

**PLANNING BOARD MEETING AGENDA
TOWN OF FOSTER
Benjamin Eddy Building, 6 South Killingly Road
Wednesday, September 20, 2023
7:00 p.m.**

A. Call to Order;

B. Roll Call;

C. Approval of Minutes;
a. September 6, 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. Administrative Subdivision Review:

Discussion/Action

Applicant: Carl & Peggy Sherblum
Owner: SHERBLUM, CARL J & PEGGY S

- Applicant proposes adjustment and reconfiguration of lot lines meeting dimensional requirements. Review pursuant to Sec. 32-146. Properties located at 25 Moosup Valley Road & 24 Moosup Valley Road Plat 2 Lots 74 & 74-B
Property is zoned AR (Agricultural/Residential).
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F. Minor Subdivision: Final Plan Review
73 Plainfield Pike AP 6 Lot 18

Discussion/Action

Applicant: Debra Quinn
Owner: LOWERY, JASON E. & JESSICA D.

- Applicant proposes creation of two lots with a single family residence and OWTS on each lot created. Property located at 73 Plainfield Pike.
Property is zoned AR (Agricultural/Residential)
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New Business:

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

1. Easement Access: 38-239
 - Proposes addition of easement access regulations to promote good planning principles. Easement access is not currently included in the nonconforming uses section of the zoning ordinance.

Old Business

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

1. Sec. 38-237 – Enlargement
 - Proposes amendments necessary to remove inaccurate information as it pertains to the provisions of section 38-192.
2. Sec. 38-230 – Nonconforming by use
 - Proposes amendments necessary to meet the requirements of RIGL.
3. Sec. 38-231 – Nonconforming by dimension
 - Proposes amendments necessary to meet the requirements of RIGL.
4. Sec. 38-234 – Continuation of use
 - Proposes amendments necessary to meet the requirements of RIGL.
5. Sec. 38-226 – Substandard Lot of Record
 - Proposes amendments necessary to meet the requirements of RIGL.
6. Sec. 38-227 – Merger of substandard lot of record
 - Proposes amendments necessary to meet the requirements of RIGL.
7. Sec. 38-1 – Purpose
 - Proposes amendments necessary to meet the requirements of RIGL. Regarding purposes of zoning.
8. Sec. 38-36 – Enforcement of chapter
 - Proposes amendments to better match the definitions section.
9. Secs. 38-295-38-320 - Reserved
 - Proposes development regulations for a future Municipal/Historic overlay district

10. Sec. 38-291 - Regulations pertaining to communications towers and antennas
 - 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)
11. Sec. 38-356 - Residential Compounds
 - Proposes clarifying language to frontage requirements and removal of five-year eligibility requirement.
12. Sec. 38-276. – Lots divided by zoning district boundary.
 - Proposes removal of existing text and replacement with supplementary regulations pertaining to Fruit and Vegetable Stands.
13. Sec. 38-284 - Development standards for senior citizens group housing
 - 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. Sec. 38-391 - Site plan for residential compounds.
 - Proposes adding specifications for site plans for residential compounds
15. Sec. 38-392 Site plan for cluster development.
 - Proposes adding specifications for Site plans for cluster developments.
16. Sec. 38-2 Definitions
 - Proposes the definitions section match that listed in RIGL 45-24-31 as required.
17. Sec. 38-286 – Off-street parking requirements
 - Proposes amendment as follows to match amendments to the definition section and to add a licensing requirement.
18. Sec. 38-273 - Corner Lots
 - 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).
19. Sec. 38-281 Development standards for multifamily dwellings and comprehensive permit applications for affordable housing.
 - 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.
20. Sec. 38-390 Site plan for accessory nonfamily dwelling units
 - Proposes specification that these site plans shall be submitted according to building permit standards
21. Sec 38-191 - Wholesale Business and Storage Uses #7:
 - 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 table of uses.

and potential options for amendments/additions.

1. Lighting/Dark Sky
 - o Discussion of potential future addition.
 2. Minor Subdivision w/creation/extension of Road (Sec. 32-297)
 - o Discussion of potential future amendment.
 3. Major Subdivision w/creation/extension of road
 - o Discussion of potential future addition.
 4. Inclusionary Zoning RIGL 45-24-46.1
 - o Discussion of potential future amendment.
 5. Design standards for Municipal (M) zoning district and historic districts
 - o Discussion of potential future amendment.
 6. Previously recommended ordinance to allow for a special-use permit to be obtained in conjunction with a variance.
 - o Discussion of potential future amendment.
 7. Table of Uses (Sec. 38-191) - Industrial Uses #23 and 24
 - o Discussion of potential future amendment.
 8. Article V – Nonconforming Uses
 - o Discussion of potential future amendments.
 9. Discussion of Input on Ordinance Recommendations by the public.
 - o Discussion of potential future amendments.
 10. 38 – 298 – Screening Standards
 - o Proposed the reserved section of supplementary regulations be adjusted numerically and the current text from Sec 38-191 (Notes #3) be added as a supplementary regulation for screening of uses. Table of uses currently pending Town Council vote.
 11. 38-191 - Table of Uses
 - o Proposes amending the language stating “Any use, not expressly permitted in this article, is prohibited.” based on required amendments to RIGL effective 2024. Text to read” “Any use, not expressly permitted in this article shall be heard as an application for its most closely related use found in a subcategory (ex: Public/Semi-Public) by vote of board members. Type of review shall be that of the most closely related use found under said subcategory.
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Recurring business:

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

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

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

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

L. Low-or Moderate Income (LMI) Housing/ Municipal Technical Assistance *Discussion*

- Update on Municipal Technical Assistance Request and discussion of approach to LMI Housing requirements.

M. Municipal Resiliency Program (MRP) Application Strategy *Discussion*

- Discussion to strategize plan for applying to become an MRP community.

N. TBA: Targeted Brownfield Assessment – Update *Discussion*

- Update on status of inventory being completed under RIDEM's TBA program.

*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