



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

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

1. INFORMAL MEETING:

Ron Maton, 15 New Bedford Road, Map 33, Lot 1B, Site Plan Review

2. PUBLIC MEETING:

Approval Not Required Applications

1. Gerard Lorusso/Edgewood Development, Horse Neck Drive (Connet Woods), Map 19A, Lots 71, 72, 73, & 74
2. Gerard Lorusso/Edgewood Development, Box Turtle Drive (Connet Woods), Map 19A, Lots 75 & 76
3. Gerard Lorusso/Edgewood Development, Forbes Road (Connet Woods), Map 19A, Lot 57

3. PUBLIC HEARING:

1. (*Continued from January 23, 2018*) A Large Scale Photovoltaic Installation Special Permit application, Scenic Highway Special Permit application, and a Groundwater Protection District Special Permit application received from Borrego Solar Systems, Inc. for property located at 453 Rounseville Road, Rochester, MA 02770, further identified on Assessor's Maps 31 & 34, Lots 7 & 1H. The property owner of record is Gibbs V. Bray, P.O. Box 989, Marion, MA 02738. The proposed project is for the construction of a Large Scale Solar Photovoltaic Installation.

2. (*Continued from January 23, 2018*) A Special Permit for a Back Lot filed by Madeleine M. Monteiro, 31 Royal Way, South Dartmouth, MA 02748, for property located at 0 Walnut Plain Road, Assessors' Map 24, Lots 2 & 4 and depicted on a plan entitled, "Plan of Land at South Street in Rochester, Massachusetts" dated October 17, 2017, prepared for Theodore L. Monteiro, Jr. & Madeleine M. Monteiro, Trustees of the Monteiro Family Trust, prepared by Outback Engineering Incorporated, 165 East Grove Street, Middleborough, MA 02346. The property owners of record are Theodore L. Monteiro, Jr. and Madeleine M. Monteiro, 31 Royal Way, South Dartmouth, MA 02748.

4. BOARD BUSINESS:

- **Minutes:** October 12, 2017 (*voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris*), October 24, 2017 (*voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris*), November 14, 2017 (*voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris*), December 12, 2017 (*voting quorum: Arnie, Gary, Ben, Mike & Chris*), January 9, 2018 (*voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris*), and January 23, 2018 (*voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris*)
- **Voucher(s):** W.B. Mason / Name Plate for Recording Secretary: \$6.66 (1/2 of \$13.31 other 1/2 Paid by Conservation)
- **Review and Approve:** 2017 Annual Report
- **Right of First Refusal (requires a vote):** Chapter 61A, Notice of Sale: Alley Road, Map 28, Lots 6E & 6G, Estate of Mary Gayoski c/o Thomas Gayoski, Jr.

5. DISCUSSION:

- Affordable Housing for Seniors

6. NEW BUSINESS & PUBLIC COMMENTS

7. TOWN PLANNER UPDATES

8. OLD BUSINESS

Edgewood Development / Norfolk Asphalt > Wellspring Farm > Rochester Farms > Progressive Grower > Clean Energy Collective/268 Mattapoissett Road > Milka > Happy Tails Lane > Meadowatt > Melink > Clean Energy Collective/Perry's Lane > Connet Woods > Little Quittacas Solar Project - 33 North Ave. > Colbea Enterprises, LLC - Cranberry Highway Filling Station > Rochester Crossroads, LLC - Cranberry Highway > Zoning By-Law Amendments > Agricultural Commission > Zoning By-Law Review Sub-Committee > Water Commission > Shawmut Associates - 50 Cranberry Highway > Hartley Mills > Trailside Estates > 353/355 New Bedford Rd. > Priscilla Lane > Sperry Tents

ADJOURNMENT