



**The Rochester Planning Board will meet
in the Town Hall
on Tuesday, March 12, 2024 at 7:00 p.m.**

ROCHESTER TOWN CLERK
MAR 7 '24 AM 9:12

OR via Zoom at
Join Zoom Meeting
<https://us02web.zoom.us/j/82145760676>
Meeting ID: 821 4576 0676
Or Call: 1 646 876 9923

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**

Approval Not Required

Gerard Morris, for the property located at 52 Wolf Island Road, Map 3, Lot 7.

Approval Not Required

Rochester Properties, LLC, for the property located on County Road/Cranberry Highway, Map 17, Lot(s) 41.C6 & 41.C7.

3. **PUBLIC HEARINGS**

(Continued from February 27, 2024) 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.

BOARD BUSINESS

- **Minutes:** February 27, 2024 (*Draft*)
- **Signature:** Bluewave Solar, BWC Snows Pond, LLC, Special Permit and Site Plan Review Decision
- **Review:**
- **Vouchers:** Field Engineering, Bluewave Solar, Invoice 16299, \$4,462.50
Fileguard, Monthly Storage, Invoice 82406, \$9.75
Horsely Witten Group, Hazard Mitigation Plan, Invoice 56809, \$443.33
Horsely Witten Group, Hazard Mitigation Plan, Invoice 56447, \$446.88
Horsely Witten Group, Hazard Mitigation Plan, Invoice 58587, \$2,002.25

4. **NEW BUSINESS & PUBLIC COMMENTS**

Zoning Bylaws for Town Meeting

5. **TOWN PLANNER UPDATES**

6. **OLD BUSINESS**

ADJOURNMENT