

ROCHESTER HISTORIC DISTRICT COMMISSION

1 Constitution Way
Rochester, MA 02770

The Rochester Historic District Commission will meet on Wednesday, June 1st 2022 at 7:00 pm via zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/83525925112?pwd=U3M4SFJPTXg5MmwzOXVXWWgxdk1LQT09>

Meeting ID: 835 2592 5112

Passcode: 123

To call by phone: 646-558-8656

Meeting Agenda

I. Call Meeting to order and roll call.

II. Review minutes from the April 25, 2022 meeting.

III. New business:

***Application:** Review an application received from Brian Wallace, for 565 Rounseville Road, Unit #12, further identified on Assessor's Map 30, Lot 25D (Countryside Child Care Center). The application is to remove and replace the children's playground to another area in the back of the building .

IV. Old business

*Public Hearing of Plumb Corner, LLC for over 55 development continued to next meeting

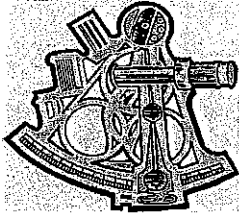
*Any other appropriate unanticipated business

V. Adjournment

RECEIVED

MAY 26 2022 12:30pm
ja

ROCHESTER TOWN CLERK



JC ENGINEERING, Inc.
Civil & Environmental Engineering
2854 Cranberry Highway.
East Wareham, Massachusetts 02538
Ph. 508-273-0377 – Fax 508-273-0367

May 23, 2022

Town of Rochester
Historic District Commission
1 Constitution Way
Rochester, MA 02770

RE: Proposed Playground Relocation for Countryside Child Care at 565 Rounseville Road,
Rochester, MA

Dear Members of the Board:

Please find enclosed documents pertaining to the proposed relocation of an existing playground located at 565 Rounseville Road, including an application for certificate, site plan and photographs of the prominent exterior features to be included.

This project is required as per the approval of the Village at Plumb Corner age-restricted community that had been reviewed and approved by the Historic District Commission in 2019. The existing playground is not on the lot in which it services, therefore it must be relocated as was required by the Rochester Planning Board in their Special Permit Decision.

Given that the work is located within the Historic District we are requesting approval of the work under a Certificate of Appropriateness, or that as deemed appropriate by the Commission. We appreciate your assistance on this matter.

Sincerely,

Brian J. Wallace, E.I.T.
J.C. Engineering, Inc.
Project Engineer

Cc: Countryside Child Care, Inc
Plumb Corner, LLC.
Nancy Durfee, Town Planner



Rochester Historic District Commission

Application #:
(For Commission Use Only)

APPLICATION FOR CERTIFICATE

Application is hereby made for the issuance of a Certificate under the provisions of Massachusetts General Law, Chapter 40C, as amended.

- 1. Address of Property: 565 Rounseville Road, Rochester, MA
2. Name of Business or property: Countryside Child Care Center
3. Applicant: Countryside Child Care Center
Address: 565 Rounseville Road, Unit #12, Rochester, MA Phone #: 774-265-0701
4. Property Owner: Sophia Giannaros-Darras & Basil T. Darras, Trustees
Address: 79 Walpole Street, Dover, MA 02030 Phone #: 508-785-0873
5. Architect or Contractor: N/A
Address: Phone #:
6. Detailed description of all proposed exterior work:
The applicant proposes to remove the existing playground and replace it with a new 5,050 S.F. fenced-in daycare playground with associated playground equipment, shades & canopies. The project also involves traffic safety improvements to the rear of the plaza.
Project Start Date: Summer 2022

7. The following documents must accompany this application.*

- Materials to be used
Plot Plan with proposed location of structure
Scaled drawings and photographs of existing conditions and proposed work.
* Failure to provide the above requested documents may delay the application process.

8. Applicant or representative must appear before the Commission when the application is addressed.

9. Signatures (both are required)

Signature of Applicant: Selva Man Date: 3/25/22

Plot # 30

Signature of Owner: Barry Date: 3/25/22

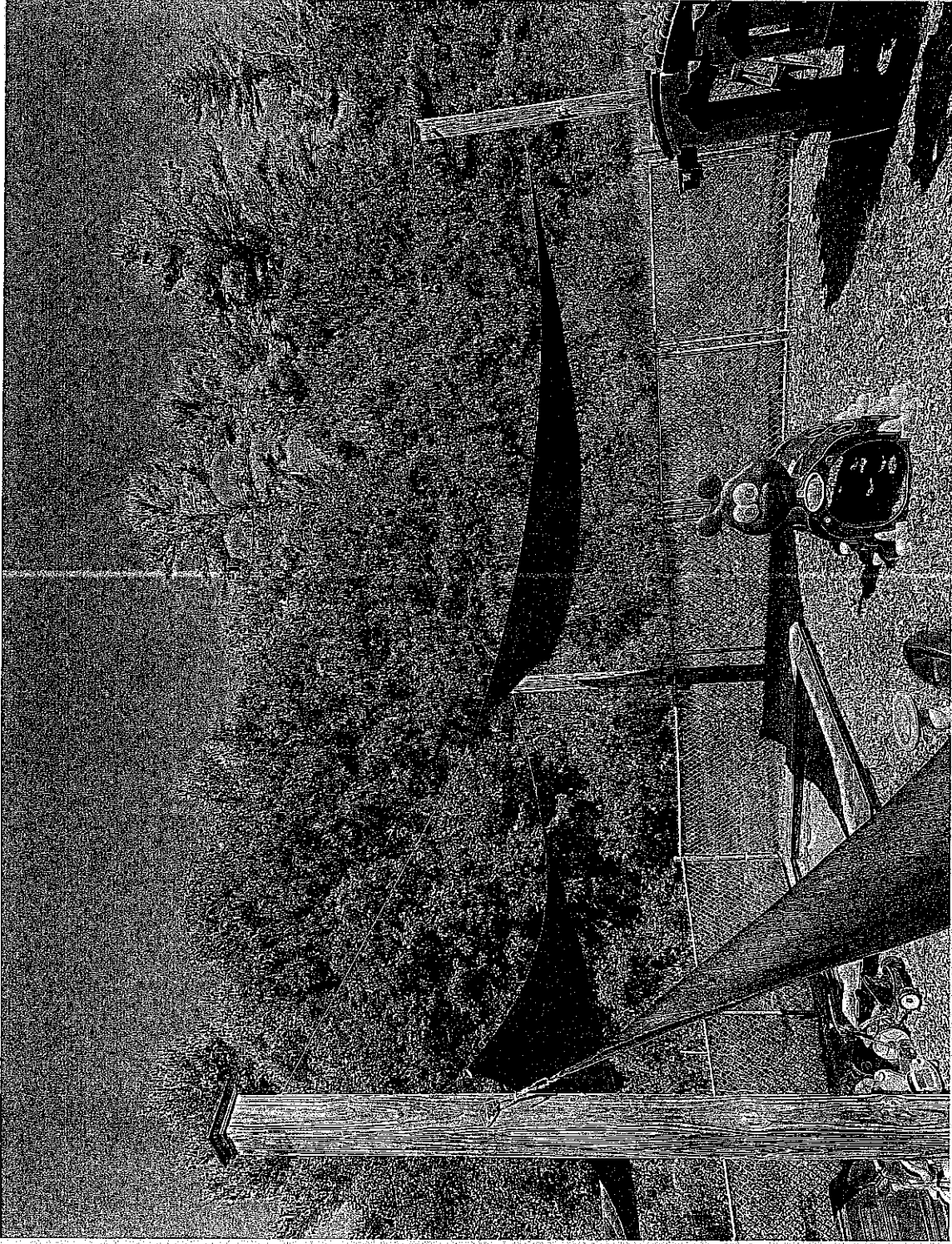
Lot # 25D

(This information is available from the Assessor's office)

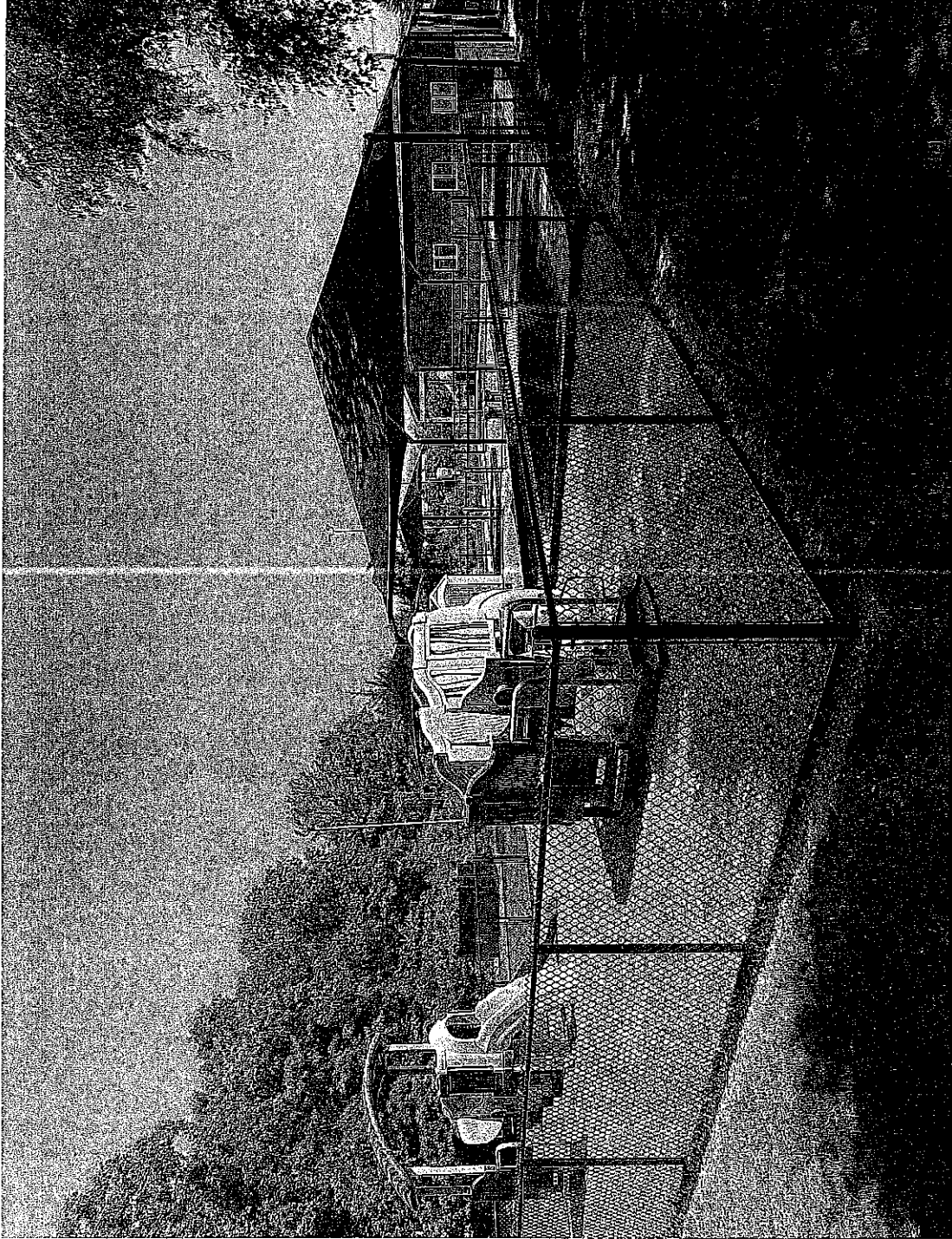
RECEIVED

MAY 26 2022 12:30pm

ROCHESTER TOWN CLERK



Existing Shade Sail at 565 Rounseville Road - to be utilized in new playground



Existing Commercial Grade Heavy Duty Chain Link Fence (Black) & Umbrella Canopies at 15 Cranberry Highway daycare location - Same to be utilized at proposed playground at 565 Rounseville Road



LOCUS MAP
SCALE 1" = 200'

DATE: FEBRUARY 21, 2022
FIELD: GMP
CALCULATED BY: BWM
DRAWN BY: BWM
CHECKED BY: JAC
JOB NO.: 38614

SEAL
Professional Engineer
JACOB J. CHAPMAN, P.E.
DATE: FEBRUARY 21, 2022

SEAL
Professional Engineer
JACOB J. CHAPMAN, P.E.
DATE: FEBRUARY 21, 2022

SITE PLAN
FOR
RELOCATION
OF
ROUNSEVILLE ROAD
(MAP 30, LOT 25D)
ROCHESTER
MASSACHUSETTS
PLANNING COUNTY

PROPOSED
SITE PLAN

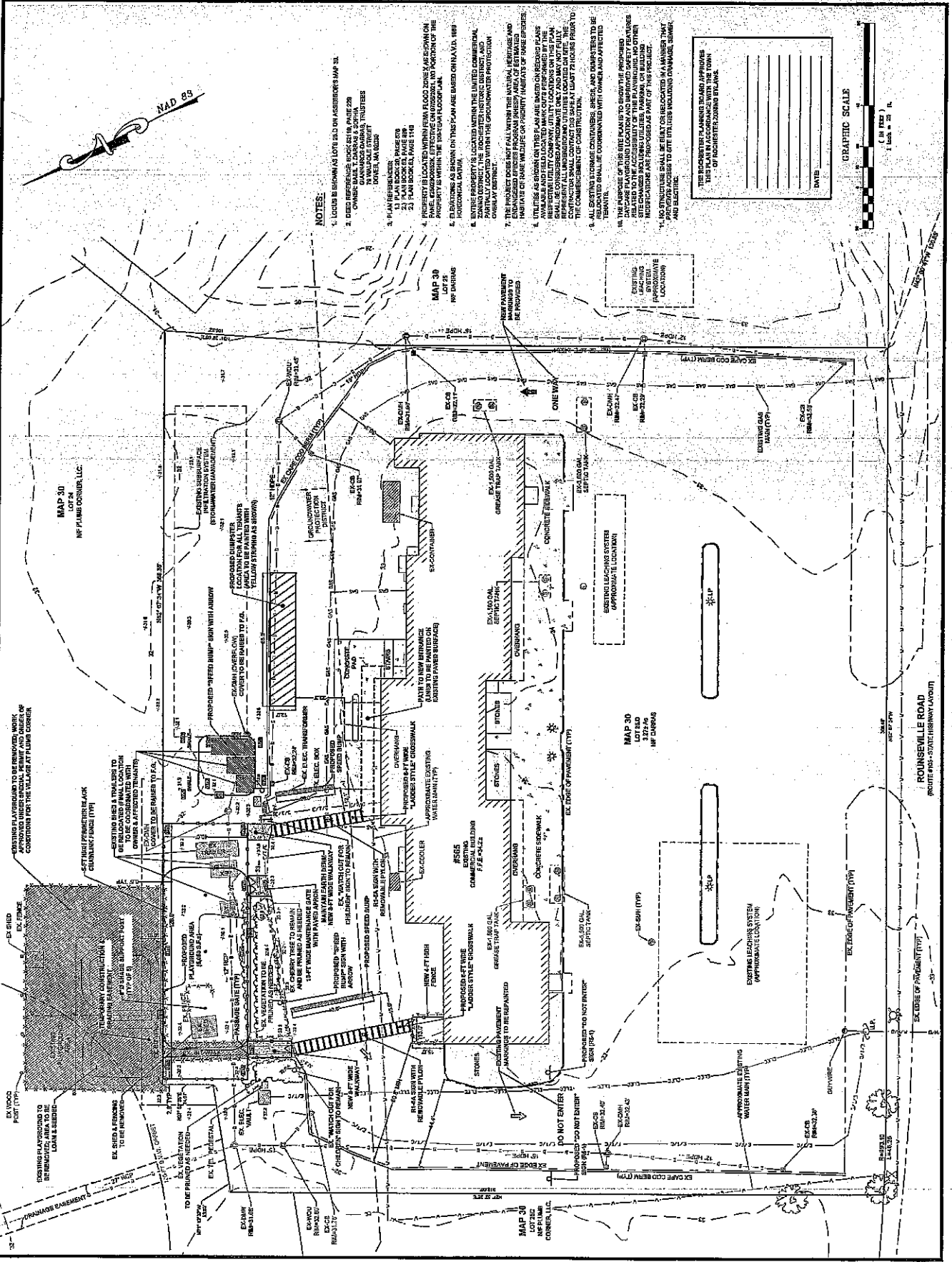
REVISIONS:
NO. DATE DESCRIPTION

1 2/21/22 1. PREPARED FOR: COUNTRYSIDE CHILD CARE, INC. 565 ROUNSEVILLE ROAD # 12, ROCHESTER, MA 02770

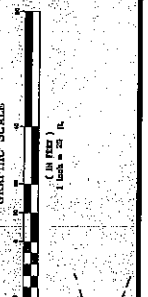
2 2/21/22 2. PREPARED BY: J.C. ENGINEERING, INC. 2664 EAST WATERBURY, MA 02830 508-273-0377

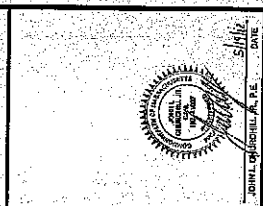
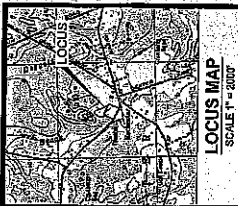
DATE: FEBRUARY 21, 2022
FIELD: GMP
CALCULATED BY: BWM
DRAWN BY: BWM
CHECKED BY: JAC
JOB NO.: 38614

SHEET 1 OF 2



- NOTES:**
1. LOCUS IS SHOWN AS LOT 25D ON ASSessor'S MAP 30.
 2. DEED REFERENCE BOOK 218, PAGE 228, CHANCELLOR'S OFFICE, BOSTON, MASSACHUSETTS, 1912.
 3. PLAN BOOK 23, PAGE 209; 21, PLAN BOOK 22, PAGE 199; 21, PLAN BOOK 22, PAGE 198; 21, PLAN BOOK 22, PAGE 197; 21, PLAN BOOK 22, PAGE 196; 21, PLAN BOOK 22, PAGE 195; 21, PLAN BOOK 22, PAGE 194; 21, PLAN BOOK 22, PAGE 193; 21, PLAN BOOK 22, PAGE 192; 21, PLAN BOOK 22, PAGE 191; 21, PLAN BOOK 22, PAGE 190; 21, PLAN BOOK 22, PAGE 189; 21, PLAN BOOK 22, PAGE 188; 21, PLAN BOOK 22, PAGE 187; 21, PLAN BOOK 22, PAGE 186; 21, PLAN BOOK 22, PAGE 185; 21, PLAN BOOK 22, PAGE 184; 21, PLAN BOOK 22, PAGE 183; 21, PLAN BOOK 22, PAGE 182; 21, PLAN BOOK 22, PAGE 181; 21, PLAN BOOK 22, PAGE 180; 21, PLAN BOOK 22, PAGE 179; 21, PLAN BOOK 22, PAGE 178; 21, PLAN BOOK 22, PAGE 177; 21, PLAN BOOK 22, PAGE 176; 21, PLAN BOOK 22, PAGE 175; 21, PLAN BOOK 22, PAGE 174; 21, PLAN BOOK 22, PAGE 173; 21, PLAN BOOK 22, PAGE 172; 21, PLAN BOOK 22, PAGE 171; 21, PLAN BOOK 22, PAGE 170; 21, PLAN BOOK 22, PAGE 169; 21, PLAN BOOK 22, PAGE 168; 21, PLAN BOOK 22, PAGE 167; 21, PLAN BOOK 22, PAGE 166; 21, PLAN BOOK 22, PAGE 165; 21, PLAN BOOK 22, PAGE 164; 21, PLAN BOOK 22, PAGE 163; 21, PLAN BOOK 22, PAGE 162; 21, PLAN BOOK 22, PAGE 161; 21, PLAN BOOK 22, PAGE 160; 21, PLAN BOOK 22, PAGE 159; 21, PLAN BOOK 22, PAGE 158; 21, PLAN BOOK 22, PAGE 157; 21, PLAN BOOK 22, PAGE 156; 21, PLAN BOOK 22, PAGE 155; 21, PLAN BOOK 22, PAGE 154; 21, PLAN BOOK 22, PAGE 153; 21, PLAN BOOK 22, PAGE 152; 21, PLAN BOOK 22, PAGE 151; 21, PLAN BOOK 22, PAGE 150; 21, PLAN BOOK 22, PAGE 149; 21, PLAN BOOK 22, PAGE 148; 21, PLAN BOOK 22, PAGE 147; 21, PLAN BOOK 22, PAGE 146; 21, PLAN BOOK 22, PAGE 145; 21, PLAN BOOK 22, PAGE 144; 21, PLAN BOOK 22, PAGE 143; 21, PLAN BOOK 22, PAGE 142; 21, PLAN BOOK 22, PAGE 141; 21, PLAN BOOK 22, PAGE 140; 21, PLAN BOOK 22, PAGE 139; 21, PLAN BOOK 22, PAGE 138; 21, PLAN BOOK 22, PAGE 137; 21, PLAN BOOK 22, PAGE 136; 21, PLAN BOOK 22, PAGE 135; 21, PLAN BOOK 22, PAGE 134; 21, PLAN BOOK 22, PAGE 133; 21, PLAN BOOK 22, PAGE 132; 21, PLAN BOOK 22, PAGE 131; 21, PLAN BOOK 22, PAGE 130; 21, PLAN BOOK 22, PAGE 129; 21, PLAN BOOK 22, PAGE 128; 21, PLAN BOOK 22, PAGE 127; 21, PLAN BOOK 22, PAGE 126; 21, PLAN BOOK 22, PAGE 125; 21, PLAN BOOK 22, PAGE 124; 21, PLAN BOOK 22, PAGE 123; 21, PLAN BOOK 22, PAGE 122; 21, PLAN BOOK 22, PAGE 121; 21, PLAN BOOK 22, PAGE 120; 21, PLAN BOOK 22, PAGE 119; 21, PLAN BOOK 22, PAGE 118; 21, PLAN BOOK 22, PAGE 117; 21, PLAN BOOK 22, PAGE 116; 21, PLAN BOOK 22, PAGE 115; 21, PLAN BOOK 22, PAGE 114; 21, PLAN BOOK 22, PAGE 113; 21, PLAN BOOK 22, PAGE 112; 21, PLAN BOOK 22, PAGE 111; 21, PLAN BOOK 22, PAGE 110; 21, PLAN BOOK 22, PAGE 109; 21, PLAN BOOK 22, PAGE 108; 21, PLAN BOOK 22, PAGE 107; 21, PLAN BOOK 22, PAGE 106; 21, PLAN BOOK 22, PAGE 105; 21, PLAN BOOK 22, PAGE 104; 21, PLAN BOOK 22, PAGE 103; 21, PLAN BOOK 22, PAGE 102; 21, PLAN BOOK 22, PAGE 101; 21, PLAN BOOK 22, PAGE 100; 21, PLAN BOOK 22, PAGE 99; 21, PLAN BOOK 22, PAGE 98; 21, PLAN BOOK 22, PAGE 97; 21, PLAN BOOK 22, PAGE 96; 21, PLAN BOOK 22, PAGE 95; 21, PLAN BOOK 22, PAGE 94; 21, PLAN BOOK 22, PAGE 93; 21, PLAN BOOK 22, PAGE 92; 21, PLAN BOOK 22, PAGE 91; 21, PLAN BOOK 22, PAGE 90; 21, PLAN BOOK 22, PAGE 89; 21, PLAN BOOK 22, PAGE 88; 21, PLAN BOOK 22, PAGE 87; 21, PLAN BOOK 22, PAGE 86; 21, PLAN BOOK 22, PAGE 85; 21, PLAN BOOK 22, PAGE 84; 21, PLAN BOOK 22, PAGE 83; 21, PLAN BOOK 22, PAGE 82; 21, PLAN BOOK 22, PAGE 81; 21, PLAN BOOK 22, PAGE 80; 21, PLAN BOOK 22, PAGE 79; 21, PLAN BOOK 22, PAGE 78; 21, PLAN BOOK 22, PAGE 77; 21, PLAN BOOK 22, PAGE 76; 21, PLAN BOOK 22, PAGE 75; 21, PLAN BOOK 22, PAGE 74; 21, PLAN BOOK 22, PAGE 73; 21, PLAN BOOK 22, PAGE 72; 21, PLAN BOOK 22, PAGE 71; 21, PLAN BOOK 22, PAGE 70; 21, PLAN BOOK 22, PAGE 69; 21, PLAN BOOK 22, PAGE 68; 21, PLAN BOOK 22, PAGE 67; 21, PLAN BOOK 22, PAGE 66; 21, PLAN BOOK 22, PAGE 65; 21, PLAN BOOK 22, PAGE 64; 21, PLAN BOOK 22, PAGE 63; 21, PLAN BOOK 22, PAGE 62; 21, PLAN BOOK 22, PAGE 61; 21, PLAN BOOK 22, PAGE 60; 21, PLAN BOOK 22, PAGE 59; 21, PLAN BOOK 22, PAGE 58; 21, PLAN BOOK 22, PAGE 57; 21, PLAN BOOK 22, PAGE 56; 21, PLAN BOOK 22, PAGE 55; 21, PLAN BOOK 22, PAGE 54; 21, PLAN BOOK 22, PAGE 53; 21, PLAN BOOK 22, PAGE 52; 21, PLAN BOOK 22, PAGE 51; 21, PLAN BOOK 22, PAGE 50; 21, PLAN BOOK 22, PAGE 49; 21, PLAN BOOK 22, PAGE 48; 21, PLAN BOOK 22, PAGE 47; 21, PLAN BOOK 22, PAGE 46; 21, PLAN BOOK 22, PAGE 45; 21, PLAN BOOK 22, PAGE 44; 21, PLAN BOOK 22, PAGE 43; 21, PLAN BOOK 22, PAGE 42; 21, PLAN BOOK 22, PAGE 41; 21, PLAN BOOK 22, PAGE 40; 21, PLAN BOOK 22, PAGE 39; 21, PLAN BOOK 22, PAGE 38; 21, PLAN BOOK 22, PAGE 37; 21, PLAN BOOK 22, PAGE 36; 21, PLAN BOOK 22, PAGE 35; 21, PLAN BOOK 22, PAGE 34; 21, PLAN BOOK 22, PAGE 33; 21, PLAN BOOK 22, PAGE 32; 21, PLAN BOOK 22, PAGE 31; 21, PLAN BOOK 22, PAGE 30; 21, PLAN BOOK 22, PAGE 29; 21, PLAN BOOK 22, PAGE 28; 21, PLAN BOOK 22, PAGE 27; 21, PLAN BOOK 22, PAGE 26; 21, PLAN BOOK 22, PAGE 25; 21, PLAN BOOK 22, PAGE 24; 21, PLAN BOOK 22, PAGE 23; 21, PLAN BOOK 22, PAGE 22; 21, PLAN BOOK 22, PAGE 21; 21, PLAN BOOK 22, PAGE 20; 21, PLAN BOOK 22, PAGE 19; 21, PLAN BOOK 22, PAGE 18; 21, PLAN BOOK 22, PAGE 17; 21, PLAN BOOK 22, PAGE 16; 21, PLAN BOOK 22, PAGE 15; 21, PLAN BOOK 22, PAGE 14; 21, PLAN BOOK 22, PAGE 13; 21, PLAN BOOK 22, PAGE 12; 21, PLAN BOOK 22, PAGE 11; 21, PLAN BOOK 22, PAGE 10; 21, PLAN BOOK 22, PAGE 9; 21, PLAN BOOK 22, PAGE 8; 21, PLAN BOOK 22, PAGE 7; 21, PLAN BOOK 22, PAGE 6; 21, PLAN BOOK 22, PAGE 5; 21, PLAN BOOK 22, PAGE 4; 21, PLAN BOOK 22, PAGE 3; 21, PLAN BOOK 22, PAGE 2; 21, PLAN BOOK 22, PAGE 1.
 4. ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE 1 AS SHOWN ON MAP 30, LOT 25D, AND IS SUBJECT TO FLOODING DURING HEAVY RAINFALL. THE PROPERTY IS WITHIN THE 100-YEAR FLOODPLAIN.
 5. ELEVATIONS AS SHOWN ON THIS PLAN ARE BASED ON NAD 83 HORIZONTAL DATUM.
 6. ENTIRE PROPERTY IS LOCATED WITHIN THE LIMITED COMMERCIAL ZONING DISTRICT.
 7. THE PROJECT DOES NOT FALL WITHIN THE NATURAL HERITAGE AND HABITAT OF STATE WILDLIFE OR HISTORIC LANDSCAPE AREAS.
 8. UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AVAILABLE AND RELATED TO THE PROJECT. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE LOCATED AND DELETED AS PART OF THE PROJECT. THE REPRESENTATIVE SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 9. ALL EXISTING UTILITY CONDUITS, SPOOLS, AND DUCTS TO BE RELOCATED SHALL BE COORDINATED WITH OWNER AND AFFECTED UTILITIES.
 10. THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE PROPOSED RELOCATION OF ROUNSEVILLE ROAD AND THE IMPROVEMENTS RELATED TO THE ACCESSIBILITY OF THE RELOCATION. TO OTHER PROPERTIES ADJACENT TO THE RELOCATION. THE RELOCATION AND IMPROVEMENTS ARE PROPOSED AS PART OF THE PROJECT.
 11. NO STRUCTURE SHALL BE BUILT OR SUBMITTED FOR PERMIT THAT PREVENTS ACCESS TO SITE UTILITIES INCLUDING DRAINAGE, SEWER, AND ELECTRIC.





SITE PLAN
PLAYGROUND
RELOCATION
AT
666 ROUNSEVILLE ROAD
(MAP 30, LOT 26 D)
ROCHESTER
MASSACHUSETTS
(PLANNING DISTRICT)

DETAIL SHEET

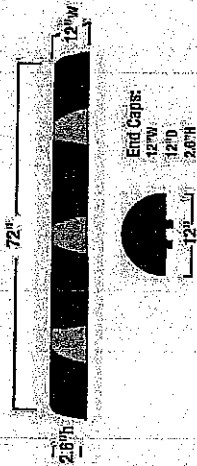
REVISIONS:
NO. DATE DESCR.

PREPARED FOR:
COUNTRYSIDE CHILD CARE, INC.
666 ROUNSEVILLE ROAD, N. W.
ROCHESTER, MA 02770

PREPARED BY:
J.C. ENGINEERING, INC.
100 CHERRY HIGHWAY
EAST CHARLESTON, MA 02839
PHONE: 508-279-4237

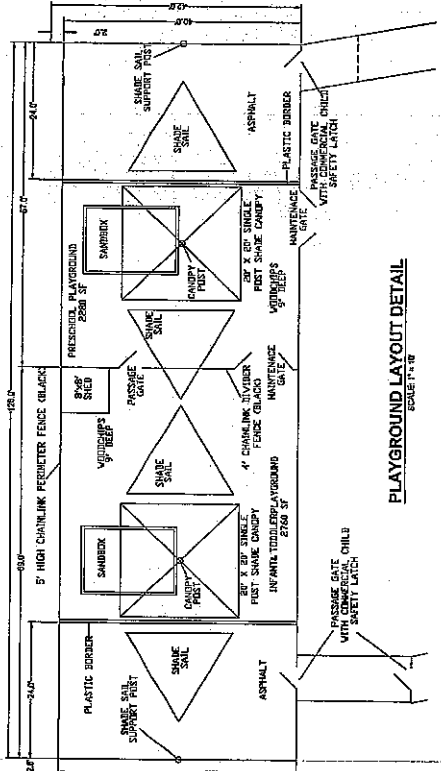
DATE: FEBRUARY 21, 2022
FIELD: BMUF
CALCULATED BY: JWG
DRAWN BY: BMV
CHECK: JLG
JOB NO.: 2022-04

SHEET 2 OF 2



NOTE: SPEEDBUMP MATERIAL SHALL BE 1" IN WIDTH AND AT LEAST 2-4" IN HEIGHT AND BE CONFORMING FOR THE SLOPE OF THE CROSSSLOPE IT OCCURS OR AS SHOWN ON THE PLAN.
2. THE MATERIAL COLOR SHALL BE VISIBLE TO APPROACHING MOTORISTS AND APPROPRIATE SIGNAGE AS SHOWN ON THE SITE PLAN SHALL BE IN PLACE PRIOR TO INSTALLATION.

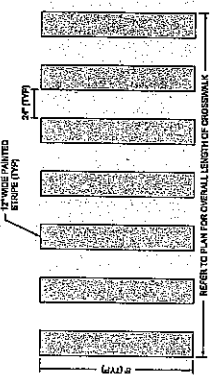
THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE PLANNING BOARD OF THE TOWN OF ROCHESTER, MASSACHUSETTS.
DATE: _____



SIGN SUMMARY

MUTUAL NUMBER	SPACING	WIDTH	HEIGHT	DESC.
W1-1	30'	30"	30"	W1-1
W1-2	30'	30"	30"	W1-2
W1-3	30'	30"	30"	W1-3
W1-4	30'	30"	30"	W1-4
W1-5	30'	30"	30"	W1-5
W1-6	30'	30"	30"	W1-6
W1-7	30'	30"	30"	W1-7
W1-8	30'	30"	30"	W1-8
W1-9	30'	30"	30"	W1-9
W1-10	30'	30"	30"	W1-10
W1-11	30'	30"	30"	W1-11
W1-12	30'	30"	30"	W1-12

NOTE: ALL SIGNS SHALL BE HEADMOUNTED, BEING VISIBLE FROM ALL DIRECTIONS, AND MEET ALL REQUIREMENTS OF THE MASSACHUSETTS SIGNAGE REGULATIONS.



NOTE: ALL STRIPES SHALL BE NON-SLIP WHITE PAINT