

**Rochester Planning Board
Minutes of April 27, 2021**

Present: Arnold Johnson, Chairman
Gary Florindo, Vice Chairman
Bendrix Bailey, Clerk
Lee Carr
John DeMaggio
Chris Silveira

Absent: Michael Murphy, Associate Clerk

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

The meeting convened via Zoom Meeting ID 823 3042 1546. Most Members joined in-person at the Town Hall Meeting Room. Member Silveira joined via Zoom. Chairman Johnson called the meeting to order at 7:03 p.m. and stated the meeting was being recorded.

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 Mattapoisett 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 on behalf of the applicant to continue the Public Hearing to May 11, 2021.

A motion to continue the Public Hearing to May 11, 2021 was made by Member DeMaggio and seconded by Clerk Bailey. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

(Continued from March 10, 2021) A Large-Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Cushman Road Solar, LLC, P.O. Box 1340, Portsmouth, NH 03801 for property located at 0 Cushman Road, designated as Lot 11 on Rochester Assessors Map 33. The applicant proposes the construction of a ± 3.9 MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The property is also within the Mattapoisett River Valley Watershed, partially within the Groundwater Protection District, and the Floodplain Overlay District. The property owner of record is Lisa Holden, Trustee, P.O. Box 388, Rochester, MA 02770. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

Chairman Johnson asked if the applicant submitted information to Ken Motta of Field Engineering Co., Inc. Town Planner Starrett responded no. He noted they were still in negotiation for access to the site. Chairman Johnson suggested the Public Hearing be continued to May 25, 2021.

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A motion to continue the Public Hearing to May 25, 2021 was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

BOARD BUSINESS

Vouchers

A motion to allow the Chairman to sign the vouchers was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Field Engineering Co., Inc. for the Village at Plumb Corner in the amount of \$1,250.00 was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Field Engineering Co., Inc. for Old Middleboro Road Solar/Invoice# 14018 in the amount of \$667.50 was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Field Engineering Co., Inc. for Old Middleboro Road Solar/Invoice# 14119 in the amount of \$750.00 was made by Member Carr and seconded by Member DeMaggio. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Field Engineering Co., Inc. for the Cushman Road solar project in the amount of \$375.00 was made by Member Carr and seconded by Member DeMaggio. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Field Engineering Co., Inc. for the Old Middleboro Road solar project in the amount of \$375.00 was made by Member Carr and seconded by Clerk Bailey. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Town Planner Starrett for mileage in the amount of \$325.96 was made by Clerk Bailey and seconded by Member DeMaggio. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

A motion to approve a voucher for Town Planner Starrett for reimbursement for Adobe programs in the amount of \$104.93 was made by Member Carr and seconded by Clerk Bailey. **The motion passed by a roll call vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Old Open Escrow Accounts Vouchers

Chairman Johnson reported the 53G accounts were reviewed and Town Planner Starrett and himself selected projects that were no longer viable or closed out. Town Planner Starrett stated that Town Counsel Bailey indicated the Board did not have to vote on each account individually but each one would need to be read aloud. The following accounts were to be released with interest added:

American Tower - \$377.74, Hartley Mills - \$289.24, Forest Landing II - \$2,808.59,
Sperry Tent - \$78.11, Real Goods Solar/Quittacas - \$458.27, Rochester Crossroads - \$121.65,
Gapco LLC - \$1.21, Renewable Generation LLC - \$4.97, Meadowatt LLC - \$1,374.65,

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Melink - Snipatuit - \$517.71, Bill Milka - \$1.00, Rochester Farms - 158.30, Borrego Solar - \$43.27, Progressive Grower - \$1,069.83, Countryside Childcare - \$406.60, Seaboard Solar - \$311.51, SunRaise - N. Featherbed- \$3,002.56

There was discussion about whether to release the funds for Crest Hill Estate. Members agreed to do more research.

A motion to return the money to the people who are owed it 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).**

TOWN PLANNER UPDATES

Town Planner Starrett reported that approximately 20 people responded to the advertisement for the Board Administrator position. He conducted a few interviews and planned to interview a few more people. The next meeting would be held at Old Colony Regional Vocational Technical High School as a hybrid meeting. Chairman Johnson noted they would hold one hybrid meeting and then move to fully in-person meetings. Town Planner Starrett asked if it was dictated by the law. Chairman Johnson responded that he did not think they would have more than 25 people attending.

Town Planner Starrett provided an update on several projects.

- **Village at Plumb Corner:** He reported that the first duplex model home was constructed and units were already reserved. Clerk Bailey asked to verify the home was being used as an office and a model but that there was not an occupancy permit. Town Planner Starrett confirmed Clerk Bailey was correct. Town Planner Starrett noted the project proponent was looking for residents to start moving in in September.
- **Drainage at Plumb Corner:** Town Planner Starrett reported that a preconstruction meeting was held and the project would start in a few weeks. He noted the work would be completed using equipment located outside the parking lot. He explained they would move the playground after the digging and trenching were complete.
- **Old Middleboro Road Solar:** Town Planner Starrett reported the equipment was delayed so they would not do more work until May or June. He noted the road was rutted.
- **Connet Woods:** Town Planner Starrett reported he had walked the site with Steve Meltzer of Edgewood Development Company LLC and Mr. Meltzer had no objections to the Board's requests. Town Planner Starrett stated they sold all the houses and started building on the extension. He noted they would come to the Board with an Approval Not Required plan for three lots. Town Planner Starrett asked if the Town had interest in acquiring some lots related to the project and Chairman Johnson responded no.

Town Planner Starrett reported the Buzzards Bay Coalition purchased Craig Canning's property. Though, there was discussion about whether the property had actually been purchased.

ADJOURNMENT

A motion to adjourn at 7:35 p.m. 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).**