

**Rochester Planning Board
Minutes of October 12, 2021**

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

Absent: John DeMaggio

Nancy Durfee, Town Planner
Victoria D'Antoni, Board Administrator

Members joined in-person at Old Colony Regional Vocational Technical High School and over Zoom. Mr. Johnson called the meeting to order at 7:00 p.m. and stated the meeting was being recorded.

PUBLIC HEARINGS

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.

Sarah Stearns, from Beals and Thomas, spoke of the site meeting that was done this afternoon at the Eldridge Bogs to look at a similar canopy project and at the Neck Road project location to look at various elements and discuss this with the Board.

Zachary Souza, 118 Neck Road, asked what is being proposed regarding the screening for Neck Road. Chairman Johnson said that they are requiring them to start the building first then they will determine the screening after seeing the what project looks like done. Chairman Johnson stated that this project will be conditioned to be painted a flat black on the racking and all of the steel. Chairman Johnson also said that they will be putting in some screening on Snipatuit Pond. Mr. Souza said that he is in favor of that.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to continue the public hearing to October 26, 2021. The motion carries unanimously.

BOARD BUSINESS

Vouchers

A motion was made by Mike Murphy, seconded by Bendrix Bailey, to approve the Field Engineering voucher for Agilitas Old Middleboro Road. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the Field Engineering voucher for Cushman Road Solar. The motion carries unanimously.

A motion was made by Lee Carr, seconded by Bendrix Bailey, to approve the Field Engineering voucher for Village at Plumb Corner. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, approve the Fileguard voucher. The motion carries unanimously.

Minutes

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A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the September 28, 2021 meeting minutes as submitted. The motion carries unanimously.

TOWN PLANNER UPDATES

Chairman Johnson stated Zero Waste will be doing some modifications to the drainage out there due to the heavy rainfall that has been happening lately. They are going to determine what kind of modifications that are going to be made and then go out there. Chairman Johnson explained that Arch at the Meadow is waiting for their engineer to finish up and then they will file. Kristina Bacchiocchi, from A Happy Healthy Start Daycare, came to the Board for the informal discussion to open up the retail for the daycare and start the process later to provide extra parking and she has not started the process. Some official communication was sent to her in the mail to start the paperwork process and the communication has been reviewed and approved by Town Counsel. Plumb Corner is working on the drainage however not much work is being done on the road, at least on the front. For Cushman Road Solar, a draft will be sent out for the Board to review. Chairman Johnson said that there is two Tech reviews on Thursday, one for a hobby shop building on New Bedford Road and one for a small solar array on Robinson Road.

Town Planner Durfee told the Board that before she left for vacation she reached out to Buzzards Bay National Estuary Program, Sarah Williams, so she can update the solar maps and we can keep track of the solar projects.

Chairman Johnson said Blair Bailey is setting up a meeting with the Buzzards Bay Coalition to discuss the illegal work that was done in the scenic highway district and hopefully that will be done soon so the Board doesn't have to take further action. The Chairman also said that in November and December they will only meet once, the second Tuesday of the month will be the meetings.

Mr. Clemenshaw asked about the Town Warrant and asked about them looking into putting solar panels over parking lots and if they have to change the regulations are far as putting screening on them. Chairman Johnson said they are going to be roughly about 12 feet in the air. Municipal buildings are exempt from Zoning and Planning. Mr. Murphy said that they could suggest painting them black for abutters and request screening.

ADJOURNMENT

A motion was made by Mike Murphy, seconded by Bendrix Bailey, to adjourn at 7:32 p.m. The motion carries unanimously.

Lori Walsh, Recording Secretary

Arnold Johnson, Chairman