

**Rochester Planning Board
Minutes of April 28, 2020**

Present: Arnold Johnson, Chairman
Gary Florindo, Vice Chairman
Bendrix Bailey, Clerk
Michael Murphy, Associate Clerk
Lee Carr
John DeMaggio (*joined at 7:04 p.m.*)

Absent: Chris Silveira

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

The meeting convened by video conference via Zoom. Chairman Johnson called the meeting to order at 7:00 p.m. and made everyone aware that the meeting was being recorded. Chairman Johnson took attendance of Members and stated that votes would be taken by roll call.

BOARD BUSINESS

Minutes

A motion to accept the minutes of February 25, 2020 was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

A motion to accept the minutes of March 10, 2020 was made by Clerk Bailey and seconded by Member Carr. **The motion passed in a roll call vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

(Member DeMaggio joined the meeting at 7:04 p.m.)

Voucher

A motion to allow the Chairman to sign a voucher for Field Engineering, Inc./Old Middleboro Road/ Invoice #13546 in the amount of \$3,915.00 was made by Clerk Bailey and seconded by Member Carr. **The motion passed in a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Capital Planning Committee/Re-appointment of Barry Patraiko

A motion to allow Barry Patraiko to continue representing the Planning Board on the Capital Planning Committee was made by Clerk Bailey and seconded by Member Carr. **The motion passed in a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Field Engineering Contract

A motion to allow the Chairman to sign a contract on behalf of the Board with Field Engineering for the Clean Energy Collective Solar Project on Sarah Sherman Road was made by Member Carr and seconded by Associate Clerk Murphy. **The motion passed in a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to allow the Chairman to sign a contract on behalf of the Board with Field Engineering for the SunRaise Investments LLC Solar Project on Featherbed Lane was made by Clerk Bailey and seconded by Associate Clerk Murphy. **The motion passed in a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

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PUBLIC HEARINGS:

1. ***(Continued from March 10, 2020)*** **A Cranberry Highway Smart Growth Overlay District application was filed by Steen Realty & Development, 3 Ledgewood Boulevard, Dartmouth, 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 May 26, 2020.

A motion to continue the Public Hearing to May 26, 2020 was made by Clerk Bailey and seconded by Member Carr. **The motion passed in a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

2. **Large Scale Photovoltaic Installation Special Permit Application, Special Permit Application for Groundwater Protection, and Application for Scenic Highway filed by Braley Hill North Solar, LLC, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772 for property located at 0 Braley Hill Road, designated at Map 48, Lots 32 and 36.**

Chairman Johnson explained that Beals and Thomas, Inc. responded to the first peer review letter. A second peer review letter was submitted that day.

Eric Las of Beals and Thomas, Inc. reported they worked with Ken Motta of Field Engineering to address the comments in the first peer review letter. He stated they revised the decommissioning estimate and worked to resolve the design at the entrance of the site.

Mr. Las reported that the comments in the second letter focus on the site entrance at Braley Hill Road. He stated that with their design there would be less water going onto Braley Hill Road than there is currently. They are achieving the reduction with a proposed stormwater basin. Mr. Las also reported they are proposing new plantings to screen the basin at the site entrance. As a result, they will submit an estimate for a landscape maintenance bond in addition to a curb cut bond. He stated they could keep the basin approach to mitigate stormwater or come up with something different.

Mr. Motta explained he will have to re-evaluate the project based on new information regarding the soil characteristics and the location of a septic system on a neighboring property. He noted that the change in soil characteristics may cause a certain amount of overflow onto the road. Mr. Motta further explained that the model calculations were based on a sandy gravel soil which is not what is present on the site. He stated the calculations need to be re-done. Vice Chairman Florindo mentioned there could be a problem in the winter if the water creates an ice patch. Mr. Motta explained he wanted to look further at where the water is currently flowing. Mr. Motta reported there should be 200 feet separation from one of the basins to a neighbor's septic system, but it is closer to 100 feet. As a result, the applicant will be seeking waivers.

Mr. Las stated they will do more soil testing. He reported they had dug two test pits which indicated the soil was gravelly sandy loam. Mr. Motta confirmed that the soil tests should be witnessed. Mr.

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Las stated they can adjust the design to get the water into the ground further back from the road. He reported that one of the suggestions is to change the driveway alignment to decrease the amount of runoff. Mr. Motta asked if they plan to do infiltrations tests. Mr. Las responded yes.

A motion to continue the Public Hearing to May 12, 2020 was made by Clerk Bailey and seconded by Member Carr. **The motion passed in a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

TOWN PLANNER UPDATES

Town Planner Starrett reported he received two new applications that will be advertised for the May 26, 2020 meeting. He will also advertise for the Floodplain Bylaw Amendment. Town Planner Starrett mentioned possible site visits to Braley Hill Road and Connet Woods. Chairman Johnson noted they will need a site visit for the 40R project. He stated they can decide on site visits at the meeting on May 12, 2020.

Vice Chairman Florindo reported he was notified that his term for the Soil Board ended in April. Members agreed Vice Chairman Florindo is a good fit for the position. Vice Chairman Florindo stated he will complete the paperwork and be sworn in.

Chairman Johnson asked if Town Meeting will be impacted by Governor Baker's extension of the stay at home advisory. Town Counsel Bailey responded that it won't change unless FEMA decides to allow an extension.

ADJOURNMENT

A motion to adjourn at 7:42 p.m. was made by Member DeMaggio and seconded by Clerk Bailey. **The motion was passed in a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Marissa Perez-Dormitzer, Recording Secretary

Arnold Johnson, Chairman