

**Rochester Planning Board
Minutes of March 12, 2024**

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

Absent: Bendrix Bailey, Clerk
Chris Silveira

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

The meeting convened via Zoom Meeting ID 821 4576 0676. All members joined remotely via zoom. Chairman Arnold Johnson called the meeting to order at 7:00pm and stated the meeting was being recorded.

PUBLIC MEETINGS

Approval Not Required

Gerard Morris, for the property located at 2 Wolf Island Road, Map 3, Lot 7.

Walter Hartley was present on behalf of the Buzzard's Bay Coalition and the property owner. The plan revealed subdividing a one large lot with associated cranberry bogs to two (2) separate lots. One lot will contain the structures with the remaining land consisting of the bogs and Mattapoissett River frontage. The river flume will not remain on the Morris' property, and will be under the control of the Buzzard's Bay Coalition.

Member Carr made a motion to approve the Approval Not Required application.

Vice Chairman DeMaggio seconded the motion.

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

Approval Not Required

Rochester Properties, LLC, for the property located on County Road/Cranberry Highway, Map 17, Lot(s) 41.C6 & 41.C7.

Phil Cordeiro from Allan and Major Associates was present on behalf on the applicant. He stated they are requesting a modification to internal lot lines between lots 41.C6 and 41.C7 on Rochester Properties, LLC. This is to accommodate some additional room needed on surrounding lots, so they are shifting the lot lines internally. Lots will still maintain legal frontage requirements.

Vice Chairman DeMaggio made a motion to approve the Approval Not Required application.

Member Carr seconded the motion.

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

PUBLIC HEARINGS

(Continued from February 27, 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 1 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.

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Chairman Johnson stated there was a letter request for a continuance to March 26th, 2024 from the applicant.

Vice Chairman DeMaggio made a motion to approve the continuance.

Member Murphy seconded the motion.

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

BOARD BUSINESS

Minutes: February 27, 2024 (*Draft*)

Member Murphy made a motion to approve the minutes.

Vice Chairman DeMaggio seconded the motion.

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

Signature: Bluewave Solar, BWC Snows Pond, LLC, Special Permit and Site Plan Review Decision

Chairman Johnson stated the presented draft decision was circulated through Field Engineering, Inc. and legal counsel. Planning Board members had no questions or concerns with the draft. Andrew Hamel of Weston and Sampson was present on behalf of the applicant. He stated he wanted to discuss Special Condition #6, in regard to bio fluid usage in hydraulic machinery. A project representative was present via zoom, and explained the burdens and obstacles their contractors would face if this was a requirement of their machinery during construction. It limits the availability of adequate contractors to hire for this project. He asked for clarification of the Board's concerns so he can create alternative options, including funding a bond specific to fluid spills and clean ups. Chairman Johnson stated the Ground Water Protection District prohibits the use of hazardous chemicals, and a portion of this project is within the Ground Water Protection District. This has always been a requirement in these cases and they have not had any push back from previous applicants. Chairman Johnson stated some machinery equipment has been made exempt from this Condition. The Special Condition will be re-written to specify more clearly of the exempt machinery.

Vouchers: Field Engineering, Bluewave Solar, Invoice 16299, \$4,462.50

Member Murphy made a motion to approve the voucher.

Member Carr seconded the motion.

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

Fileguard, Monthly Storage, Invoice 82406, \$9.75

Member Murphy made a motion to approve the voucher.

Vice Chairman DeMaggio seconded the motion.

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

Horsely Witten Group, Hazard Mitigation Plan, Invoice 56809, \$443.33

Member Murphy made a motion to approve the voucher.

Vice Chairman DeMaggio seconded the motion.

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

Horsely Witten Group, Hazard Mitigation Plan, Invoice 56447, \$446.88

Member Murphy made a motion to approve the voucher.

Vice Chairman DeMaggio seconded the motion.

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

Horsely Witten Group, Hazard Mitigation Plan, Invoice 58587, \$2,002.25

Member Murphy made a motion to approve the voucher.

Vice Chairman DeMaggio seconded the motion.

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

NEW BUSINESS & PUBLIC COMMENTS

Zoning Bylaws for Town Meeting

Chairman Johnson reviewed the updated bylaws with the Planning Board and legal counsel. Further review and changes will be made to Battery Storage bylaw.

TOWN PLANNER UPDATES

Planner Durfee stated she put together a draft section of Site Plan Review and Large Ground Mount Solar Installation Bylaw, stating that any work being done on or near Historical sites will have an archeologist present to inspect and ensure the integrity of the project and the Historical site.

Planner Durfee stated she is continuing work on the Zoning Map. She stated that some maps are missing off the Overlay District and listed them. The Planning Board members stated they wish to add the maps to the Overlay District.

OLD BUSINESS

Chairman Johnson stated that a contract was drafted to have Field Engineering Inc. review the Rules and Regulations.

Member Murphy made a motion to approve the Chairman sign the contract on behalf of the Planning Board.

Vice Chairman DeMaggio seconded the motion.

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

ADJOURNMENT

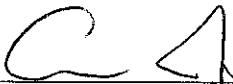
Vice Chairman DeMaggio made a motion to adjourn the meeting at 8:08 PM.

Member Murphy seconded the motion.

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

Date:

3/26/2024



Arnold Johnson, Chairman



Danielle Craig, Recording Secretary