

**Rochester Planning Board
Minutes of May 11, 2021**

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

Absent: Gary Florindo, Vice Chairman

Steven Starrett, Town Planner
Blair Bailey, Town Counsel
Marissa Perez-Dormitzer, Recording Secretary

The meeting convened via Zoom Meeting ID 867 6613 5807. Members joined in-person at Old Colony Regional Vocational Technical High School. Chairman Johnson called the meeting to order at 7:16 p.m. and stated the meeting was being recorded.

BOARD BUSINESS

Minutes

A motion to approve the minutes of March 23, 2021 was made by Clerk Bailey 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 the minutes of April 27, 2021 was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Voucher

A motion to allow the Chairman sign the voucher on behalf of the Board was made by Clerk Bailey and seconded by Member DeMaggio. **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. for 40R Steen Realty/Invoice# 14120 in the amount of \$1,750.00 was made by Clerk Bailey and seconded by Member DeMaggio. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

PUBLIC HEARINGS

(Continued from March 23, 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 property located at 0 Snipatuit Road, designated at Map 46 and 47, Lots 1, 4, 9, 9A, 26, and 27. The applicant proposes the construction of a ±4.8 MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The Property is also within the Mattapoissett River Valley Watershed and partially within the Groundwater Protection District and the Floodplain Overlay District. The property owners of record are Lisa Holden, Trustee, Rochester Realty Trust and Aquidneck Nominee Trust, ET AL, and Kevin J. and Cassandra A. Cassidy. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

Chairman Johnson stated there was a request to continue the Public Hearing to May 25, 2021 to allow time to respond to peer review comments.

A motion to grant the request was made by Member DeMaggio and seconded by Associate Clerk Murphy. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

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A Definitive Subdivision Plan Application entitled “Longbow Lane” for Bendrix Bailey, 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.

(Clerk Bailey recused himself from the Public Hearing.)

Chairman Johnson stated the applicant requested to continue the Public Hearing to May 25, 2021 to address changes to the plan.

A motion to grant the request was made by Member DeMaggio and seconded by Associate Clerk Murphy. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Colman Lalli, 16 Bishop Road, asked when he would be notified of the changes to the plan. Chairman Johnson responded that he was not sure if the Board had received the changes.

Bob Mogilnicki, 20 Bishop Road, asked if there was a certain time before the meeting when the plans were submitted. Chairman Johnson responded that the plans had to be submitted no later than the Thursday prior to the next meeting. Mr. Mogilnicki asked if the plans would be available to interested parties. Chairman Johnson replied yes and noted they were public record.

(Clerk Bailey resumed his role in the meeting.)

Zoning By-Law Amendment

To consider amending the Rochester Zoning By-laws, Section 21.10 Section 2, formerly Section VII.2, regarding the approval of new flood maps and adopting the states’ new model Flood Plain By-Law provisions. A copy of the full text of the warrant articles and maps can be viewed in the office of the Town Clerk during normal business hours, or downloaded from the Town’s website.

Town Counsel Bailey explained that every few years the Town had to re-certify the flood plain maps, which was required for Town residents to obtain flood insurance. He noted some changes were made to the Flood Plain By-Law provisions.

A motion to close the Public Hearing 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).**

A motion to recommend the amendment was made by Member DeMaggio and seconded by Clerk Bailey. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

TOWN PLANNER UPDATES

Chairman Johnson stated that future meetings would be fully in person and held at the library at Old Colony Regional Vocational Technical High School.

Town Planner Starrett reported a new Board Administrator had been hired and would start on May 24, 2021. Chairman Johnson noted he would speak with the staff in the Town Hall Annex about adopting new procedures for the Board Administrator. Member DeMaggio asked about the status of the Town Planner position. Town Counsel Bailey reported the position had been posted recently.

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Town Planner Starrett reported one duplex was up at the Village at Plumb Corner. Member Carr noted there was hammering at the site until 6:00 p.m. and on Sundays. Chairman Johnson asked Town Counsel Bailey if normal building construction fell under the hours of construction set in the Board's decision. Town Counsel Bailey responded that the hours referred to all activity on the site. Chairman Johnson asked Town Planner Starrett to send an email to all the concerned parties.

Chairman Johnson thanked Old Colony Regional Vocational Technical High School for allowing the Board to meet there.

ADJOURNMENT

A motion to adjourn at 7:37 p.m. was made by Member DeMaggio and seconded by Associate Clerk Murphy. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Marissa Perez-Dormitzer, Recording Secretary

Arnold Johnson, Chairman