

**Rochester Planning Board  
Minutes of February 25, 2020**

**Present:** Arnold Johnson, Chairman  
Gary Florindo, Vice Chairman  
Bendrix Bailey, Clerk  
Michael Murphy, Associate Clerk  
Lee Carr  
John DeMaggio

**Absent:** Chris Silveira

Steven Starrett, Town Planner  
Marissa Perez-Dormitzer, Recording Secretary

Members went into Executive Session at 7:00 p.m.

**Chairman Johnson called the meeting to order at 7:17 p.m. at the Town Hall Meeting Room.**

**PUBLIC MEETING**

**Approval Not Required Application**

Nancy Steidle, 0 Walnut Plain Road, Map 23, Lot 16

Nancy Steidle explained the property has 13.79 acres and she is looking to sell 11.79 acres to the Buzzards Bay Coalition. Clerk Bailey asked if the Buzzards Bay Coalition plans to have public access to the land on Walnut Plain Road. Ms. Steidle replied that she didn't know. Clerk Bailey suggested it may be in the Buzzards Bay Coalition bylaws that any land they own be open to the public. He said they could build a road and a parking lot. He added that Ms. Steidle might not be able to require no public access, but she could require no public access on Walnut Plain Road.

A motion to approve an Approval Not Required plan for Nancy Steidle dated February 25, 2020 prepared by Farland Corporation was made by Clerk Bailey and seconded by Associate Clerk Murphy. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

**BOARD BUSINESS**

**Vouchers**

A motion to approve a voucher for Field Engineering Co., Inc./The Village at Plumb Corner /REpurpose Properties in the amount of \$2,387.50 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Field Engineering Co., Inc./Steen Realty & Development Corp. /Cranberry highway 40R in the amount of \$375.00 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Reimbursement to Town Planner for Hard Hat in the amount of \$9.00 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

**PUBLIC HEARINGS**

**(Continued from February 12, 2020) A Cranberry Highway Smart Growth Overlay District application was filed by Steen Realty & Development, 3 Ledgewood Boulevard, Dartmouth,**

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**MA 02747, for the construction of a mixed use development under MGL Chapter 40R for properties located at 22 Cranberry Highway, designated as Lots 41C and 50 on Rochester Assessors Map 17. The applicant proposes the construction of a development consisting of 208 residential units and commercial space within the Cranberry Highway Smart Growth Overlay District. The applicant's representative is Allen & Major Associates, Inc., 10 Main Street, Lakeville, MA 02347. The property owner of record is Rochester Crossroads, LLC, 158 Tihonet Road, Wareham, MA 02571.**

Chairman Johnson stated the applicant requested a continuance to the March 10, 2020 meeting.

A motion to continue the Public Hearing to March 10, 2020 was made by Member DeMaggio and seconded by Member Carr. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Chairman Johnson reported that Ken Motta hasn't had time to review the project with regards to access for Seasons Gas Station. Town Planner Starrett noted there has been no response from Seasons Gas Station.

**DISCUSSION**

**Final Decisions/ Seaboard Solar/ Old Middleboro Road and REpurpose Properties**

Chairman Johnson explained the Planning Board can't move forward with the decision for REpurpose Properties because they were late in submitting information. Town Planner Starrett stated he plans to have a draft decision for review at the next meeting.

Chairman Johnson stated that Seaboard Solar was still submitting plan revisions. Town Planner Starrett noted the latest revision was dated February 24, 2020. Chairman Johnson mentioned it was the second revision since the Public Hearing closed. Town Planner Starrett noted there were special conditions in the decision that Seaboard Solar responded to on the plans. He said that Ken Motta recommended striking out those special conditions on the decision. Chairman Johnson stated they should reopen the Public Hearing at the next meeting for the official acceptance of the final set of plans. Town Planner Starrett stated there were still a couple of easements that had to be done on Old Middleboro Road on Town land.

**SunRaise Investments LLC**

Chairman Johnson reported they had a tech review meeting for the four remaining projects and the applicant will submit a formal application for the first one. Town Planner Starrett reported he had just received the application. He said SunRaise Investments LLC has requested to have two or more informal meetings in one night. Chairman Johnson reported that Field Engineering is getting backed up with work but that he wouldn't mind having the 4 informal meetings at one time. He noted the Planning Board can take up each project as needed. Chairman Johnson suggested scheduling the informal meetings on March 24, 2020.

**Rochester Affordable Housing, Inc. By-law Amendment**

Chairman Johnson reported that Town Counsel Bailey, Richard Cutler of Rochester Affordable Housing, Inc. and himself will work on the By-law Amendment. Clerk Bailey stated he drove through all the developments previously discussed and he didn't see anything unsuitable for Rochester. He noted his next step will be visiting the sales and leasing offices to learn about the costs and going to the town offices to learn about the zoning.

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**REpurpose Properties**

Gloria Vincent from the Rochester Historical Commission asked what final information the Planning Board is waiting to receive. Chairman Johnson responded that the applicant needs to put up surety for the project. He said the applicant has provided a number and Ken Motta is verifying the amount. Town Planner Starrett noted the deeds are still incorrect. Chairman Johnson stated they have no water for the project but added that it won't hold up a decision. He added that at the meeting on March 10, 2020 they will likely discuss the draft decision and possibly make a ruling on the decision on March 24, 2020 if the applicant provides the information requested.

**TOWN PLANNER UPDATES**

**Steen Realty & Development/Cranberry Highway**

Town Planner Starrett reported he received the traffic study from the peer reviewer and will distribute it to Members.

**Connet Woods**

Town Planner Starrett reported the roadway acceptance is coming up on the May Town Meeting. Town Counsel Bailey, Ken Motta, and himself are preparing the information.

**Clean Energy Collective, Sarah Sherman Road**

Chairman Johnson reported they had a tech review meeting. The applicant changed the access road to go down the property owner's driveway because they were unable to secure easements.

**ADJOURNMENT**

A motion to adjourn at 7:58 p.m. was made by Member DeMaggio and all Members were in favor. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

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Marissa Perez-Dormitzer, Recording Secretary

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Arnold Johnson, Chairman