

**Rochester Planning Board  
Minutes of January 23, 2024**

**Present:** Arnold Johnson, Chairman  
John DeMaggio, Vice Chairman  
Bendrix Bailey, Clerk  
Michael Murphy, Assistant Clerk  
Marc Rousseau (remote)  
Lee Carr

**Absent:** Chris Silveira

Nancy Durfee, Town Planner  
Dawn DeMaggio, Board Administrator  
Danielle Craig, Recording Secretary

The meeting convened via Zoom Meeting ID 83065705241. All members joined at the Rochester Town Hall. Chairman Arnold Johnson called the meeting to order at 7:03pm and stated the meeting was being recorded.

**PUBLIC HEARINGS**

***(Continued from January 9, 2024)*** 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 at a site located in the Industrial District.

This hearing is continued to February 13<sup>th</sup>, 2024.

***(Continued from January 9, 2024)*** 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 off Cushman Road in the RE/AG – Residential/Agricultural District, Mattapoissett River Valley Watershed, and Groundwater Protection District.

Andrew Hamel was present on behalf of Blue Wave Solar. Peer review modifications for Field Engineering have been submitted, as well as a decommissioning estimate clarification. The types of batteries for the battery storage portion are still undetermined at this time. Claudette Tobin, of 65 Jason's Lane, read an article from a local paper stating the Wareham Planning Board recently denied an application for a battery storage facility due to concerns of potential ground water contamination. She then stated she has the same concerns with this project being so close to the Mattapoissett River and aquifer.

Melanie Sherman-Morris, 71 Jason's Lane, was present for the meeting. She reiterated the same news article from Wareham Planning stating they denied battery containment located on a solar array project due to environment impacts with the groundwater and aquifer.

Chairman Johnson stated the Mattapoissett River Valley Authority has signed off on this project. The Planning Board members agreed that due to Groundwater Protection, bio-fuels are required for this project and will be part of the Order of Conditions. The Planning Board will wait for Field Engineering's response before starting the waiver approval process.

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Member Bailey made a motion to continue February 13<sup>th</sup>, 2024.  
Vice Chairman DeMaggio seconded the motion.

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

*(Continued from January 9, 2024)* A Special Permit Application for a residential Back Lot, filed by 15A Mendell Realty Trust, Alan Cervelli, Trustee, for property located at Mendell Road, identified as Map 34, Lot 1. The applicant's proposed project involves a residential back lot. The applicant's representative is Walter Hartley of John L. Libby Consulting, Inc. 24 Logan Street, New Bedford, MA 02740.

*(Chairman Johnson recused himself from this hearing.)*

Walter Hartley was present for the meeting. He stated he had no more to add and asked if the board members had any questions. The Planning Board had no further questions.

Member Bailey made a motion to close the public hearing.

Member Murphy seconded the motion.

**The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)**

Member Bailey made a motion to approve the Special Permit Application for a residential Back Lot, filed by 15A Mendell Realty Trust, Alan Cervelli, Trustee, for property located at Mendell Road, identified as Map 34, Lot 1, dated January 23<sup>rd</sup>, 2024.

Member Murphy seconded the motion.

**The motion was passed by a vote of 5 in favor, 0 opposed, 0 abstained. (5-0-0)**

*(Chairman Johnson resumed his role in the meeting.)*

**BOARD BUSINESS**

**Minutes:** January 9, 2024 *(Draft)*

Member Bailey made a motion to approve the minutes.

Vice Chairman DeMaggio seconded the motion.

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

**Vouchers:** Field Engineering, Village Plumb Corner, Invoice 16227, \$1,800.00  
Field Engineering, Cushman Rd/Bluewave Solar, Invoice 16229, \$300.00  
Field Engineering, Cranberry Highway (MOM Dispensary) Invoice 16228, \$300.00

Member Bailey made a motion to approve the vouchers.

Vice Chairman DeMaggio seconded the motion.

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

**NEW BUSINESS & PUBLIC COMMENTS**

Chairman Johnson stated they voted to adopt the amended map at the town meeting on January 22<sup>nd</sup>, 2024.

Chairman Johnson gave an update on the Public Safety buildings project. He stated money left over from the feasibility study was voted to be moved to the designing budget.

**TOWN PLANNER UPDATES**

Planner Durfee performed a site visit for Tree Talk Natives. She stated improvements were made on the entranceway.

Planner Durfee stated a Master Plan workshop will be held on January 25<sup>th</sup>, 2024, at 6:00pm at the Council on Aging.

Planner Durfee stated study for the Route 28 Corridor with SRPEDD Transportation Division is underway. They are working with the towns of Middleboro and Wareham. They have posted a public survey on their website and there will be a public meeting in March at the COA in Wareham. Recommendations from the survey will be sent to the State.

Planner Durfee stated an Interdepartmental meeting will soon be scheduled to discuss zoning by law changes, rules and regulations.

**OLD BUSINESS**

**ADJOURNMENT**

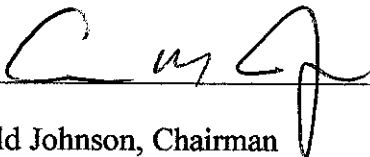
Vice Chairman DeMaggio made a motion to adjourn the meeting at 7:43pm.

Member Murphy seconded the motion.

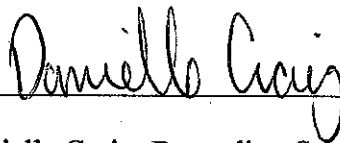
**The motion was passed by a vote of 6 in favor, 0 opposed, 0 abstained. (6-0-0)**

Date: \_\_\_\_\_

2/13/2024



Arnold Johnson, Chairman



Danielle Craig, Recording Secretary