

**Rochester Planning Board
Minutes of March 26, 2024**

Present: Arnold Johnson, Chairman
Bendrix Bailey, Clerk
John DeMaggio, Vice Chairman
Lee Carr
Chris Silveira

Absent: Mark Rousseau
Mike Murphy, Assistant Clerk

Nancy Durfee, Town Planner
Dawn DeMaggio, Board Administrator
Danielle Craig, Recording Secretary

The meeting convened via Zoom Meeting ID 84225612895. All members joined at the Rochester Town Hall. Chairman Arnold Johnson called the meeting to order at 7:00pm and stated the meeting was being recorded.

INFORMAL DISCUSSION

Mark and Ashley Briggs, 0 New Bedford Road, Map 4 Lot(s) 28, 28B & 28C, proposed Hobby Barn, Site Plan Review.

(Member Silveira and Member Carr recused themselves from this discussion)

Karla Chaffee of Nixon Peabody LLP was present to represent the applicant. She stated the property consists of roughly 10-acres, of which, 2.8-acres will be disturbed for this proposal. They are proposing to construct a "hobby barn" with private car storage for personal use, with occasional car sales. She presented site plans for the board to review. Bill Madden of GAF Engineering was also present to represent the applicant. He stated the site is subject to the Natural Heritage Endangered Species Program, and only 1/3 of the property can be altered. He explained the site plans in detail for the board, including storm water management, drainage, access road way, utilities, water access and fire protection, etc. A third representative was present on behalf of the architectural team. He explained the proposed building details, floor plan and layout. He also explained that the exterior of the building will have an "agricultural look". The Planning Board members had no further questions. Planner Durfee went over the process for the applicant to move forward with this project. Chairman Johnson stated that a joint meeting with the Planning Board, Historical District, and Zoning Board of Appeals to set up logistics will be planned.

(Member Silveira and Member Carr resumed their role in the meeting)

Highland Development Ventures, Rochester Crossroads property located along Cranberry Highway, Map 17 Lot 41.C7, proposed Self-Storage Facility, Site Plan Review.

Phil Cordeiro of Allen and Major Associates was present to represent the applicant. He stated that due to the fact they can not relocate the primary leeching field per DEP, they were forced to revert to an alternate property line configuration. He went on to explain the configuration of Lot C7. He presented site plans of the proposed self-storage facility and explained in detail including accessway, security, parking, building entrances, drainage, trash disposable, utilities, septic, landscaping, signage, etc. He stated they will be asking for a waiver on the separation requirement from septic to the storm water system. Mr. Cordeiro stated it was determined that the existing roadway is in good enough condition to run the water line without repaving. Chairman Johnson stated he wants the opinion of the highway surveyor on that subject. Due to increased traffic coming down County Rd. to utilize the facilities, it may in fact need to be improved. Planner Durfee stated during Tech Review and Master Plan

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meetings, they plan to get this water line to the other side of Route 28, so this water line may be extended with the help of a grant. The towns of Rochester and Wareham will both benefit having the waterline on a public roadway. Construction should start in the summer of 2024.

PUBLIC HEARINGS

(Continued from February 27, 2024) A Site Plan Review application for a Self-Storage Facility project, filed by JPF Development, LLC, for property located at Kings Highway and Cranberry Highway (Route 28), Map 17, Lot(s) 30, 31A, 55, and 56. The applicant proposes to develop approximately 15 acres of land as a Self-Storage facility comprised of seven storage buildings and one office building at a site located in the Industrial District.

Bill Madden of G.A.F. Engineering was present for the hearing. He stated they have responded to Field Engineering's review letter and explained the components of that letter regarding waivers, fire protection, drinking water well relocation, handicapped access, etc. He spoke about the easement that will run along the property. It is undetermined who will be the Grantor of the easement. Planner Durfee stated it would be the Town of Rochester as the grantor, but once the easement reaches private property the IMA agreement with the Town of Wareham and the waterline agreement ends. At that point the Town of Rochester will have to determine who is responsible for that stretch of the easement. Mr. Madden also reiterated that the access ways, and roadways around the facility are adequate and safe. Mr. Madden requested the Planning Board state the proper size water basin they will require, so he can reflect that on their site plans. The Planning Board is waiting for a response from Field Engineering, therefore, the hearing will be continued.

Member Bailey made a motion to continue the hearing to April 9th, 2024.

Vice Chairman DeMaggio seconded the motion.

The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)

BOARD BUSINESS

Minutes: March 12, 2024 (*Draft*)

Vice Chairman DeMaggio made a motion to approve the minutes as written.

Member Carr seconded the motion.

The motion was passed by a vote of 4 in favor, 0 opposed, 1 abstained. (4-0-1)

Signature: Bluewave Solar, BWS Snows Pond LLC, Special Permit and Site Plan Review Decision

Chairman Johnson stated the bio fuel machinery condition has been amended. However, due to lack of presence from a board member, they are unable to vote and sign the draft decision at this time.

Vouchers: Field Engineering, BWC Snows Pond, LLC, Invoice 16343, \$1,200.00

Member Bailey made a motion to approve the voucher.

Vice Chairman DeMaggio seconded the motion.

The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)

Field Engineering, JPF Development, LLC, Invoice 16342, \$987.50

Vice Chairman DeMaggio made a motion to approve the voucher.

Member Bailey seconded the motion.

The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)

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Field Engineering, Repurpose Properties/The Village, Invoice 16341, \$300.00

Member Bailey made a motion to approve the voucher.

Vice Chairman DeMaggio seconded the motion.

The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)

NEW BUSINESS & PUBLIC COMMENTS

Agricultural Mapping Discussion – Matt Monterio

Matt Monteiro from Rochester Land Trust was present and spoke about a project developed by NRCS. This project designates certain local soils as “agricultural soils” and creates eligibility by the land owners to pursue an “Agricultural Restriction” on the land. Chairman Johnson requested more information on this project before making any decisions. The Planning Board had reservations about this project when it came up a couple months ago, because any landowners that opt in become limited when and if they decide to sell the land or make changes to it in the future. Mr. Monteiro stated he would be happy to attend a future meeting along with the Land Trust to continue this discussion.

Battery Storage Discussion – Eric Weinstein, New Leaf Energy, Project Developer

Eric Weinstein of New Leaf Energy was present via zoom for the meeting. He gave his expert opinions and knowledge on solar battery storage. The Planning Board asked him multiple questions about the batteries including containment, climate control, power failure, interconnection, energy usage, fire suppression, and battery lifespan. Vice Chairman DeMaggio asked what base material is used in the batteries. Mr. Weinstein responded saying lithium ion batteries are the most common, similar to what is used in phones or laptops. Mr. Weinstein gave his opinion on the new proposed bylaw language regarding the number of megawatts for distribution, applicability, and setbacks.

TOWN PLANNER UPDATES

Route 28 Corridor Study Workshop

Planner Durfee stated this workshop was not well attended and not well advertised. She is going to try to do some more public outreach.

Planner Durfee also gave an update on reimbursement to escrow accounts.

OLD BUSINESS

109 Neck Road, Long Pond Bogs Solar Project Screening Evaluation Report

Chairman Johnson stated screening needed to be added alongside the property to block the view of the solar array. The solar company worked quickly to extend a berm, and planned to add additional fencing once construction was complete to ensure full coverage. Upon further review, it seems the array is very visible from Neck Rd. Hank Quimet, from Renewable Energy Development Partners, was present via zoom, and stated their surveyor has completed gathering the information he needs to have site lines submitted. He also suggested that the solar panels be completed, at which point, a site visit can be performed to determine the best amount of screening. He also stated a flag test will be done on the property next week to see where the additional screening is needed. Member Bailey presented a photo he took of the solar array from Snipatuit Pond. It showed a gap in the trees and he stated the solar array is fully visible from the pond. Chairman Johnson stated the will of the Planning Board is to have a minimal number of panels installed on the Northwest corner of the array, and

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once a site visit is conducted to assess the screening, they can continue installing them with permission of the Planning Board once the screening is rectified.

Trailside- Chairman Johnson stated that the water basins need to be cleaned out to prevent the amount of water overflow in that community. Field Engineering is going to reach out to try to plan for cleaning.

Zoning Bylaws for Town Meeting

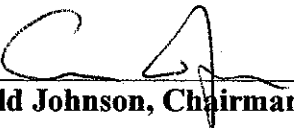
Chairman Johnson stated the bylaw that was received from Town Counsel regarding battery storage was given to each member. This bylaw seems to be satisfactory and is most likely what they will submit for vote at the town meeting. Chairman Johnson stated he wants to make small amendments as to where battery storage is permitted. He also discussed specifics on the decommissioning bond language.

The Planning Board also discussed the proposed bylaw regarding archeologic oversight during soil disturbance on or near historical properties.

ADJOURNMENT

Vice Chairman DeMaggio made a motion to adjourn the meeting at 10:00pm.
Member Bailey seconds the motion.
Meeting adjourned.

Date: 04/09/2024



Arnold Johnson, Chairman



Danielle Craig, Recording Secretary