



**The Rochester Planning Board will meet at
Rochester Memorial School, 16 Pine Street
Tuesday, July 14, 2020 at 7:00 p.m.**

**AGENDA
June 23, 2020
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The Rochester Planning Board invites the public to a scheduled Zoom meeting which can be accessed as follows:

Join Zoom Meeting
<https://us02web.zoom.us/j/81509858028>
or CALL: 1 646 876 9923
Meeting ID: 815 0985 8028

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

I. PUBLIC HEARINGS:

1. (Continued from June 23, 2020) A Cranberry Highway Smart Growth Overlay District application was filed by Steen Realty & Development, 3 Ledgewood Boulevard, Dartmouth, MA 02747, for the construction of a mixed use development under MGL Chapter 40R for properties located at 22 Cranberry Highway, designated as Lots 41C and 50 on Rochester Assessors Map 17. The applicant proposes the construction of a development consisting of 208 residential units and commercial space within the Cranberry Highway Smart Growth Overlay District. The applicant's representative is Allen & Major Associates, Inc., 10 Main Street, Lakeville, MA 02347. The property owner of record is Rochester Crossroads, LLC, 158 Tihonet Road, Wareham, MA 02571.

2. (Continued from June 23, 2020) A Special Permit Application for a Ground-Mounted Solar Photovoltaic Array, and a Special Permit Application for Groundwater Protection filed Greg Carey of Rochester MA 4, LLC c/o Clean Energy, 27B Midstate Drive Suite 106, Auburn, MA 01501, for property located at Sarah Sherman Road, designated as Lot 8C, Lot 8L and 13 on Rochester Assessors Map 28. The applicant proposes to install a large scale ground mounted photovoltaic solar array on portions of Assessor's Map 28 Lot 8C and an access drive through portions of Map 28 Lot 13 and 8L off of Sarah Sherman Road. The applicant's representative is Evan Watson of Prime Engineering, Inc., P.O. Box 1088, Lakeville, MA 02347. The property owner of record is William Souza, 139 Sarah Sherman Road, Rochester, MA 02770.

3. (Continued from June 23, 2020) A Special Permit Application for a Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District, a Special Permit Application for Groundwater Protection filed by Featherbed Lane South Solar, LLC, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772, for property located at 0 Featherbed Lane, Rochester, MA 02770, designated as Lots 24 on Assessor's Map 46. The proposed project includes the installation of a large-scale ground-mounted solar array and associated access road, perimeter fence, storm water management systems, and grading located in the residential/agricultural district. The property owner of record is Judith Dupont, 123 Rounseville Road, Rochester, MA 02770. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

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4. A Special Permit Application for a Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District and the Mattapoissett River Valley Watershed, filed by Featherbed Lane Solar, LLC, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772, for property located at 0 Featherbed Lane, Rochester, MA 02770, designated as Lots 22A, 22B, and 22C on Assessor's Map 46. The proposed project includes the installation of a ±6 MW DC ground-mounted solar array, an access road, fencing, storm water management systems, and grading on approximately ±43 acre parcel located in the Residential/Agricultural district and within the Mattapoissett River Valley Watershed. The property owner of record is Bradford and Ruth Correia, 220 Mattapoissett Road, Rochester, MA 02770. The applicant's representative is Eric Las, PE, Beals and Thomas, Inc., 144 Turnpike Road, Suite 210, Southborough, MA 01772.

5. 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 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., 144 Turnpike Road, Southborough, MA 01772.

3. BOARD BUSINESS:

- **Minutes:** June 23, 2020 (voting quorum: Arnie, Gary, Ben, John, Chris, & Lee)
- **Vouchers:** Field Engineering Co., Inc./The Village at Plumb Corner/Invoice # 13651: \$687.50
Field Engineering Co., Inc./The Village at Plumb Corner/Invoice # 13586: \$2,750.00
Field Engineering Co., Inc./Braley Hill Road/Invoice # 13652: \$4,801.25
Field Engineering Co., Inc. /Braley Hill Road/Invoice # 13695: \$4,059.28
Field Engineering Co., Inc./Connet Woods/Invoice# 13650: \$2,062.50
Field Engineering Co., Inc./Connet Woods/Invoice# 13585: \$2,750.00
Field Engineering Co., Inc./Cranberry Highway 40R/Invoice# 13694: \$4,629.00
Field Engineering Co., Inc./Cranberry Highway 40R/Invoice# 13587: \$750.00
- **Signature:** Final Decision/Braley Hill Road Solar; The Village at Plumb Corner/Mylars/Repurpose Properties

4. DISCUSSION:

- Affordable Housing for Seniors
- Shawmut Associates
- Connet Woods
- Borrego Solar Rounseville/Mendell Road Solar Project
- IGS Solar (formerly Melink) Snipatuit Road
- ZBA Filings
- Proffit/Dr. Hickeylane

5. NEW BUSINESS & PUBLIC COMMENTS

6. TOWN PLANNER UPDATES

7. OLD BUSINESS

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