



**The Rochester Planning Board will meet in the
Town Hall Meeting Room
on Tuesday, January 8, 2019 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 DISCUSSION:

Rochester Farms Solar Project, Marion Road, Map 6, Lot 37, Special Permit

2. PUBLIC MEETING:

Approval Not Required Application

Rochester Farms, Marion Road, Map 6, Lot 37

3. PUBLIC HEARING:

1. (Continued from October 9, 2018) 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. (Continued from December 11, 2018) A Site Plan Review application received by 15 Cranberry Highway, LLC, 177 Huntington Avenue, Boston, MA 02115 for property located at 15 Cranberry Highway, Rochester, MA 02770, further identified on Assessor's Map 17, Lot 31C. The property owner is Decas Real Estate Trust, 4 Old Forge Road, Carver, MA 02330. The proposed project is for site redevelopment for a day care facility. Building renovations will be limited to the interior of the structure creating a new day care space for the majority of the building and adding an area at the front of the building to be leased to a future tenant. The redevelopment of the 2.22 acre site will include modifying the exiting paved surface and upgrading storm water management. A playground will be constructed just beyond the existing building.

4. BOARD BUSINESS:

- **Minutes:** October 23, 2018 (*voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris*), November 13, 2018 (*voting quorum: Arnie, Gary, Ben, Mike, John, Lee & Chris*) and December 11, 2018 (*voting quorum: Arnie, Gary, Ben, Mike, Lee & Chris*)
- **Voucher(s):** Field Engineering / Gibbs V. Bray / Plumb Corner Mall Drainage Site Plan Review Escrow Account: \$1,000.00; Field Engineering / Connet Woods Escrow Account: \$2,500.00; Field Engineering / Borrego Solar Systems / 453 Rounseville Road Solar Project Escrow Account: \$250.00; and Field Engineering / Shawmut Associates / 50 Cranberry Highway Escrow Account: \$500.00
- Planning Board appointment of Barry Patraiko to the Capital Planning Committee
- **Review and Approve:** FY2020 Budget

5. DISCUSSION:

- Affordable Housing for Seniors
- Shawmut Associates
- Connet Woods

6. NEW BUSINESS & PUBLIC COMMENTS

7. TOWN PLANNER UPDATES

8. OLD BUSINESS

Clean Energy Collective/248 Mattapoisett 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