

**Rochester Planning Board
Minutes of December 12, 2023**

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

Absent: Lee Carr

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

The meeting convened via Zoom Meeting ID 88253709985. All members joined at the Rochester Town Hall. Chairman Arnold Johnson called the meeting to order at 7:03pm and stated the meeting was being recorded.

PUBLIC HEARINGS

(Continued from November 14, 2023) A Site Plan Review application for a Self-Storage Facility project, filed by JPF Development, LLC, for property located at Kings Highway and Cranberry Highway (Route 28), Map 17, Lot(s) 30, 31A, 55, and 56. The applicant proposes to develop approximately 15 acres of land as a Self-Storage facility comprised of seven storage buildings and one office building at a site located in the Industrial District.

Member Bailey made a motion to approve a continuation to January 9th, 2023.
Vice Chairman DeMaggio seconded the motion.

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

(Continued from November 14, 2023) A Special Permit and Site Plan Review application for a solar development project, filed by Bluewave Solar d/b/a BWC Snows Pond, LLC, for property located at 0 Cushman Road, identified as Map 33, Lot(s) 41 A-0. The applicant proposes to develop an approximately 2.39 MW DC single axis tracking photovoltaic solar array including DC-coupled battery energy storage at a site located of Cushman Road in the RE/AG – Residential/Agricultural District, Mattapoissett River Valley Watershed, and Groundwater Protection District.

Andrew Hamel stated they submitted a signed Extension Form for a continuation to January 9th, 2023. Chairman Johnson stated the Board would like to perform a site visit on December 30th, 2023 at 8:45am. Andrew Hamel stated the stakes and flags are in and ready for the site visit.

Member Bailey made a motion to approve a continuation to January 9th, 2023.
Vice Chairman DeMaggio seconded the motion.

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

BOARD BUSINESS

Minutes: November 14, 2023 (*Draft*)

Member Bailey made a motion to approve the minutes.
Vice Chairman DeMaggio seconded the motion.

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

Review:

Notice of Intent to Release Property from M.G.L. c61A, 0 Bishop Road, Lot 71 on Assessor's Map 43-A

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Notice of Intent to Release Property from M.G.L. c61A, 0 Bishop Road, Lot 72 on Assessor's Map 43-A

Member Bailey made a motion to advise the Select Board not to acquire these lots.
Vice Chairman DeMaggio 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 Release Property from M.G.L. c61B, 0 Featherbed Lane, Assessor's Parcel 46-24

Member Bailey made a motion to advise the Select Board not to acquire this lot.
Vice Chairman DeMaggio seconded the motion.

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

JC Engineering, Inc., Request for Approval of Substantial Completion for The Village at Plumb Corner, Phase III (Hayley Circle)

Chairman Johnson gave an update on the majority of the infrastructure that has been completed on this project.
Still waiting on other parties to do their diligence for approval.

FY25 Annual Budget Requests

Chairman Johnson requested Planner Durfee reach out for the expenditures for 2024. Planner Durfee went over some of the funds she has included on the Capital Budget for Rules and regulations review, reformatting, and zoning map changes.

Vouchers:

W.B. Mason, Office Supplies, Invoice 241933167, \$60.21

Vice Chairman DeMaggio 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)

MMA, Webinar Series, Invoice 129283, \$120.00

Member Bailey made a motion to approve the voucher.
Vice Chairman DeMaggio seconded the motion.

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

Fileguard, November Storage, Invoice 82216, \$9.75

Member Bailey made a motion to approve the voucher.
Vice Chairman DeMaggio seconded the motion.

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

Forand Landscape Surety, Reimbursement + Interest, \$15,446.69+ Int.

Vice Chairman DeMaggio 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)

Forand Curb Cut Surety, Reimbursement + Interest, \$5,148.57+ Int.

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Member Bailey made a motion to approve the voucher.

Vice Chairman DeMaggio seconded the motion.

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

Horsely Witten Group, Hazard Mitigation Plan, Invoice 23038, \$1,158.74

Vice Chairman DeMaggio made a motion to approve the vouchers

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

Chairman Johnson stated the Board needed to schedule a Public Hearing for the Smart Growth Overlay District Amendment for the purpose of modifying the area for liquor licenses.

Review Rochester Zoning Bylaw Changes

Chairman Johnson stated they are still looking for at least one Planning Board member to become part of the Zoning Bylaw Committee. Chris Silveira volunteered to become a member.

Chairman Johnson reviewed the proposed bylaw changes with the Planning Board members. The Board members discussed each change and made amendments to a few. Some discussions and decisions were tabled until the next Planning Board Meeting. Legal Counsel advice will also be requested on a few topics.

Member Silveira left the meeting at 8:05.

EXECUTIVE SESSION

A motion was made by Clerk Bailey to entered into Executive Session in accordance with G.L.c. 30A 21(a)(2) to discuss Commonwealth of Massachusetts Superior Court Civil Action No. 1883CV0-233B. The motion was and seconded by Vice Chairman DeMaggio.

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

The Planning Board went into Executive Session at 8:07pm.

A motion was made by Vice Chairman DeMaggio to exit the Executive Session at 8:17 p.m. and seconded by Clerk Bailey.

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

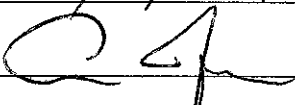
ADJOURNMENT

Member Bailey made a motion to adjourn the meeting at 8:17pm.

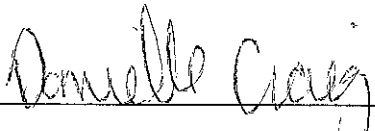
Vice Chairman DeMaggio seconded the motion.

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

Date: 1/9/2024



Arnold Johnson, Chairman



Danielle Craig, Recording Secretary