

**Rochester Planning Board
Minutes
May 9, 2023**

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

Absent: Chris Silveira

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

The meeting convened via Zoom Meeting ID85092714108. All members joined at the Rochester Town Hall. Chairman Arnold Johnson called the meeting to order at 7:00 p.m. and stated the meeting was being recorded.

INFORMAL DISCUSSION

Mark & Ashley Briggs, 0 New Bedford Road, Map 4, Lots 28, 28B, 28C, Building Space to be used for the restoration, detailing and storage of collectible cars.

A Bill Madden, from G.A.F. Engineering, Inc., was present on behalf of Mark and Ashley Briggs. Mr. Madden presented a set of plans that are to be submitted to the Planning Board along with the completed application. These plans gave a detailed layout of how this property and building that will be constructed. This building will be used to restore, detail and store collectible cars. The property is a 10.19-acre lot that was purchased by Mark and Ashley Briggs, located in a Limited Commercial zoning district. They received a Special Permit from the Zoning Board of Appeals for the use of the building on site. This building will not be commercially or residentially used, only to store the personal property of the owners. An area of this property is part of the Nature Heritage and Endangered Species jurisdiction. They have received a letter from them stating that the owners have complied with all State requirements to construct this project. He described each site plan in detail including drainage, grading, architectural, landscaping, etc. The property will also be protected by fencing. Chairman Johnson stated the applicants were set to file for a Public Hearing.

BOARD BUSINESS

Minutes:

April 25, 2023 *Draft*

Member Bailey made a motion to approve the minutes from April 25, 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

Member Bailey made a motion to approve the grant of a Large Scale Solar Photovoltaic System Special Permit, and a motion to approve the decision to grant the Non-Water Protection District Special Permit.

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Member Carr 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 Sell Chapter 61A Agricultural and Horticultural Land for Residential Use, vacant land off Mary's Pond Road.

Member Bailey made a motion to advise Selectmen to not purchase this property.

Member Rousseau seconded the motion.

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

Vouchers:

Fileguard / April Storage / Invoice #81704 \$9.75

Member Bailey made a motion to approve the 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

Connet Woods Surety Estimate / Punch List

Nancy Durfee stated a letter was sent to the developers based on the vote from the previous Planning Board meeting, for the bonds they requested to be combine. Chairman Johnson, added they are currently dewatering on the three lots they plan to fill in and develop. Abutters have been complaining of the pumps being kept on 24/7 and the noise they were causing. Planner Durfee added the developers have since turned off the pumps after 4:00 p.m. to mitigate the noise at night. Chairman Johnson stated he would like the developers to come in to the next meeting to provide their plan to try and mitigate the disruption to the abutters.

The Village at Plumb Corner – Phase II Substantial Completion Determination / Surety Reduction Request

Chairman Johnson stated the first step was completed by submitting in writing. Field Engineering was sent to inspect the site. The next step is for the Planning Board members to do a site visit. The members agreed to conduct a site visit on Thursday, May 18th, 2023 at 5:30pm. Jillian Morton, Esq was remotely present to the meeting, she asked if the site visit will be posted publicly. Nancy Durfee stated it will be posted. Jillian Morton asked if there were any thoughts from the Board regarding the Surety Reduction Request. Chairman Johnson stated they would take a formal vote regarding that during the site visit.

TOWN PLANNER UPDATES

Gary Florindo has submitted a letter officially resigning as the Soil Board Representative to the Planning Board. Chairman Johnson read the letter to be considered into the record.

ADJOURNMENT

Member Bailey made a motion to adjourn the meeting at 8:10pm.

Vice Chairman DeMaggio 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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Date: 6/13/2023


Chairman, Chairman Johnson


Danielle Craig, Recording Secretary