

**Rochester Planning Board
Minutes of June 11, 2019**

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

Chairman Johnson called the meeting to order at 7:05 p.m. at the Town Hall Meeting Room and made everyone aware that the meeting was being televised and recorded via digital audio recorder.

BOARD BUSINESS

Minutes

A motion to approve the minutes from May 14, 2019 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 the minutes from May 8, 2019, the Smart Growth Special Meeting, 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).**

Vouchers

A motion to approve a voucher for W.B. Mason for a chair mat in the amount of \$46.27 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 a voucher for Staples for office supplies in the amount of \$245.97 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 a voucher for Field Engineering for the Shawmut Associates / 50 Cranberry Highway Escrow Account in the amount of \$1,500.00 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).**

A motion to approve a voucher for Field Engineering for the Countryside Child Care/ 15 Cranberry Highway Escrow Account in the amount of \$270.00 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).**

A motion to approve a voucher for Town Planner Starrett for a monthly subscription to Adobe Acrobat Pro for February through May in the amount of \$42.44 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 Town Planner Starrett for mileage reimbursement in the amount of \$121.80 was made by Vice Chairman Florindo and seconded by Member Carr. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

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Contract

A motion to authorize Chairman Johnson to sign a contract on behalf of the Planning Board with Field Engineering Peer Review for Covanta SEMASS / 141 Cranberry Highway 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

1. (Continued from May 14, 2019) A Site Plan Review application and a Groundwater Protection District Special Permit application received from Sophia Darras c/o Attorney Patricia A. McArdle, 44 Main Street, Mattapoisett, MA 02739 for property located at 565 Rounseville Road and 0 Rounseville Road, Rochester, MA 02770, further identified on Assessor's Map 30, Lots 24, 25 and 25D. The property owners are Sophia Giannaros Darras, 79 Walpole Street, Dover, MA 02030 and Patricia M. Bray, Trustee, Union Jack Realty Nominee Trust, P.O. Box 989, Marion, MA 02738. The proposed project involves the removal and abandonment of the existing drainage system, and the installation of a new drainage system that includes new deep sump catch basins, drainage manholes and piping, proprietary treatment structures and sub surface infiltration. The proposed project involves replacement of the existing drainage system at 565 Rounseville Road with a new compliant system to meet Town and State regulations for stormwater.

Chairman Johnson stated the Planning Board received a letter requesting a continuance to the next meeting. Chairman Johnson stated the ANR lines are completed but the owner of Plumb Corner hasn't yet approved. There are also some easements that have not been reviewed by Town Counsel. The two items would hold up the Planning Board in making a decision.

A motion to continue the Public Hearing to the next scheduled meeting 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).**

2. (Continued from May 14, 2019) 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 reported that Repurpose Properties requested a continuance.

A motion to continue the Public Hearing to the next scheduled meeting 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).**

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3. A Special Permit for a Back Lot filed by Mark S. & Susan A. Trahan, 243 Mattapoissett Road, Rochester, MA 02770 for property located at 243 Mattapoissett Road, Assessors' Map 2, Lot 17 and depicted on a plan entitled, "Plan to Accompany a Special Permit Prepared for Mark S. & Susan A. Trahan, Map 2 Lot 17, 243 Mattapoissett Road, Rochester, MA" dated April 29, 2019 prepared by Charon Associates, Inc., 323 Neck Road, Rochester, MA 02770. The property owners of record are Mark S. & Susan A. Trahan, 243 Mattapoissett Road, Rochester, MA 02770.

Clerk Bailey stated he recently had work done by Charon Associates and asked Chairman Johnson if there was a conflict. Chairman Johnson responded there was no conflict.

Rich Charon of Charon Associates, submitted a letter to the Planning Board from the Mattapoissett River Valley Water Supply Protection Advisory Committee. The letter states the plan was reviewed and determined to have no impact to the Mattapoissett River Basin.

Referring to the plan on the Samsung Flip, Mr. Charon explained the total lot size is just under 7 acres. They are proposing to split the lot into a front lot (existing #243) of 2.17 acres and a back lot of 4.7 acres. Mr. Charon pointed out the general location of a house that will be constructed on the back lot. He added that percolation tests were done.

Mr. Charon stated the plan indicates that both lots will not be further divided. He noted the land is not under Chapter 61A.

Vice Chairman Florindo asked if they have Town water. Mark S. Trahan, who was present, responded yes.

A motion to close the Public Hearing was made by Member Carr and seconded by Member DeMaggio. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Chairman Johnson explained that Town Planner Starrett would draw up a draft decision before the next meeting.

TOWN PLANNER UPDATES

Borrego Solar Rounseville/Mendell Road Solar Project

Town Planner Starrett reported the contractors have left, but the work is not finished. He called Steve Long of Borrego Solar who said he will come down to look at the site. Town Planner Starrett explained the site needs to be cleaned up, seeded and loamed, and the landscaping needs to be finished.

Town Planner Starrett explained the landscaping is not completed by the driveway because they are waiting for Eversource to approve a change. Ken Motta, Town Engineer and Jeff Eldridge, the Town's Highway Surveyor, preferred a straight drive back as opposed to an 80 feet apron.

Town Planner Starrett reported that Borrego Solar wants to discuss a third project. Chairman Johnson stated the Planning Board won't meet with them informally on a new project until the Mendell Road project is completed.

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There was further discussion about the Mendell Road site and the decision not to meet with them about another project. Chairman Johnson explained the work is not complete - a berm is not vegetated and all the landscaping is overgrown. Member DeMaggio asked if the project is turned on. Town Planner Starrett responded there is a delay with Eversource on their plan for interconnection and it will take at least a couple of months to resolve.

IGS Solar (formerly Melink) Snipatuit Road

Town Planner Starrett reported he met with the maintenance manager. A new issue is that a row of small shrubs are dying. The maintenance manager will investigate what's killing them before replacing them. Town Planner Starrett stated the back fence has been fixed, but the side fence needs work.

Zero Waste Solutions

Town Planner Starrett explained that Chairman Johnson noticed the doors of the facility open at night. He sent two or three emails to Michael Camara, CEO, who responded that SEMASS never closes their doors. Town Planner Starrett stated that Town Counsel drafted a letter to Mr. Camara. Member Silveira asked when the doors are supposed to be closed. Town Planner Starrett responded that they are supposed to be closed after working hours. Vice Chairman Florindo asked if the facility has provided the hours of operation for the site. Town Planner Starrett stated the hours are posted and the gate closes. Chairman Johnson noted the facility closes at 3:00 p.m.

Connet Woods

Town Planner Starrett stated that Ken Motta, Town Engineer and Jeff Eldridge, the Town's Highway Supervisor, visited the site recently. The site is coming along well; however there are still a couple of items that need to be done before they come back to the Planning Board.

Clean Energy Collective on Mattapoissett Road

Town Planner Starrett showed a photo on the Samsung Flip and explained that the new maintenance staff sprayed Roundup under every row of solar panels. The spraying killed the grass and soil. Chairman Johnson stated they are not allowed to use chemicals on the site per the Planning Board's decision. He reported they gave them 10 days to remediate the site. Town Planner Starrett stated he spoke with the staff and they will scrape and hydroseed. He noted the grass had been coming in well. Chairman Johnson stated the staff sent the data sheet on the chemical that was used. However, it was unclear whether they used the residual Roundup that takes months to dissipate or regular Roundup.

Covanta of SEMASS, L.P

Town Planner Starrett reported receiving a call from staff at Covanta of SEMASS requesting to set up a site visit by the Planning Board as soon as possible. They will be at the next Planning Board meeting and would like a site visit beforehand. Members scheduled a site visit for June 19, 2019 at 6:00 p.m.

Next Meeting

Chairman Johnson stated the next meeting is scheduled on June 25, 2019. However, Vice Chairman Florindo and himself are not available. Members agreed to reschedule the meeting and that June 26, 2019 was their first choice and June 27, 2019 was a second choice. Town Planner Starrett will check if the room is available.

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ADJOURNMENT

A motion to adjourn at 7:55 p.m. was made by Member DeMaggio and seconded by Member Carr.
The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).

Marissa Perez-Dormitzer, Recording Secretary

Arnold Johnson, Chairman