TOWN OF FOSTER
PLANNING BOARD MEETING AGENDA

Benjamin Eddy Building | 6 South Killingly Rd | Foster, RI 02825
Wednesday, November 4th, 2026
7:00 p.m.

NOTICE OF POSSIBLE QUORUM
A quorum of the Foster Town Council may be present at this meeting. Town Council members will attend for informational purposes only. No Town Council business will be discussed, deliberated, or acted upon

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes for October 7th Meeting** *Discussion/ Action*

4. **Request for a Waiver of Formal Development Plan Review for Business License**
   22 Moosup Valley Rd (A.P 02 Lot 38) *Discussion/ Action*

   Applicant David Johnston is requesting a waiver from the requirements of a Formal Development Plan Review for a property located at 22 Moosup Valley Rd., Foster, RI 02825 (A.P 02 Lot 38). Zoned Agricultural/ Residential (AR), the property contains a 900 sq. ft. dwelling, which is primarily used as a secondary home to the applicant and their family. In order to cover the home's maintenance and carrying costs, the applicant would like to list the home for rental via Airbnb, between the months of June and September. Per sec. 38-191 of the Foster Code of Ordinance, short-term rentals and bed & breakfasts are considered an allowed use subject to Formal Development Plan Review in the AR, GB, and HC2 zoning districts. Per RIGL §45-23-50(b) a waiver of development plan review may only be granted upon finding the use will not "affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, lighting, and other considerations of development plan approval, and that the existing facilities do not require upgraded or additional site improvements."

5. **Presentation of Final Draft Zoning Amendments by Planning Advisor Peter Lapolla**
   Discussion

   Peter Lapolla will present to the Planning Board the final draft amendments to the Zoning Chapter of Foster's Code of Ordinances. These amendments will require a formal vote by the Board before being transferred to the Town Council for final approval. Members of both the Town Council and Zoning Board of Review are invited to take part in this discussion.

6. **Adjournment**