



**The Rochester Planning Board will meet at  
Old Colony Vocational Technical High School Library  
476 North Avenue  
Tuesday, July 27, 2021 at 7:00 p.m.**

**Agenda  
Page 1 of 2**

**OR via Zoom at**

Join Zoom Meeting  
<https://us02web.zoom.us/j/89286997631>  
Meeting ID: 892 8699 7631  
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**

Kristina Bacchiocchi, A Happy Healthy Start, 428 Walnut Plain Road, Map 14, Lot 2A.

2. **PUBLIC MEETINGS**

**Approval of a Preliminary Subdivision**

Decas Cranberry Co., LLC, for property located at 0 Mary's Pond Road, Map 12, Lot 7.

3. **PUBLIC HEARINGS**

***(Continued from July 13, 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 July 13, 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

**Agenda**  
**Page 2 of 2**

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.

4. **BOARD BUSINESS**

- **Minutes:** July 13, 2021
- **Review:** Draft Decision – Site Plan Review, Robert Ferreira, 92 Pine Street

5. **DISCUSSION**

6. **NEW BUSINESS & PUBLIC COMMENTS**

7. **TOWN PLANNER UPDATES**

8. **OLD BUSINESS**

Sol / 108 Burgess Ave > Long / 0 Neck Road > Clapp / 52 Clapp Road > Trahan 243 Mattapoissett Road > Covanta SEMASS > Clean Energy Collective/248 Mattapoissett 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**

REC'D ROCHESTER TOWN CLERK  
JUL 20 '21 AM8:36