

**Rochester Planning Board  
Minutes of September 10, 2019**

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

**Absent:** Bendrix Bailey, Clerk

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

**Chairman Johnson called the meeting to order at 7:04 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 August 27, 2019 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).**

**Vouchers**

A motion to approve a voucher for W.B. Mason for office supplies in the amount of \$114.52 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 the Mass Municipal Association for advertising the Board administrative position in the amount of \$75.00 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).**

**PUBLIC HEARING**

**1. (Continued from August 13, 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.**

Sarah Rosenblat, Development Manager of SWEB Development USA, LLC and Craig Canning, property owner, were present.

Ms. Rosenblat explained she would provide an update and share photos showing growth under the solar panels. She pulled up photos on the Samsung Flip of a site in Germany. One photo showed the site 2 years after it was cleared with vegetation growing under the panels. Ms. Rosenblat stated they have mowed twice under the panels.

Ms. Rosenblat distributed copies of a letter dated September 9, 2019 from herself regarding "Shade Tolerant Species Mix for Below Panels." She reported that she spoke with Brandon Kunkel, a

**Rochester Planning Board  
Minutes of September 10, 2019**

landscape architect with Weston & Sampson, who proposed shade tolerant mixes. In the letter, two options are provided for well drained areas and one option is provided for less drained areas.

Ms. Rosenblat stated that instead of elevating the road, as discussed at the previous meeting, they will create a berm. She noted that Weston & Sampson will show cross sections in the next plan set and will adjust any grading calculations.

Ms. Rosenblat reported that she received the first round of notes from Ken Motta that afternoon. There were no major red flags. She noted they had the site staked out that day and are ready for a site visit. They made a rough draft design of what the Conservation Commission may decide and staked based on this new information. Ms. Rosenblat showed Chairman Johnson the rough draft.

Ms. Rosenblat explained they are meeting with the Conservation Commission on September 17, 2019 and are hoping for a decision by the end of the meeting. They will have a set of plans ready to print based on the decision that can be delivered to the Planning Board by September 19, 2019 for the meeting on September 24, 2019.

Chairman Johnson asked if they lost panels in the re-design. Ms. Rosenblat responded that they decreased the number of panels but increased the wattage.

Chairman Johnson asked about the decommissioning estimate. The estimate provided by Ken Motta was higher than SWEB's estimate. Ms. Rosenblat replied that she would ask Mr. Motta for his calculations to see the specifics to get a proper comparison. Chairman Johnson asked about the stormwater management calculations. Ms. Rosenblat responded that she can submit them. Chairman Johnson asked about the landscape bond estimate. Ms. Rosenblat asked who determines the amount. Chairman Johnson responded that SWEB would take a valuation of the cost of the plantings. Then Field Engineering would review the amount.

Chairman Johnson asked if the engineering company ran a truck model for the turns on the access road. Ms. Rosenblat responded yes and pointed out where they had to curve the corners on the access road on a diagram on the Samsung Flip.

Members agreed on a site visit on September 21, 2019 at 9:30 a.m.

A motion to continue the Public Hearing to September 24, 2019 was made by Member Silveira and seconded by Member DeMaggio. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

**DISCUSSION**

**Countryside Child Care / 15 Cranberry Highway: Question about Canopies**

Chairman Johnson explained that Bonnie and Shoen Morrison want to install shade canopies at their new location as well as a giant umbrella over several sandboxes. The canopies and umbrella will be taken down in bad weather. He stated the Building Inspector requested the Planning Board determine whether it's a major or minor change.

A motion to accept the canopies as a minor change was made by Member Silveira and seconded by Member Carr. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

**Rochester Planning Board  
Minutes of September 10, 2019**

**Borrego Solar Rounseville/Mendell Road Solar Project**

Town Planner Starrett explained he met with Steve Long of Borrego Solar, wrote up a list of items that need to be done, and sent it to Mr. Long. He distributed his list dated September 10, 2019 to Members. Chairman Johnson noted that Ken Motta added his comments to each item. Chairman Johnson stated they are still waiting on an built plan and they need to pull out the deadwood. He added that Borrego Solar has another project proposed on Walnut Plain Road and Mr. Long will be coming to the next Planning Board meeting to discuss that project. Mr. Long will want to resolve the issues at the Mendell Road site before then.

**IGS Solar (formerly Melink) Snipatuit Road**

Town Planner Starrett reported there has been a lot of communication with IGS Solar. They had reached out several times to the contractor that put in the screening trees. However, it appears they will need to get another contractor. They are gathering quotes to complete the landscaping work. Chairman Johnson stated he would give them one more meeting to resolve the issues.

**Connet Woods**

Chairman Johnson reported that they top coated. He noted they were hoping the street acceptance would be on the fall warrant, but there is too much to do. Also, Mr. Motta wants to see how the road settles through the winter.

**TOWN PLANNER UPDATES**

Town Planner Starrett explained that two technical reviews coming up soon. He stated one is on Old Middleboro Road and that the applicant will be coming in for an informal discussion at the next meeting. The second is Rochester Crossroads. Town Planner Starrett reported they have expanded on what they initially proposed and they will also come in for an informal discussion at the next meeting.

Chairman Johnson reported that the new Board Administrator has been invited to the next meeting.

**ADJOURNMENT**

A motion to adjourn at 7:37 p.m. was made by Member DeMaggio and seconded by Associate Clerk Murphy. **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