

**Rochester Planning Board  
Minutes  
September 12, 2023**

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

**Absent:** John DeMaggio, Vice Chairman  
Marc Rousseau

Nancy Durfee, Town Planner  
Danielle Craig, Recording Secretary

The meeting convened via Zoom Meeting ID 88695655219. 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.

**PUBLIC HEARINGS**

***(continued from August 8, 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.

Chairman Johnson stated that the requested security plan was received in writing. It was also stated that a sign stating the sale of marijuana would be placed on the exterior signs visible to the public, the font shall be no smaller than the one half the size of the largest font on the sign or as otherwise approved by the planning board, and this will be added to the Special Conditions. A rendering of the signage will be presented at the next meeting.

Member Bailey made a motion to close the public meeting.

Member Murphy seconded the motion.

**The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)**

***(continued from August 8, 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.

Applicant has requested an extension until October 10<sup>th</sup>, 2023. Chairman Johnson stated that if the applicant is still unprepared at the next meeting they will deny the application and have the applicant reapply at a later date once they are prepared.

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

Member Murphy seconded the motion.

**The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)**

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**BOARD BUSINESS**

**Minutes:** August 8, 2023, DRAFT Minutes

Member Bailey made a motion to approve the minutes.

Member Murphy seconded the motion.

**The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)**

**Review:** Rochester Properties, LLC, Marijuana Establishment Draft Decision

Board members will vote to sign off on the Decision at the next meeting.

**Vouchers:** Fileguard, Monthly Storage, Invoice, #81958, \$12.75  
Fileguard, Monthly Storage, Invoice #82022, \$9.75  
Horsely Witten, Hazard Mitigation, #55284, \$1,832.56

Planner Durfee gave a reminder of the public workshop on October 17<sup>th</sup> from 6-8pm at the Council on Aging, as well as, the survey located in the Planning Boards website. She encouraged all Planning Board members and community members to take this survey to help gather useful information for the Master Plan.

Member Bailey made a motion to approve the vouchers.

Member Murphy seconded the motion.

**The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)**

**NEW BUSINESS & PUBLIC COMMENTS**

Rochester Master Plan, Review Actions from 2009 Master Plan ~ SRPEDD

A representative from SRPEDD was present for the meeting and presented a table of items for the Planning Board to review. She asked them specific questions on a few topics including truck pardons for local produce, scenic highway restrictions, site plan reviews, affordable requirements for new complex developments. The Planning Board members gave their opinions.

Proposed Zoning Bylaw Review

Chairman Johnson stated that these items will be presented at the Annual Town meeting, therefore the Board has time to review. The zoning bylaws included information regarding Back Lot Changes, Access to Lots, Site Plan Review, Shape of the Lot Rectangle, Definitions, Accessory Apartments, and Agricultural-Residential Uses. Planning Board members briefly discussed each topic and will take some time to thoroughly review them and get them ready to present to the Select Board for the town meeting.

**TOWN PLANNER UPDATES**

Planner Durfee stated SRPEDD is going to add an overlay district to the town's zoning map.

Town of Rochester Water Commission, Letter to Planning Board

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Planner Durfee received a letter from the Rochester Water Commission, thanking her and the Planning Board for the work that was put into the approval of the Hydrological Study of Snipatuit Pond and Snipatuit Brook.

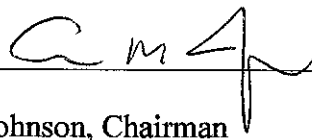
**ADJOURNMENT**

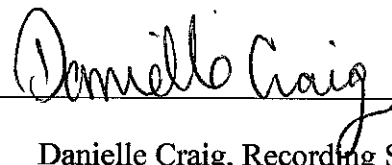
Member Murphy made a motion to adjourn the meeting at 8:48pm.

Member Bailey seconded the motion.

**The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)**

Date: 9/24/23

  
Arnold Johnson, Chairman

  
Danielle Craig, Recording Secretary