

**Rochester Planning Board
Minutes of October 31, 2019**

Present: Arnold Johnson, Chairman
Gary Florindo, Vice Chairman
Michael Murphy, Associate Clerk
John DeMaggio
Chris Silveira
Bendrix Bailey, Clerk

Absent: *Lee Carr*

Steven Starrett, Town Planner
Tanya Ventura, 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 October 8, 2019 was made by Associate Clerk Murphy and seconded by Vice Chairman Florindo. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

For Signature

Final Decision/SWEB Development USA, LLC

Chairman Johnson stated the draft decision was reviewed at the last meeting and changes were made.

A motion to approve the decision was made by Clerk Bailey and seconded by Associate Clerk Murphy. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

DISCUSSION

40R Development

Chairman Johnson explained they are hoping to get a filing in by the first of the year. A motion to approve the contract for Field Engineering Co., Inc was made by Member DeMaggio and seconded by Clerk Bailey. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

PUBLIC HEARINGS

1. A Large Scale Photovoltaic Installation Special Permit application was filed by Pedro Rodriguez of Solar MA Project Management LLC, 143 West Street, Suite C201, New Milford, CT 06776 for properties located at 0 Walnut Plain Road/0 Old Middleboro Road, designated as Map 22, Lot 3 and Map 23, Lots 6, 6D, 7, 21, 23, and 31. The property owners of record are Decas Cranberry Co., Inc., 4 Old Forge Drive, Carver, MA 02330, Diana Murphy, Trustee Midchester Realty Trust, 24 Old Powerhouse Road, Lakeville, MA 02347, and MWH, LLC. 405 Washington Street, Braintree, MA 02184. The applicant proposes the construction of a ground-mounted photovoltaic solar array generation facility

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and roadway improvements to Old Middleboro Road, an unpaved road that provides access to the array.

Austin Turner with Bohler Engineering and Pedro Rodriguez of Seaboard Solar were present. Mr. Turner gave a brief history of the project since the last meeting in September. A site visit with the Conservation Commission is scheduled for November 16. Mr. Turner explained the plans for Old Middleboro Road is to bring the road back to its original width of 16 feet. Today, it is currently at 12 feet wide and they will widen an additional 3 ½ to 4 feet wide with all work to be done on Seaboard Solar property. The property will be secured with a gate and accommodate access for Emergency Response vehicles.

Chairman Johnson explained the Board had been notified by the Historical Commission about a stone foundation of a barn and house. Mr. Turner stated they are aware and doing additional surveying on maintaining it. Chairman Johnson mentioned Town Planner Starrett had done some research on the foundation and would like to protect and maintain the public access. Mr. Turner responded he doesn't expect this to be an issue.

Chairman Johnson mentioned a site visit should be schedule as soon as possible. He would like to see flagging done for the edge of the panels and the primary driveway. Mr. Turner stated the survey crew will be onsite the week of November 4th and that all staking is expected to be done by the end of that week. Chairman Johnson asked to notify the Town Planner once flagging is done and a site visit will be scheduled at that time.

Vice Chairman Florindo asked if the residents living North of Old Middleboro Road would be hampered by the solar project and if the stone walls on both sides of Old Middleboro Road would be torn down. Mr. Turner responded no but the stone wall across the Seaboard Solar property would be removed.

Resident Scott Seifert, 887 Walnut Plain Road, asked if any radio frequency, noise, or aerial glow will interfere. Mr. Rodriguez responded no.

Resident Gary Raposa, 87 Walnut Plain Road, asked if the 6D parcel was purchased for future access. Mr. Turner stated this parcel is part of the Conservation land to be donated to the Buzzards Bay Coalition.

Resident Jen Harley, 10 Old Middleboro Road, asked if the Town of Rochester had intentions of taking the road back. Chairman Johnson responded stating this is for the Selectman but has not heard anything regarding this.

John Garrenson of Slocum-Gibbs Cranberry Co, Inc., asked if gates will be provided on the access road. Chairman Johnson replied stating by law you cannot block an ancient way.

Bill Smith, 1047 Walnut Plain Road, asked how the size of this solar array compares to others in town. Chairman Johnson responded this is the biggest one.

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A motion to continue the hearing to November 12, 2019 was made by Clerk Bailey and seconded by Member DeMaggio. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

TOWN PLANNER UPDATES

Town Planner Starrett reported Ken Motta of Field Engineering, Inc. is monitoring the rise and fall of water on Mendell Road. Vice Chairman Florindo asked if there is still standing water. Town Planner Starrett replied yes.

Town Planner Starrett mentioned the CHSGOD application has been finalized and sent to the Town Clerk.

ADJOURNMENT

A motion to adjourn at 7:46p.m. was made by Member DeMaggio and seconded by Vice Chairman Florindo. **The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

Tanya Ventura, Recording Secretary

Arnold Johnson, Chairman