



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

OR via Zoom at
Join Zoom Meeting
<https://us02web.zoom.us/j/81313218755>
Meeting ID: 813 1321 8755
Or Call: 1 646 876 9923

TOWN OF ROCHESTER TOWN CLERK
JAN 9 '24 am 11:50

REVISED

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

15A Mendell Realty Trust, Alan Cervelli, Trustee, for property located at Mendell Road, Map 34, Lot 1.

3. PUBLIC HEARINGS

(Continued from December 12, 2023) 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 December 12, 2023) 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.

A Special Permit Application for a residential Back Lot, filed by 41A 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.

Zoning Bylaw 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 Zoning Map and Rochester Zoning Bylaw:

- Revise the Cranberry Highway Smart Growth Overlay District to include a parcel located at 621 County Road, also known as Map 17 Lot 47 as shown on the revised Plan, dated December 7, 2023.

- Revise Chapter 21.60, to amend Section 3.0 Overlay District of the Rochester Zoning Bylaws, Cranberry Highway Smart Growth Overlay District.

4. **BOARD BUSINESS**

- **Minutes:** December 12, 2023 (*Draft*)
- **Signature:**
- **Review:** FY25 Annual Budget Request
- **Vouchers:** Field Engineering, Cushman Road Solar, Invoice 16174, \$2,325.00
W.B. Mason, Ethernet Cable, Invoice 242969635, \$14.43
W.B. Mason, 2024 Calendars, Invoice 242998404, \$11.98
The Wanderer, Amendments Ad, Invoice 8684, \$60.00
Fileguard, December Storage, Invoice 82280, \$9.75

5. **NEW BUSINESS & PUBLIC COMMENTS**

- The Village, Phase III Substantial Completion and Surety Bond
- Rochester Crossroads Tolling of Chapter 40R Site Plan Approval, correspondence Attorney Mark Bobrowski, dated January 8, 2024.

6. **TOWN PLANNER UPDATES**

53G Account Discussion
Master Plan Survey

7. **OLD BUSINESS**

Zoning Bylaw Revised Changes

ADJOURNMENT