



The Rochester Planning Board will meet
in the Town Hall
on Tuesday, October 24, 2023 at 7:00 p.m.

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ROCHESTER TOWN CLERK

OR via Zoom at
Join Zoom Meeting
<https://us02web.zoom.us/j/82388274140>
Meeting ID: 823 8827 4140
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

2. PUBLIC MEETINGS

A Request for an Extension of Special Permits, filed by Cushman Road Solar, LLC, 0 Cushman Road, Map 33, Lot 11. The applicant is requesting an extension on an application for Special Permit for Large-Scale Photovoltaic Installation and a Groundwater Protection District Special Permit. The applicant's representative is Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

3. PUBLIC HEARINGS

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.

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.

4. BOARD BUSINESS

- Minutes: October 10, 2023 (Draft)
- Signature: Field Engineering Contract Agreement for a proposed solar development project located at 0 Cushman Road, Map 33, Lot(s) 41 A-0
Mattapoisett Land Transfer Agreement, "Red Brook Farm East Conservation Restriction", Rochester Select Board Letter
- Review: Field Engineering Notice of Disclosure for a proposed solar development project located at 0 Cushman Road, Map 33, Lot(s) 41 A-0
Leith Patnaude, 572 Snipatuit Road, Special Permit Draft Decision
Jennifer Anderson, Tree Talk Natives, Site Plan Review Draft Decision
- Vouchers: Fileguard, September Storage, Invoice 82086, \$12.75
Field Engineering, Village at Plumb, Invoice 15943, \$405.00
Field Engineering, Village at Plumb, Invoice 16043, \$1050.00
Field Engineering, Cranberry Hwy – 40R, Invoice 16044, \$300.00
Agilitas Energy, Inc, 53G Reimbursement, \$921.51+

5. NEW BUSINESS & PUBLIC COMMENTS

6. TOWN PLANNER UPDATES

7. OLD BUSINESS

ADJOURNMENT