



The Rochester Planning Board will meet  
in the Town Hall  
on Tuesday, September 26, 2023 at 7:00 p.m.

RECEIVED

SEP 20 2023

10:20am

BOA

ROCHESTER TOWN CLERK

OR via Zoom at

Join Zoom Meeting

<https://us02web.zoom.us/j/87484959120>

Meeting ID: 874 8495 9120

Or Call: 1 646 876 9923

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

1. INFORMAL DISCUSSION

JPF Development, located off Cranberry Highway (Route 28) & Kings Highway, Map 17, Lots 29, 29A, 30, 31A, 55 and 56, proposed commercial storage facility, Site Plan Review.

2. PUBLIC MEETINGS

**Approval Not Required Application**

Leith Patnaude, for the property located at 572 Snipatuit Road, Map 43 Lot 8

3. PUBLIC HEARINGS

**A Special Permit and Approval Not Required application for a residential back lot, filed by Leith Patnaude, for the property located at 572 Snipatuit Road, identified as Map 43, Lot 8.** The applicant's proposed project involves the creation of one new residential back lot. The new lot would support a single-family residential structure with associated site work and utilities. The applicant's representative is Brian Wallace of JC Engineering, Inc, 2854 Cranberry Highway, E. Wareham, MA 02538.

*(continued from September 12, 2023)* **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:** September 12, 2023, Draft Minutes
- **Signature:**
- **Review:** Rochester Properties LLC, Marijuana Establishment Draft Decision
- **Vouchers:** Field Engineering, Old Middleboro Road, Invoice 15988, \$1,462.50  
Field Engineering, Neck Road, Invoice 15989, \$450.00  
Field Engineering, Cranberry Hwy, Invoice 15990, \$2,100.00

5. NEW BUSINESS & PUBLIC COMMENTS

- Review Uses By Right and Special Permit

6. TOWN PLANNER UPDATES

7. OLD BUSINESS

***ADJOURNMENT***