

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

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;  
a. July 19, 2023  
b. August 9, 2023

*Discussion/Action*

**Applications:**

D. Commercial Site Plan review/Special Use  
Permit advisory recommendation:

*Discussion/Action*

Applicant: Dare to Dream Ranch, Inc.  
Owner: BAGWELL, RANDALL LAVELLE  
Co Owner DALTON, KAREN

Applicant proposes to open a gift shop pursuant to  
Sec. 38-191 (Business Uses #2) and Sec. 38-394  
at 12 Snagwood Road Plat 13, Lot 36.  
Property is zoned A/R (Agricultural/Residential)

E. Commercial Site Plan review:

*Discussion/Action*

Applicant: ABID LLC  
Owner: ABID LLC

Applicant proposes addition of a new pump, landscaping, and curbing  
pursuant to Sec. 38-394 at 173 Danielson Pike Plat 10 Lot 32  
Property is zoned GBM (General Business Mixed Use).

**New Business:**

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

*Discussion/Action*

1. Sec. 32-2. - Purpose of chapter. (Amendment)
  - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024.
2. Sec. 32-5 – Definitions. (Amendment)
  - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024.
3. Sec. 32-42. - Planning Board of appeals. (Amendment)

- Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024. Relating to appeals heard by the zoning board of review and the superior court
4. Sec. 32-47. - Waivers and modifications. (Amendment)
    - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024. Relating to waivers and modifications permissible by the planning board.
  5. Sec. 32-71. - Procedure. (Amendment)
    - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024. Relating to appeals heard by the zoning board of review and the superior court.
  6. Sec. 32-72. - Public hearing. (Amendment)
    - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024. Relating to appeals heard by the zoning board of review and the superior court.
  7. Sec. 32-73. - Standards for review. (Amendment)
    - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024. Relating to appeals heard by the zoning board of review and the superior court.
  8. Sec. 32-74 Appeals to the superior court. (Addition)
    - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024. Relating to appeals heard by the zoning board of review and the superior court.
  9. Sec. 32-75 Enactment of or amendment of local regulations. (Addition)
    - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024. Relating to appeals heard by the zoning board of review and the superior court.
  10. Sec. 38-91. - Procedure. (Amendment)
    - Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024. Relating to appeals heard by the zoning board of review and the superior court.
  11. Sec. 38-93. - Public hearing. (Amendment)
    - Proposes amendments necessary to meet the

requirements of RIGL effective January 1, 2024.  
Relating to appeals heard by the zoning board of review  
and the superior court.

12. Sec. 38-94. - Decision and records of the zoning board of review. (Amendment)

- Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024.  
Relating to appeals heard by the zoning board of review  
and the superior court.

13. Sec. 32-107. - Certificate of completeness. (Amendment)

- Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024.  
Relating to increased powers of the administrative officer  
and new review methods for development plans.

14. Sec. 32-108. - Preapplication meeting and concept review. (Amendment)

- Proposes amendments necessary to meet the requirements of RIGL effective January 1, 2024.  
Relating to increased powers of the administrative officer.

15. Sec. 32-146. – Generally. (Amendment)

- Proposes amendments necessary to meet the requirements of RIGL. Regarding administrative subdivisions.

**Old Business:**

G. Recommendation to Town Council: Proposed Zoning Ordinance amendments: *Discussion/Action*

1. Development standards for accessory family dwelling units (Sec 38-282) (Amendment).
  - Proposes removal of “parents and in-law parents or grandparents” with the word “relatives”. Adds a citation to RIGL 45-24-37(e) as required.
2. Corner Lots (Sec. 38-273) (Amendment)
  - Proposes amendment to clarify the relationship between lot lines and yards on corner lots and designates the methods to determine the front lot line on through lots pursuant to RIGL 45-24-31(45)(i-iii)
3. Sewerage Disposal (Sec. 38-277) (Amendment)
  - Proposes amendment of existing ordinance to meet the current “ISDS Law and Regulations”. Proposes reduction of setbacks in conjunction with proposed amendments to dimensional regulations.
4. Sec. 38-276. – Lots divided by zoning district boundary. (Removal/Update)
  - Proposes removal of existing text and replacement with supplementary regulations pertaining to Fruit and Vegetable Stands.
5. Sec. 38-285. –Standards for commercial and industrial development. (Removal/Update)
  - Proposed removal of this reserved section and replacement with supplementary regulations pertaining to drive-through uses.

6. Division of town into; enumeration Sec. 38-131 (Amendment)
  - 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.
7. Yard Exceptions (Sec. 38-272) (Amendment)
  - 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.
8. Solar Installations (Sec. 38-292) (Amendment)
  - 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. Proposes the addition of battery storage as a form of solar installation.
9. Site plan for commercial and industrial development. (Sec. 38-394) (Amendment)
  - 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.
10. Development standards for multifamily dwellings and comprehensive permit applications for affordable housing. (Sec. 38-281) (Amendment)
  - 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.
11. Regulations pertaining to communications towers and antennas (Sec. 38-291)
  - 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. Proposes re-addition of language, which was omitted by error during codification in or around 2010. (Corrective Amendment)
12. Planning board report (Sec. 38-430) (Amendment)
  - Proposes the lack of changed conditions as a viable reason for the Planning Board to recommend an amendment to the Town's Zoning Ordinance.
13. Development standards for senior citizens group housing (Sec. 38-284) (Amendment)
  - 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.
14. Definitions (Sec. 38-2) (Amendment)
  - Proposes the definitions section match that listed in RIGL 45-24-31 as required.
15. Sec. 38-1 – Purpose
  - Proposes amendments necessary to meet the requirements of RIGL. Regarding purposes of zoning.
16. Sec. 38-36 – Enforcement of chapter
  - Proposes amendments to better match the definitions section.
17. Sec. 38-226 – Substandard Lot of Record
  - Proposes amendments necessary to meet the requirements of RIGL.
18. Sec. 38-227 – Merger of substandard lot of record
  - Proposes amendments necessary to meet the requirements of RIGL.

19. Sec. 38-230 – Nonconforming by use
  - Proposes amendments necessary to meet the requirements of RIGL.
20. Sec. 38-231 – Nonconforming by dimension
  - Proposes amendments necessary to meet the requirements of RIGL.
21. Sec. 38-234 – Continuation of use
  - Proposes amendments necessary to meet the requirements of RIGL.
22. Sec. 38-237 – Enlargement
  - Proposes amendments necessary to remove inaccurate information as it pertains to the provisions of section 38-192.
23. Sec. 38-286 – Off-street parking requirements
  - Proposes amendment as follows to match amendments to the definition section and to add a licensing requirement.
24. Secs. 38-295-38-320
  - Proposes reserved sections for Recreational marijuana uses and Development regulations for a future Municipal/Historic overlay district
25. Sec. 38-390 Site plan for accessory nonfamily dwelling units
  - Proposes specification that these site plans shall be submitted according to building permit standards
26. Sec. 38-391 - Site plan for residential compounds.
  - Proposes adding specifications for site plans for residential compounds
27. Sec. 38-392 Site plan for cluster development.
  - Proposes adding specifications for Site plans for cluster developments.

H. Zoning Ordinances: Discussion of current zoning ordinances and potential options for amendments/additions.

*Discussion*

1. Residential Compounds (Sec. 38-356)
  - Discussion of potential future amendment.
2. Lighting/Dark Sky
  - Discussion of potential future addition.
3. Minor Subdivision w/creation/extension of Road (Sec. 32-297)
  - Discussion of potential future amendment.
4. Major Subdivision w/creation/extension of road
  - Discussion of potential future addition.

5. Inclusionary Zoning RIGL 45-24-46.1
  - o Discussion of potential future amendment.
6. Design standards for Municipal (M) zoning district and historic districts
  - o Discussion of potential future amendment.
7. Previously recommended ordinance to allow for a special-use permit to be obtained in conjunction with a variance.
  - o Discussion of potential future amendment.
8. Table of Uses (Sec. 38-191) - Industrial Uses #23 and 24
  - o Discussion of potential future amendment.
9. Article V – Nonconforming Uses
  - o Discussion of potential future amendments.
10. Discussion of Input on Ordinance Recommendations by the public.
  - o Discussion of potential future amendments.

**Recurring business:**

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|--|--------------------------|
| I. Update from Land Trust Liaison to Planning Board  | <i>Discussion</i>        |
| <ul style="list-style-type: none"> <li>• Update on effort to form a chronological database of significant/high hazard dams in Foster.</li> </ul>             |                          |
| J. Discussion of Sections 12-34 – 12-65: Licenses (Businesses) (reserved):   | <i>Discussion</i>        |
| <ul style="list-style-type: none"> <li>• Discussion of Chapter 12 – Businesses and potential options for amendment(s).</li> </ul>                            |                          |
| K. Low-or Moderate Income (LMI) Housing/ Municipal Technical Assistance  | <i>Discussion</i>        |
| <ul style="list-style-type: none"> <li>• Update on Municipal Technical Assistance Request and discussion of approach to LMI Housing requirements.</li> </ul> |                          |
| L. Municipal Resiliency Program (MRP) Application Strategy   | <i>Discussion</i>        |
| <ul style="list-style-type: none"> <li>• Discussion to strategize plan for applying to become an MRP community.</li> </ul>                                   |                          |
| M. Foster Home Journal – Economic Development Update   | <i>Discussion/Action</i> |
| <ul style="list-style-type: none"> <li>• Discussion of report to be written in FHJ describing progress on economic development strategy</li> </ul>           |                          |
| N. Discussion of updates to Town website   | <i>Discussion</i>        |
| <ul style="list-style-type: none"> <li>• Discussion of future updates to the Town website.</li> </ul>  |                          |
| O. TBA: Targeted Brownfield Assessment – Update  | <i>Discussion</i>        |
| <ul style="list-style-type: none"> <li>• Update on status of inventory being completed under RIDEM's TBA program.</li> </ul>                                 |                          |

\*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