

**Rochester Planning Board
Minutes of February 23, 2021**

Present: Arnold Johnson, Chairman
Gary Florindo, Vice Chairman
Bendrix Bailey, Clerk
Lee Carr
John DeMaggio

Absent: Michael Murphy, Associate Clerk
Chris Silveira

Steven Starrett, Town Planner
Tanya Ventura, Board Administrator
Marissa Perez-Dormitzer, Recording Secretary

The meeting convened via Zoom Meeting ID 882 6494 7695. Members joined in-person at the Town Hall Meeting Room. Chairman Johnson called the meeting to order at 7:12 p.m. and stated the meeting was being recorded.

BOARD BUSINESS

Minutes

A motion to approve the minutes of the February 9, 2021 meeting was made by Clerk Bailey and seconded by Member Carr. Vice Chairman Florindo abstained. **The motion passed by a vote of 4 in favor, 0 opposed, 1 abstained (4-0-1).**

Vouchers

A motion for the Chairman to sign the vouchers on behalf of the Board was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

A motion to approve a voucher for Field Engineering Co., Inc./Snipatuit Road Solar/Invoice# 14121 in the amount of \$2,125.00 was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

A motion to approve a voucher for Field Engineering Co., Inc/22 Cranberry Highway 40R/Invoice#14019 in the amount of \$1,250.00 was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Street Name Request/Plumb Corner LLC

Chairman Johnson explained there was a request to approve three street names for the Plumb Corner development. They were Katlyn Circle, Hayley Circle, and Sarahbeth Lane.

A motion to approve the three names submitted was made by Clerk Bailey and seconded by Member Carr. Chairman Johnson noted the names had been vetted by the Building Department and public safety. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

2020 Annual Report

A motion to submit the annual report as provided by Town Planner Starrett and Board Administrator Ventura was made by Clerk Bailey and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

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PUBLIC MEETINGS

Approval Not Required Application

Decas Cranberry Company, Burgess Avenue, Map 27, Lot 2

Walter Hartley of John Libby Consulting and William Chamberlain from Decas Cranberry were present. Mr. Hartley explained the application was for a two lot Approval Not Required Application. He noted each lot was the two-acre minimum with the required amount of contiguous upland and frontage at the street and the setback. He noted that 174 acres would remain in Map 27, Lot 2.

Chairman Johnson asked if the gravel road shown on the plan traversing across Lot 2 would be an easement or if they would make another road. Mr. Hartley stated it could be a driveway for Lot 2 and noted there was nothing related to it on the plan.

Chairman Johnson reported that Clerk Bailey noted there were two Lot 2's on the plan. Mr. Hartley mentioned the plan did not reflect what the Assessor's Office would call the lots. Chairman Johnson noted it might be confusing to the Assessors and asked if they would reassign the lot number. Clerk Bailey added that the plan was going to the Registry of Deeds to be recorded and Chairman Johnson noted it might be confusing for someone purchasing the property. Mr. Hartley stated he could change the lot number with Mr. Chamberlain's approval, and mentioned it was not a requirement. Chairman Johnson stated the Board could approve the plan and sign the decision but Members would not be able to sign the mylars or the copies. Chairman Johnson suggested naming the new lot Lot 2A.

A motion to approve the Approval Not Required Plan on Burgess Avenue Assessor Map 27 Lot 2 with the amended changes of the new Lot 2 will be changed to Lot 2A was made by Member DeMaggio and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Mr. Hartley asked if there should be a revision date on the plan and Chairman Johnson responded yes. There was further discussion about how to name the lot. Chairman Johnson asked Town Planner Starrett to review the Assessor's map and make a recommendation to Mr. Hartley on how to name the lot.

PUBLIC HEARINGS

(Continued from February 9, 2021) A Large Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Snipatuit Road Solar, LLC, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772 for property located at 0 Snipatuit Road, designated at Map 46 and 47, Lots 1, 4, 9, 9A, 26, and 27. The applicant proposes the construction of a ± 4.8 MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The Property is also within the Mattapoisett River Valley Watershed and partially within the Groundwater Protection District and the Floodplain Overlay District. The property owners of record are Lisa Holden, Trustee, Rochester Realty Trust and Aquidneck Nominee Trust, ET AL, and Kevin J. and Cassandra A. Cassidy. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

Chairman Johnson stated the applicant requested a continuance to March 10, 2021. He noted they were waiting for the applicant's response to Ken Motta's peer review letter.

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A motion to approve the continuance to March 10, 2021 was made by Clerk Bailey and seconded by Member DeMaggio. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Chairman Johnson stated he had a conflict with the next meeting on March 9, 2021 and would like to move the meeting to March 10, 2021. Members agreed to move the meeting date. Caroline Booth of Beals and Thomas was amenable to the date change.

(Continued from February 9, 2021) A Large-Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Cushman Road Solar, LLC, P.O. Box 1340, Portsmouth, NH 03801 for property located at 0 Cushman Road, designated as Lot 11 on Rochester Assessors Map 33. The applicant proposes the construction of a ±3.9 MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The property is also within the Mattapoisett River Valley Watershed, partially within the Groundwater Protection District, and the Floodplain Overlay District. The property owner of record is Lisa Holden, Trustee, P.O. Box 388, Rochester, MA 02770. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

Chairman Johnson stated there was a request to continue to March 10, 2021.

A motion to continue to March 10, 2021 was made by Member DeMaggio and seconded by Member Carr. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Member agreed to schedule a site visit on February 28, 2021 at 9:30 a.m. There was some discussion about where to park.

TOWN PLANNER UPDATES

Chairman Johnson asked Town Planner Starrett if he was working with Steve Meltzer on Connet Woods and Town Planner Starrett responded that he was waiting for the weather to improve.

Town Planner Starrett reported the Plumb Corner development had applied for a building permit. Member Carr asked if the project proponent was meeting with the Rochester Historical Commission. Town Planner Starrett responded yes. Chairman Johnson noted if there were changes to the architectural drawings, the proponent would have to come before the Planning Board. Town Planner Starrett stated they were discussing the sign. Chairman Johnson mentioned the project proponent should be informed that Ken Motta would have to inspect the drainage structures.

Town Planner Starrett reported that several people had expressed interest in the Featherbed North property. He also noted he received a formal request for termination for the solar project on Craig Canning's property.

Chairman Johnson suggested cleaning up the meeting agenda related to completed projects. Town Planner Starrett mentioned there were projects that had funds left in escrow and asked how to handle them. Chairman Johnson stated he spoke with the Town Treasurer who said it should be handled as a voucher. Board Administrator Ventura asked if they should be addressed at a meeting all at once. Chairman Johnson suggested bringing them to the Board as they are completed and also suggested asking the Town Treasurer about the specific format.

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Chairman Johnson reported that Town Planner Starrett and himself attended a recent Zoning Board of Appeals (ZBA) meeting to hear the discussion about a property on Pine Street. He noted the Planning Board had written a letter in opposition to the proposed project. At the meeting, he spoke about the Planning Board's requirements for frontage. Chairman Johnson noted the ZBA had scheduled a site visit and he planned to attend the next meeting when it would be discussed.

Town Planner Starrett mentioned a possible grant application to the Southeastern Regional Planning & Economic Development District (SRPEDD) for assistance with the Master Plan. Chairman Johnson stated he did not understand the need for funding other than for printing. He added that SRPEDD owed the Planning Board 20 hours of work. The hours would be best used on the Housing Production Plan because of related data SRPEDD maintained. Chairman Johnson stated that the Master Plan should be completed by the citizens of Rochester, not by people from out of town. He noted they had a good template from previous Master Plans and mentioned they would mail out a survey to residents for their feedback. Members agreed to not submit the grant application. Chairman Johnson stated they would be seeking residents to serve on the Master Plan Committee.

ADJOURNMENT

A motion to adjourn at 8:02 p.m. was made by Member DeMaggio and seconded by Clerk Bailey. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Marissa Perez-Dormitzer, Recording Secretary

Arnold Johnson, Chairman