

**Rochester Planning Board**  
**Minutes of May 24, 2022**

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

Absent: Chris Silveira

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

The meeting convened via Zoom Meeting ID 876 6714 3156. Members joined in person at Old Colony Regional Vocational Technical High School. Chairman Johnson called the meeting to order at 7:07 p.m. and stated the meeting was being recorded.

**PUBLIC MEETINGS**

**PUBLIC HEARINGS**

*(Continued from May 10, 2022)* A Playground Relocation and Installation Site Plan Review application, filed by J.C. Engineering, for the property located at 565 Rounseville Road (Route 105), Rochester, MA 02770, Map 30, Lot 25 D. The applicant proposes a relocation and installation of a 5,050 square foot 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 Gianruuos-Darras & Basil T. Darras, Trustees, 79 Walpole Street, Dover, MA 02030.

Brian Wallace was present to discuss the playground relocation. Chairman Johnson said they are still waiting for a letter from all the tenants. Mr. Wallace said they will have that. Chairman Johnson said he still has a big concern with Matt Stoner, he hasn't heard from him and he would like to hear from him. He's been asking for something from Matt for a few months now. Bonnie Morrison is going to call Matt and the Hearing will be continued at 7:45 p.m.

Clerk Bailey made a motion to continue the public hearing at 7:45 p.m.  
Member DeMaggio seconded the motion.  
Motion passes with a roll call vote of 6.

Matt sent a text message to Bonnie Morrison at the meeting that said he does not care where the dumpsters are. The Board accepted the message as notification to the Board.

Clerk Bailey made a motion to close the Public Hearing at 7:46 p.m.  
Member DeMaggio seconded the motion.  
Motion passes with a roll call vote of 6.

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**BOARD BUSINESS**

**Vouchers**

ICS, HP Laptop, Monitor & Dell Dock, Invoice #189862, \$2,404.07

Clerk Bailey made a motion to approve the voucher for \$2,404.07.

Member DeMaggio seconded the motion.

Motion passes with a roll call vote of 6.

**NEW BUSINESS & PUBLIC COMMENTS**

***Braley Hill North Solar, LLC - Request for Extension of Special Permit***

Caroline Booth is present via zoom. It's been two years since they approved this special permit and they want to apply for a one year extension.

Member DeMaggio made a motion to grant the extension for one year.

Clerk Bailey seconded the motion.

Motion passes with a roll call vote of 6.

**TOWNPLANNER UPDATES**

**Old Middleboro Road Minor Field Change Update**

They provided a narrative of the plan showing the cross section. Town Planner Durfee had Kenny, Jeff and the Chief take a look at it and there will be a pre-construction meeting Thursday morning at 10:00 a.m.

Chapter 61 Map from the last meeting, She checked with the Assessors office for the lot numbers and they have not been in the chapter program since 1993.

**NOI Chapter 61A, 529 Snipatuit Road, Map 47, Lot 9**

Clerk Bailey made a motion to not recommend the purchase of this property.

Member DeMaggio seconded the motion.

Motion passes with a roll call vote of 6.

Plumb Corner is going to be continued until the next meeting at the beginning of June.

Regarding Plumb Corner the extension that went in to the vernal pool has gone to Conservation for approval and they approved it to leave it in place.

**Braley Hill Solar LLC.**

Clerk Bailey made a motion to extend the ground water protection district special permit and the scenic highway special permit for Braley Hill North Solar LLC.

Member Murphy seconded the motion.

Motion passes with a roll call vote of 6.

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**OLD BUSINESS**

Master Plan - \$20,000.00 was approved at Town Meeting and a committee needs to be started and appointed by The Selectman.

**ADJOURNMENT**

Member DeMaggio made a motion to adjourn at 7:46 p.m.  
Clerk Bailey seconded the motion.  
Motion passes with a roll call vote of 6.

Date: 6/28/2022

Arnold Johnson  
Chairman, Arnold Johnson

Lori Walsh  
Lori Walsh, Recording Secretary