

**Rochester Planning Board  
Minutes of October 10, 2023**

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

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

The meeting convened via Zoom Meeting ID 82919757248. All members joined at the Rochester Town Hall. Chairman Arnold Johnson called the meeting to order at 7:00pm and stated the meeting was being recorded.

**INFORMAL DISCUSSION**

**National Storage, Located on County Road Extension, Map 17, Lot 41.C7**

Phil Cordeiro of Allen and Major Associates, Inc. was present on behalf of the applicant. He stated the project consists of a 750-800 rental unit storage facility. The proposed plan is for 3 single story buildings and 1 climate controlled 5 story building. He stated that the General Zoning District allows for the multi-story building without a variance for the height of the building. He gave a detailed description of the site plan including perimeter fencing, drive under facility, 9 parking spaces (they plan to seek a variance on parking spaces to the bylaw since parking will not be needed for long term purposes), fire department requirements, septic and stormwater drainage, and utilities. He stated they plan to present in front of the Conservation Commission due to the fact that work will take place within the 100ft buffer zone.

**PUBLIC MEETINGS**

**Approval Not Required Application**

Alan E. Cervelli, for the property located at 338 Vaughan Hill Road, Map 34, Lot 14.

*(Chairman Johnson recused himself from this meeting)*

Walter Hartley Consultant was present on behalf of the applicant. He stated the property owner is seeking to subdivide is a 7.8-acre parcel with 600ft of frontage. The remaining land is roughly 145 acres with 1500ft of frontage.

Member Bailey made a motion to approve the subdivision of 338 Vaughan Hill Road.  
Member Murphy seconded the motion.

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

*(Chairman Johnson resumed his role in the meeting)*

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**Approval Not Required Application**

JPF Development LLC, for the property located at Kings Highway and Cranberry Highway (Route 28), Map 17, Lots 30, 31A, 55, and 56.

Bill Madden on behalf of JPF Development, LLC was present for the meeting. He presented site plans to a proposed storage facility. They are seeking to remove the lot lines from the four separate lots and combine them to make one 15-acre lot.

Member Bailey made a motion to approve the approval not required application.

Member Murphy seconded the motion.

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

**PUBLIC HEARINGS**

***(continued from September 26, 2023)*** A Special Permit and Approval Not Required application for a residential back lot, filed by Leith Patnaude, for the property located at 572 Snipatuit Road, identified as Map 43, Lot 8. The applicant's proposed project involves the creation of one new residential back lot. The new lot would support a single-family residential structure with associated site work and utilities. The applicant's representative is Brian Wallace of JC Engineering, Inc, 2854 Cranberry Highway, E. Wareham, MA 02538.

Brian Wallace of JC Engineering, Inc. was present via zoom on behalf of the applicant. He cleared up some confusion in regards to the applicants and property owners agreement. He explained the Patnaude family had owned this property for a long time. They sold their property to new owners but are now submitting to subdivide the back lot to build a new residential home. A signed affidavit has been submitted from the new property owners allowing the Patnaude's to submit the application. This project meets all zoning bylaw requirements.

Member Bailey made a motion to close the public hearing.

Member Murphy seconded the motion.

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

A Draft decision will be presented at the next meeting.

***(continued from September 26, 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.

Chuck Anderson was present for the meeting. He stated that since the last meeting he has hired an engineer to complete the requests made by the Planning Board for an engineered site plan of a proposed parking lot for Tree Talk Natives, LLC. Rick Charron of Charron Associates was present for the meeting. He presented a site plan and explained the plan in detail. This site plan will be reviewed and the Planning Board will make official vote at the next meeting. Chairman Johnson noted that paving cannot be done from November 15<sup>th</sup>- April 15<sup>th</sup> without permission of the Planning Board, so if they plan to start work within that time period they will have to make a request.

Chairman Johnson read out loud the requested waivers from the applicants.

Member Bailey made a motion to approve the waivers requested date 10/10/23.

Vice Chairman DeMaggio 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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Vice Chairman DeMaggio made a motion to close the public hearing.

Member Murphy seconded the motion.

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

**BOARD BUSINESS**

**Minutes:** September 26, 2023

Member Bailey made a motion to approve the minutes.

Member Murphy seconded the motion.

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

**Vouchers:** Horsely Witten Group, Hazard Mitigation Plan Update, Invoice 55645, \$660.30  
Amazon Business, Office Supplies, Invoice J4-W4LP-9LTJ, \$86.87

Vice Chairman DeMaggio made a motion to approve the vouchers.

Member Bailey seconded the motion.

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

**NEW BUSINESS & PUBLIC COMMENTS**

**Site Visit Insurance Coverage**

Chairman Johnson stated they received information that was requested from Town Counsel in regards to insurance coverage on site visits. He stated that site visits are covered under the Town's insurance. Normal process will continue on site visits, however if an abutter or public citizen attends a site visit and the applicant does not feel comfortable, they will not allow them to be present for the site visit. He read new language that states if all members of the Planning Board are not able to perform a site visit then the application will be denied due to lack of sufficient information.

Member Bailey made a motion to adopt new language for the rules and regulations that will be recorded with the Registry of Deeds.

Member Murphy seconded the motion.

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

**USDA Farmland of Local Importance**

Planner Durfee stated she was approached by the UDSA. They are looking for permission to take a look at local farm areas in Rochester to determine which land would be considered "of local importance" for grant opportunities for property owners. The Planning Board members discussed the pros and cons for the property owners and the town if this allowed.

**Conservation Restriction- Red Brick Farm East**

Chairman Johnson stated he would like to support the Conservation Commission in regards to the Conservation Restriction of Red Brick Farm East. He requested Planner Durfee draft a letter to the Select Board in support of Town Counsel ensuring all efforts are made by the Town of Mattapoisett to uphold the agreement with their Conservation Commission.

Member Bailey made a motion to approve a letter of support.

Member Murphy 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 stated she heard from Steve Metzler from Connet Woods, and he is ready to walk through the semi-final punch list. Field Engineering has provided feedback.

Planner Durfee stated they held the public meeting for the Master Plan it went well and was well attended. The Zoom workshop also went well. The Hazard Mitigation Plan meeting will be held on Tuesday, October 17<sup>th</sup> at 6:00pm.

Planner Durfee stated there is a small note from the previous planner on the old version for the Fee Schedule in the bylaws that may need review.

Planner Durfee stated the cell tower foundation has been completed, construction will start soon.

### **ADJOURNMENT**

Vice Chairman DeMaggio made a motion to adjourn the meeting at 8:50pm.

Member Bailey seconded the motion.

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

Date: C 10/24/23

Arnold Johnson

Arnold Johnson, Chairman

Danielle Craig

Danielle Craig, Recording Secretary