

**Rochester Planning Board  
Minutes of March 22, 2022**

Present: Arnold Johnson, Chairman  
Bendrix Bailey, Clerk  
Michael Murphy  
Chris Silveira  
Mark Rousseau  
Lee Carr - Absent  
John DeMaggio

Nancy Durfee, Town Planner  
Lori Walsh, Recording Secretary

The meeting convened via Zoom Meeting ID 834 7377 7485. Members joined in-person at Old Colony Regional Vocational Technical High School, in the cafeteria. Chairman Johnson called the meeting to order at 7:06 p.m. and stated the meeting was being recorded.

**PUBLIC MEETINGS**

**Approval Not Required Applications**

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

The Approval Not Required for the property located at 453 Snipatuit Road, John Hall was represented by Matthew Leone, P.L.S. from Schneider, Davignon, and Leone, Inc. The intent of the Approval Not Required is to create Lots 2-1 and 2-2 as shown on the plan, titled Division of Land Plan for Property Known as Map #38 Lot #2, 453 Snipatuit Road, prepared by Schneider, Davignon and Leone, Inc., and depicted perimeter Map #38 Lot 3. The lot meets the frontage and setback requirements and is located in an Agricultural/Residential District.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the Approval Not Required application. The motion carries unanimously with a roll call vote of 6.

**PUBLIC HEARINGS**

**(Continued from March 8, 2022) 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 26th, 2022.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to continue the public hearing to April 26, 2022. The motion carries unanimously.

**BOARD BUSINESS**

**Minutes**

Bendrix Bailey made a motion to approve the January 25, 2022 minutes, seconded by Mike Murphy. The motion carries unanimously with a roll call vote of 6.

**Rochester Planning Board  
Minutes of March 22, 2022**

Bendrix Bailey made a motion to approve the February 8, 2022 minutes, seconded by Mike Murphy. The motion carries unanimously with a roll call vote of 6.

**Vouchers**

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve the return of the files to the Annex, Fileguard, Invoice #80796, \$84.75. The motion carries unanimously.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Field Engineering invoice #14975, for The Village at Plumb Corner, \$2,750.00. The motion carries unanimously.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Field Engineering invoice #14976, for Old Middleboro Road, \$375.00. The motion carries unanimously.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Field Engineering invoice #14976, for Old Middleboro Road, \$375.00. The motion carries unanimously.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Field Engineering invoice #14977, for 109 Neck Road, \$2,000.00. The motion carries unanimously.

**Review**

Draft Decision – Special Permit, Renewable Energy LLC, 109 Neck Road

The Chairman Johnson asked if Town Counsel had approved the draft decision. The board asked that condition #13 be removed and the typographic error be corrected on condition #11. Mr. Ouimet, mentioned to the Board that the Groundwater Permit would require another vote and a signature page should be added for that purpose. The Town Planner, will ensure Town Council has a chance to review the final draft decision. The Board will vote on this at the next meeting.

**NEW BUSINESS & PUBLIC COMMENTS**

**The Village at Plumb Corner**

Chairman Johnson in referencing, the memo from Field Engineering with regards to items to be completed on site at the Village at Plumb Corner, that they will need to accomplish all of the bulleted items in the letter. Mr. Motta's, was concerned with the spacing, and suggested that the so they submit a plan. It was stressed to them that Phase II and Phase III can't start until Phase I is completed. We need to make sure that they monitor the safety plan and provide documentation of the ages of residents who move in to the new units.

**TOWN PLANNER UPDATES**

Chairman Johnson asked the Town Planner about Arch at the Meadow. The Town Planner mentioned that she has spoken with the owner and that she would submit her application, but as of yet they have not applied.

Chairman Johnson said, with regards to Rockland Trust kiosk, that they had discussed the parking spaces during their Technical Review. Nancy said she asked Bill Madden if he had taken a look at the parking and he had not.



**Rochester Planning Board  
Minutes of March 22, 2022**

Asphalt plant, the Town has not heard anything yet.

The permitted 40R was questioned as to where they are at in terms of construction. Apparently the price of material has been very high and they were waiting to see if the prices come down. They have another year on their permit before they will require to come back before the Board for an extension.

Mr. DeMaggio asked about the Daycare on Route 28, which is across the street. The Daycare has already opened.

The Town is in the process of hiring a new Administrative Assistant for the Conservation Commission and the Planning Board. Dawn DeMaggio will be the new Administrative Assistant and her start date is March 30<sup>th</sup>.

The One-Stop Grant, Expression of Interest was submitted on March 18<sup>th</sup>, and the Town Planner also applied for a DLTA, technical assistance grant on the same day.

The Board requested a cost benefit analysis for the MBTA Communities, multi-family housing requirements from the State. Chairman Johnson said they are welcome to come to a meeting.

The Solar panel project at the school will require a permit prior to installation, which they will most likely want prior to the school closing for installation purposes. The Town Planner reported at their last discussion, they would contact the Town once they were at 50% design.

Town Planner Durfee would like to thank Kenny Motta for all the work he has accomplished at The Village at Plumb Corner.

**ADJOURNMENT**

*A motion was made by John Demaggio, seconded by Bendrix Bailey, to adjourn at 8:10 PM. The motion carries unanimously.*

Next meeting will be April 12, 2022

Date: 4/26/22

C m A  
Chairman, Arnold Johnson

Lori Walsh  
Lori Walsh, Recording Secretary