

**Rochester Planning Board
Minutes of August 13, 2019**

Present: Arnold Johnson, Chairman
Gary Florindo, Vice Chairman
Michael Murphy, Associate Clerk
Lee Carr
Chris Silveira

Absent: Bendrix Bailey, Clerk
John DeMaggio

Steven Starrett, Town Planner
Margaret Gonneville, Board Administrator

Chairman Johnson called the meeting to order at 7:07 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 of June 26, 2019 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0).**

A motion to approve the minutes of July 9, 2019 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0).**

Vouchers

The following vouchers were signed on July 23, 2019 by Chairman Johnson under the Modernization Act: Staples / Supplies for Town Planner Laptop Computer in the amount of \$95.97; Field Engineering Co., Inc. / Shawmut Associates LLC / 50 Cranberry Highway in the amount of \$375.00; and Field Engineering Co., Inc. / Shawmut Associates LLC / 50 Cranberry Highway in the amounts of \$4,125.00

A motion to approve a voucher for Field Engineering for the REpurpose Properties Rounseville Road Escrow Account in the amount of \$250.00 was made by Associate Clerk Murphy 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 for the Gibbs V. Bray / Plumb Corner Drainage / Site Plan Review Escrow Account in the amount of \$250.00 was made by Associate Clerk Murphy 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 voucher for W.B. Mason / Office Supplies in the amount of \$94.50 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

**Rochester Planning Board
Minutes of August 13, 2019**

PUBLIC HEARINGS

(Continued from July 9, 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 stated that a letter was received from JC Engineering requesting a continuance of the public hearing until the next scheduled Planning Board meeting.

A motion to continue the Public Hearing until August 27, 2019 was made by Associate Clerk Murphy and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

(Continued from July 9, 2019) A Large-Scale Photovoltaic Installation Special Permit application and Application for Work on Scenic Highway (Route 105) received from SWEB Development USA, LLC, 209 West Central Street, Suite 306, Natick, MA 01760 for property located at 0 Marion Road, Rochester, MA 02770, further identified on Assessor's Map 6, Lot 37. The property owner is Rochester Farms, LLC, P.O. Box 278, West Wareham, MA 02576. The proposed project is for the construction of a Large-Scale Ground Mounted Solar Array.

Chairman Johnson stated that a letter was received from SWEB Development USA, LLC requesting a continuance of the public hearing until the next Planning Board meeting on August 27, 2019.

A motion to continue the Public Hearing to August 27, 2019 was made by Member Carr and seconded by Associate Clerk Murphy. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Discussion of Covanta SEMASS Draft Decision

Matt Moyen, Project Manager of Tetra Tech, was present at the discussion representing Covanta SEMASS. Chairman Johnson stated that they made a couple of modifications on the Standard Conditions. Standard conditions will remain on all decisions and certain conditions that do not apply to a decision will state "Not Applicable". Mr. Moyen reported that the decision looked good to Covanta SEMASS.

**Rochester Planning Board
Minutes of August 13, 2019**

A motion to approve and sign the Site Plan Review Decision for Covanta SEMASS (SEMASS Partnership) was made by Vice Chairman Florindo and seconded by Associate Clerk Murphy. A roll call vote was taken to approve the decision and plan set entitled, "Covanta SEMASS (SEMASS Partnership) Air Pollution Controls Upgrade Project Site Plan Review", Project Location 141 Cranberry Highway, Rochester, Massachusetts, Sheets C-0 through C-5, prepared by Tetra Tech for Covanta SEMASS (SEMASS Partnership), dated May 23, 2019 and revised through June 21, 2019. Members present voted in favor consisting of Vice Chairman Florindo, Associate Clerk Murphy, Member Carr, and Member Silveira. Chairman Johnson opposed because not all members of the Planning Board were available to vote and sign. **The motion passed by a vote of 4 in favor, 1 opposed, 0 abstained (4-1-0).**

Discussion of Darras Site Plan Review Draft Decision

Town Planner Starrett stated the draft decision was sent to Attorney Paull. After discussion, the Board decided to vote and sign the decision at the next meeting when all the Planning Board members are available.

TOWN PLANNER UPDATES

IGS Solar (formerly Melink Solar / Snipatuit Road)

Town Planner Steve Starrett will report back on the progress of the Snipatuit Road Solar project site in two weeks.

Connet Woods

Chairman Johnson reported that Highway Surveyor Jeff Eldridge and Ken Motta will be going there. He stated Connet Woods is working on cleaning up the two basins. He said that the sidewalk dips have to be ADA compliant and that they will incorporate the top coat as a field change. Town Planner Steve Starrett commented that the sidewalk fences at the turtle crossings were not up yet.

Affordable Housing Booth at Rochester Country Fair

Chairman Johnson reported that Gianno Lettieri and Norene Hartley had booth at the Rochester Country Fair.

Borrego Solar Rounseville / Mendell Road Solar Project

Town Planner Steve Starrett reported that EverSource will be completing the connection in a few days. He said that there are still a few issues and they need a witness test. Town Planner Starrett informed the Board that they cannot tell EverSource not to connect. The Certification of Completion is what the Planning Board has as leverage. A site visit will be needed by the Planning Board.

Old Middleboro Road / Ryder Road

Town Planner Starrett reported the property owner at Old Middleboro Road has improved the road and added the turnout.

**Rochester Planning Board
Minutes of August 13, 2019**

Seaboard Solar

Chairman Johnson stated that a Tech Review was done with Seaboard Solar. Seaboard Solar had several issues that need to be resolved. Town Planner Starrett said that there will be another tech review before they can come in for the Informal Meeting with the Planning Board. Chairman Johnson stated that the access is one of their major issues. Town Planner Starrett stated that they are coming up Ryder Road into Old Middleboro Road. They are proposing to donate some land for Conservation.

Steen / Rochester Crossroads 40R Project

Chairman Johnson informed that Mr. Steen has requested another Tech Review for the proposed project.

Countryside Child Care Playground

Chairman Johnson said that Countryside Child Care now has decided to remain at their Rounseville Road location which means that the playground is back in play since they are staying on the Rounseville Road property owned by Sophia Darras.

Zero Waste Facility / Shawmut Associates

Town Planner Starrett and Town Counsel Blair Bailey met with the Department of Environmental Protection (DEP). Zero Waste wants to increase the volume and their hours of operation. Chairman Johnson said he found out from the DEP that doors have to be closed at all times except when trucks come in. He said that they are shutting the doors at night. Zero Waste wants to increase their hours for night operation and Saturdays. Town Planner Starrett said they want to increase their volume from 800 tons to 1,500 tons per day. Chairman Johnson said that the DEP was not aware of the Steen 40R project coming into Town and near the Zero Waste Facility.

ADJOURNMENT

A motion to adjourn at 7:58 p.m. was made by Associate Clerk Murphy and seconded Member Carr by Chairman Johnson. **The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Margaret Gonneville, Board Administrator

Arnold Johnson, Chairman