



**The Rochester Planning Board will meet
in the Town Hall
on Tuesday, April 23, 2024 at 7:00 p.m.**

TOWN OF ROCHESTER TOWN CLERK
APR 18 '24 AM 10:51

OR via Zoom at
Join Zoom Meeting
<https://us02web.zoom.us/j/86165939531>
Meeting ID: 861 6593 9531
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 Application

Marc T. Wilson, for property located at 0 Bishop Road, Map 43A, Lots 71 and 72

Approval Not Required Application

Marc T. Wilson, for property located at 0 Bishop Road, Map 43A, Lot 72

3. **PUBLIC HEARINGS**

Zoning By-Law Amendments

Pursuant to M.G.L. Chapter 40A, §5, the Rochester Planning Board will conduct a public hearing to consider the following amendments to the Rochester Zoning By-Laws:

- Amend Section 22.10 of the Zoning By-Laws-Site Plan Review by adding a new section under 1.10.7 Historical Resources
- Revise Chapter 20.40 Agricultural-Residential District, Back Lot Changes, Section D. 6.a., of the Rochester Zoning By-Laws
- Revise Chapter 20.40 Agricultural-Residential District, Section D.1., Lot Dimensions, of the Rochester Zoning By-Laws, Access to Lots
- Revise Chapter 20.40 Agricultural-Residential District, Section D.1, Lot Dimensions, of the Rochester Zoning By-Laws, Shape of Lot
- Revise Chapter 21.40, Ground-Mounted Solar Photovoltaic Installations Overlay District, Applicability 21.40.2.2
- Propose a Battery Energy Storage System By-Law within the Town of Rochester Zoning By-Laws under a new Section 22.80.

BOARD BUSINESS

- **Minutes:** April 9, 2024 (*Draft*)
- **Signature:** JPF Development, LLC, Self-Storage Facility, Site Plan Review Decision 2024 -2025 SRPEDD Commission Member Appointment
- **Review:**
- **Vouchers:** Field Engineering, Trailside Estates, Invoice 16393, \$1,200.00
Field Engineering, Village at Plumb Corner, Invoice 16394, \$300.00

Field Engineering, Neck Road, Invoice 16395, \$900.00
Field Engineering, Briggs Property, Invoice 16396, \$750.00
The Wanderer, Public Notice, Battery Bylaw, \$60.00
The Wanderer, Public Notice, General Bylaw, \$60.00

4. **NEW BUSINESS & PUBLIC COMMENTS**

5. **TOWN PLANNER UPDATES**

6. **OLD BUSINESS**

109 Neck Road, Long Pond Bogs Solar Project Screening
Trailside Drainage

ADJOURNMENT