

Rochester Planning Board
Minutes of March 8, 2022
The Village at Plumb Corner, Site Visit

Present: Arnold Johnson, Chairman
John DiMaggio, Vice Chairman
Bendrix Bailey, Clerk
Michael Murphy, Assistant Clerk
Lee Carr
Chris Silveira
Marc Rousseau

Nancy Durfee, Town Planner
Lori Walsh, Recording Clerk
Blair Bailey, Town Counsel

The meeting convened via Zoom Meeting ID 893 5931 6463. 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 MEETINGS

Approval Not Required Applications

Matthew Fernandes, for the property located at 570 New Bedford Road, Map 4 Lot 24 and 24A

The Approval Not Required for the property located at 570 New Bedford Road, did not have representation at the meeting. Mr. Fernandes would like to transfer a portion of a lot with another lot under his ownership. Mr. Fernandes owns two parcels of land on New Bedford Road and he would like to move the lot lines to incorporate a proposed 100' X 50" structure. The change would remove 16,717 square feet off the western portion of Map 4 Lot 24 and convey an equal portion to Map 4 Lot 24A. The lot meets the frontage and setback requirements and is located in an Agricultural/Residential and Groundwater Protection District.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the Approval Not Required application. The motion carries unanimously.

John Hall, for the property located at 453 Snipatuit Road, Map 38 Lot 2

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to continue the public hearing to March 22, 2022.

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. The applicant proposes the two-phase construction of a canal canopy solar array and a dual-use energy array that will be utilized for both renewable energy and for agricultural purposes. The applicant's representative is Sarah Stearns, Beals and Thomas, Inc.

Chairman Johnson asked them for an updated list of waivers at the last meeting. He read the waiver list submitted by the applicant.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve the revised Wavier List submitted by the applicant. The motion carries unanimously

A Cell Tower Installation Site Plan Review Application, filed by Industrial Tower and Wireless, LLC, for property located at 0 High Street, Map 19 Lot 5. The applicant proposed the construction of a 190-foot monopole telecommunications tower. The applicant's representative is Shayna Galinet, Industrial Tower and Wireless, LLC.

The applicant requested to continue the hearing until April 12, 2022.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to continue the public hearing to March 22, 2022. The motion carries unanimously.

BOARD BUSINESS

Minutes

No action was taken with regards to the January 25, 2022 and February 8, 2022 minutes.

Vouchers

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Fileguard, Monthly Fee, \$9.00. The motion carries unanimously.

The motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Field Engineering, Connet Woods, \$250.00. The motion carries unanimously.

The motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Field Engineering, Village at Plumb Corner, \$750.00. The motion carries unanimously.

The motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Field Engineering, Old Middleboro Road, \$375.00. The motion carries unanimously.

The motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Field Engineering, 109 Neck Road, \$2,625.00. The motion carries unanimously.

The motion was made by, John DiMaggio, seconded by Mike Murphy, to approve Field Engineering, Ben Baily, Dropbox, \$127.37. The motion carries unanimously.

NEW BUSINESS & PUBLIC COMMENTS

The Village at Plumb Corner

Brian Wallace from J. C. Engineering was present for the Applicant for this project. He explained, to the Board that he was present tonight to request Certificate of Occupancy for the units constructed at The Village at Plumb Corner. Mr. Wallace, stated they had completed the list of elements remaining on the memo titled, Initial Semi-Final Inspection Report – Phase I, provided from Field Engineering, dated February 28, 2022. During the meeting the Board reviewed the revised Life Safety Plan with Mr. Wallace. Chairman Johnson stated at this time they should conduct a site visit.

Town Counsel Blair Bailey said that the Board could actually vote on this tonight before they do the site visit. The Board discussed visiting the site on Saturday, regardless of the intended weather and it would be a perfect time to inspect the storm drains. Town Planner Durfee read a list of requirements that they need to take care of in order for them to receive the Certificate of Compliance. A site visit was planned for March 12, 2022 at 565 Rounseville Road, for The Village at Plumb Corner for the Board to determine Substantial Completion in order to determine the release of Phase I units.

TOWN PLANNER UPDATES

Town Planner Durfee updated the Planning Board with regards to grant funding proposals and the ongoing development at The Village at Plumb Corner. There are two grants due on March 18th, the One-Stop Grant, Expression of Interest from the state and the District Local Technical Assistance (DLTA) grant from SRPEDD. The DLTA grant will be for a review of the attributes associated with Chapter 61 properties, and the MBTA requirements recently released by the state. The One-Stop grant will be for the updated master plan. The grant will be submitted to the State in the amount of \$100,000 possibly less, that is the basic range to update a Master Plan. Also, there is Municipal Vulnerability Plan grant available for the Public Safety Feasibility Study in order for the Town to understand the needs of the Police and Fire Departments facilities. Currently the Fire Station does not meet all of the state and federal requirements for housing equipment. The Police Department is also experiencing spatial issues.

Arch at the meadow contacted her and they will be coming to a meeting soon for a site plan review and the solar project is coming in for a tech review within the next few weeks they are at about 40% design at the school.

OLD BUSINESS

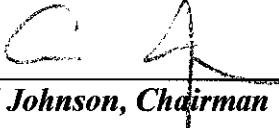
About the interviews for the Administrative Assistant, there have been some preliminary interviews and they went well.

ADJOURNMENT

A motion was made by John Demaggio, seconded by Bendrix Bailey, to adjourn at 9:07 PM. The motion carries unanimously.

Date: _____

4/12/22



Arnold Johnson, Chairman

Lori Walsh, Recording Clerk