



**The Rochester Planning Board will meet
in the Town Hall
on Tuesday, June 27, 2023 at 7:00 p.m.**

OR via Zoom at

Join Zoom Meeting

<https://us02web.zoom.us/j/86278937576>

Meeting ID: 862 7893 7576

Or Call: 1 646 876 9923

REC'D ROCHESTER TOWN CLERK
JUN 22 '23 AM 10:22

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 June 13, 2023*) A Special Permit and Site Plan Review application for the development of a commercial building, filed by Kenneth Steen, Rochester Properties, LLC, for the property located at 621 County Road, identified as Map 17, Lot 47. The applicant's proposed project is for the development of a commercial building which includes a recreational marijuana establishment. The applicant's representative is Phil Cordeiro of Allen & Major Associates, Inc. 10 Main Street, Lakeville, MA 02347.

(*continued from June 13, 2023*) A Site Plan Review application to construct a building space, filed by Mark and Ashley Briggs, for the property located at 0 New Bedford Road, shown on Assessors Map 4, Lot(s) 28, 28B, and 28C. The applicant proposes the construction of a building to be used for the restoration, detailing and storage of collectible cars. The applicant's representative is GAF Engineering, Inc., 266 Main Street, Wareham, MA 02571.

(*continued from June 13, 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:** June 13, 2023 *Draft*
- **Signature:**
- **Review:** Substantial Completion: Rockland Trust Co. Kiosk, 565 Rounseville Road, Rochester, MA
Notice of Intent to Convert Chapter 61A Agricultural and Horticultural Land with the intention of the Owner, Fruit d'Or Real Estate USA Corp., to convert approximately 7.1-acres for the 109 Neck Road, solar canopy array

- **Vouchers:** Field Engineering / Rockland Trust Kiosk / Invoice 15843 / \$1,200.00
Field Engineering / Rockland Trust Kiosk / Invoice 15833 / \$750.00
Field Engineering / Connet Woods / Invoice 15829 / \$300.00
Field Engineering / Village at Plumb Corner / Invoice 15830 / \$2,250.00
Field Engineering / Cran Hwy – MOM / Invoice 15831 / \$300.00
Field Engineering / Briggs Property / Invoice 15832 / \$1,200.00

5. **NEW BUSINESS & PUBLIC COMMENTS**

- The Village at Plumb Corner – Tripartite Agreement
- Renewable Energy, 109 Neck Road, Solar Canopy Array – Minor Modification to change building materials to support piles
- Building Commissioner / Zoning Enforcement Officer - In-Law Apartment Bylaw 2023

6. **TOWN PLANNER UPDATES**

7. **OLD BUSINESS**

ADJOURNMENT