



The Rochester Planning Board will meet
in the Town Hall
on Tuesday, November 14, 2023 at 7:00 p.m.

TOWN OF ROCHESTER TOWN CLERK
NOV 9 '23 AM 9:39

OR via Zoom at
Join Zoom Meeting
<https://us02web.zoom.us/j/89841605401>
Meeting ID: 898 4160 5401
Or Call: 1 646 876 9923

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

Rebecca and Logan Smith, for property located at 2 Bishop Road, Map 43A, Lot 34

3. PUBLIC HEARINGS

(continued from October 24, 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.

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, Mattapoisett River Valley Watershed, and Groundwater Protection District.

4. BOARD BUSINESS

- **Minutes:** October 24, 2023 (*Draft*)
- **Signature:** Jennifer Anderson, Tree Talk Natives, Site Plan Review Decision
Field Engineering Contract Agreement for assisting in updating the Town of Rochester Rules and Regulations of the Planning Board
- **Review:**
- **Vouchers:** Fileguard, October Storage, Invoice 82151, \$9.75
The Wanderer, Public Hearing Notice Ad-Bluewave, Invoice 8654, \$60.00
Horsley Witten Group, Hazard Mitigation Plan, Invoice 55937, \$1,158.74
Field Engineering, Cranberry Highway, Invoice 16103, \$1931.25
Field Engineering, Connect Woods, Invoice 16101, \$300.00
Field Engineering, The Village at Plumb Corner, Invoice 16102, \$1575.00

5. NEW BUSINESS & PUBLIC COMMENTS

- Zoning Board of Appeals – Zoning Bylaw Review Committee (votes may be taken)

6. TOWN PLANNER UPDATES

7. OLD BUSINESS

ADJOURNMENT