

**Rochester Planning Board
Minutes of March 23, 2021**

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

Absent: Gary Florindo, Vice Chairman
Michael Murphy, Associate Clerk

Steven Starrett, Town Planner
Tanya Ventura, Board Administrator
Marissa Perez-Dormitzer, Recording Secretary

The meeting convened via Zoom Meeting ID 854 9315 4504. Most Members joined in-person at the Town Hall Meeting Room. Member Silveira joined via Zoom. Chairman Johnson called the meeting to order at 7:07 p.m. and stated the meeting was being recorded.

BOARD BUSINESS

Minutes

A motion to approve the minutes of March 10, 2021 as written was made by Member DeMaggio and seconded by Clerk Bailey. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Vouchers

A motion to allow the Chairman to sign the vouchers on behalf of the Board 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 approve a voucher for Field Engineering Co., Inc./Village at Plumb Corner/Invoice# 14194 in the amount of \$375.00 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 approve a voucher for Field Engineering Co., Inc./Cushman Road Solar/Invoice# 14195 in the amount of \$750.00 was made by Member DeMaggio and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

PUBLIC HEARINGS

(Continued from March 10, 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.

Member DeMaggio mentioned the applicant sent a request for a continuance. Chairman Johnson stated the applicant's engineer had been informed he should appear at the meeting but was not present. Town Planner Starrett noted the applicant wanted another week to respond to Ken Motta's

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second peer review report. Chairman Johnson asked if they submitted revised plans with the road widened to 16 feet. Town Planner Starrett responded that it was not part of their response to Mr. Motta. There was discussion about the 400 feet wetlands crossing. Chairman Johnson stated the applicant requested a continuance to April 13, 2021.

A motion to grant the continuance as requested was made by Member DeMaggio and seconded by Clerk Bailey. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

DISCUSSION

Open Escrow Accounts

Chairman Johnson asked if all the accounts were 53G accounts, referring to Section 53G in MA General Laws entitled Employment of Outside Consultants. Town Planner Starrett responded yes and noted they were not bonds. Chairman Johnson stated they would decide whether to release each one. For the accounts released, staff would prepare vouchers, and then the Board would vote on the vouchers. Town Planner Starrett reviewed the list of applicants. The Board instructed him to return unused balances to 22 applicants.

Town Planner Starrett explained he would prepare the vouchers for each project separately and investigate some of the others the Board decided not to release. Chairman Johnson stated he would ask Town Counsel Bailey if the Board could approve all the vouchers with one vote, as opposed to voting on one at a time. He also mentioned it was important to review the bonds from active projects to ensure they were not expired.

TOWN PLANNER UPDATES

Town Planner Starrett reported a preconstruction meeting was held at Eldredge Bog for the solar project over the canal. He noted there was also a tech review for a similar project on Neck Road.

He explained the Town's Health Director was trying to hire Mr. Motta to review the septic plan for the Village at Plumb Corner. However, she had been waiting for a check from REpurpose Properties and Mr. Motta could not visit the site in the meantime. Chairman Johnson responded that if the septic plan was not reviewed, the project proponent could not put in a septic system. Town Planner Starrett reported they had taken out a building permit for two units and the clubhouse and Chairman Johnson noted they could not convey the units until the Board approved. Chairman Johnson stated the Board did not have legal jurisdiction over the Board of Health matter, but Town Planner Starrett could reach out to the REpurpose Properties. He noted that if they did not have an approved septic plan, it would delay a vote on allowing them to convey the units.

ADJOURNMENT

A motion to adjourn at 7:36 p.m. was made by Member DeMaggio and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**