

**ROCHESTER PLANNING BOARD
MINUTES
JANUARY 10, 2023**

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

Absent: Marc Rousseau

Nancy Durfee, Town Planner
Dawn DeMaggio, Administrative Assistant
Lori Walsh, Recording Secretary

The meeting convened via Zoom Meeting ID 818 3529 2615. Members joined in-person at Old Colony Regional Vocational Technical High School. Chairman Johnson called the meeting to order at 7:06 p.m. and stated the meeting was being recorded.

PUBLIC MEETINGS

Scenic Roadway application file by Elliot Farm, for the property located at 0 Marion Road, Rochester, MA. 02770, Map 6, Lot 31. The proposed filing is for installation of a fence on a Scenic Roadway requiring Scenic Roadway review.

Ken Elliott of Elliott Farm was present to discuss installing deer repellant fencing for crop protection. The fence will be 8' in height to enclose approximately 30 acres of crop production land. The project is partially funded by the MA Department of Agriculture. Discussion amongst the Board members with regards to the view scape on the Scenic Highway. Due to the new tree plantings the fence would be set back 8' behind the trees.

Clerk Bailey made a motion to approve the work on the scenic highway to place a maximum 8' deer proof fence 1,100 feet along Marion Road to the farm side of the trees and exact location to be determined by the owner so long as it doesn't interfere with the growth of the trees.

Member Murphy seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

PUBLIC HEARINGS

(continued from December 13, 2022) A Special Permit and Site Plan Review application to construct a Large Scale Solar Photovoltaic System within the Residential/Agricultural District, Groundwater Protection District and the Mattapoisett River Valley Watershed, filed by Solect Energy Development, 89 Hayden Rowe Street, Hopkinton, MA. 01748, Map 37, Lot 36. The applicant proposes the construction of a Canopy Mounted 250k W AC Large Scale Solar Photovoltaic System at Rochester Memorial School over a portion of the existing rear paved parking lot, 59 Hartley Road, Rochester, MA. 02770. The applicant's representative is Green Seal Environmental, Inc., 114 State Road, Sagamore Beach, MA. 02562.

Member DeMaggio made a motion to continue until the next meeting on January 24, 2023.
Clerk Bailey seconded the motion.

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The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

BOARD BUSINESS

Minutes

November 16, 2022 (Draft)

Clerk Bailey made a motion to approve.

Member Murphy seconded the motion.

Motion passes with a vote of 6.

Review

Edgewood Development, A Modification to Definite Subdivision and Flexible Development Plan – Draft Decision

Steve Metzler was present on Zoom and had no questions.

Clerk Bailey made a motion to approve the modification to the Definitive Subdivision and Flexible Development Plan.

Member Murphy seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Clerk Bailey made a motion to approve the amended Flex Development special permit.

Member DeMaggio seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Rockland Trust, Co., Drive-Up/Walk-Up Kiosk – Draft Decision

Clerk Bailey made a motion to approve the Site plan review.

Member Murphy seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Clerk Bailey made a motion to approve the scenic highway plan for ratification for Rockland Trust drive-up Kiosk.

Member Murphy seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Notice of Intent to Lease and Convert Land pursuant to Chapter 61A, off High Street, Map 19, Lot 5.

Clerk Bailey made a motion to approve the notice of intent to lease and convert Land off of High Street, Map 19, Lot 5.

Member DeMaggio seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Vouchers

Fileguard, Monthly Storage, Invoice #81312, \$9.00

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Clerk Bailey made a motion.

Member Murphy seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Staples, Keyboard/Mouse Replacement, Invoice #59609, \$44.99

Clerk Bailey made a motion to approve.

Member Murphy seconded the motion.

Motion passes with a vote of 6.

Field Engineering, Neck Road, Invoice #15502, \$375.00

Clerk Bailey made a motion to approve.

Member Murphy seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Field Engineering, Village at Plumb Corner, Invoice #15501, \$1,075.00

Clerk Bailey made a motion to approve.

Member DeMaggio seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

NEW BUSINESS & PUBLIC COMMENT

Village at Plumb Corner Mall, Drainage As-built

Chairman Johnson said that there has been no movement since the last meeting. They don't have the stormwater drainage easement or the letter from Plumb Corner.

Old Middleboro Road – Notification of Substantially Completion

Tom Gadomski, was present from Agilitas Energy, to discuss the Old Middleboro Road solar project. Mr. Gadomski said that the decision, directed them to send a letter stating they have reached substantial completion. A site visit had been conducted with Jeff Eldridge, Kenny Motta and Nancy Durfee in order to determine substantial completion. Per that letter they hope that the Board can approve the substantial completion.

Town Planner Durfee asked if the Board wished to schedule a site visit. Chairman Johnson added, Kenny will do a site visit with Jeff so no site visit needed right now but will do one when it is final. Tom said that the completion will be in about two months.

Clerk Bailey made a motion to issue the substantial completion letter.

Member Murphy seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

BUDGET FY24

The Board reviewed the proposed budget for FY2024 with the changes requested to salaries.

Clerk Bailey made a motion to approve the Budget for FY2024.

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Member Murphy seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Feasibility Study

There will be a meeting next week to discuss the Feasibility Study. The cost will be about \$100,000 with \$80,000 coming from a grant.

TOWN PLANNER REPORT

Town Planner, Nancy Durfee reported that the Town has hired Horsley and Witten as the consultant for the Hazard Mitigation Plan. Planner Durfee also met with SRPEDD about the Master Plan and will hopefully have the contracts done shortly.

As per instructed by the Planning Board the Building Commissioner went to the Library, COA and the Town Hall to verify the occupancy permits. The COA obviously would have the greatest occupancy in the event of the Board needing large meeting space, the Library holds 49 people due to the lack of two means of egress, and the Town Hall holds 49 sitting in chair. Planner Durfee would like to hold the Planning Board meetings back at the Town Hall now that the requirements for spacing are no longer an issue. The space would better fit their needs as there is easy access to the media equipment available as well as the room set up to host meetings. The Town Hall occupancy permit is 49 with the COA occupancy at 97 with plenty of meeting space to host larger meetings when needed.

A letter will be sent on behalf of the Planning Board to the School Committee thanking them for the use of their library. The school allowed the Board to use the space during COVID in order to meet the states spacing requirements at the time. The Board is in agreement to have the meetings at the Town Hall beginning in February.

Planner Durfee will bring to the Board the memo's regarding any zoning changes to the next meeting. Town meeting will be May 22nd and the warrant closes on March 3rd. Chapter 19.60 Moratorium for Marijuana and Chapter 22.70 will be discussed for changes.

ADJOURNMENT

Member DeMaggio made a motion to adjourn at 8:11 pm
Clerk Bailey seconded the motion.

Date: 2/14/2023



Chairman, Arnold Johnson



Lori Walsh, Recording Secretary