

Rochester Conservation Commission
Minutes of November 7, 2023

Present: Christopher Gerrior, Chairman
Bendrix Bailey, Vice Chairman
Matthew Bache
Mike Gifford
Carl MacDermott

Absent: Drew McManus
William Milka

Merilee Kelly, Conservation Agent
Dawn DeMaggio, Board Administrator
Danielle Craig, Recording Secretary

The meeting convened via Zoom video conference ID # 87630494296. Chairman Gerrior called the meeting to order at 7:00 p.m. The meeting started with everyone reciting the Pledge of Allegiance. He took attendance of members, staff, applicants, and representatives and stated the meeting was being broadcast on Zoom and was being recorded.

Public Hearings

DEP SE 272-0626 (Continued from October 17, 2023)

A Notice of Intent filed by Nathaniel & Jeanne Reece for property located at 31 Hiller Road, Rochester, MA 02770, Lot 1K on Assessor's Map 11. The applicant is proposing a single-family home backyard expansion and leveling the area with fill addition. The yard will extend into the buffer zone and will be no closer than 25 feet to the wetland.

Nathaniel Reece was present for the meeting. He stated he hired a Wetlands Specialist to delineate the wetlands on his property. He stated that after the wetlands were flagged, the work that he had done was well outside the 25ft buffer zone. Agent Kelly performed a site visit and stated the wetlands seemed obvious on the property and the delineation is well over 25ft from the boulders that were placed along the edge of the property. Member Bailey stated an Order of Conditions will be issued in response to the Notice of Intent that the property owner had filed. An ongoing condition will be that the property owners mow and maintain the cleared area.

Member Bache made a motion to approve the Notice of Intent as written.

Member Bailey seconded the motion.

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

DEP SE 272-0628

A Notice of Intent filed by JPF Development, LLC for property located at 0 & 25 Cranberry Highway & 0 Kings Highway, Rochester, MA 02770, Lots 30, 31A, 55, and 56 on Assessor's Map 17. The applicant is proposing the construction of seven self-storage buildings and one office building with associated paved access drives, parking areas, utilities, and stormwater management systems. The work is located within the 100-foot buffer zone to Bordering Vegetated Wetlands. The applicant's representative is Bob Rogers, G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571.

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Bob Rogers, G.A.F. Engineering, Inc. on behalf of JPF Development was present for the meeting. He provided a set of site plans to the board members and explained the plans in detail including, access points, topography, grading and drainage, erosion control plan, parking, and storm water management. He stated that within the Notice of Intent there is a letter of compliance with the Natural Resource Area. Agent Kelly asked what changes were made to the parking lot and office building. Bob Rogers stated they made small changes for landscaping purposes but there were no major changes. The Conservation Commission members will perform a site visit of the property.

Bob Rogers asked for a continuance until the Planning Board approves an NOI with an Order of Conditions.

Member Bailey made a motion to approve a continuance until November 21, 2023.

Member Bache seconded the motion.

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

DEP SE 272-0629

A Notice of Intent filed by BWC Snows Pond, LLC for property located at 0 Cushman Road, Rochester, MA 02770, Lot 41A on Assessor's Map 33. The applicant is proposing to construct an approximately 2.39 MW DC single axis tracking solar PV array and associate battery energy storage on the 31.23-acre property with work proposed within the 100-foot buffer zone. The applicant's representative is Andrew Hamel, Weston & Sampson, 55 Walkers Brook Dr., Reading, MA 01867.

Andrew Hamel of Weston & Sampson was present for the meeting. He stated they are proposing to construct a 2.39-megawatt single access tracking solar array coupled with battery storage on a 31.2-acre property. He gave a description of the current landscape of the property, as well as, the changes that will be made to construct the array. Approximately 4.17 acres is proposed for clearing. Erosion control devices will be staked out prior to the start of work to mitigate any sediment migration off site and neighboring wetland resource areas. Agent Kelly performed a site visit of the property, and during her visit it was noticed that some of the flags from the wetland delineation done in February of 2023 were missing. Mr. Hamel stated those wetlands will be reflagged next month. Chairman Gerrior asked if the array would be visible to the bordering residence, Mr. Hamel stated that it is currently an open field so the neighbors would be able to see it from their property. There will be basic screening on that side of the site. Chairman Gerrior also asked about a road along the property, Mr. Hamel stated that road will not be used for access, they plan to construct a new road. The Conservation Commission members will perform a site visit of the property. An abutter to the property, Melanie Sherman-Morris, was present for the meeting. She asked some questions regarding the limit of clearing on the property, the removal of the stone wall, possible contamination of storm water runoff into the river, and fencing/screening. Mr. Hamel answered her questions and Member Bailey stated that some of her questions would be better asked to the Planning Board members at the next meeting on November 14, 2023.

Mr. Hamel requested a continuance so the Planning Board can have a chance to review as well as receive feedback from Tech Review.

Member Bailey made a motion to approve a continuance until November 21, 2023.

Member Bache 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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Old Business

Box Turtle Drive- Plantings are complete. Agent Kelly received a report. There will be monitoring for the next two years, with an official update in one year.

Red Brick Farm East- Conservation Restriction- Chairman Gerrior stated the Selectmen received their letters. There is a possibility for this topic to be discussed at the next Select Board meeting.

Commission Business

Permits: ORAD File Number Correction, JPF Development, LLC

All present members signed this permit with the updated file number.

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Member Bailey made a motion to approve the minutes.

Member Bache seconded the motion.

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

Vouchers: Plymouth County Registry of Deeds, ORAD Recording, \$107.00

Member Bailey made a motion to approve the voucher.

Member Bache seconded the motion.

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

Review: 2024 Meeting and Submission Deadlines

Conservation Commission members will review the dates.

Agent Update

Agent Kelly stated SEMASS conducted their Semiannual Tree and Utility Inspection check. She stated only a few branches need to be removed, and provided pictures for the Board members review.

Agent Kelly stated there is a free class being offered by Maggie Payne at The Marion Natural History museum on Geological history of cranberry bogs on November 15, 2023, for anyone who is interested in attending.

Future Business

The next meeting of the Conservation Commission will be on November 21, 2023.

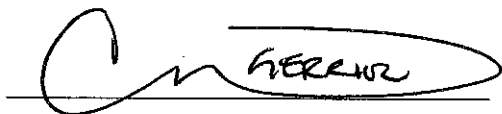
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Adjournment

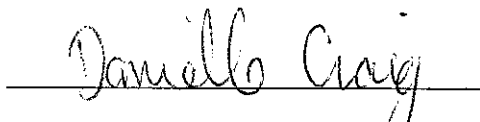
Member Bailey made a motion to adjourn the meeting at 7:55pm.

Member MacDermott seconded the motion.

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

A handwritten signature in black ink, appearing to read "GERRIOR", written over a horizontal line.

Christopher Gerrior, Chairman

A handwritten signature in black ink, appearing to read "Danielle Craig", written over a horizontal line.

Danielle Craig, Recording Secretary