

**Rochester Planning Board
Minutes of January 25, 2022**

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

Absent: Lee Carr

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

The hybrid meeting convened via Zoom and in-person at Old Colony Regional Vocational Technical High School. Members joined in-person at Old Colony Regional Vocational Technical High School. Chairman Johnson called the meeting to order at 7:05 p.m. and stated the meeting was being recorded.

PUBLIC HEARINGS

(Continued from January 11, 2022) 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. The applicant proposes the two-phase construction of a canal canopy solar array and an energy array. The applicant's representative is Sarah Stearns, Beals and Thomas, Inc.

Sarah Stearns, from Beals and Thomas, were present to answer any questions from the board. Ms. Stearns, said they have received the peer review letter from Field Engineering and are in the process of reviewing and formulating a response. Ms. Stearns asked for the board to grant a continuance until February 8, 2022.

A motion was made by John DiMaggio, seconded by Bendrix Baily, to continue the public hearing to February 8, 2022. The motion carries unanimously.

A Definitive Subdivision Application, filed by Decas Cranberry Co., Inc., for property located at 0 Mary's Pond Road, Map 12, Lot 7. The applicant proposes a two-lot subdivision with a 365-foot gravel roadway. The applicant is represented Walter Harley, John L. Libby Consultant.

Walter Hartley from John Libby's office was present to speak about the project. The project is a two-lot subdivision and one house lot will be created with a 365' gravel roadway the other lot will remain as a cranberry bog. A 5,000 square foot area is set aside for a future drainage easement if necessary. Chairman Johnson asked if the deed will reference the easement shown on the plans for stormwater. Mr. Hartley agreed with the easement language being incorporated into the deed. Chairman Johnson asked if the proposed country swales are going to handle stormwater if the driveway is paved. Mr. Basinski said the 5,000 square foot area is for future drainage if needed. He said right now it's just a gravel road so they don't anticipate anything like that and the swales should be adequate enough to handle that. Chairman Johnson said that they want to make sure that five years from now there is not a drainage issue on Mary Bog Road. He added, that we can put a condition that a drainage easement be granted on that lot. Mr. Basinski will provide a draft of the easement language to the Board and the Board can give it to Town Council to look it over.

A motion was made by Bendrix Baily, seconded by Mike Murphy, to have a draft easement approved by Town Council. The motion carries unanimously.

**Rochester Planning Board
Minutes of January 25, 2022**

BOARD BUSINESS

Minutes

A motion was made by Mike Murphy, seconded by Bendrix Bailey, to approve the January 11, 2022 meeting minutes as submitted. The motion carries unanimously.

Vouchers

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the reimbursement for Covanta of SEMASS, L.P. Pilot Facility, escrow account. The motion carries unanimously.

A motion was made by Mike Murphy, seconded by John DiMaggio, to approve the reimbursement for Bendrix Bailey/Edgewater Bog, Longbow Lane, escrow account. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by John DiMaggio, to approve the reimbursement for SWEB Development USA, LLC escrow account. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the reimbursement for James and Charlotte Spieldenner, Happy Trails escrow account. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by John DiMaggio, to approve the reimbursement for Colbea Enterprises, LLC, Fueling Station escrow account. The motion carries unanimously.

NEW BUSINESS AND PUBLIC COMMENTS

TOWN PLANNER UPDATES

Escrow, Bonds and Surety Report

A further review of the escrow, bonds and surety accounts revealed a number of escrow funds can be returned to the applicant. Field Engineering and the Highway Surveyor will be reviewing a few of the projects to determine if the projects have been constructed to the satisfaction of the Planning Boards final decision. If so, those could be release and the parties can be reimbursed. Currently, the Town will hold on requesting more funds from Zero Waste, while they are transitioning to new ownership. Site visits will be conducted in the spring for the following projects: Snipatuit Road, Mattapoisett Road, SEMASS, Marion Road and Rounseville Road. Town Planner Durfee, visited the Hartley Mills site and discussed the Old Mill Road with the Highway Surveyor to ensure he was comfortable with the completeness of the final roadway, landscaping and drainage for these projects in order to reimburse the escrow funds the Town is holding. The projects appear to in good standing and the Highway Surveyor confirmed the same, and recommended returning the escrow funds at this time. The Highway Surveyor was also comfortable with having the Town return the escrow funds from the Amarisco, Mattapoisett Road two-year landscape plantings funds. Town Planner Durfee, contacted the bond company for the Snipatuit Road Solar project performance bond and are waiting for a response as to the outcome from that discussion. Contacted Mr. Briggs concerning the escrow funds being held by the Town. Mr. Briggs hopes to beginning the project back to the Planning Board this year and would like the Town to hold the account. Eldridge Bogs Solar project was contacted and reminded they need to have their bond renewed. We will continue to report back to the board as more information becomes available.

Village at Plumb Corner

Town Planner Durfee, conducted a site visit at the Village with Field Engineering and the Highway Surveyor to conduct an updated inspection. Currently most of the electric and gas utilities have been installed. For the three duplex buildings that are under agreement, they are in the process of bringing in the electric and gas utilities. The septic system has not been completed at this time. The Board of Health will be conducting inspections next

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Minutes of January 25, 2022**

week. The board directed the Town Planner to contact Field Engineering to conduct an inspection on Phase I and report their findings to this Board. The Brian Wallace, JC Engineering, notified the Town that they will bring the plans for the playground relocation project to a Tech Review. The clubhouse, is waiting for Eversource with their commercial permit which is important because the clubhouse will power the septic system. They will also install a generator back up for the septic system. Town Planner Durfee, also added the tenants should be notified as to how a septic system operates.

General Update

SRPEDD Commissioners January meeting will include a presentation with regards to the new multi-family zoning requirement for MBTA Communities. Rochester is considered an MBTA Adjacent Community due to the proximity of the Middleborough/Lakeville station location. Town Planner Durfee, will report back any pertinent information revealed at the commissioners meeting.

The Assessor's Office provided a list of properties with a Conservation Restriction. The Board would like to have these properties added to the Chapter 61 parcel map currently being created.

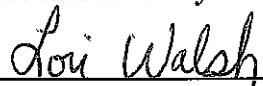
A site visit was conducted to the Trailside subdivision, a new foundation is in for the clubhouse and construction appears to be starting up.

E-permitting will be an added addition to the permitting process for applicants. Victoria is looking into the workings of this program. All of the permitting departments will be involved in this process. Victoria will contact View Point for more information and provide a presentation to the Planning Board. The Board wants to ensure that the new permitting software works well for all of the current requirements in our permitting process.

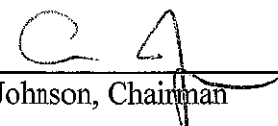
OLD BUSINESS

ADJOURNMENT

A motion was made by John DeMaggio, seconded by Bendrix Bailey, to adjourn at 8:02 p.m. The motion carries unanimously.



Lori Walsh, Recording Secretary



Arnold Johnson, Chairman

3.22.22

