

**Rochester Conservation Commission  
September 18, 2018**

**Present:** Michael Conway, Chairman  
Daniel Gagne, Vice Chairman  
Christopher Gerrior  
Laurene Gerrior  
Maggie Payne  
Chris Post

**Absent:** *(None)*

Laurell J. Farinon, Conservation Agent  
Margaret Gonneville, Board Administrator

The meeting was held in the Town Hall conference room. Chairman Conway called the meeting to order at 7:02 p.m. and announced that the meeting was being televised.

**Public Hearing**

***(Continued from September 5, 2018)* DEP File # SE 272-0557 A Notice of Intent filed by Repurpose Properties, LLC, 55 Main Street, Buzzards Bay, MA 02532 for property located at Rounseville Road, Rochester, MA 02770, designated as Lots 24, 25B, and 25C on Assessor's Map 30. The applicant proposes construction of an age-related community with 22 duplex units and a common building with a pool area. A roadway with underground utilities, drainage facilities, and a shared septic system for all buildings will be installed. All proposed work within the development is outside of the 25-foot No Disturb Zone, but 14 duplex units, 3 point-source discharges, and 16,100 square feet of roadway will be constructed within the 100-foot Buffer Zone to a resource area. Erosion control measures will be implemented. The property owner of record is Gibbs V. Bray & Patricia M. Bray, Trustees, P.O. Box 989, Marion, MA 02738. The applicant's representative is John Churchill, Jr., J.C. Engineering, Inc., 2854 Cranberry Highway, East Wareham, MA 02538.**

Chairman Conway announced that JC Engineering sent a letter on September 13, 2018 requesting to continue the public hearing until October 2, 2018.

Agent Farinon reported that the parties involved are working on a settlement agreement to address the illicit discharge from the Plumb Corner Mall property.

A motion to continue the public hearing until October 2, 2018 was made by Member Laurene Gerrior and seconded by Vice Chairman Gagne. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

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**(Continued from September 5, 2018) DEP File # SE 272-0561 An Abbreviated Notice of Resource Area Delineation filed by Steve Long, Borrego Solar Systems, Inc., 55 Technology Drive, Suite 102, Lowell, MA 01851, for property located on 75 Vaughan Hill Road, Rochester, MA 02770, designated as Lot 23 on Assessor's Map 32. The purpose of the filing is to confirm 6,662 linear feet of Bordering Vegetated Wetland boundary. The property owner of record is Kiriakos A. Rentumis, 75 Vaughan Hill Road, Rochester, MA 02770.**

*(Vice Chairman Gagne recused himself from the public hearing.)*

Chairman Conway announced that Steve Long of Borrego Solar Systems sent a letter dated September 12, 2018 requesting a continuance until October 2, 2018. A motion to continue the public hearing until October 2, 2018 was made by Member Payne and seconded by Member Laurene Gerrior. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

Agent Farinon reported that she has completed the review of the delineation and will be forwarding a letter to the applicant summarizing her concerns with the delineation.

*(Vice Chairman Gagne resumed his role in the meeting.)*

**Public Meeting**

**A Request for Determination of Applicability filed by Jeffrey J. Cordeiro, Jr., 296 Walnut Plain Road, Rochester, MA 02770 for work on property located at 296 Walnut Plain Road, Rochester, MA 02770. The applicant proposes to construct a gravel driveway and parking area within the 100-foot Buffer Zone of a bordering vegetated wetland. There will be no change to the elevation, no paving and no work completed near the 25-foot No Touch Zone. The property owners of record are Jeffrey John Cordeiro, Jr. & Erina Rose Cordeiro, 296 Walnut Plain Road, Rochester, MA 02770. The project location is 296 Walnut Plain Road, which is designated as Lot 3E on Rochester Assessors' Map 11.**

**Documents submitted:** *Portion of Wetlands Delineation Map of 296 Walnut Plain Road Marked-up with Gravel Driveway and Parking Area*

Applicant Jeffrey J. Cordeiro, Jr. was present at the public meeting and explained that he is proposing to construct a gravel driveway and parking area on his property within the 100-foot Buffer Zone of a bordering vegetated wetland. The wetlands were delineated by Bob Gray of Sabatia. Mr. Cordeiro explained that he has removed debris and dead trees to eliminate a fire hazard, as the property had been neglected by the previous owners. Mr. Cordeiro proposes to strip the top soil in the area of the gravel driveway and parking area and spread it in various areas of the property. Gravel will be delivered, spread and graded to existing grade. Mr. Cordeiro proposes to take out the dead pine and leave the other vegetation.

Vice Chairman Gagne asked how big the parking area was going to be and Mr. Cordeiro replied that it would be 100' x 100' at most.

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Agent Farinon informed the Commission that Mr. Cordeiro also proposes to excavate a 3-foot trench to install a relocated electric line out to Walnut Plain Road. Agent Farinon showed the Commission a drawing of the trench location submitted by Mr. Cordeiro.

Agent Farinon summarized that the RDA is for work in the 100-foot Buffer Zone, but outside of the 25-foot No Touch Zone, and recommended the issuance of a Negative Determination of Applicability.

A motion to accept Agent Farinon's recommendation was made by Vice Chairman Gagne and seconded by Member Post. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

**Commission Business**

**Minutes**

A motion to approve the minutes of September 5, 2018 with a correction to Page 1062 was made by Vice Chairman Gagne and seconded by Member Christopher Gerrior. Member Laurene Gerrior abstained. **The motion passed by a vote of 5 in favor, 0 opposed, 1 abstained (5-0-1).**

**Voucher(s)**

The following voucher was approved: Nover-Armstrong / Repurpose Properties / Village at Plumb Corner / Rounseville Road Escrow Account in the amount of \$4,547.40.

**Old Business**

**Conservation Commission Budget Update**

Agent Farinon distributed copies of the Conservation Budget Summary to Commission members, and reported that the remaining balance minus payroll is \$2,014.03 as of September 13, 2018. Agent Farinon informed the Commission that the balance of the Notice of Intent account is \$31,434.27 and can only be used for administration of the Wetlands Protection Act as per Department of Revenue policy.

**New Business**

**Confirm member availability for future site visits and meetings**

Members present confirmed that they will be available for the next meeting on Tuesday, October 2, 2018. Members discussed doing the site visits on Saturday, September 29, 2018, but Chairman Conway, Member Laurene Gerrior and Vice Chairman Gagne are not available. It was decided that Agent Farinon will provide photographs of the properties to Commission members at the next meeting.

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Agent Farinon informed the Commission that the State election will be on the same night as the Conservation Commission's regularly scheduled meeting on Tuesday, November 6, 2018: public hearings cannot be held on Election Day. After discussion, the Commission agreed to reschedule the meeting to Wednesday, November 7, 2018, however Chairman Conway and Member Post will not be available.

**New Office Hours for the Town Hall and Town Hall Annex**

Agent Farinon informed the Commission that the office hours for the Town Hall and Town Hall Annex have changed. The office hours are: Monday 8:30 a.m. to 6:00 p.m.; Tuesday, Wednesday, Thursday 8:30 a.m. to 5:00 p.m.; and Friday 8:30 a.m. to 1:00 p.m.

**Green Communities Initiative**

Agent Farinon reminded the Commission about that the Green Communities public forum is scheduled on Thursday, September 27, 2018 at the Rochester Council on Aging at 3:00 p.m. and 7:00 p.m. The warrant articles related to becoming a Green Community will be submitted for the Town Meeting scheduled on November 19, 2018. Several Town departments and Seth Pickering will be there to answer questions from the public.

**Borrego Solar / 61 Mendell Road Solar Project**

Agent Farinon informed the Commission that Borrego Solar is presently clearing trees on the property.

**Edgewood Development Bituminous Concrete Facility**

Agent Farinon informed the Commission that she has been notified that Edgewood Development will be clearing trees on the property soon.

**Adjournment**

The meeting adjourned at 7:40 p.m. on a motion made by Member Christopher Gerrior and seconded by Vice Chairman Gagne. **The motion passed by a vote of 6 in favor, 0 opposed, 0 abstained (6-0-0).**

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Margaret Gonneville, Board Administrator

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Michael Conway, Chairman