

**PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, July 19, 2023
7:00 p.m.**

A. Call to Order;

B. Roll Call;

C. Approval of Minutes; *Discussion/Action*
a. June 7, 2023

D. Minor Subdivision: Preliminary Plan Review – *Discussion/Action*
73 Plainfield Pike
AP 6 Lot 18; Applicant: Debra Quinn
Owner: Lowery, Jason E. & Jessica D.

- Applicant proposes creation of two lots for residential purposes

E. Minor Subdivision: Final Plan Review – *Discussion/Action*
139 and 142A Old Plainfield Pike,
AP 3 lot 9 and AP 6 Lot 23; Applicant: Ronald Cervasio and Rita DiMartino:

- Applicant proposes creation of one lot for residential purposes.

F. Farmer's Market Update *Discussion/Action*

- Update on the status of the proposed Farmer's Market

G. Zoning Map amendment Question and Answer Session *Discussion*

H. Recommendation to Town Council: Proposed Zoning Map amendments: *Discussion/Action*

- Removal of Sec. 38-132 (Official zoning map) proposed. Removal of R-SC, NC, and MI zoning districts proposed. Addition of HC2 zoning district proposed. Parcels meeting criteria explained in letter mailed to property owners to be re-zoned. Addition of Article XII – Attachments proposed as the location of amended official zoning map.

I. Recommendation to Town Council: Proposed amendments to Sections of Chapter 38 (Zoning) containing tables: *Discussion/Action*

- Removal of R-SC, NC, and MI zoning districts proposed. Addition of HC2 zoning district proposed. Sections to be amended under this agenda item include:
 - Sec. 38-288 – Sign regulations
 - Sec. 38-281 – Development standards for multifamily dwellings and comprehensive permit applications for affordable housing.
 - Sec. 38-192 – Dimensional regulations
 - Sec. 38-191 – Table of uses

J. Recommendation to Town Council:
 Proposed amendments to Sections of
 Chapter 38 containing only text:

Discussion/Action

- Amendments, removals, additions and combinations thereof proposed. Sections to be amended under this agenda item include:
 - Sec. 38-1
 - Sec. 38-2
 - Sec. 38-36
 - Sec. 38-63
 - Sec. 38-131
 - Sec. 38-226
 - Sec. 38-227
 - Sec. 38-230
 - Sec. 38-231
 - Sec. 38-234
 - Sec. 38-237
 - Sec. 38-272
 - Sec. 38-273
 - Sec. 38-276
 - Sec. 38-277
 - Sec. 38-279
 - Sec. 38-282
 - Sec. 38-284
 - Sec. 38-285
 - Sec. 38-286
 - Sec. 38-291
 - Sec. 38-292
 - Secs. 38-295-38-320 (reserved)
 - Sec. 38-357
 - Secs. 38-358-38-385 (reserved)
 - Sec. 38-386
 - Sec. 38-390
 - Sec. 38-391
 - Sec. 38-392
 - Sec. 38-394
 - Sec. 38-430
-

K. Zoning Ordinances: Discussion of current zoning ordinances and potential options for amendment(s) to sections and chapters of the Code of Ordinances *Discussion*

L. Legislative Update – Discussion of bills recently passed by the General Assembly pertaining to the Rhode Island Zoning Enabling Act and Rhode Island Subdivision Enabling Act *Discussion*

M. Recap of 6/27 meeting with Rhode Island Secretary of Housing *Discussion*

N. Updates to Housing Opportunity Chapter of Comprehensive Plan as requested by Statewide Dept of Planning *Discussion/Action*

O. Targeted Brownfield Assessment Program (TBA)/Municipal Resiliency Program (MRP) Overview *Discussion/Action*

P. Code Enforcement Update *Discussion*

Q. Update from Land Trust Liaison to Planning Board *Discussion*

R. Discussion of Planning Department updates to Town website *Discussion*

S. 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

*In the event of an overcrowding, the meeting will be moved to the Foster Town House – 181 Howard Hill Road Foster, RI 02825

Link to all proposed amendments:

<https://www.townoffoster.com/planning-department/pages/ordinances-be-recommended-planning-board-719-planning-board-meeting>