

**Rochester Planning Board
Minutes of January 8, 2019**

Present: Arnold Johnson, Chairman
Gary Florindo, Vice Chairman
Bendrix Bailey, Clerk *(arrived at 7:10 p.m.)*
Michael Murphy, Associate Clerk
John DeMaggio
Lee Carr
Chris Silveira

Absent: *(None)*

Steven Starrett, Town Planner
Margaret Gonneville, Board Administrator

Chairman Johnson called the meeting to order at 7:00 p.m. in the Town Hall Meeting Room and made everyone aware that this meeting was being televised.

BOARD BUSINESS

Voucher(s)

A motion to approve a voucher for Field Engineering / Connet Woods Escrow Account in the amount of \$2,500.00 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)**

A motion to approve a voucher for Field Engineering / Borrego Solar Systems / 453 Rounseville Road Solar Project Escrow Account in the amount of \$250.00 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)**

A motion to approve a voucher for Field Engineering / Shawmut Associates / 50 Cranberry Highway Escrow Account in the amount of \$500.00 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)**

A motion to approve a voucher for Field Engineering / Plumb Corner Drainage Escrow Account in the amount of \$1,000.00 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)**

2020 Budget

The Board went over the draft budget for Fiscal Year 2020. Chairman Johnson stated that the Budget Summary for 2018 and Budget Summary for 2019 with 6 months more to go were attached for the Board to see what the usual expenditures are. The cost of living increase is not included in the budget and the advertising budget was increased to \$600 instead of \$500 due to the expected increase of bylaw changes. A motion to approve the Fiscal Year 2020 Budget was made by Member Carr and seconded by Associate Clerk Murphy. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)**

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Public Hearing Proposed Schedule

Town Planner Steve Starrett passed out a proposed meeting schedule for current and future public hearings. A discussion of the proposed schedule ensued. Steve informed the Board that a Tech Review had occurred today for the Clean Energy Collective / Sarah Sherman Road proposed solar installation project. Chairman Johnson stated that the Informal Meeting for them can be put on the agenda for the January 22, 2019 meeting. Steve informed the Board that the Seaboard Solar / Old Middleboro Road proposed solar installation project public hearing will begin on February 12, 2019.

(Clerk Bailey arrived at 7:10 p.m.)

Capital Planning Committee Representative

Chairman Johnson stated that one member of the Capital Planning Committee represents the Planning Board. Barry Patriako submitted a letter of interest in being on the Capital Planning Committee and was chosen to represent the Planning Board. After discussion, the Board would like to meet Mr. Patriako at the next Planning Board meeting before they vote on his approval.

PUBLIC MEETING:

Approval Not Required Application

Rochester Farms, LLC, Marion Road, Map 6, Lot 37

Bob Rogers of G.A.F. Engineering was present at the public meeting representing the applicant.

Mr. Rogers explained the ANR plan to the Board. He said that the applicant is conveying a 2.3 acre parcel to one of the abutters, Stephen & Maureen Sperry. The parcel is currently under Chapter 61A and as per the letter from their attorney; the Sperry's will continue to keep the parcel under Chapter 61A.

A motion to approve the plan entitled, **“APPROVAL NOT REQUIRED PLAN OF LAND MARION ROAD, ROCHESTER, MA, PREPARED FOR: ROCHESTER FARMS, LLC, 81 CHARLOTTE FURNACE ROAD, WEST WAREHAM, MA” for Property Located at Marion Road, Rochester, MA 02770, on Assessors’ Map 6, Lot 37, Prepared by G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571 dated October 31, 2018** was made by Clerk Bailey and seconded by Associate Clerk Murphy. **The motion passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

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PUBLIC HEARINGS:

(Continued from October 9, 2018) **Special Residential Development Special Permit application, Application for Work on Scenic Highway (Route 105) and a Groundwater Protection District Special Permit application received from REpurpose Properties, LLC, 55 Main Street, Buzzards Bay, MA 02532 for property located at Rounseville Road, Rochester, MA 02770, further identified on Assessor's Map 30, Lots 24, 25B, & 25C. The property owner of record is Gibbs V. & Patricia M. Bray, Trustees, 21 Pawkechatt Way, P.O. Box 989, Marion, MA 02738. The applicant's representative is John L. Churchill, Jr. of JC Engineering, Inc., 2854 Cranberry Highway, East Wareham, MA 02538. The proposed development is an age-restricted community with 22 duplex units, a common building and associated roadways, buildings, and utilities.**

Chairman Johnson stated that a letter from Brian Wallace of J.C. Engineering, Inc. was received by email on January 3, 2019 requesting a continuation until February 26, 2019.

A motion to continue the public hearing until February 26, 2019 was made by Clerk Bailey and seconded by Associate Clerk Murphy. **The motion passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

(Continued from December 11, 2018) **A Site Plan Review application received by 15 Cranberry Highway, LLC, 177 Huntington Avenue, Boston, MA 02115 for property located at 15 Cranberry Highway, Rochester, MA 02770, further identified on Assessor's Map 17, Lot 31C. The property owner is Decas Real Estate Trust, 4 Old Forge Road, Carver, MA 02330. The proposed project is for site redevelopment for a day care facility. Building renovations will be limited to the interior of the structure creating a new day care space for the majority of the building and adding an area at the front of the building to be leased to a future tenant. The redevelopment of the 2.22 acre site will include modifying the exiting paved surface and upgrading storm water management. A playground will be constructed just beyond the existing building.**

Chairman Johnson stated that a request from Bob Rogers of G.A.F. Engineering, Inc. was received by email on January 3, 2019 requesting a continuation until January 22, 2019.

A motion to continue the public hearing until January 22, 2019 was made by Clerk Bailey and seconded by Associate Clerk Murphy. **The motion passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

Borrego Solar Systems / Rounseville Road and Mendell Road Solar Project

Chairman Johnson stated that there have been issues at the Borrego Solar Systems Solar Project site with all the rain. He said that the week before last there was a fair amount of water by the culvert pipes; Ken Motta has verified it. Highway Surveyor Jeff Eldridge was called on Sunday because the water was flowing the wrong way. Chairman Johnson and Vice Chairman Florindo also walked the site. Chairman Johnson met with Ken Motta, Jeff Eldridge, and Conservation Agent, Laurell Farinon on Monday, January 7, 2019.

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Borrego Solar did not want to make a separate wetlands filing with the Conservation Commission. They will be pumping water over from one side to the other; looking for ways to get rid of the water. He said that he spoke to Steve Long of Borrego Solar Systems and they have to go to the Conservation Commission. Jeff Eldridge will shut the project down if more water builds up.

Chairman Johnson stated that the fence is going up and that they will bring the gap between the fence and the berm to 2 inches. He said that they had started to put up the legs that hold the solar panels and Chairman Johnson told them to bring them down.

Town Planner Steve Starrett stated that he spoke to Steve Long and that the problem will be solved by Friday and the water will flow across as planned.

Chairman Johnson stated that this project has pointed out the following things that need to be corrected on the next project:

1. 40-foot apron needs to be put in the order of construction for the next decision
2. the inverter height needs to be put in the order of construction for the next decision
3. a lot of loam was excavated and taken off-site which needs to be addressed for the next decision
4. they have no Certificate of Completion, but are tying into the grid; future decision there will be no final inspections by the electrical inspector until the Planning Board signs off
5. the use of blasting permitted in certain projects
6. have to define the use of heavy equipment in next decision – the standard definition will be sent by Steve for the Board to look at
7. tree cutting will require a forestry consultant

Kim Bindas of 14 Mendell Road, an abutter to the project, suggested that the applicants need to give consideration to abutters of their project for the increase in noise levels. Chairman Johnson stated that the Board will definitely take that into consideration.

A discussion ensued regarding the no blasting condition on decisions and Chairman Johnson suggested that it is better to consider the no blasting condition on a case by case basis.

Clean Energy Collective (now owned by Ameresco) / Mattapoisett Road Solar Project

Town Planner Steve Starrett showed the Board pictures of the site on the Samsung FlipChart. He said that he and Ken Motta went to the site. The trench and swale is to be built and the basin was clean. Steve will be going back to the site to take pictures of the progress.

Tech Review on Proposed Clean Energy Collective / Sarah Sherman Road Solar Project

Town Planner Steve Starrett informed the Board that they had a tech review today for the proposed solar project on Sarah Sherman Road with Clean Energy Collective.

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Melink (now owned by IGS Solar) / Snipatuit Road Solar Project

Town Planner Steve Starrett stated that the fence and shrub issues with the solar project have still not been corrected. He was told by IGS Solar that the issues will be corrected by Friday.

Rochester Crossroads 40R District Proposal Presentation

Chairman Johnson stated that there presentation last Thursday, January 3, 2019, at the First Congregational Church, Fellowship Hall on Constitution Way, regarding a possible Rochester Crossroads 40R Development. Chairman Johnson, Clerk Bailey, Associate Clerk Murphy, Member DeMaggio, Town Planner Steve Starrett and Board of Selectmen along with other Town Departments were present at the presentation.

Chairman Johnson said that Steen Realty & Development Corporation is proposing a commercial development at the property owned by Makepeace at Rochester Crossroads for mixed use commercial and Chapter 40R housing. There would be 208 housing units of which 52 units would be affordable units in 4 buildings. The Town would have a lot of input and the Planning Board would run the hearing. The Town would have to pass a Smart Growth Overlay District at the next Town Meeting on May 20, 2019. A Site Plan Review filing would be filed with the Planning Board. With Chapter 40R, money is available for physical impact to the Town at approximately \$3,000 per unit at about one million dollars. The water would come from the Town of Wareham with Zero Waste giving an easement to the water pump booster station to Makepeace for the water pressure.

Chairman Johnson stated that there is Chapter 40S funds to increase the school funding. He said that the Town of Lakeville did a similar project and received \$8,700 per child which will be ongoing.

Chairman Johnson stated that the Chapter 40R would give preference to Rochester residents, 10% will be 3-bedroom units, 10% will be 1-bedroom units, and the remaining will be 2-bedroom units. This project would add approximately 52 students to the school system.

Chairman Johnson said that if this project goes to Chapter 40B, then the Town would have no input. Clerk Bailey stated that this Chapter 40R development is the best alternative to a Chapter 40B development. Chairman Johnson stated that all 208 units would count as affordable and would go over the state requirement for many years.

Town Planner Starrett stated that the development would have a pool and a clubhouse, 363 parking spaces, and its own sewage treatment.

Chairman Johnson stated that the next step is for the Planning Board and Board of Selectmen vote to support the application to DHCD to free up money for a study on the impact to Town services. The Town will get a report and then the Town decides on a Smart Growth Overlay District which will be brought to Town Meeting.

Chairman Johnson advised that it is important for the Town to get educated with Chapter 40B and Chapter 40R since the State requires that the Town meet its affordable housing goals. A Public Forum will be established after the Board of Selectmen and the Planning Board support the application. Chairman Johnson stated that the Planning Board will take a vote to support the application at the next Planning Board meeting.

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Compensation for Planning Board Chairman

Clerk Bailey stated that at the next Town Meeting he would like to propose that the Chairman of the Planning Board receive the same compensation as a Member of the Board of Selectmen. Vice Chairman Florindo agreed with the proposal and stated that the Planning Board has previously gone through a couple of Town Planners and the Planning Board Chairman has had to step in. Clerk Bailey stated that the Chairman has a lot of work and responsibility and thinks that it should be a paid position.

Chairman Johnson stated that he appreciated the kind words and does this job because he loves the Town. He would, however, support compensation for the Chairman even if he were not the Chairman.

Clerk Bailey stated that he will report back at the next meeting and how the Board can make this happen.

A motion to adjourn at 9:03 p.m. was made by Member DeMaggio and seconded by Clerk Bailey. **The motion passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)**

Margaret Gonneville, Board Administrator

Arnold Johnson, Chairman