



**ANNUAL TOWN MEETING WARRANT
COMMONWEALTH OF MASSACHUSETTS
May 13, 2024**

Plymouth, ss.

To the Constable(s) of the Town of Rochester in the County of Plymouth,
Greetings,

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town qualified to vote in elections and in Town affairs to meet at the Rochester Memorial School, 16 Pine Street in said Town on Monday, the 13th of May 2024 at seven p.m. (7:00 p.m.) in the evening to act on the following articles:

ARTICLE 18: AMEND THE TOWN OF ROCHESTER ZONING BY LAWS CHAPTER 20.40 SECTION D

To see if the Town will amend Section 20.40.D as follows (New language provided in **bold**):

1. Add the following new sentence to section D.1 after the second sentence: – **Viable lot access shall be demonstrated through or across legal road frontage.**
2. Add the following language to the second paragraph:

“**This rectangle does not need to be within the building setback area,**” so the paragraph reads as follows:

The shape of the lot must be capable of containing a rectangle with a width of at least one hundred feet (100) at the street-side, and parallel with the street on which frontage is measured, or, if a curve as in a cul-de-sac, parallel to a tangent to the curve with orientation such that the width-line is at right angles to the radius and a length sufficient that the area of the rectangle contains no less than 50 percent (50%) of the minimum lot size requirements. It must be possible to draw a straight line from this rectangle to the frontage. **This rectangle does not need to be within the building setback area.** At no point between the required frontage and the aforementioned rectangle shall the lot width be less than 50 feet.

3. Add a new section D.6.a. - **The proposed lot shall have been owned by the Applicant for at least five years prior to submission of the application.**
4. Re-letter existing sections a through m

ARTICLE 19: AMEND THE TOWN OF ROCHESTER ZONING BY-LAWS CHAPTER 21.40.

To see if the Town will amend Section 21.40.2.2 of the Zoning By-laws as follows (Deleted language in ~~strikethrough~~):

Location of GMSP Overlay District: The GMSP Overly District shall be comprised of Town Assessors Map 21, Lots 5A and 5B, ~~and the land identified as 0 High Street.~~

ARTICLE 20: AMEND THE TOWN OF ROCHESTER ZONING BY-LAWS CHAPTER 22.10 SECTION 1.10 (HISTORIC SOIL DISTURBANCE)

To see if the Town will vote to amend the Zoning By-laws by adding a new section 1.10.7 under 22.50 Site Plan Review as follows:

7. Historical Resources

The location of any and all formally identified or known historically significant sites, as identified or recognized by the Massachusetts Historical Commission or Rochester Historical Commission shall be noted on the plan submitted to the Planning Board. The plan and supporting material shall identify any means and measures of avoiding or mitigating impacts to such sites.

As a condition of any approval, during soil disturbance, the Planning Board may require a qualified professional observer to be present to ensure that historical resources are not disturbed; and/or any significant historical discoveries are properly reported.

ARTICLE 21: AMEND THE TOWN OF ROCHESTER ZONING BY-LAWS BY ADDING A NEW CHAPTER 22.80 (BATTERY ENERGY STORAGE)

To see if the Town will amend the Zoning By-laws by adding a new Chapter 22.80, Battery Energy Storage Systems as follows:

Chapter 22.80: Battery Energy Storage Systems

PLACEHOLDER