

**Rochester Planning Board
Minutes of June 8, 2021**

Present: Arnold Johnson, Chairman
John DeMaggio, Vice Chairman
Bendrix Bailey, Clerk
Michael Murphy, Associate Clerk
Lee Carr
John DeMaggio
Chris Silveira

Absent: None

Steven Starrett, Town Planner
Victoria D'Antoni, Board Administrator
Blair Bailey, Town Counsel
Lori Walsh, Recording Secretary

The meeting convened via Zoom Meeting ID 814 2852 2542. Members joined in-person at Old Colony Regional Vocational Technical High School. Chairman Johnson called the meeting to order at 7:14 p.m. and stated the meeting was being recorded.

BUSINESS

A motion was made by Mr. Bailey, seconded by Mr. Silveira, to approve the May 11, 2021 and May 25, 2021 meeting minutes as submitted. The motion carried unanimously.

A motion was made by Mr. Bailey, seconded by Mr. Silveira, to sign the vouchers.

A motion was made by Mr. Bailey, seconded by Mr. Silveira, to approve the Field Engineering voucher for \$1,705.00.

A motion was made by Mr. DeMaggio, seconded by Mr. Bailey, to approve the Wanderer voucher for \$60.00.

A motion was made by Mr. DeMaggio, seconded by Mr. Carr, to approve the Fileguard voucher for \$52.50.

A motion was made by Mr. Bailey, seconded by Mr. Carr, to approve the Field Engineering voucher for \$636.85.

A motion was made by Mr. Silveira, seconded by Mr. Bailey to approve the Field Engineering voucher for \$258.99.

PUBLIC MEETINGS:

Approval Not Required Application

Robert Long, for property located at 0 Neck Road, Map 28, Lots 7 and 15.

Lee Castignetti, the applicant's representative, stated that he acquired three lots from Decas Cranberry. Lot 3-1 will be a conforming lot. The excessive frontage will not be on the plan.

A motion was made by Mr. Bailey, seconded by Mr. DeMaggio, to approve the plan as submitted. The motion carries unanimously.

PUBLIC HEARINGS

***(Continued from May 25, 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**

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property located at 0 Snipatuit Road, designated at Map 46 and 47, Lots 1, 4, 9, 9A, 26, and 27.

Eric Las, from Beals and Thomas, presented this project. Mr. Las has a letter from Field Engineering that he presented to the Chairman from Kenny Motta. The letter is in response to waiver requests from the following Rochester Zoning By-Laws:

Article #3, Section 21 1.9 details

Waiver from Article 3, Sec. 21 1.9 details .12

Waiver Sec. 21 1.9 .1 Landscaping

Waiver from Rules and Regulations Appendix A 4.6.5

Rules and Regulations Groundwater elevation

The letter stated there is no infiltration credit or recharge component associated with the side of catch basin 2 which would influence the groundwater elevation.

A motion was made by Mr. Bailey, seconded by Mr. DeMaggio, to approve the waivers. The motion carried unanimously.

Mr. Bailey asked Mr. Las if there is going to be a capacity study. Mr. Las stated that they are doing a 350-megawatt study grouped with Acushnet and Mattapoisett that will be completed late fall.

A motion was made by Mr. Bailey, seconded by Mr. DeMaggio, to continue the public hearing to June 22, 2021. The motion carries unanimously.

***(Continued from April 27, 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.**

Eric Las and Joe Harrison, from Beals and Thomas, were present. Eric Las stated they are in the process of revising the plans. Mr. Las is submitting a plan requesting the following waivers:

1. Waiver Section 21, 1.9 vehicle and emergency access
Waiver so they do not have to do a traffic study
2. Waiver Section 21, 1.9, Section 12
3. Waiver submittal checklist special permit Appendix E
4. Waiver Section 21, 1.9 submit detail to landscaping:
 1. Submit landscape plan from a detailed Architect

A motion was made by Mr. Bailey, seconded by Mr. DeMaggio, to set the decommissioning bond amount for \$165,000. The motion carries unanimously.

A motion was made by Mr. Bailey, seconded by Mr. Silveira, to approve the bond. The motion carries unanimously.

A motion was made by Mr. Bailey, seconded by Mr. DeMaggio, to approve the landscaping and stormwater maintenance amount of \$7,400. The motion carries unanimously.

A motion was made by Mr. Bailey, seconded by Mr. DeMaggio to approve the two-year landscape replacement bond amount for \$4,500. The motion carries unanimously.

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A motion was made by Mr. Bailey, seconded by Mr. DeMaggio, for the \$13,000 timber fee. The motion carries unanimously.

Julie Koczera, of 2 Robinson Road, spoke to the Board via zoom and said that she did receive the Peer Review Consultant letter dated May 21, 2021 however they did not receive any additional responses. Chairman Johnson said that to be fair, they will have to review everything at the next meeting.

A motion was made by Mr. Bailey, seconded by Mr. DeMaggio, to move the discussion of the letter to the next meeting. The motion carries unanimously.

Mr. Harrison stated that he met with the abutters today on the property about moving the access roads. They would be compensating them so that they would be able to walk directly across with the horses instead of walking down the path. They are putting a letter together with both demands for the Koczera's and a letter of intent for the Board. They would have some staging on the Koczera's property where the current horse ring is now. Mr. Las said that their revised submission to the Board would reflect that.

A motion was made by Mr. Bailey, seconded by Mr. DeMaggio, to continue the public hearing to July 13, 2021. The motion carries unanimously.

***(Continued from May 11, 2021)* A Definitive Subdivision Plan Application entitled "Longbow Lane" for Bendrix Bailey, Pres. 34 Gerrish Road, Rochester, MA, dated February 23, 2021 and prepared by GAF Engineering, Inc. 266 Main Street, Wareham, MA, 02571. The property is located off Gerrish Road and is designated as Lot # 29-F, on the Rochester Assessors' Map # 43-A.**

(Mr. Bailey recused himself from the Public Hearing.)

Bill Madden, from G.A.F. Engineering, was present. They are proposing a roadway 50 feet wide to provide access to the property. The second sheet indicates the 18-foot travel way. A hammer head is used for a fire access way at the end of the cul-de-sac. Trees will need to be cleared and stumps removed. There is storm drainage space near the hammer head and a wooden guard rail. Erosion control is shown on the eastern side of the fence.

Mr. Lalli, 16 Bishop Road, asked if there's ever been an exemption on a dead-end road. Town Counsel Bailey answered not on a subdivision road. Chairman Johnson said they will research this for him.

Chairman Johnson stated the waivers the applicant is requesting:

Waiver 4.2.1.7 Four copies of the Storm water management report

Waiver 4.2.1.9 Traffic impact analysis

Waiver 4.2.1.10 Stakeout of the center line Roadway in 100-foot intervals

Waiver 4.2.1.13 From the requirement to form a Home Owners Association

Waiver 4.2.2.115 To identify all significant features on the subject property

Section 5

Waiver 5.1.1.8 Property Line radius Street intersections with a minimum of 20' provided on one side only

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Waiver 5.5.1.9

Waiver 5.5.2.1 Construction of all Streets and drainage shall conform to the province commencing with the Department of Public Works Standards and Specifications for Highways and Bridges requesting 18-foot-wide Road Service consisting of 12" of due process asphalt, 2, 6-inch slips.

Waiver 5.5.4

Waiver 5.5.5

Waiver 5.5.6 Curbs and Berms

Waiver 5.5.7 Sidewalks

Waiver 5.5.10 Monuments and Markers

Waiver 5.5.13 Landing Street Trees

Waiver 5.5.14 Landscape Plantings

Waiver 5.6.2 Storm water Management Systems small Sub-Divisions or fewer rental units are exempt in the Massachusetts DEP Storm water Management Standards

Waiver 5.6.3 Storm Drainage Design Criteria

Waiver 5.6.4 Storm water Management Systems Construction Requirements

Appendix D

Mr. Lalli asked if the Board will address his question about the 500 ft. Road. Chairman Johnson said they are waiting to approve that waiver until the next meeting.

A motion was made by Mr. Murphy, seconded by Mr. Carr, to approve the waiver requests except 5.1.4.4 and 5.5.2.2. The motion carried unanimously.

Mr. Madden stated if there is water runoff it will flow into the drainage basin and any overflow would flow onto the lot.

A motion was made by Mr. DeMaggio, seconded by Mr. Murphy, to continue the public hearing to June 22, 2021. The motion carries unanimously.

(Mr. Bailey resumed his role in the meeting.)

NEW BUSINESS & PUBLIC COMMENTS

Zero Waste Solutions

Tim Flanagan, from Zero Waste Solutions was present to update the Board. Planner Starrett said that they were supposed to install a new glass processing machine. Mr. Flanagan stated that they haven't obtained the permit yet but they are doing it at a great speed. Mr. Starrett said for them to let him know when it's done so they can inspect it. They are limited by Semass because they don't have the capacity. Mr. Flanagan said that the transportation is expensive and there are not enough drivers. They are working with great speed and it will be done in the next two weeks.

The Village at Plumb Corner

Chairman Johnson wants the applicant to come to the next meeting to answer to the violations of working after hours. Mr. Bailey agrees that they should come in to the next meeting.

Arch at the Meadows

Mr. Bailey said that he will follow up with the applicant about coming to the Board for Site Plan Review. Chairman Johnson said that they have to meet the two criteria before they submit the Site Plan Review.

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New Board Member

New Board Member hasn't been able to come to the meetings and hasn't been sworn in yet. If he isn't able to come then they would have to appoint someone else.

ADJOURNMENT

A motion was made by Mr. DeMaggio and seconded by Mr. Bailey, to adjourn at 9:30 p.m. The motion carries unanimously.

Marissa Perez-Dormitzer, Recording Secretary

Arnold Johnson, Chairman