



**The Rochester Planning Board will meet in the
Town Hall Meeting Room
on Tuesday, November 13, 2018 at 7:00 p.m.**

Page 1 of 2

6:30 p.m. Executive Session: Outstanding Litigation

7:00 p.m. Call meeting to order.
(This meeting is being televised & recorded via digital audio recorder.)

1. PUBLIC MEETING:

Approval Not Required Application

Logan Smith, 69 Ryder Road, Map 23 Lots 2 & 23

2. PUBLIC HEARINGS:

Zoning By-Law Amendments:

1. To consider an amendment to the Town's Zoning Bylaw by amending the Town of Rochester Zoning By-Laws by re-numbering the headings sections thereof and amend certain non-zoning by-law sections listed with the subsequent sections thereunder re-numbered accordingly.
2. To consider an amendment to the Town's Zoning Bylaw by amending the Town of Rochester Zoning By-Laws by adding a new Section 21.40, Ground-Mounted Solar Photovoltaic Installation Overlay District, as set forth or take any other action related thereto.
3. To consider an amendment to the Town's Zoning Bylaw by amending the Town of Rochester Zoning By-Laws by adding a new Section 21.50, Renewable or Alternative Energy Research and Development Facilities and/or Manufacturing Facilities Overlay District, as set forth or take any other action related thereto.
4. To consider an amendment to the Town's Zoning Bylaw by amending the Town of Rochester Zoning By-Laws by deleting paragraph 20.40.D.9 (a) and replace with a new paragraph 20.40.D.9 (a). Delete section 20.40.D.9 paragraphs (b) through (g) and replace with the new section 20.40.C.16 Multifamily Dwellings regarding conditions in which new construction and conversions of multifamily dwellings are permitted.
5. To consider an amendment to the Town's Zoning Bylaw by amending the Town of Rochester Zoning By-Laws by deleting the Table of Accessory Structure Dimensional Regulations in Section 20.40.C.2 and inserting a new "Table of Accessory Structure Dimensional Regulations".
6. To consider an amendment to the Town's Zoning Bylaw by amending the Town of Rochester Zoning By-Laws by inserting the definition into Section 19.3 for "Temporary Storage Unit" and inserting a new section into section 20.40.C regarding Temporary Storage Units.
7. To consider an amendment to the Town's Zoning Bylaw by amending the Town of Rochester Zoning By-Laws by inserting the new sections "A. Guiding Principle" and "B. Specific Objectives" at the beginning of Section 20.40 Agricultural-Residential District. Amend the remainder of Section 20.40 starting with the former paragraph "A" and assign new letters to the paragraphs sequentially with "C. Location".

3. BOARD BUSINESS:

- *Minutes: September 25, 2018 (voting quorum: Arnie, Gary, Ben, John, Lee & Chris) October 9, 2018 (voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris) and October 23, 2018 (voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris)*
- *Voucher(s):*
- **Right of First Refusal (requires a vote):** Chapter 61A, Notice of Sale: 440 Snipatuit Road, Map 38 Lot 25A, Herring Brook Farm Realty Trust, Donna Jeffers, Trustee
- **Right of First Refusal (requires a vote):** Chapter 61A, Notice of Sale: Neck Road, Map 26 Lot 28, Fuller Real Estate Trust, Nancy Fuller, Trustee

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Page 2 of 2

4. DISCUSSION:

- Affordable Housing for Seniors
- Shawmut Associates
- Connet Woods
- Schedule Site Visit for Mattapoissett Road Solar

5. NEW BUSINESS & PUBLIC COMMENTS

- Green Communities Act

6. TOWN PLANNER UPDATES

7. OLD BUSINESS

Clean Energy Collective/248 Mattapoissett Road Modification ➤ Borrego Solar/Rounseville Road ➤ Edgewood Development / King's Highway Bituminous ➤ Wellspring Farm ➤ Meadowatt ➤ Milka ➤ Melink/Snipatuit Road ➤ Clean Energy Collective/Perry's Lane ➤ Connet Woods ➤ Little Quittacas Solar Project - 33 North Ave. ➤ Colbea Enterprises, LLC – Cranberry Highway Filling Station ➤ Zoning By-Law Amendments ➤ Agricultural Commission ➤ Zoning By-Law Review Sub-Committee ➤ Water Commission ➤ Shawmut Associates - 50 Cranberry Highway ➤ Hartley Mills ➤ Trailside Estates ➤ Priscilla Lane

ADJOURNMENT