



**The Rochester Planning Board will meet
in the Town Hall
on Tuesday, December 12, 2023 at 7:00 p.m.**

REC'D ROCHESTER TOWN CLERK
DEC 12 '23 AM 9:34

OR via Zoom at
Join Zoom Meeting
<https://us02web.zoom.us/j/88253709985>
Meeting ID: 882 5370 9985
Or Call: 1 646 876 9923

REVISED

Hybrid Meeting Notice: Members of the public are welcome to attend this in-person at Town Hall, 1 Constitutional Way, Rochester, MA 02770 or by remote zoom connection provided. Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

7:00 p.m. Call meeting to order.
(This meeting is being televised & recorded via digital audio recorder.)

1. **INFORMAL DISCUSSION**

2. **PUBLIC MEETINGS**

3. **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.

(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.

4. **BOARD BUSINESS**

- **Minutes:** November 14, 2023 *(Draft)*
- **Signature:**
- **Review:**
 - Notice of Intent to Release Property from M.G.L. c61A, 0 Bishop Road, Lot 71 on Assessor's Map 43-A**
 - Notice of Intent to Release Property from M.G.L. c61A, 0 Bishop Road, Lot 72 on Assessor's Map 43-A**
 - Notice of Intent to Release Property from M.G.L. c61B, 0 Featherbed Lane, Assessor's Parcel 46-24**
 - JC Engineering, Inc., Request for Approval of Substantial Completion for The Village at Plumb Corner, Phase III (Hayley Circle)**
 - 2024 Meeting and Submission Deadlines**
 - FY25 Annual Budget Requests**
- **Vouchers:** W.B. Mason, Office Supplies, Invoice 241933167, \$60.21

MMA, Webinar Series, Invoice 129283, \$120.00
Fileguard, November Storage, Invoice 82216, \$9.75
Forand Landscape Surety, Reimbursement + Interest, \$15,446.69+ Int.
Forand Curb Cut Surety, Reimbursement + Interest, \$5,148.57+ Int.
~~Horsely Witten Group, Hazard Mitigation Plan, Invoice 23038, \$1,158.74~~

5. **NEW BUSINESS & PUBLIC COMMENTS**

Review Rochester Zoning Bylaw Changes

Cranberry Highway Smart Growth Overlay District (CHSGOD) Map

6. **EXECUTIVE SESSION**

Executive Session pursuant to Open Meeting Law (Chapter 30A, Section 21 (a)(3)) – To discuss Commonwealth of Massachusetts Superior Court Civil Action No. 1883CV0-233B.

7. **TOWN PLANNER UPDATES**

8. **OLD BUSINESS**

ADJOURNMENT