

**Rochester Planning Board
Minutes of September 14, 2021**

Present: Arnold Johnson, Chairman
John DeMaggio, Vice Chairman
Bendrix Bailey, Clerk
Michael Murphy, Associate Clerk
Lee Carr
John DeMaggio

Absent: Marc Rousseau
Chris Silveira

Nancy Durfee, Town Planner
Victoria D'Antoni, Board Administrator
Lori Walsh, Recording Secretary

The meeting convened via Zoom Meeting ID 814 2852 2542. Members joined in-person at Old Colony Regional Vocational Technical High School. Mr. Johnson called the meeting to order at 7:10 p.m. and stated the meeting was being recorded.

PUBLIC MEETINGS

Approval Not Required Application - Decas Cranberry Co. LLC, for property located at 0 Mary's Pond Road, Map 12, Lot 7.

A motion was made by Bendrix Bailey, seconded by Lee Carr, to approve the plan of land. The motion carries unanimously.

PUBLIC HEARINGS

A Large-Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Cushman Road Solar, LLC, for property located at 0 Cushman Road, Map 33, Lot 11.

The applicant requested a continuance to September 28, 2021.

A motion was made by John DeMaggio, seconded by Bendrix Bailey, to continue the public hearing to September 28, 2021. The motion carries unanimously.

A Solar Energy Facility Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Renewable Energy Development Partners, LLC, for property located at 109 Neck Road, Map 40, Lot 3.

Mr. Johnson stated that they did not have an informal meeting before this hearing so on the advice of Town Counsel, they will open the hearing tonight and continue it to hold the informal.

A motion was made by Lee Carr, seconded by John DeMaggio, to continue the public hearing to September 28, 2021. The motion carries unanimously.

Informal Meeting – Renewable Energy Development Partners, LLC, for property located at 109 Neck Road, Map 40, Lot 3.

Sarah Stearns, of Beals and Thomas, presented this dual use solar project. Mr. Johnson stated screening needs to be looked at from all sides, including all areas that can be seen from Snipauit Pond. that all of the screening needs to be done first. Mr. Johnson added that there needs to be a 16ft wide access road inside the fenced area where the panels will go. Mr. DeMaggio stated that the salvage price cannot be included in the

**Rochester Planning Board
Minutes of September 14, 2021**

decommissioning bond. Mr. Johnson said that they can't take any questions tonight from the public because it is an informal meeting however at the next meeting it will be a hearing and then they can take questions. Mr. DeMaggio would like to go out to Pierce Street due to the two properties being similar and Pierce Street is about 85% done. Tuesday, September 28th at 4:30pm is agreed upon with all Board Members and they would like to have the solar array staked out and the edge of the panels.

BOARD BUSINESS

Minutes

A motion was made by Bendrix Bailey, seconded by Lee Carr, to approve the August 10, 2021 meeting minutes as submitted. The motion carries unanimously.

Vouchers

A motion was made by Bendrix Bailey, seconded by Lee Carr, to ratify the Chairman's signature on the Field Engineering voucher for Village at Plumb Corner. The motion carries unanimously.

Review

Final Decision – Special Permit, Snipatuit Road Solar, LLC, 0 Snipatuit Road

A motion was made by Bendrix Bailey, seconded by Lee Carr, to approve the special permit decision. The motion carries unanimously.

Draft Decision – Definitive Subdivision, Bendrix Bailey, Pres., 0 Gerrish Road

(Bendrix Bailey recused himself from this decision)

Bob Rogers, of G.A.F. Engineering, gave the Board the mylars. Mr. Johnson stated that they will review the mylars before the next meeting.

TOWN PLANNER UPDATES

Mr. Johnson stated that next week Nancy and himself are going out to Plumb Corner and a few other places like Old Middleboro Road and the Sarah Sherman project. Mr. Johnson stated that he went to Trailside today and the foundation was cracked and they put in a new one. They also went to plumb corner and they started doing the drainage and it should be done in two or three weeks. The playground is getting moved. Mr. Johnson said that November 15th is a deadline that they can't pave after that. Discussion ensued with the Board Members regarding the Road going in.

Christopher Gerrior, Chairman of the Conservation Commission, was in the audience and Mr. Johnson asked him about Plumb Corner. Mr. Gerrior said that they issued an enforcement order to look at all of their erosion control barriers because all of them failed and they will have a restoration plan at the next meeting. Discussion ensued with the Board Members.

Mr. Johnson said that Jeff would like the Board to change the Regulations to read that residents would have to use an approved list of Pavers from the Town and the Board could talk to Town Counsel about it first. The list would be maintained by the Highway Department. Mr. Murphy said that he agrees with the Chairman if they get an okay from Town Counsel. Mr. DeMaggio has concerns about the list. Mr. DeMaggio suggests a possible Commercial Paver rather than a Residential Paver as a part of the regulations and that this matter needs to be addressed carefully.

**Rochester Planning Board
Minutes of September 14, 2021**

ADJOURNMENT

A motion was made by Mike Murphy, seconded by John DeMaggio, to adjourn at 8:35 p.m. The motion carries unanimously.

Lori Walsh, Recording Secretary

Arnold Johnson, Chairman