

Rochester Planning Board

Minutes

July 11, 2023

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

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

The meeting convened via Zoom Meeting ID86440284632. All members joined at the Rochester Town Hall. Chairman Arnold Johnson called the meeting to order at 7:02pm and stated the meeting was being recorded.

INFORMAL DISCUSSION

Bluewave Solar – d/b/a/ BWC Snows Pond, LLC, 0 Cushman Road, Map 33, Lot 41A, Large-Scale Ground-Mounted Photovoltaic Solar Array.

Andrew Hamel with Weston and Sampson Engineers was present on behalf of the applicant. Two representatives from Blue Wave Solar were also present. Mr. Hamel provided a full color narrative of the project to the Board. He then gave specifications on the solar array and property. Chairman Johnson stated the black fencing proposed to surround the property is not “spec’d out” on the narrative and would like it added. Chairman Johnson also asked if there were any homes abutting this project, Planner Durfee clarified that there is one home located at the end of Jason Way. He then asked if there are wooded areas located near the abutters and if it could stay to provide screening. Mr. Hamel stated they are working with the abutters directly to plan for screening. Member DeMaggio stated the board would like to know the distance between the corner of the abutting house and the property line of the project. Mr. Hamel stated they would add it to their plans. Member DeMaggio asked if there was a three-phase already located on Cushman Road and if they would have trouble with their connection due to this. The representatives from Blue Wave Solar were not sure and would find out, they do know there will be some upgrades to the infrastructure to allow for connection. Member Bailey expressed concerns with the clearing of trees towards the river. On the site plan it shows clearing of 100-150 ft from the edge of work which brings the clearing close to the riverside. Mr. Hamel stated they usually clear that much to provide “shading management” and due to their attempt to avoid knocking down so many stone walls they had to reconfigure the design of their project, which brought it out closer to the river.

PUBLIC HEARINGS

(continued from June 27, 2023) A Special Permit and Site Plan Review application for the development of a commercial building, filed by Kenneth Steen, Rochester Properties, LLC, for the property located at 621 County Road, identified as Map 17, Lot 47. The applicant’s proposed project is for the development of a commercial building which includes a recreational marijuana establishment. The applicant’s representative is Phil Cordeiro of Allen & Major Associates, Inc. 10 Main Street, Lakeville, MA 02347.

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Chairman Johnson stated that the applicant has failed to notify abutters through certified mail, therefore, the hearing must be continued.

Member Bailey made a motion to approve to continue the hearing at the next meeting.

Member Murphy seconded the motion.

The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)

(continued from June 27, 2023) A Site Plan Review application to construct a building space, filed by Mark and Ashley Briggs, for the property located at 0 New Bedford Road, shown on Assessors Map 4, Lot(s) 28, 28B, and 28C. The applicant proposes the construction of a building to be used for the restoration, detailing and storage of collectible cars. The applicant's representative is GAF Engineering, Inc., 266 Main Street, Wareham, MA 02571.

(Member Silveira recused himself from this public hearing.)

Chairman Johnson stated he received a formal request from the applicant's attorney to withdraw their application Without Prejudice.

Member Bailey made a motion to approve withdrawal of application Without Prejudice.

Member Demaggio seconded the motion.

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

Chairman Johnson stated that the board needed to vote on refunding the remainder amount of expenses.

Member Bailey made a motion to approve a refund.

Member Demaggio seconded the motion.

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

(Member Silveira resumed his role in the meeting.)

(continued from June 27, 2023) A Site Plan Review application to relocate a native tree and perennial nursery, filed by Jennifer and Chuck Anderson, Tree Talk Natives, LLC, for property being leased at 157 Vaughan Hill Road, identified as Map 32, Lot 26. The applicant proposes to relocate a native tree and perennial nursery from Clarksburg, MD to Rochester where they are leasing a 2.5-acre field to sell native species.

Planner Durfee stated the applicant is still working with an engineer to produce the required site plan. They have filed for an extension until September of 2023.

Member Bailey made a motion to approve to continue the hearing at the next meeting.

Member Murphy seconded the motion.

The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)

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BOARD BUSINESS

Minutes: June 27, 2023

Member Bailey made a motion to approve the minutes.

Member DeMaggio seconded the motion.

The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)

Vouchers: Horsley Witten Group / Hazard Mitigation Plan / Invoice 23038 / \$3,396.39
APA-MA / APA-MA Membership / Invoice - / \$35.00

Member Bailey made a motion to approve the vouchers.

Member DeMaggio seconded the motion.

The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)

Member Silveira made a motion to cancel the next July meeting.

Member Murphy seconded the motion.

The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)

Member Bailey made a motion to approve the Chairman to sign outstanding vouchers.

Member Demaggio seconded the motion.

The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)

TOWN PLANNER UPDATES

Planner Durfee brought up some of the proposed zoning and by-law changes. She presented and read them to the board and stated the board should start to make decisions on these changes and updates so they can present them to the Select Board.

Planner Durfee gave an update regarding SPREDD. She explained they are about to undertake their "Priority Protection, Priority Development Process". The first was done in 2008, funded around the South Coast railroad project. This process is to see where the community would like to see develop and grow, as well as, where they would want to see protected within the community. The Planning Board will be a big part of this process. A representative from SRPEDD will be presenting a "Master Plan" to the Planning Board at the next meeting.

Planner Durfee stated the Snipatuit Hydrological study is moving forward, contract soon to be executed.

ADJOURNMENT

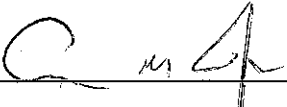
Vice Chairman DeMaggio made a motion to adjourn the meeting at 7:51 p.m.

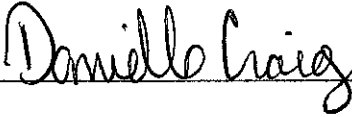
Member Rousseau seconded the motion.

The motion was passed by a vote of 7 in favor, 0 opposed, 0 abstained. (7-0-0)

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Date: 8/8/2023


Arnold Johnson, Chairman


Danielle Craig, Recording Secretary