

**Rochester Planning Board  
Minutes of February 27, 2024**

Present: Arnold Johnson, Chairman  
John DeMaggio, Vice Chairman  
Michael Murphy, Assistant Clerk  
Bendrix Bailey, Clerk  
Chris Silveira  
Marc Rousseau (remote)  
Lee Carr

Absent: Nancy Durfee, Town Planner

Dawn DeMaggio, Board Administrator  
Danielle Craig, Recording Secretary

The meeting convened via Zoom Meeting ID 826 6144 3214. All members joined remotely via zoom. Chairman Arnold Johnson called the meeting to order at 7:00pm and stated the meeting was being recorded.

**PUBLIC HEARINGS**

***(Continued from January 9, 2024)*** A Site Plan Review application for a Self-Storage Facility project, filed by JPF Development, LLC, for property located at Kings Highway and Cranberry Highway (Route 28), Map 17, Lot(s) 30, 31A, 55, and 56. The applicant proposes to develop approximately 15 acres of land as a Self-Storage facility comprised of seven storage buildings and one office building at a site located in the Industrial District.

Bill Madden on behalf of JPF Development was present for the hearing. He reiterated the site plans for the project. The size and specifics on the buildings have not changed since the last meeting, however, the indication of the number of units has increased to 300 units. They consulted with a fire protection engineer for this project who conducted a code review. It was determined that fire protection was not required due to a list of codes that are listed in the cover letter provided to the Planning Board. Water will be accessible if requested by the Planning Board for Fire Department use. Field Engineering had requested the well be moved for setback compliance, which has been determined to be problematic. They are hoping to obtain a waiver to keep the well in its original location. The opportunity to create an easement for the town has fell through and does not appear to be moving forward. Field Engineering gave a recommendation to show the easement on the site plans regardless. The applicant does not have a problem with granting the water interconnecting easement, but will have to consult with the Water Commission on what to put in place for future use.

Member Bailey made a motion to continue the meeting until March 12<sup>th</sup>, 2024.

Vice Chairman DeMaggio seconded the motion.

**The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

***(Continued from February 13, 2024)*** A Special Permit and Site Plan Review application for a solar development project, filed by Bluewave Solar d/b/a BWC Snows Pond, LLC, for property located at 0 Cushman Road, identified as Map 33, Lot(s) 41 A-0. The applicant proposes to develop an approximately 2.39 MW DC single axis tracking photovoltaic solar array including DC-coupled battery energy storage at a site located of Cushman Road in the RE/AG – Residential/Agricultural District, Mattapoissett River Valley Watershed, and Groundwater Protection District.

Andrew Hamel on behalf of Weston and Sampson was present for the hearing. He gave a brief review of the project. He explained some minor changes on the site plans.

Chairman Johnson read the bonds for this project out loud.

**Rochester Planning Board  
Minutes of February 27, 2024**

Member Bailey made a motion to approve the bonds as the Chairman read them.  
Vice Chairman DeMaggio seconded the motion.

**The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

Chairman Johnson read the waivers for this project out loud.

Member Bailey made a motion to approve the waivers as read by the Chairman excluding the waiver on the tree removal.

Vice Chairman DeMaggio seconded the motion.

**The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

It was agreed that trees on the access road, 12-inch caliber or larger will be identified by flags and inspected by the Town Planner prior to removal.

Member Bailey made a motion to approve this amended landscaping waiver.

Vice Chairman DeMaggio seconded the motion.

**The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

Member Bailey explained that the Conservation Commission amended the Order of Conditions to not require bio fluid machinery due to the high costs of the machinery, and the limitations it puts on the contractors. Melanie Sherman-Morris, of 71 Jason's Lane, was present for the meeting. She stated she has concerns with the amended bio fuel condition. She gave a statement on behalf of an abutter, Claudette Tobin. Mrs. Tobin also has concerns with the types of batteries for the battery storage unit. Chairman Johnson stated that the types of batteries must be determined prior to approval. If there are any changes to these types of batteries, the applicant must get the Planning Board's approval to stay in compliance. Mrs. Tobin also asked if the Town had proper fire equipment and training to prevent or contain a battery fire. Chairman Johnson stated the Fire Department is currently in training for battery fires. Member Silveira stated he does not agree with the amended bio fuel condition. In the past this condition has always been a requirement for all hydraulic machinery, however, they can make allowances on specific equipment.

Member Bailey made a motion to close the public hearing.

Vice Chairman DeMaggio seconded the motion.

**The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

**BOARD BUSINESS**

**Minutes:** February 13, 2024 (*Draft*)

Member Bailey made a motion to approve the minutes.

Vice Chairman DeMaggio seconded the motion.

**The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

**Vouchers:** Field Engineering, Connet Woods, Invoice 16297, \$600.00  
Field Engineering, The Village at Plumb, Invoice 16298, \$600.00

Member Bailey made a motion to approve the vouchers.

Vice Chairman DeMaggio seconded the motion.

**The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

**Rochester Planning Board**  
**Minutes of February 27, 2024**

**TOWN PLANNER UPDATES**

Chairman Johnson stated Planner Durfee did an inspection of Tree Talk Natives. She is in approval of the work done on the entranceway and parking lot.

Chairman Johnson stated legal review has been completed on all the amended bylaws.

**ADJOURNMENT**

Vice Chairman DeMaggio made a motion to adjourn the meeting at 8:01 PM.

Member Bailey seconded the motion.

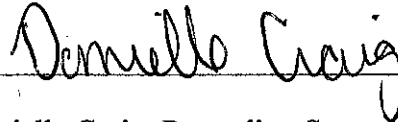
**The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

Date: \_\_\_\_\_

3/12/2024



Arnold Johnson, Chairman



Danielle Craig, Recording Secretary