

**Rochester Conservation Commission
Minutes of December 5, 2023**

Present: Christopher Gerrior, Chairman
Bendrix Bailey, Vice Chairman
Mike Gifford
Carl MacDermott
William Milka
Matthew Bache

Absent: Drew McManus

Merilee Kelly, Conservation Agent
Dawn DeMaggio, Board Administrator
Danielle Craig, Recording Secretary

The meeting convened via Zoom video conference ID # 88961501806. Chairman Gerrior called the meeting to order at 7:01 p.m. The meeting started with everyone reciting the Pledge of Allegiance. He took attendance of members, staff, applicants and representatives and stated the meeting was being broadcasted on Zoom and was being recorded.

Public Hearings

(Continued until January 16, 2024)

DEP SE 272-0628 A Notice of Intent filed by JPF Development, LLC for property located at 0 & 25 Cranberry Highway & 0 Kings Highway, Rochester MA 02770, Lots 30, 31A, 55, and 56 on Assessor's Map 17. The applicant is proposing the construction of seven self-storage buildings and one office building with associated paved access drives, parking areas, utilities, and stormwater management systems. The work is located within the 100-foot buffer zone to Bordering Vegetated Wetlands. The applicant's representative is Bob Rogers, G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571.

(Continued until January 16, 2024)

DEP SE 272-0629A Notice of Intent filed by BWC Snows Pond, LLC for property located at 0 Cushman Road, Rochester, MA 02770, Lot 41A on Assessor's Map 33. The applicant is proposing to construct an approximately 2.39 MW DC single axis tracking solar PV array and associate battery energy storage on the 31.23-acre property with work proposed within the 100-foot buffer zone. The applicant's representative is Andrew Hamel, Weston & Sampson, 55 Walkers Brook Dr., Reading, MA 01867.

A Notice of Intent filed by Marc Wilson for property located at 0 Bishop Street, Rochester MA, 02770, Lot 71 on Assessor's Map 43A. The applicant is proposing the construction of a single-family dwelling with on -site well, septic, and associated grading within the buffer zone. The applicant's representative is Darren Michaelis, Foresight Engineering, Inc., 518 County Road (Wishbone Way), West Wareham, MA 02576.

Darren Michaelis from Foresight Engineering was present on behalf of the applicant. He presented site plans for a new construction lot. He explained they are proposing a Denitrification System as required by the Rochester Board of health bylaw. Due to the wetlands that are very

Rochester Conservation Commission
Minutes of December 5, 2023

limited on space in order to stay outside of the 25ft wetland buffer zone. He recommends a split rail fence along the buffer zone to prevent any debris overflow.

Agent Kelly asked if there are enough uplands in this lot. Mr. Michaelis stated the uplands are currently being worked out through the Planning Board; changes will be made to the Southern property line and an amended lot plan will be presented to them. Member Bailey stated he has concerns with the limit of work being so close to the 25ft buffer zone. The Order of Conditions will include no cutting of any trees within the 25ft buffer zone.

Member Bailey made a motion to approve the general Order of Conditions with the condition there will be no work or removal of any trees that did not die of natural death or stumps within the 25ft buffer zone.

Member Bache seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Old Business

MBTA, 45 Kings Hwy, Mitigation Monitoring Report/Memo

Agent Kelly provided updated pictures from the MBTA showing new plantings and progress of how they are doing. She stated they are going to replace any dead plants in the spring.

No action required by the Conservation Commission.

New Business

Maggie Payne, soil discussion

Maggie Payne was present for the meeting via zoom. She presented a slide show presentation with information that explained Designating Farmland of Local Importance. Land that is locally important for crop production, but not categorized as prime farmland, unique farmland, or farmland of statewide importance would be eligible to become designated and "protected". The document is created using a list of Soil Map units, identifying farmlands of local importance within Rochester; and the land owners can determine if they want to move forward with the Designation. Eligible properties can benefit from Easement programs provided by the State.

Chairman Gerrior asked if it is up to the land owners to seek the designation. She explained the town residents could view the document/list created to see if their land is eligible and can then apply to the USDA for easement programs. This does not limit the land use.

Mr. Gerrior stated he will speak with the Select Board and will reach out if they decide to move forward with this program. Member Bailey reiterated that the Planning board rejected this program in their previous meeting. Some of the Commission member expressed concerns on what the actual benefits for the town and residents were if they decide to move forward.

**Rochester Conservation Commission
Minutes of December 5, 2023**

Commission Business

Vouchers: W.B. Mason, Office Supplies, Invoice 242654174, \$12.96
Staples, Office Chair, \$127.49

Member Bailey made a motion to approve the vouchers.

Member Bache seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Agent Update

Agent Kelly stated there was a workshop happening on December 6th, 2023, on site visits procedures. Virtual classes will be held on January 23rd and 31st, 2024.

She also stated the Annual conference will be in person on March 2nd, 2024.

Future Business:

The next meeting of the Conservation Commission will be on January 16th, 2023.

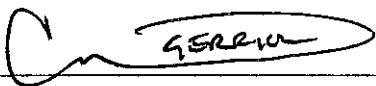
Adjournment

Member Bailey made a motion to adjourn the meeting at 7:47pm.


Member MacDermott seconded the motion.

The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)

Date: 16 JAN 2024



Christopher Gerrior, Chairman



Danielle Craig, Recording Secretary