



The Rochester Planning Board will meet at Old Colony Regional Vocational Technical High School, 476 North Avenue, on Tuesday, December 13, 2022 at 7:00 p.m.

OR via Zoom at
 Join Zoom Meeting
<https://us02web.zoom.us/j/84963657956>
 Meeting ID: 849 6365 7956
 Or Call: 1 646 876 9923

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 16, 2022) A Special Permit and Site Plan Review application to construct a Large Scale Solar Photovoltaic System within the Residential/Agricultural District, Groundwater Protection District and the Mattapoissett River Valley Watershed, filed by Solect Energy Development, 89 Hayden Rowe Street, Hopkinton, MA 01748, Map 37, Lot 36. The applicant proposes the construction of a Canopy Mounted 250kW AC Large Scale Solar Photovoltaic System at Rochester Memorial School over a portion of the existing rear paved parking lot, 59 Hartley Road, Rochester, MA 02770. The applicant's representative is Green Seal Environmental, Inc., 114 State Road, Sagamore Beach, MA 02562.

(continued from November 16, 2022) A Modification to Definitive Subdivision and Flexible Development Plan to eliminate McCombe Place and substitute with three building lots, filed by Edgewood Development, 3 Belcher Street, Plainville, MA 02762, Map 30, Lot 25D. The applicant requests a modification/amendment of a previously approved Subdivision in order to eliminate a subdivision road and convert 10 approved lots to 3 lots located at Box Turtle Drive in Connet Woods, Rochester, MA 02770. The applicant's representative is Bay Colony Group, 4 School Street, Foxborough, MA 02035.

4. **BOARD BUSINESS**

- **Minutes:** September 13, 2022 (Draft), October 11, 2022 (Final) and October 25, 2022 (Draft)
- **Review:** Rockland Trust Co, Drive-Up/Walk-Up Kiosk – Draft Decision
- **Vouchers:** Fileguard, Monthly Storage, Invoice #81276, \$9.00
 W.B. Mason, Office Supplies, Invoice #234056715, \$89.71
 Staples, Office Chair, Invoice #15975, \$159.97
 Field Engineering, Village at Plumb Corner, Invoice #15432, \$1,325.00
 Field Engineering, Village at Plumb Corner, Invoice #15431, \$375.00
 Field Engineering, Playground at Plumb, Invoice #15433, \$250.00
 Field Engineering, Connet Woods, Invoice #15430, \$1,250.00

5. **NEW BUSINESS & PUBLIC COMMENTS**

- Village at Plumb Corner Mall, Drainage As-built
- Village at Plumb Corner, Phase III Surety

6. **TOWN PLANNER UPDATES**

7. **OLD BUSINESS**

ADJOURNMENT