



**The Rochester Planning Board will meet  
in the Town Hall  
on Tuesday, February 13, 2024 at 7:00 p.m.**

**OR via Zoom at**

Join Zoom Meeting

<https://us02web.zoom.us/j/85833422402>

Meeting ID: 858 3342 2402

Or Call: 1 646 876 9923

ROCHESTER TOWN CLERK  
FEB 8 '24 AM 9:16

*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 Application**

Alan E. Cervelli, for property located at Hartley Road, Map 35, Lot 42.

**Approval Not Required Application**

Marc Wilson, for property located at Bishop Road, Map 43A 72, Lot 1 and Map 43A 71, Lot 2.

3. **PUBLIC HEARINGS**

*(Continued from January 9, 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.

*(Continued from January 23, 2024)* 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, Mattapoisett River Valley Watershed, and Groundwater Protection District.

**BOARD BUSINESS**

- **Minutes:** January 23, 2024 (Draft)
- **Signature:**
- **Review:** Annual Report FY24
- **Vouchers:** Fileguard, January Storage, Invoice 82344, \$9.75  
Hazard Mitigation Plan, Invoice #56447, \$446.88  
Master Plan Workshop, Invoice #650161, \$42.63  
Dropbox, Annual Subscription, \$127.37  
Amazon, Town Planner Desk, Invoice #113-7395085-0089058, \$559.99

4. **NEW BUSINESS & PUBLIC COMMENTS**

2023 SRPEDD Annual Report

The Village at Plumb Corner Reduced Bond

Neck Road Solar

5. **TOWN PLANNER UPDATES**

6. **OLD BUSINESS**

Zoning Map & Rules and Regulations Review and Revise

***ADJOURNMENT***