options for amendment(s) to sections and chapters of the Code of Ordinances *Discussion*
- G. 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*
- H. Planning Board to Discuss updates to its webpage *Discussion*
- I. Planning Board to Discuss Business licensing program; Develop Adoption of Business Licensing Program for Automotive Repair Shops *Discussion/Action*
- J. Adjournment.
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*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

AMENDED