

**Rochester Planning Board
Minutes of October 26, 2021**

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

Absent: Lee Carr
Chris Silveira

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

Members joined in-person at the Town Hall and over Zoom. Chairman Johnson called the meeting to order at 7:12 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.

Stacy Minihane, from Beals and Thomas was present. Ms. Minihane stated that since the last meeting, there was a site visit and submittal of revised excerpts of the plans. On October 21st, test pits were completed and will be evaluated. Plans were revised to include a perimeter access road. The new plans show screening added. The berm has been increased from 8ft to 12 ft. Town Planner Durfee said that the information was forwarded to the peer review engineer and they haven't received a peer review letter yet.

Chairman Johnson said on sheet 203, definitions are needed under the basic notes. Tom Melehan, the applicant, asked if they could have the engineer give them a construction date instead of putting a definition on the plan. Chairman Johnson said that he would just eliminate it. Chairman Johnson said that sheet 503 shows a temporary stock detail that says that the stock pile area shall be located outside the wetlands and the 100 ft. buffer zone, however a portion of this site is in the groundwater protection district so they can't stock pile in that area, including stump storage. They have to amend that note to reflect that. Mr. Bailey said that sheet L1 showed some plantings and the note has to be changed so that it doesn't say optimized by the screening, it needs to say complete total screening. Chairman Johnson said on sheet 203 note 1, this note has to be taken out. There is no emergency spill waste on here. Town Planner Ms. Durfee asked them to forward the test pit results to them.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to continue the public hearing to November 9, 2021. The motion carries unanimously.

BOARD BUSINESS

Vouchers

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the CPTC voucher for training webinars. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by John DeMaggio, to approve the Field Engineering voucher for Snipatuit Road Solar. The motion carries unanimously.

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

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

Minutes

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the October 12, 2021 meeting minutes as submitted. The motion carries unanimously.

NEW BUSINESS AND PUBLIC COMMENTS

Eldredge Bogs – Closeout Discussion

Chairman Johnson stated that there was a site visit done recently for this project. A letter will be sent out stating they have complied with the Board's decision.

A motion was made by Bendrix Bailey, seconded by John DeMaggio, for the Town Planner to draft a letter to send out to the Board and to the Building Department. The motion carries unanimously.

TOWN PLANNER UPDATES

Village at Plumb Corner

Brian Wallace, from JC Engineering, was present. Mr. Wallace stated that Eversource only installs service on Saturdays. They would like the Board's approve due to the fact that they do not want any heavy equipment running during the weekend. Chairman Johnson said the stipulation will be that this will be the only work that is allowed to do on Saturdays until it is completed. Mr. Wallace on zoom spoke to the Board and said he would like to have the standard hours for Saturday and probably have two consecutive Saturday's and maybe one more Saturday if it is needed. Mr. Bailey said that they could give the Chairman the authority to make the decision.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to give Chairman Johnson the authority to make the decision for how many Saturday's will be allowed to install the gas service. The motion carries unanimously.

Chairman Johnson asked if he would like to give them an update on the road. Mr. Wallace gave them an update on the road. The catch basins have been fixed. Chairman Johnson said they will formalize the Saturday hours in a letter. Chairman Johnson mentioned set up for the surety release. Town Planner Durfee said that when they went out to Plumb Corner for the site visit, Kenny Motta already has his notes. They worked out with State the new size of the new playground.

BOARD BUSINESS

Review – Draft Decision – Special Permit, Cushman Road Solar, LLC, 0 Cushman Road

Chairman Johnson stated to add a special condition about screening, bonds elapsing, USPS approval relating to movement of mailboxes, and no removal of stumps until an inspection by the Planning Board has been done to check for any stone walls or features that may have been missed. The decision will be recirculated and also sent to the Koczeras and the Manns.

TOWN PLANNER UPDATES

Zero Waste

Town Planner Durfee was out to Zero Waste three times because of the ongoing fire. They were doing some different types of operations. They showed her their whole operation and it was a two-hour tour. There is a drainage issue due to the last rain storm. Bay State helped them pump out and there was a large log that was the issue. The fire started on Friday and is still ongoing.

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General Update

Town Planner Durfee went on site visits on the active projects and it was very helpful. Victoria did a great job with keeping track of the bonds. There will be a memo going out to the Board to decide on which escrow accounts ones close. Mr. Bailey said he would like to commend Victoria also for doing a great job. Town Planner Durfee stated there will be a department head meeting and they will be asking the other departments what they need, if anything, to help them with the process. Town Planner Durfee then asked if anyone had an electronic copy of the rules and regulations. All of the rules and regulations have to reference the updated by-laws. There is funding through MEMA for a Hazard and Mitigation Plan. Mr. Bailey asked if there is enough money to hire a consultant. Town Planner Durfee would be drafting a letter for the grant.

A questionnaire went out to department heads about a new Town Administrator that asked about the goals for the department. Updating the Rules and Regulations, Zoning by-laws, and MapGeo were mentioned. There is a grant program through the state called Complete Streets that is for making roadways available to all users. Ms. D'Antoni has completed the training. Chairman Johnson stated most of the roads are not standard width. The Board then discussed the roads. The Board agreed to keep going with the Complete Streets process.

Mr. Bailey asked if there is another document regarding the screening of solar arrays in the rules and regulations. The Board discussed this and said that they could add this to the by-laws or rules and regulations. It needs to go on the Town meeting warrant to add the screening. Look back in the Town Meeting minutes about six years to see if there was a warrant for screening.

Mr. Clemenshaw asked about who is responsible for snow removal in Connet Woods. Discussion ensued about whether or not the Town is responsible for clearing the sidewalks; this will need to be looked into to make sure. Homeowners association would be responsible for snow removal if the Town isn't.

ADJOURNMENT

A motion was made by John DeMaggio, seconded by Marc Rousseau, to adjourn at 8:55 p.m. The motion carries unanimously.

Lori Walsh, Recording Secretary

Arnold Johnson, Chairman