



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

OR via Zoom at

Join Zoom Meeting

<https://us02web.zoom.us/j/83065705241>

Meeting ID: 830 6570 5241

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**

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 9, 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, Mattapoissett River Valley Watershed, and Groundwater Protection District.

(Continued from January 9, 2024) A Special Permit Application for a residential Back Lot, filed by 15A Mendell Realty Trust, Alan Cervelli, Trustee, for property located at Mendell Road, identified as Map 34, Lot 1. The applicant's proposed project involves a residential back lot. The applicant's representative is Walter Hartley of John L. Libby Consulting, Inc. 24 Logan Street, New Bedford, MA 02740.

BOARD BUSINESS

- **Minutes:** January 9, 2024 (*Draft*)
- **Signature:**
- **Review:**
- **Vouchers:** Field Engineering, Village Plumb Corner, Invoice 16227, \$1,800.00
Field Engineering, Cushman Rd/Bluewave Solar, Invoice 16229, \$300.00
Field Engineering, Cranberry Highway (MOM Dispensary) Invoice 16228, \$300.00

4. **NEW BUSINESS & PUBLIC COMMENTS**

JAN 18 '24 AM 10:31

5. **TOWN PLANNER UPDATES**

6. **OLD BUSINESS**

ADJOURNMENT