

**Rochester Planning Board**

**Minutes**

**October 25, 2022**

**Present:** Arnold Johnson, Chairman

Bendrix Bailey, Clerk

Chris Silveira

Lee Carr

Marc Rousseau

Michael Murphy

**Absent:** John DeMaggio

Nancy Durfee, Town Planner

**The meeting convened via Zoom Meeting ID #85431059486. Members joined in-person at Old**

**Colony Regional Vocational Technical High School. Chairman Johnson called the meeting to order at 7:12 p.m. and stated the meeting was being recorded.**

**BOARD BUSINESS**

**Minutes**

September 27, 2022

*Correction needs to be made to the Draft*

**Review**

**Opens Space and Recreation Plan**

The Board voted in favor on October 11, 2022 and the original is ready to be signed, it will then go to Select Board and onto the State for approval.

Clerk Bailey made a motion to approve the Open Space and Recreation Plan.

Member Murphy seconded the motion.

**Motion passes with a roll call vote of 6.**

**Vouchers**

Field Engineering, The Village at Plumb Corner, Invoice #15383, \$375.00

Clerk Bailey made a motion to approve the voucher.

Member Murphy seconded the motion.

**Motion passes with a roll call vote of 6.**

Field Engineering, Countryside Child Care Playground, Invoice #15384, \$250.0

Clerk Bailey made a motion to approve the voucher.

Member Murphy seconded the motion.

**Motion passes with a roll call vote of 6.**

CPTC c/o Urban Harbors Institute, Training Workshops, \$125.00

Member Murphy made a motion to approve the voucher.

Clerk Bailey seconded the motion.

**Motion passes with a roll call vote of 6.**

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The Registry of Deeds, Rules and Regs Recording Fee, \$107.00

Clerk Bailey made a motion to approve the voucher.

Member Murphy seconded the motion.

**Motion passes with a roll call vote of 6.**

**PUBLIC HEARINGS**

**A Site Plan Review application to construct a Drive-Up/Walk-Up Kiosk, filed by Rockland Trust Co., 228 Union Street, Rockland MA 02370, Map 30, Lot 25D.** Rockland Trust Co. proposes to construct a 7'0" x 13'6" drive-up/walk-up ATM on an 8'0" x 10'0" cement concrete foundation in the Plumb Corner Parking lot. The applicant's representative is G.A.F Engineering, 266 Main Street, Wareham, MA 02571. The property owners are Sophia and Basil Darras, 79 Walpole Street, Dover, MA 02030.

Bill Madden presented from GAF Engineering on behalf of Rockland Trust, Co. The project proposal is to install a one-story Walk Up/Drive Up ATM facility at Plumb Mall in the limited commercial zoning district. The project was presented to the historic commission and a certificate of appropriateness was issued. The use is allowed within the zoning district. Proper lighting and security will be around the kiosk as well as handicap access. The lot will lose two parking spaces to construct the building. He then explained the work area that will be blocked off during the construction.

Chairman Johnson said the proposed work area is not going to work. He explained they have the work area blocking space to large trailers that come in to service the plaza. They need to leave room for 53' trailers to be able to come into the plaza. Bill Madden said they could eliminate some of the workspace to maintain the drive through area.

Steven Carroll, representing Rockland Trust stated they are anxious to get the project started. The longest wait item would be Ever Source and Verizon but they would like to get his project done by the end of the year.

Chairman Johnson brought up the need for snow removal if needed during the project and how they plan to address that. Bill Madden said it would be a small period of time during construction and options were discussed.

Chairman Johnson complemented the design of blending the building into the character of the neighborhood. His question from the start was why the ATM was not moved out of the childcare and right out front onto the concrete sidewalk area. He thought that would be least disruptive to the businesses located in the building. Bill Madden explained due to a series of septic tanks and logistics of bringing the utilities into the new area, prompted moving the ATM to the parking lot. Steven Carroll explained remote ATM's are not money makers and it is more of a convenience to residents after Rockland Trust closed that location.

Rob Ciardi, Manager of Friends Market, stated he doesn't disagree about the ATM being in the lot, but it will be located right in front of our store. We are concerned that just the construction

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alone is going to be a huge hinderance to our business. He objects to the location and wonders why it can't be to the left of the lot down by the street since the space isn't as busy there. The market just renovated the interior and doesn't feel it's fair to have this kiosk right in front of his store. The store is busy store and accommodates hundreds of customers a day. The board commends Rob on the great job he does with running the market.

Chairman Johnson says it actually would make a little more sense. Clerk Bailey mentioned that Matt's Blackboard also does a fair amount of business as well. Chris Silveira mentions if they are considering moving it, there is another utility pole to the west. After the board surveys the plan, Clerk Bailey asks what they think about the same island just at the other end. Steven Carroll says the owner of the plaza was involved in the selection of the kiosk. Rob said he can tell him that the owner of the plaza had not been involved with any of the tenants in regards to this. Nobody was notified by the landlord about this. Member Murphy suggested having the landlord come in to help determine the location for the kiosk, it should fall between the landlord and the tenants. Chris Silveira agrees as a town resident he uses that market and those parking spots are usually in use. Chairman Johnson says he can't see any reason why they can't slide the kiosk down and then everyone gets what they want. He suggests asking the landlord to come to the next meeting. Clerk Bailey suggests that rather than having her come to one of the meetings they show her demographically where they are looking at and just get her approval. Chairman Johnson said to put that graphically on the plan and bring it to the owner for approval. Rob Ciardi said he will have the owner of the market contact her as well.

**The board makes a motion to move the Rockland Trust Walk Up Kiosk project to be continued at the next meeting on November 8, 2022 (rescheduled to November 16, 2022)**

**NEW BUSINESS & PUBLIC COMMENTS**

An Interdepartmental Meeting will be held on November 2, 2022 at the Council on Aging.

**ADJOURNMENT**

Clerk Bailey made a motion to adjourn at 8:05 P.M.

Member Murphy seconded the motion.

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

12/13/2022

  
\_\_\_\_\_  
Chairman, Arnold Johnson

  
\_\_\_\_\_  
Dawn DeMaggio, Recording Secretary