

**Rochester Planning Board
Minutes of May 12, 2020**

Present: Arnold Johnson, Chairman
Gary Florindo, Vice Chairman
Bendrix Bailey, Clerk
Lee Carr

Absent: Michael Murphy, Associate Clerk
John DeMaggio
Chris Silveira

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

The meeting convened by video conference via Zoom Meeting ID 767 4645 0166. Chairman Johnson called the meeting to order at 7:02 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 April 14, 2020 was made by Clerk Bailey and seconded by Member Carr. **The motion passed in a roll call vote of 4 in favor, 0 opposed, 0 abstained (4-0-0).**

INFORMAL HEARINGS

Trinity Solar, Rochester Golf Club, 353 Rounseville Road

Paul Eaton of Trinity Solar explained the project includes 25 solar cells at the front of the structure. Town Planner Starrett shared his screen showing the plans. Chairman Johnson explained that projects with installation costs greater than \$25,000 require site plan review. Town Planner Starrett noted the costs for the project is a little more than \$25,000. Town Planner Starrett asked if they will need a full-blown site plan review for this project. There was discussion about what was required of the applicant. Town Counsel Bailey stated the applicant will need to submit a site plan review application and a list of waivers. The extent of the Board's review will be to check that they meet building code requirements. Town Planner Starrett asked if it will require a formal decision. Town Counsel Bailey responded yes. Town Planner Starrett offered to walk the applicant through the process and noted it will have to be advertised and there will be an application fee.

PUBLIC HEARINGS

***(Continued from April 28, 2020)* 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 suggested the Board should not hear testimony at the meeting since three Members were not present. He explained that voting on special permits requires a quorum of five Members and if Members miss two hearings, they cannot vote. In this case, Member Silveira would not be able to vote. If either Member DeMaggio or Associate Clerk Murphy missed one more hearing, the Board would not have a quorum and the applicant would need to re-apply and re-advertise. Chairman Johnson suggested continuing the hearing to May 26, 2020.

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Joe Harrison, the applicant, agreed to continue to the next meeting. Eric Las of Beals and Thomas requested to continue the Public Hearing 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 4 in favor, 0 opposed, 0 abstained (4-0-0).**

DISCUSSION

Connet Woods Update

Town Counsel Bailey stated he forwarded an email to Stephen Meltzer of Edgewood Development Company LLC with complaints from Connet Woods residents. Mr. Meltzer noted they have been communicating with the residents since the fall. He explained they will do everything that is required and that some issues related to drainage and had to wait until the spring.

Town Counsel Bailey asked Mr. Meltzer to provide confirmation from his engineer that the residents' concerns are separate from the roadway acceptance. Mr. Meltzer stated the residents' concerns do not relate to the roadway and he will ask the Bay Colony Group to write a letter. Town Counsel Bailey added they will need an opinion from the Highway Surveyor and the Town's engineer.

Site Visits

Chairman Johnson asked if Members wanted to schedule site visits to the Braley Hill solar project and Connet Woods. There was discussion about the timing and the need for social distancing.

A motion to hold a site visit at the Braley Hill Road solar project on May 22, 2020 at 4:00 p.m. was made by Clerk Bailey and seconded by Member Carr. **The motion passed in a roll call vote of 4 in favor, 0 opposed, 0 abstained (4-0-0).**

Chairman Johnson asked Mr. Las if the access road is staked. Mr. Las responded that they will have it clearly marked. Chairman Johnson also asked them to stake the limit of clearing and the location of the panels. Town Planner Starrett asked if they will stake a new basin and Mr. Las responded yes.

Chairman Johnson stated they will wait one more meeting to schedule the site visit at Connet Woods. There was discussion about whether there will be enough time for the Board of Selectmen hearing before Town Meeting. Town Counsel Bailey stated there is enough time.

TOWN PLANNER UPDATES

Town Planner Starrett reported there was a tech review meeting for the Eldredge Bogs property. He stated the next meeting will have a very full docket and they will want to have as many Members attend as possible.

ADJOURNMENT

A motion to adjourn at 7:43 p.m. was made by Clerk Bailey and seconded by Member Carr. **The motion was passed in a roll call vote of 4 in favor, 0 opposed, 0 abstained (4-0-0).**