

**Rochester Planning Board
Minutes of November 14, 2023**

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

Absent: Lee Carr

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

The meeting convened via Zoom Meeting ID 89841605401. All members joined at the Rochester Town Hall. Chairman Arnold Johnson called the meeting to order at 7:04pm and stated the meeting was being recorded.

PUBLIC MEETINGS

Approval Not Required Application

Rebecca and Logan Smith, for property located at 2 Bishop Road, Map 43A, Lot 34

John Romanelli of Zenith Land Surveyors, LLC was present on behalf of the applicant. He stated there was an error made almost 4 years ago that was recently discovered. It appears the house was built with an error of 40 feet off of the original location. He stated he reached out to the Zoning Board of Appeals where they suggested to move the lot line and reduce the proposed shed size. The abutter has stated he approves the lot line change and will provide an affidavit.

Member Bailey made a motion to approve the Approval Not Required Application pending an affidavit from the abutter.

Vice Chairman DeMaggio seconded the motion.

The motion was passed by a vote of 5 in favor, 1 opposed, 0 abstained. (5-1-0)

PUBLIC HEARINGS

(continued from October 24, 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.

Bill Madden of GAF Engineering was present on behalf of the applicant and asked for a continuance since they did not receive the letter from their Fire Protection engineer. He stated they made a small change on the count of units, and access doors have been added on each end of each building. They also are planning on piping an underground roof drain system.

Vice Chairman DeMaggio made a motion to continue the hearing on December 12, 2023.

Member Bailey 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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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, of Weston and Sampson, was present on behalf of the applicant. He stated they have a single access tracking solar array proposed in a residential/agricultural district accompanied by a battery storage system. The array and storage will be surrounded by a 7 ft fence. He went into further detail of the project including parcel acreage, and other key features. He added a portion of the Project is located within the Mattapoissett River Valley Water Supply Zone. A copy of the approval letter was included with the application.

Melanie Sherman-Morris, an abutter who lives on Jason's Lane was present for the meeting. She asked how many trees were being removed from the Cushman road area. Mr. Hamel stated approximately 2.78 acres at the eastern part of the parcel would be cleared. She asked how are the stonewalls being removed and what will happen to the removed stones. Mr. Hamel stated that only the stonewalls to gain access to the site will be removed. Other stone wall structures will remain. He stated the Board can determine what is to be done with the removed stones. Ms. Sherman-Morris also asked how much clearing would happen closer to the river. Mr. Hamel stated that no tree clearing will be done within the buffer zone of the river. Ms. Sherman-Morris read an article stating the watershed health scores decreased near solar farms. Mr. Hamel did not have a comment on this matter but was reassuring that he does not believe it will have any negative effects. Ms. Sherman-Morris also asked what type of Arborvitae plants would be planted and if they were deer resistant. According to Mr. Hamel they specifically requested for deer resistant plantings. Ms. Sherman-Morris asked if the town would give an abatement on her taxes if this solar array does diminish the value of her residence. The Board stated they did not have the information to make a comment on this matter but if she can provide evidence to prove this problem, they would like her to submit it for review.

Member Bailey recommended Leyland Cypress for plantings. Chairman Johnson stated he wants the property staked out so the Planning Board can perform their site visit soon.

Member Bailey made a motion to continue hearing on December 12, 2023.

Member Murphy seconded the motion.

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

BOARD BUSINESS

Minutes: October 24, 2023 (*Draft*)

Member Bailey made a motion to approve the minutes.

Member Murphy seconded the motion.

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

Signature: **Jennifer Anderson, Tree Talk Natives, Site Plan Review Decision**

Member Bailey made a motion to approve and sign the Site Plan Review Decision.

Vice Chairman DeMaggio seconded the motion.

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

Vouchers: Fileguard, October Storage, Invoice 82151, \$9.75

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The Wanderer, Public Hearing Notice Ad-Bluewave, Invoice 8654, \$60.00
Horsley Witten Group, Hazard Mitigation Plan, Invoice 55937, \$1,158.74
Field Engineering, Cranberry Highway, Invoice 16103, \$1931.25
Field Engineering, Connect Woods, Invoice 16101, \$300.00
Field Engineering, The Village at Plumb Corner, Invoice 16102, \$1575.00

Member Bailey made a motion to approve the vouchers.

Vice Chairman DeMaggio 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

Zoning Board of Appeals – Zoning Bylaw Review Committee (votes may be taken)

Two members of the Planning Board were proposed to be part of the Zoning By-Law Review Committee. Member Silveira stated he could possibly commit but will need to know the date of the meetings.

Chairman Johnson gave an update on the Public Safety Buildings project.

TOWN PLANNER UPDATES

Planner Durfee stated she is applying for Capital Funds to review and revise the Subdivision Rules and Regulations, as well as funds to review the zoning map.

Planner Durfee stated the canopy is going up at the solar array located at 109 Neck Road. Most of the panels have also been installed and there have been no complaints from abutters or residents in terms of screening.

ADJOURNMENT

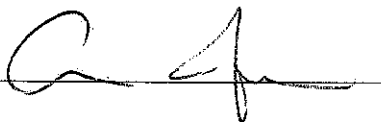
The next Planning Board meeting will be held on December 12, 2023.

Vice Chairman DeMaggio made a motion to adjourn the meeting at 8:10pm.

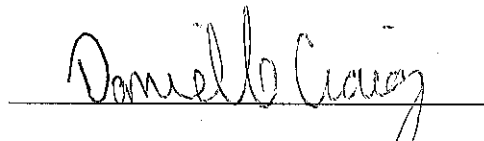
Member Bailey seconded the motion.

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

Date: 12/12/23



Arnold Johnson, Chairman



Danielle Craig, Recording Secretary