



The Rochester Planning Board will meet at Old Colony Regional Vocational Technical High School, 476 North Avenue, on Wednesday, November 16, 2022 at 7:00 p.m.

OR via Zoom at

Join Zoom Meeting

<https://us02web.zoom.us/j/83170778194>

Meeting ID: 831 7077 8194

Or Call: 1 646 876 9923

RESCHEDULED

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

William D. Clapp, for the property located at 31 Clapp Road, Map 29, Lots 7 & 7D

3. **PUBLIC HEARINGS**

***(continued from October 25, 2022)* A Site Plan Review application to construct a Drive-Up/Walk-Up Kiosk, filed by Rockland Trust Co., 228 Union Street, Rockland, MA 02370, Map 30, Lot 25D.**

Rockland Trust Co., proposes to construct a 7'-0" x 13'-6" drive-up/walk-up ATM on an 8'-0" x 10'-0" cement concrete foundation in the Plumb Corner Parking lot. The applicant's representative is G.A.F Engineering, 266 Main Street, Wareham, MA 02571. The property owners are Sophia and Basil Darras, 79 Walpole Street, Dover, MA 02030.

A Special Permit and Site Plan Review application to construct a Large Scale Solar Photovoltaic System within the Residential/Agricultural District, Groundwater Protection District and the Mattapoisett River Valley Watershed, filed by Solect Energy Development, 89 Hayden Rowe Street, Hopkinton, MA 01748, Map 37, Lot 36. The applicant proposes the construction of a Canopy Mounted 250kW AC Large Scale Solar Photovoltaic System at Rochester Memorial School over a portion of the existing rear paved parking lot, 59 Hartley Road, Rochester, MA 02770. The applicant's representative is Green Seal Environmental, Inc., 114 State Road, Sagamore Beach, MA 02562.

A Modification to Definitive Subdivision and Flexible Development Plan to eliminate McCombe Place and substitute with three building lots, filed by Edgewood Development, 3 Belcher Street, Plainville, MA 02762, Map 30, Lot 25D. The applicant requests a modification/amendment of a previously approved Subdivision in order to eliminate a subdivision road and convert 10 approved lots to 3 lots located at Box Turtle Drive in Connet Woods, Rochester, MA 02770. The applicant's representative is Bay Colony Group, 4 School Street, Foxborough, MA 02035.

4. **BOARD BUSINESS**

- **Minutes:** September 27, 2022, October 11, 2022 (Draft)
- **Review:**
- **Vouchers:**

5. **NEW BUSINESS & PUBLIC COMMENTS**

- Rounseville Road Bond Release
- Crossroads Extension Request
- Village at Plumb Corner Mall, Drainage As-built
- Village at Plumb Corner
 - Phase III Surety
 - Phase I Setback and Spacing As-built

6. **TOWN PLANNER UPDATES**

7. **OLD BUSINESS**

ADJOURNMENT