



**The Rochester Planning Board will meet live at
Old Colony Regional Vocational Technical High School
476 North Avenue, Rochester, MA 02770
In the Library**

Tuesday, May 11, 2021 at 7:00 p.m.

**Agenda
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OR via Zoom at

Join Zoom Meeting
<https://us02web.zoom.us/j/86766135807>

Meeting ID: 867 6613 5807
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. PUBLIC MEETINGS:

2. PUBLIC HEARINGS:

Zoning By-Law Amendment:

A) To consider amending the Rochester Zoning By-laws, Section 21.10 Section 2, formerly Section VII.2, regarding the approval of new flood maps and adopting the states' new model Flood Plain By-Law provisions. A copy of the full text of the warrant articles and maps can be viewed in the office of the Town Clerk during normal business hours, or downloaded from the Town's website

B) *(Continued from March 23, 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 Mattapoisett 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.

C) A Definitive Subdivision Plan Application entitled "Longbow Lane" for Bendrix Bailey, 34 Gerrish Road, Rochester, MA, dated February 23, 2021 and prepared by GAF Engineering, Inc. 266 Main Street, Wareham, MA, 02571. The property is located off Gerrish Road and is designated as Lot # 29-F, on the Rochester Assessors' Map # 43-A.

3. BOARD BUSINESS:

- **Minutes:** March 23, 2021
April 27, 2021
- **Vouchers:** Field Engineering Co., Inc./40R Steen Realty/Invoice# 14120: \$1,750.00



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REC'D ROCHESTER TOWN CLERK
MAY 6 '21 PM 12:23

4. DISCUSSION:

- Affordable Housing for Seniors
- Shawmut Associates
- Connet Woods
- ZBA Filings

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/Rouseville 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