



**The Rochester Planning Board will meet  
in the Town Hall  
on Tuesday, June 13, 2023 at 7:00 p.m.**

**RECEIVED**  
JUN 08 2023 10:32am  
EOD

**OR via Zoom at**  
Join Zoom Meeting  
<https://us02web.zoom.us/j/86275680564>  
Meeting ID: 862 7568 0564  
Or Call: 1 646 876 9923

ROCHESTER TOWN CLERK

**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**

The Blais Family Living Trust, for the property situated on Clapp Road and Mary's Pond Road, Map 11, Lots 6Q, 6R, & 6U.

3. **PUBLIC HEARINGS**

**A Special Permit and Site Plan Review application for the development of a commercial building, filed by Kenneth Steen, Rochester Properties, LLC, for the property located at 621 County Road, identified as Map 17, Lot 47.** The applicant's proposed project is for the development of a commercial building which includes a recreational marijuana establishment. The applicant's representative is Phil Cordeiro of Allen & Major Associates, Inc. 10 Main Street, Lakeville, MA 02347.

**A Site Plan Review application to construct a building space, filed by Mark and Ashley Briggs, for the property located at 0 New Bedford Road, shown on Assessors Map 4, Lot(s) 28, 28B, and 28C.** The applicant proposes the construction of a building to be used for the restoration, detailing and storage of collectible cars. The applicant's representative is GAF Engineering, Inc., 266 Main Street, Wareham, MA 02571.

**A Site Plan Review application to relocate a native tree and perennial nursery, filed by Jennifer and Chuck Anderson, Tree Talk Natives, LLC, for property being leased at 157 Vaughan Hill Road, identified as Map 32, Lot 26.** The applicant proposes to relocate a native tree and perennial nursery from Clarksburg, MD to Rochester where they are leasing a 2.5-acre field to sell native species.

4. **BOARD BUSINESS**

- **Minutes:** April 11, 2023 *Draft*, May 9, 2023 *Draft*, May 18, 2023 *Draft*
- **Signature:** **Field Engineering Contract Agreement** for a proposed vehicle hobby barn located at 0 New Bedford Road, shown on Assessors Map 4, Lot(s) 28, 28B, 28C  
**Field Engineering Contract Agreement** for a proposed recreational marijuana establishment located at 621 County Road, shown on Assessors Map 17, Lot 47
- **Review:**

- **Vouchers:** Field Engineering / Connet Woods / Invoice 15758 / \$300.00
- Field Engineering / Edgewood, Kings Hwy / Invoice 15759 / \$900.00
- Field Engineering / Village at Plumb / Invoice 15760 / \$1800.00
- Field Engineering / Solect Energy / Invoice 15761 / \$300.00
- Field Engineering / Cran Hwy (Dispensary) / Invoice 15762 / \$300.00
- Horsley Witten Group / Hazard Mitigation Plan / Invoice 54413 / \$2002.95
- Horsley Witten Group / Hazard Mitigation Plan / Invoice 54639 / \$2534.70
- Fileguard / Monthly Storage / Invoice 81742 / \$9.75
- SRPEDD / Master Plan / Invoice 2866 / \$6658.84
- SRPEDD / Master Plan / Invoice 2867 / \$534.45

5. **NEW BUSINESS & PUBLIC COMMENTS**

- Connet Woods – Groundwater Construction Plan/Combine Bonds (update)
- Connet Woods – Lots 88a and 89a, Box Turtle Drive, Noise Mitigation
- The Village at Plumb Corner – Phase I and II, Third Semi-Final Inspection / Surety Inspection, and Phase II Substantial Completion
- Notice of Intent to Convert Chapter 61A Agricultural and Horticultural Land with the intention of the Owner, Fruit d'Or Real Estate USA Corp., to convert approximately 7.1-acres of Property to Commercial Use, 109 Neck Road
- Rockland Trust Kiosk

6. **TOWN PLANNER UPDATES**

7. **OLD BUSINESS**

**ADJOURNMENT**