



**The Rochester Planning Board will meet in the
Council on Aging Senior Center, 67 Dexter Lane
on Tuesday, May 8, 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. PUBLIC MEETING:

1. Approval Not Required Application

Joseph E. Longo, Mendell Road, Map 30, Lot 2

2. Amend Borrego Solar Systems, Inc. / 453 Rounseville Road Large-Scale Solar Photovoltaic Installation Special Permit Decision due to clerical error.

2. PUBLIC HEARINGS:

1. Special Residential Development Special Permit application, Application for Work on Scenic Highway (Route 105) and a Groundwater Protection District Special Permit application received from REpurpose Properties, LLC, 55 Main Street, Buzzards Bay, MA 02532 for property located at Rounseville Road, Rochester, MA 02770, further identified on Assessor's Map 30, Lots 24, 25B, & 25C. The property owner of record is Gibbs V. & Patricia M. Bray, Trustees, 21 Pawkechatt Way, P.O. Box 989, Marion, MA 02738. The applicant's representative is John L. Churchill, Jr. of JC Engineering, Inc., 2854 Cranberry Highway, East Wareham, MA 02538. The proposed development is an age-restricted community with 22 duplex units, a common building and associated roadways, buildings, and utilities.

2. Zoning By-Law Amendment:

To consider an amendment to the Town's Zoning Bylaw by amending Section 3 of Section IX(H) "Temporary Moratorium on Marijuana Retail Sale" (which includes dispensing, processing, and cultivation activities, and other related activities to the sale, storage and distribution of marijuana) in order to continue the planning process to evaluate regulation of marijuana and other uses related to the regulation of marijuana and address the potential impact of the state regulations on local zoning. Delete the following as the second sentence: "The moratorium shall be in effect through October 31, 2018". Insert the following as the second sentence: "The moratorium shall be in effect through June 30, 2019".

3. BOARD BUSINESS:

- **Minutes:** March 22, 2018 (voting quorum: Arnie, Gary, Ben, Lee & Chris) and April 24, 2018 (voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris)
- **Voucher(s):** W.B. Mason / Office Supplies: \$85.89; The Wanderer / Ad for Bylaw Amendment Marijuana Moratorium: \$50.00; The Wanderer / Ad for Bylaw Amendment Site Plan Review: \$50.00; The Wanderer / Ad for Bylaw Amendment Solar Bylaw: \$50.00; and Lorraine Thompson / Setup COA for 4/24/2018 Meeting: \$36.37.
- **Right of First Refusal (requires a vote):** Chapter 61A, Notice of Sale: Dexter Lane, Map 6, Lot 11E, Bruce Maksy, Jr.
- **For Signature:** Member signatures for Plymouth County Registry of Deeds

4. DISCUSSION:

- Affordable Housing for Seniors
- Shawmut Associates

5. NEW BUSINESS & PUBLIC COMMENTS

6. TOWN PLANNER UPDATES

7. OLD BUSINESS

Clean Energy Collective/248 Mattapoisett Road Modification ▶ Borrego Solar/Rounseville Road ▶ Edgewood Development / King's Highway Bituminous ▶ Wellspring Farm ▶ Progressive Grower ▶ Clean Energy Collective/268 Mattapoisett Road ▶ Happy Tails Lane ▶ Connet Woods ▶ 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