

**PLANNING BOARD MEETING AGENDA  
TOWN OF FOSTER  
Benjamin Eddy Building, 6 South Killingly Road  
Wednesday, August 9, 2023  
7:00 p.m.**

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;  
a. July 19, 2023

*Discussion/Action*

D. Minor Subdivision: Final 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 for residential use.

E. Discussion of Zoning ordinances relating to Animals

*Discussion*

- Board to discuss Sec. 38-191 (Table of Uses) and other zoning ordinances related to the keeping of animals.  
Guest: Michelle Ziemba

F. Zoning Map Updates – Revised amendment recommendation to  
Sec. 38-132 – Official zoning map (Originally recommended 7/19/23)

*Discussion/Action*

- Board to recommend through lots be zoned based on the street having the longest frontage. Board to discuss lots with easement access on Route 6 to be included in zoning map amendment.

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

*Discussion/Action*

1. Design Standards for HC2 zoning district (Sec. 38-358) (Addition)

- Proposes design standards to accompany the recommendation of new HC2 zoning district.

2. Table of Uses (Sec. 38-191) (Amendment)

- Proposes removal of the MI, NC, and R-SC in continuity with the proposed amendments to Sec. 38-132 – Official Zoning Map. Makes various amendments to uses permitted as-of-right, by special-use permit, and prohibited uses by district. Proposes that the notes section be transferred to individual supplementary regulations. Proposes addition of HC2 zoning district.

3. Dimensional Regulations (Sec. 38-192) (Amendment)

- Proposes removal of the MI, NC, and R-SC districts in continuity with the proposed amendments to Sec. 38-132 – Official Zoning Map. Proposes addition of HC2 zoning district.

4. Sign Regulations (Sec. 38-288) (Amendment)

- Proposes removal of the MI, NC, and R-SC in continuity with the proposed amendments to Sec. 38-132 – Official Zoning Map. Makes various amendments to

uses permitted as-of-right, by special-use permit, and prohibited uses by district.  
Proposes addition of HC2 zoning district.

5. 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.
6. 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)
7. Sewerage Disposal (Sec. 38-277) (Amendment)
  - Proposes amendment of existing ordinance to meet the current "ISDS Law and Regulations”.
8. Lots divided by zoning district boundary. (Sec. 38-276) (Amendment)
  - Proposes removal of existing text and replacement with supplementary regulations pertaining to Fruit and Vegetable Stands.
9. Standards for commercial and industrial development. (Sec. 38-285) (Amendment)
  - Proposed removal of this reserved section and replacement with supplementary regulations pertaining to drive-through uses.
10. 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.
11. 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.
12. 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.
13. Site plan for commercial and industrial development. (Sec. 38-394)
  - 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. Development standards for multifamily dwellings and comprehensive permit applications for affordable housing. (Sec. 38-281)
  - 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.
15. Regulations pertaining to communications towers and antennas (Sec. 38-291) (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 re-addition of language, which was omitted by error during codification in or around 2010. (Corrective Amendment)
16. 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.

17. 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.

18. Definitions (Sec. 38-2) (Amendment)

- Proposes the definitions section match that listed in RIGL 45-24-31 as required.

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

- Discussion of potential future amendment.

6. Design standards for Municipal (M) zoning district and historic districts

- Discussion of potential future amendment.

7. Previously recommended ordinance to allow for a special-use permit to be obtained in conjunction with a variance.

- Discussion of potential future amendment.

8. Table of Uses (Sec. 38-191) - Industrial Uses #23 and 24

- Discussion of potential future amendment.

9. Article V – Nonconforming Uses

- Discussion of potential future amendments.

10. Discussion of Input on Ordinance Recommendations by the public.

- Discussion of potential future amendments.

I. Update from Land Trust Liaison to Planning Board

*Discussion*

- Update on effort to form a chronological database of significant/high hazard dams in Foster.

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| 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. Farmers Market Update   | <i>Discussion</i>        |
| <ul style="list-style-type: none"> <li>• Update on the success of the recent Farmers Market. Discussion of improvements being made going forward.</li> </ul> |                          |
| P. 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