



**The Rochester Planning Board will meet
in the Town Hall
on Tuesday, April 9, 2024 at 7:00 p.m.**

OR via Zoom at
Join Zoom Meeting
<https://us02web.zoom.us/j/88699758514>
Meeting ID: 886 9975 8514
Or Call: 1 646 876 9923

CTD ROCHESTER TOWN CLERK
APR 4 '24 AM 9:42

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 March 26, 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.

BOARD BUSINESS

- **Minutes:** March 26, 2024 (*Draft*)
- **Signature:** Bluewave Solar, BWS Snows Pond LLC, Special Permit and Site Plan Review Decision
- **Review:**
- **Vouchers:** Fileguard, Monthly Storage, Invoice 82471, \$9.75
Melink/Snipatuit Solar, Reimbursement + Interest, \$7.05 + Int.
Gibbs V Bray, Reimbursement + Interest, \$197.39 + Int.
Navisun, Reimbursement + Interest, \$380.37 + Int.
Renewable/Eldredge Bog, Reimbursement + Interest, \$3,004.27 + Int.
Renewable/Long Pond Solar, Reimbursement + Interest, \$2,426.40 + Int.
Countryside Childcare Center/Plumb Play, Reimbursement + Interest, \$5.01 + Int.

4. **NEW BUSINESS & PUBLIC COMMENTS**

Solar Panels Toxicity

5. **TOWN PLANNER UPDATES**

Zoning Map – General Commercial District

6. **OLD BUSINESS**

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

ADJOURNMENT