

**Rochester Planning Board
Minutes
August 23, 2022**

Present: Arnold Johnson, Chairman
Michael Murphy, Assistant Clerk
Bendrix Bailey, Clerk
John DeMaggio, Vice Chairman
Chris Silveira
Lee Carr
Mark Rousseau (remote participation)

Nancy Durfee, Town Planner
Dawn DeMaggio, Board Administrator
Lori Walsh, Recording Secretary (remote participation)

The meeting convened via Zoom Meeting ID 898 1680 1152. 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.

Lee Carr recused himself from this discussion.

INFORMAL DISCUSSION

Rockland Trust, Plumb Corner Mall, presented by G.A.F. Engineering, Inc., 565 Rounseville Road (Route 105), Rochester, MA, Map 30, Lot 25D

Bill Madden, from G.A.F. Engineering, Inc. presented on behalf of Rockland Trust for the placement of an 8-foot by 10-foot structure, for a walk-up ATM kiosk to be located at 565 Rounseville Road.

Chairman Johnson mentioned they should have a letter from the owners of the Plumb Corner Mall, regarding the proposed project. Mr. Madden said, the owners signed the application for approval. The original plans and decision would have stated a certain number of parking spaces will be provided, based on the uses within the plaza. Mr. Madden said he was not able to locate a decision for the original plaza. However, the original plan was located, and it meets the Zoning requirements. The Town Planner added she did not find a final decision.

Chairman Johnson said they would have to look at the current Rules and Regulations to determine if the new structure will have the required number of parking spaces otherwise they will need to request a waiver. Mr. Madden said, they would evaluate the uses within each one of the units and derive the square footage for each to come up with the appropriate number of spaces. There were 120 parking spaces on the original plan, but the unit uses were different. Mr. Madden added that they have expanded the property by adding a small amount of parking and drainage, possibly allowing for more parking spaces.

Clerk Bailey asked if there is an ATM there already and Mr. Carroll, representative from Rockland Trust, confirmed there was one located in the front vestibule. Mr. Carroll added, to service the ATM the security guards need to access the Daycare to replenish the ATM. Clerk Bailey said that they use to have a car festival at this location and he never witnessed a full parking lot.

Chairman Johnson discussed various waivers with the Board members, suggesting that the project does not warrant peer review. Member Silveira asked, if they need a Scenic Highway permit. Chairman Johnson said, yes, that would be a requirement. Town Planner Durfee said that standard fee is \$600.00 for all applications. She also said that the Site Plan Review fees apply. Chairman Johnson said that they will waive the review fees. Chairman Johnson said the applicant would need the letter from the Historic District as well.

Clerk Bailey made a motion to waive the review fee.
Member Murphy seconded the motion.
Motion passes with a roll call vote of 6.

Lee Carr resumed himself to the meeting.

BOARD BUSINESS

Minutes

June 28, 2022 and July 12, 2022

Clerk Bailey made a motion to approve the minutes for July 12, 2022 with one correction, that there was a quorum at the meeting.

Member Murphy seconded the motion.

Motion passes with a roll call vote of 7.

Clerk Bailey made a motion to approve the June 28, 2022 minutes with the Correction to take out right of first refusal.

Member Murphy seconded the motion.

Motion passes with a roll call vote of 7.

Vouchers

Field Engineering, Connet Woods, Invoice #15267, \$500.00

Clerk Bailey motion to approve.

Member Murphy seconded the motion.

Motion passes with a roll call vote of 7.

Field Engineering, Village at Plumb Corner, Invoice #15268, \$2,125.00

Clerk Bailey made a motion to approve.

Member Murphy seconded the motion

Motion passes with a roll call vote of 7.

Board Administrator, Notary Public Seal & Stamp, Invoice #9680, \$72.17

Clerk Bailey made a motion to approve the voucher.

Member Murphy seconded the motion.

Motion passes with a roll call vote of 7.

REVIEW

Lee Carr recused himself from this discussion.

Countryside Childcare Playground Relocation and Installation Decision.

Town Planner Durfee reported to the Board that a minor change to the language on special condition #7, which is located on the second to last page. She said the revision was to clarify what was being requested of the Applicant. Town Planner Durfee read the modification into the record for the Board.

Clerk Bailey made a motion to approve the decision.

Member Murphy seconded the motion.

Motion passes with a roll call vote of 6.

Lee Carr resumed himself to the meeting.

NEW BUSINESS AND PUBLIC COMMENTS

Glenn Cannon, Town Administrator introduced himself to the Board and thanked them for their service. He discussed the opportunity to hold Interdepartmental meetings as was conducted in the past, stating he thought they were originally initiated by the Planning Board. Chairman Johnson thanked Administrator Cannon for the kind words. In addition, the Interdepartmental meeting includes not only the Planning Board, but also the Conservation Commission, Building Department, Zoning Board Appeals, Board of Health, and the Historic Commission have all been involved. It has been open to all the members. Chairman Johnson suggested the first meeting be in the fall, on Wednesday nights, so it doesn't interfere with other meetings. Town Planner Durfee said she thinks this is a good idea and spoke very highly of the Board.

Administrator Cannon reported that the Town Meeting approved funding for a Public Safety Feasibility Study and three applicants have applied. The Selectmen will conduct the interviews. Member DeMaggio questioned what the cost of the feasibility study would be? Administrator Cannon said they have \$110,000.00. Adding that they had a chance to meet with Representative Straus early on and he added \$50,000.00 into the State budget for this purpose, and he recently reported that it passed. Clerk Baily said that the Town Administrator might consider some of the issues made during the construction of the Police Station and suggested he might look into those concerns so as not to repeat them. Administrator Cannon said that he would like to thank the Board for their time.

Submitted documents and plans: Feasibility Study Committee Membership and Charge, and Rochester Public Safety Facility Feasibility Study RFQ dated 7.15.2022

Lee Carr recused himself from this discussion.

The Village at Plumb Corner – Plumb Corner Mall Drainage Outfall/Lines

Town Planner Durfee reported to the Board that on August 12th the Plumb Corner drainage outfall pipe experienced a blowout after the last rainfall. The developer responded immediately,

cleaned up the material and sent a camera in the pipe. The outcome of the filming was inconclusive. Kenny Motta contacted Town Planner Durfee to notify that he would be going out there tomorrow to witness the cleanup in the pipe and camera viewing. They tried to determine if the material was left over in the pipe or if there were other issues to be concerned with. From the site visit, the sand coming out from the pipe was very clean. Chairman asked the Town Planner if they are in good standing with what the Board decided. Good news, the Board has not approved the As-Builts for the drainage yet. She will reach out to Mr. Wallace tomorrow to ensure they understand the Board is only allowing them to do tree clearing for Phase II and Phase III and not to begin construction of the next Phase.

Lee Carr resumed himself to the meeting.

Featherbed Lane South Solar – Request for Extension of Special Permits for Large Scale Solar Photovoltaic Installation & Groundwater Protection District

Clerk Bailey made a motion to grant the extension for one year as requested.

Member Murphy seconded the motion.

Motion passes with a roll call vote of 7.

Submitted documents and plans: Appeal End Date Decision-Featherbed Lane South dated 11.18.2022, Featherbed Lane South Extension Request

TOWN PLANNER UPDATES

Solar Moratorium

Town Planner Durfee provided a few thoughts on the solar moratorium in advance. She stated that the Town Meeting is October 17th and the deadline to submit an article is August 29th. Besides the moratorium, there are some sections of Bylaws, which could be removed or revised for housekeeping measures. As an example, the Marijuana Moratorium has sunset as of October 21, 2018. Planner Durfee said she feels it would best practice to remove them from the by-laws. Chairman Johnson asked what the Board's thoughts are on the solar moratorium, adding he was not in favor of it. Member Murphy duplicated that sentiment. Town Planner Durfee said she had some reasoning for why solar development has begun to slow down in Rochester. Governor Baker made solar his platform and will be stepping away from his position in November and the market is currently saturated causing a real need for an upgrade to the electrical grid.

Town Planner Durfee mentioned they discussed other issues at the last meeting with some of the solar companies changing hands and with reporting on the solar output. To this issue a quick Operation and Maintenance Report has been created for each of the developed solar fields to be submitted back to the Board annually. It provides us the opportunity to know who the operator is, and whether or not they have any issues/complaints from residents, their outage report and any property taxes outstanding. All of these questions can be asked in a format that is very simple. She suggested an annual due date as of January 31st. Clerk Bailey said that the Town Planner was going to check with the Attorney why they went with one -year bonds. Town Planner Durfee said she will follow up with Attorney Bailey and report back.

Town Planner Durfee said the September 13, Planning Board meeting will have a hearing for Arch at the Meadow, revised Rules and Regulations and the Buzzards Bay Coalition and the Memorial School Solar Project may come in for an informal presentation.

The MBTA released a set of new guidelines, on August 10th, the state did change the community category to Adjacent Small Community and lowered the number of units that are going to be required. The Action Plans would be due on January 31st, 2023. As of right now, we are still reviewing the guidance and will report to the Board with a more thorough update shortly. Member DeMaggio asked, what their reasoning is for telling Towns like Rochester that we want you to build 105 units. The state claims there is a need for housing and this is the way more housing can be created. Clerk Bailey asked if it was a half a million dollars a year per acre to the school system? Town Planner Durfee said yes she thought so. Chairman Johnson said that's at present cost. Town Planner Durfee said she will come back with a full presentation that gives them the full scale of what is being asked and the new guidance requirements as well.

Town Planner Durfee reported on the Open Space and Recreation Plan – SRPEDD reviewed the plan and provided a letter of approval to the Town. The next step is to bring it before the Planning Board, and then the Select Board for approval. Once we have the communities, approval we can submit it to the State for a final review and to change the approval from approved with conditions to full approval.

ADJOURNMENT:

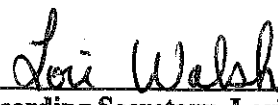
Member DeMaggio made a motion to adjourn at 8:20 p.m.

Clerk Bailey seconded the motion.

Motion passes with a roll call vote of 7.

Date: 10/11/2022


Chairman, Arnold Johnson


Recording Secretary, Lori Walsh

For the video recording of the Planning Board meeting click on the link: 8/23/22 - Rochester Planning Board on Vimeo