



**The Rochester Planning Board will meet at
Old Colony Vocational Technical High School Library
476 North Avenue
Tuesday, July 13, 2021 at 7:00 p.m.**

**Agenda
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OR via Zoom at

Join Zoom Meeting
<https://us02web.zoom.us/j/81640997264>
Meeting ID: 816 4099 7264
Or Call: 1 646 876 9923

NOTE: Planning Board Meetings are now Hybrid. Live at Old Colony School in the Library or On Line via Zoom Link above.

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

1. INFORMAL DISCUSSION

Glenn and Laurie Lawrence, Arch at the Meadow, 0 Mendell Road, Map 28 Lot 24 A

2. PUBLIC HEARINGS

(Continued from May 25, 2021) A Large-Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Cushman Road Solar, LLC, for property located at 0 Cushman Road, designated as Lot 11 on Rochester Assessors Map 33. The applicant proposes the construction of a ±3.9 MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The property is also within the Mattapoissett River Valley Watershed, partially within the Groundwater Protection District, and the Floodplain Overlay District. The property owner of record is Lisa Holden, Trustee. The applicant's representative is Eric Las, Beals and Thomas, Inc.

(Continued from June 8, 2021) A Large Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Snipatuit Road Solar, LLC, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772 for property located at 0 Snipatuit Road, designated at Map 46 and 47, Lots 1, 4, 9, 9A, 26, and 27. The applicant proposes the construction of a ±4.8 MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The Property is also within the Mattapoissett River Valley Watershed and partially within the Groundwater Protection District and the Floodplain Overlay District. The property owners of record are Lisa Holden, Trustee, Rochester Realty Trust and Aquidneck Nominee Trust, ET AL, and Kevin J. and Cassandra A. Cassidy. The applicant's representative is Eric Las, Beals and Thomas, Inc.

(Continued from June 8, 2021) A Definitive Subdivision Plan Application entitled "Longbow Lane" for Bendrix Bailey, Pres. 34 Gerrish Road, Rochester, MA, dated February 23, 2021 and prepared by GAF Engineering, Inc. 266 Main Street, Wareham, MA, 02571. The property is located off Gerrish Road and is designated as Lot # 29-F, on the Rochester Assessors' Map # 43-A.

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A Site Plan Review and Special Permit Application for Groundwater Protection, filed by Robert Ferreira, Zenith Consulting Engineers, LLC, 3 Main Street, Lakeville, MA 02347 for property located at 92 Pine Street, designated at Map 37, Lot 47. The applicant proposes a building addition consisting of new office space and extra garage space. The property owners of record are ILC Development, LLC. The applicant's representative is Nyles Zager, Zenith Consulting Engineers, LLC.

3. BOARD BUSINESS

- **Minutes:** June 8, 2021
- **Vouchers:** Field Engineering Invoice # 14388 – SunRaise Development (Cushman Road Solar)
CPTC c/o Urban Harbors Institute Invoice # 0-3209 – Training course for Board Admin
Adobe Invoice # 1414225373 – Reimburse Steven Starrett for Adobe
Adobe Invoice # 1433846241 – Reimburse Steven Starrett for Adobe

3. DISCUSSION

- Village at Plumb Corner Updates
- Buzzards Bay Coalition
- Affordable Housing for Seniors
- Shawmut Associates
- Connet Woods
- ZBA Filings

5. NEW BUSINESS & PUBLIC COMMENTS

6. TOWN PLANNER UPDATES

7. OLD BUSINESS

Long / 0 Neck Road > Clapp / 52 Clapp Road > Trahan 243 Mattapoisett Road > Covanta SEMASS > Clean Energy Collective/248 Mattapoisett Road Modification > Borrego Solar/Rounseville Road > Edgewood Development / King's Highway Bituminous > Wellspring Farm > Meadowatt > Milka > Melink/Snipatuit Road > Clean Energy Collective/Perry's Lane > Connet Woods > Little Quittacas Solar Project - 33 North Ave. > Colbea Enterprises, LLC – Cranberry Highway Filling Station > Zoning By-Law Amendments > Agricultural Commission > Zoning By-Law Review Sub-Committee > Water Commission > Shawmut Associates - 50 Cranberry Highway > Hartley Mills > Trailside Estates > Priscilla Lane

ADJOURNMENT