

**Rochester Conservation Commission  
Minutes of November 21, 2023**

**Present:** Christopher Gerrior, Chairman  
Bendrix Bailey, Vice Chairman  
Mike Gifford  
Carl MacDermott  
William Milka

**Absent:** Drew McManus  
Matthew Bache

Merilee Kelly, Conservation Agent  
Dawn DeMaggio, Board Administrator

The meeting convened via Zoom video conference ID # 88961501806. 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 broadcasted on Zoom and was being recorded.

**Public Meetings**

**DEP SE 272-0596**

**A Request for an Extension of the Order of Conditions filed by Featherbed Lane South Solar for property located at 0 Featherbed Lane, Rochester, MA 02770, Lot 24 on Assessor's Map 46.** The applicant requests an extension of time to exercise the rights granted to the Proponent under the Order of Conditions issued February 5, 2021 for the Featherbed Lane South Solar project.

Caroline Booth was present on behalf of the applicant. She stated they are requesting an extension of 3 years on the Order of Conditions. The project is moving forward however they are working on funding for required upgrades to the local grid. Agent Kelly stated she had no issues with the extension.

Member Bailey made a motion to approve the extension until February 5<sup>th</sup>, 2027.

Member MacDermott seconded the motion.

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

**DEP SE 272-0601**

**A Request for a Certificate of Compliance filed by Jesper & Jennifer Ingerslev for property located at 8 Gerrish Road, Rochester, MA 02770, Lot 68 on Assessor's Map 43A.** The applicant has completed construction of a single-family house with sewage disposal system, utilities, site clearing and grading.

Agent Kelly stated she performed a site visit and took some pictures. She stated that the home was built exactly to plan and she saw no issues with it. Member Bailey stated that due to the nearby wetlands he requests an ongoing condition that the land is mowed and maintained as is.

Member Bailey made a motion to approve the Certificate of Completion with the addition of the ongoing condition.

Member Milka 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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**Public Hearings**

*(Continued from November 7, 2023)*

**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.

The applicant asked for a continuance of this hearing.

Member Bailey made a motion to continue the hearing to January 16<sup>th</sup>, 2023.

Member MacDermott seconded the motion.

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

*(Continued from November 7, 2023)*

**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.

The applicant has asked for a continuance of this hearing.

Member Bailey made a motion to continue the hearing to January 16<sup>th</sup>, 2023.

Member MacDermott seconded the motion.

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

**Old Business**

**New Business**

**Maggie Payne**, soil discussion

Chairman Gerrior stated the person regarding this matter was not able to attend this meeting. Member Bailey stated this was brought up in a Planning Board meeting and it was the opinion of the board to not permit it.

**Kevin Bernardo**, discussion regarding animals/farm near wetlands

Kevin Bernardo was not able to attend and will be present at the next meeting.

**Notice of Intent to Release Property From M.G.L. c61A**, 0 Bishop Road, Lot 71 on Assessor's Map 43-A, with the intent to sell the 2.7 acres for residential use.

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Agent Kelly stated that 2 abutting house lots have been removed from Chapter 61A. She stated that they are not touching any conservation lots. Member Bailey asked some questions in regards to the maps. The delineation lines do not seem clear according to the maps presented, therefore it does not seem as appropriate zoning for a buildable lot.

Member Bailey made a motion to recommend to the Select Board to not purchase these lots.

Member MacDermott seconded the motion.

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

**Commission Business**

**Minutes:** November 7, 2023

Member MacDermott made a motion to approve the minutes.

Member Bailey seconded the motion.

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

**Agent Update**

Agent Kelly stated she received a submission with a minor plan change for the specifics regarding the fire pump house from the MSBA. They submitted plans that are more specific and detailed.

Member MacDermott made a motion to approve these minor changes.

Member Milka seconded the motion.

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

**Adjournment**

Next meeting will be held on November December 5th, 2023.

Member Bailey made a motion to adjourn the meeting at 7:30pm.

Member MacDermott seconded the motion.

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

Date: 16 JAN 2024



Christopher Gerrior, Chairman



Danielle Craig, Recording Secretary