

**Rochester Planning Board  
Minutes of April 26, 2022**

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

Nancy Durfee, Town Planner  
Dawn DeMaggio, Board Administrator  
Lori Walsh, Recording Secretary

The meeting convened via Zoom Meeting ID 882 7995 0158. Members joined in-person at Old Colony Regional Vocational Technical High School. Chairman Johnson called the meeting to order at 7:02 p.m. and stated the meeting was being recorded.

**PUBLIC HEARINGS**

***(Continued from April 12, 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.

A motion was made by Clerk Bailey, seconded by Member Murphy to continue the public hearing to May 10, 2022. **The motion carries unanimously with a roll call vote of 6.**

***(Continued from April 12, 2022)*** A Playground Relocation and Installation Site Plan Review application, filed by J.C. Engineering, for the property located at 565 Rounsville Road (Route 105), Rochester, MA 02770, Map 30, Lot 25 D. The applicant proposes to relocation and installation of a 5,050 s.f. playground for the Countryside Daycare requiring Site Plan and review of work on a Scenic Highway approval. The applicant's representative is J.C. Engineering, Inc. 2854 Cranberry Highway, East Wareham, MA, 02538. The property owner is Sophia Giannaros-Darras & Basil T. Darras, Trustees, 79 Walpole Street, Dover, MA 02030.

A motion was made by Clerk Bailey, seconded by Member Murphy to continue the public hearing to May 10, 2022. **The motion carries unanimously with a roll call vote of 6.**

**BOARD BUSINESS**

**Minutes**

Clerk Bailey made a motion to approve the March 22, 2022 minutes, seconded by Member Murphy. **The motion carries unanimously with a roll call vote of 6.**

**Review**

**Right of First Refusal:** Off Mary's Pond Road, Rochester, MA, Map 12 Lot 7  
(Parcel A and Lot 1)

A motion was made by Clerk Bailey that they not recommend the acquisition for Parcel A, lot 1 off of Mary's Pond Road, seconded by Member Murphy. **The motion carries unanimously with a roll call vote of 6.**

**Vouchers**



A motion was made by Clerk Bailey, seconded by Member Murphy, to approve Field Engineering Invoice #15024, for The Village at Plumb Corner, \$346.96. **The motion carries unanimously with a roll call vote of 6.**

A motion was made by Clerk Bailey, seconded by Member Murphy, to approve Field Engineering Invoice #15025, for The Village at Plumb Corner, \$250.00. **The motion carries unanimously with a roll call vote of 6.**

A motion was made by Clerk Bailey, seconded by Member Murphy, to approve W.B. Mason - Office Supplies, Invoice# 228963166, \$40.00. **The motion carries unanimously with a role call vote of 6.**

A motion was made by Clerk Bailey, seconded by Member Murphy, to approve W.B. Mason - Office Supplies, Invoice# 229036074, \$5.63. **The motion carries unanimously with a role call vote of 6.**

#### **Vote**

A motion was made by Clerk Bailey to reappoint Barry Patreco to the Capital Funding Committee, seconded by Member Murphy. **The motion carries unanimously with a role call vote of 6.**

#### **NEW BUSINESS & PUBLIC COMMENTS**

##### **The Village at Plumb Corner**

Chairman Johnson opened the discussion, stating they contractor has had two weeks to complete steps outlined in the Field Engineering memo and that good progress is being made. Brian Wallace, from JC Engineering provided an update reporting that they have a presented a contract/invoice for a fabricating the trash racks for the basins, and he was recently on site to taking measurements. Basin #1 has been reconstructed and is in good condition. Basin #2, smaller stone was put down on the wash out. Basin #3, 90% of the larger stones have been removed and replaced with the smaller rock and waiting on delivery to finish up. A landscape company has been hired to hydro seed, silt barriers have been installed. Photos of the problem areas and drainage area show the situation is under control.

Clerk Bailey had some questions for Brian Wallace who attended the meeting on zoom. He stated, that at a prior meeting the Board was told that the trash racks had been ordered but the invoice submitted is dated April 21<sup>st</sup>. Mr. Wallace explained, stating the racks were ordered probably wasn't the right wording to use, but that he had reached out to Peter Thrasher, the welder, to ensure that they would receive them in a timely manner. He added, that they would be installed within two to three weeks. Clerk Bailey said, that when the Board members were on site to approve the release of the units, the trash racks were mentioned, and the Board was told it would be done within the week. Mr. Bailey continued, stating that he doesn't see anything ordered until April 22<sup>nd</sup>. Mr. Bailey asked, Mr. Wallace if he'd been disingenuous to the Board. Mr. Wallace apologized and that it was just a misunderstanding on his part. Clerk Bailey added that the Board has gone out on a limb for them.

Chairman Johnson added, that he had spoken with Mike LaCava that morning and the contractors would focus solely on the infrastructure in Phase II and III, and a timeline is being drafted. Member DeMaggio, suggested they open up the hearing and state no foundations until the infrastructure is done. Clerk Bailey said, that based on being lied to, that they should open up the hearing. Clerk Bailey added if further issues arise with Phase II and III that they should open back up the hearing as consequences for their actions. Chairman Johnson suggested, that they should have a discussion about re-opening up the hearing with the Town Counsel.

Chairman Johnson stated, the Board can decide if they need to re-open the hearing at the next meeting.

Mr. Wallace apologized for the misunderstanding as he thought they were ordered. Chairman Johnson said there needs to be more communicating going forward.

**Member Car is recused from this discussion.**

### **TOWN PLANNER UPDATES**

Town Planner Durfee mentioned a no cost training opportunity for Planning and Zoning Board members in the Town of Carver at the Fire Station if any of the Board Members would like to attend.

Town Planner Durfee gave a presentation at the Selectmen meeting on the MBTA multi-family district requirements. By presenting to the Select Board, and filling out the survey the Town has met the first phase. They also discussed the By-law articles for the Planning Board to be voted at the Board next meeting.

Town Planner Durfee received an email from the contractor regarding minor field change to the Old Middleboro Road solar project. The application would like to change the current plan for overhead utility to underground service out to the main road, and will be brought before the Planning Board and Conservation Commission. Clerk Bailey said a plan was explained about Old Middleboro Road at the Conservation meeting and asked them to come back with more information on the change.

Cushman Road solar is working with the Mass Historical for an archeological site. Chairman Johnson stated the private party easements are not in place and documentation is needed showing the easements.

### **OLD BUSINESS**

### **ADJOURNMENT**

**A motion was made by Clerk Bailey, seconded by Member Murphy, to adjourn at 7:45 PM.**

Next meeting will be by May 10, 2022.

Date: \_\_\_\_\_

6/14/2022

  
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Arnold Johnson, Chairman  
\_\_\_\_\_  
Lori Walsh, Recording Secretary