



**The Rochester Planning Board will meet
in the Town Hall
on Tuesday, October 10, 2023 at 7:00 p.m.**

REC'D ROCHESTER TOWN CLERK
OCT 5 '23 AM 10:38

OR via Zoom at
Join Zoom Meeting
<https://us02web.zoom.us/j/82919757248>
Meeting ID: 829 1975 7248
Or Call: 1 646 876 9923

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

1. **INFORMAL DISCUSSION**

National Storage, Located on County Road Extension, Map 17, Lot 41.C7

2. **PUBLIC MEETINGS**

Approval Not Required Application

Alan E. Cervelli, for the property located at 338 Vaughan Hill Road, Map 34, Lot 14.

Approval Not Required Application

JPF Development LLC, for the property located at Kings Highway and Cranberry Highway (Route 28), Map 17, Lots 30, 31A, 55, and 56.

3. **PUBLIC HEARINGS**

(continued from September 26, 2023) A Special Permit and Approval Not Required application for a residential back lot, filed by Leith Patnaude, for the property located at 572 Snipatuit Road, identified as Map 43, Lot 8. The applicant's proposed project involves the creation of one new residential back lot. The new lot would support a single-family residential structure with associated site work and utilities. The applicant's representative is Brian Wallace of JC Engineering, Inc, 2854 Cranberry Highway, E. Wareham, MA 02538.

(continued from September 26, 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:** September 26, 2023
- **Signature:**
- **Review:**
- **Vouchers:** Horsely Witten Group, Hazard Mitigation Plan Update, Invoice 55645, \$660.30
Amazon Business, Office Supplies, Invoice J4-W4LP-9LTJ, \$86.87

5. **NEW BUSINESS & PUBLIC COMMENTS**

- Site Visit Insurance Coverage
- Review Rochester Zoning Bylaw Districts
- USDA Farmland of Local Importance

6. **TOWN PLANNER UPDATES**

7. **OLD BUSINESS**

ADJOURNMENT