



**The Rochester Planning Board will meet at Old Colony Regional  
Vocational Technical High School, 476 North Avenue,  
on Tuesday, January 24, 2023 at 7:00 p.m.**

**RECEIVED**

JAN 18 2023 10:33 AM

**OR via Zoom at**  
Join Zoom Meeting  
<https://us02web.zoom.us/j/88484498063>  
Meeting ID: 884 8449 8063  
Or Call: 1 646 876 9923

**ROCHESTER TOWN CLERK**

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

1. **INFORMAL DISCUSSION**
2. **PUBLIC MEETINGS**
3. **PUBLIC HEARINGS**

*(continued from December 13, 2022)* **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 Mattapoissett 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 Special permit for the installation of an inground pool located on a Scenic Highway and in the Groundwater Protection District, filed by Gary Medeiros, Assessor's Map 30 Lot 25A.** The applicant proposed to install a rectangle 18'x 36'x 6" deep steel wall vinyl liner in ground swimming pool, for the property located at 7 Marion Road, Rochester, MA, 02770.

4. **BOARD BUSINESS**

- **Minutes:** December 13, 2022 (Draft)
- **Review:** Elliot Farm, Scenic Highway Work Approval Decision (Draft)
- **Vouchers:** Field Engineering, RMS/Solect Energy, Invoice #15549, \$1,620.00  
Field Engineering, Middleboro Road, Invoice #15548, \$810.00  
Field Engineering, Village at Plumb Corner, Invoice #15547, \$375.00  
Field Engineering, Connet Woods, Invoice #15546, \$1,455.00  
Town Planner, Mileage Reimbursement, \$44.70

5. **NEW BUSINESS & PUBLIC COMMENTS**

- Old Middleboro Road, Agilitas Energy, Memorandum Substantial Completion
- Paul Boucher, Building Commissioner, In-law/Multi-family
- Zara Dowling, Research Fellow, Clean Energy Extension, UMass, Turtle Crossing Informational Signage

- Spring Annual Town Meeting Zoning Changes:
  - Chapter 19.50 Orderly Development - Discussion
  - Chapter 19.60 Temporary Moratorium Marijuana Retail Sale: Recommend Removal
  - Chapter 20.40.D.1 Ag/Residential–Discussion
  - Chapter 22.70.D.3. Marijuana Regulations - Discussion

6. **TOWN PLANNER UPDATES**

7. **OLD BUSINESS**

**ADJOURNMENT**