

**Rochester Planning Board  
Minutes  
April 11, 2023**

Present: John DeMaggio, Vice Chairman      Absent: Arnold Johnson, Chairman  
Bendrix Bailey, Clerk  
Michael Murphy, Assistant Clerk  
Lee Carr  
Marc Rousseau (remote)  
Chris Silveira (arrived late)

Nancy Durfee, Town Planner  
Dawn DeMaggio, Board Administrator  
Danielle Craig, Recording Secretary

The meeting convened via Zoom Meeting ID89717371151. All members joined from remote locations. Vice Chairman DeMaggio called the meeting to order at 7:01pm and stated the meeting was being recorded.

**PUBLIC HEARINGS**

**Zoning Bylaw Amendments:**

Pursuant to M.G.L. Chapter 40A, §5, the Rochester Planning Board will conduct a public hearing to consider the following amendments from the Town of Rochester Zoning By-Laws:

Remove Chapter 19.60: Temporary Moratorium Marijuana Retail Sale

Clerk Bailey made a motion to approve amendment to be placed on the town meeting agenda. Member Murphy seconded the motion.

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

Remove Chapter 19.50: Orderly Development

Clerk Bailey made a motion to approve amendment to be placed on the town meeting agenda. Member Murphy seconded the motion.

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

Revise Chapter 22.10: Site Plan Review, Section 1.14 2.: Cost Covered by the Review Fee by removing 53C and substituting 53G correcting a typographical error.

Clerk Bailey made a motion to approve amendment to be placed on the town meeting agenda. Member Murphy seconded the motion.

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

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**BOARD BUSINESS**

**Minutes:**

March 14, 2023, March 28, 2023 *Draft*

Clerk Bailey made a motion to approve the minutes from March 14, 2023.

Member Murphy seconded the motion.

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

**Review:**

Draft Decision: Large Scale Solar Photovoltaic System, Rochester Memorial School, 59 Hartley Road, Rochester MA

(to be reviewed at next meeting)

**Vouchers:**

The Wanderer / Attorney General's Notice Ad / Invoice 8487 \$140.00

Clerk Bailey made a motion to approve voucher.

Member Murphy seconded the motion

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

The Wanderer / Bylaw Amendments / Invoice 8486 \$60.00

Clerk Bailey made a motion to approve voucher.

Member Carr seconded the motion

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

Fileguard / Mar Storage / Invoice 81643 \$9.75

Clerk Bailey made a motion to approve voucher.

Member Murphy seconded the motion

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

Fileguard/ Dec Storage / Invoice 81399 \$9.00

Clerk Bailey made a motion to approve voucher.

Member Murphy seconded the motion

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

**NEW BUSINESS & PUBLIC COMMENTS**

**2023-2024 Southeastern Regional Planning and Economic Development District Commission Appointment**

Member DeMaggio stated the board needed to appoint a SRPEDD representative. He stated he wanted to nominate Nancy Durfee as the representative.

Clerk Bailey made a motion to approve Nancy Durfee as the SRPEDD representative to the Planning Board.

Member Carr seconded the motion

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

**Letter of Support – Funding Proposal for Assistance with Hydrological Study of Snipatuit Pond Area**

Nancy Durfee stated that the town has received \$20,000.00 towards the Snipatuit Brook and Pond study. They are going to put a flow gauge into the brook and put two wells alongside to monitor the flow of the stream and the ground water recharge. The \$20,000.00 given by SRPEDD will be used and she is also asking for an additional \$10,000.00 from the Covanta SEMASS fund that is awarded each year to the town. She has put in her request to utilize those funds for this project. Member DeMaggio asked what the total cost of the project will be. Nancy Durfee responded saying that the first portion of the project will equal to \$30,000.00. She is going to obtain funding from other sources, as well as, reaching out to the communities that utilize the water supply to contribute to the costs. The project is to ensure an adequate water supply to the towns that take from that body of water. There is currently no data or studies to ensure this.

Clerk Bailey made a motion to approve a letter be sent to the Select Board.

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- Green Communities Meeting Update**

Clerk Bailey gave a brief synopsis of the meeting that was held on Monday, April 10, 2023 regarding the Green Communities bylaw change. He commended Arnold Johnson, Chairman, for the speech and information that he presented during the meeting. This meeting was not recorded but the Wanderer was present and reported on it. Clerk Bailey stated it is important that they get the votes from the town to approve this bylaw change. Approval of this by law change will help cut down regulations on new buildings as far as heating and cooling systems, and other energy efficiency related systems. The bylaw change will not diminish energy efficiency regulations but

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will bring it back to realistic regulations that are not "overboard". This item will be on the agenda for the town meeting on May 22, 2023.

**TOWN PLANNER UPDATES**

Nancy Durfee gave recognition to Dawn DeMaggio for completing her 8 units of the MA Association of Conservation Commission's Fundamentals Course.

Nancy Durfee stated that she had spoken to the Town Administrator regarding the accounting of finances from the new Town Counsel. Glenn Cannon said he would look over the invoices when he receives them. These bills should be made available by the next meeting.

Brief discussion regarding the three remaining lots in Connet Woods that are going to be developed. Fill is being brought in to start construction. Member DeMaggio asked if there was discussion on repaving the road since these are the last lots to be developed. Nancy Durfee said that was the plan and that will be presented as an agenda item to the Planning Board at the next meeting. A new bond will be issued for the final work.

Town Planner Durfee stated that she had a pre-construction meeting with Rockland Trust Kiosk that morning. Rockland Trust unfortunately did not read the decision prior to meeting so they were unaware they were not yet able to start construction due to missing items needed by the Planning Department. Rockland Trust will work on getting those items to Nancy Durfee. Town Planner Durfee also gave her appreciation to the Board for their efforts on following up on the projects that were approved to ensure the projects expectations are upheld.

**ADJOURNMENT**

Clerk Bailey made a motion to adjourn the meeting at 7:35pm.  
Member Carr seconded the motion.  
Meeting adjourned.

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

6/13/2023

  
Chairman, Arnold Johnson

  
Danielle Craig, Recording Secretary