



**The Rochester Planning Board will meet at  
Town Hall Meeting Room  
Tuesday, February 23, 2021 at 7:00 p.m.**

**AGENDA  
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Join ZOOM: <https://us02web.zoom.us/j/88264947695>

Meeting ID: 882 6494 7695  
Or Call: 1 646 876 9923

**NOTE: Planning Board Meetings will be online only until further notice**

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

**1. PUBLIC MEETINGS:**

**Approval Not Required Application**

Decas Cranberry Company, Burgess Avenue, Map 27, Lot 2

**2. PUBLIC HEARINGS:**

***(Continued from February 9, 2021)*** A Large Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Snipatuit Road Solar, LLC, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772 for property located at 0 Snipatuit Road, designated at Map 46 and 47, Lots 1, 4, 9, 9A, 26, and 27. The applicant proposes the construction of a  $\pm 4.8$  MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The Property is also within the Mattapoisett River Valley Watershed and partially within the Groundwater Protection District and the Floodplain Overlay District. The property owners of record are Lisa Holden, Trustee, Rochester Realty Trust and Aquidneck Nominee Trust, ET AL, and Kevin J. and Cassandra A. Cassidy. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

***(Continued from February 9, 2021)*** A Large-Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Cushman Road Solar, LLC, P.O. Box 1340, Portsmouth, NH 03801 for property located at 0 Cushman Road, designated as Lot 11 on Rochester Assessors Map 33. The applicant proposes the construction of a  $\pm 3.9$  MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The property is also within the Mattapoisett River Valley Watershed, partially within the Groundwater Protection District, and the Floodplain Overlay District. The property owner of record is Lisa Holden, Trustee, P.O. Box 388, Rochester, MA 02770. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

**3. BOARD BUSINESS:**

- **Minutes:** February 9, 2021 (voting quorum: Arnie, Ben, Michael, John, Lee, & Chris)
- **Vouchers:** Field Engineering Co., Inc./Snipatuit Road Solar/Invoice# 14121: \$2,125.00  
Field Engineering Co., Inc./22 Cranberry Highway 40R/Invoice#14019: \$1,250.00
- **Review & Approve:** Street Name Request/Plumb Corner LLC  
2020 Annual Report



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**4. DISCUSSION:**

- Affordable Housing for Seniors
- Shawmut Associates
- Connet Woods
- ZBA Filings

**5. NEW BUSINESS & PUBLIC COMMENTS**

**6. TOWN PLANNER UPDATES**

**7. OLD BUSINESS**

Trahan 243 Mattapoissett Road ► Covanta SEMASS ► Clean Energy Collective/248 Mattapoissett 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**