



TOWN OF
CHESTER, MASSACHUSETTS

01011

BOARD OF HEALTH
15 Middlefield Street
Chester, MA 01011
413-354-7781
BoardofHealth@townofchester.net

Application For Hospitality-Leisure

Permit Fee \$150.00 each yearly: July to June

Application Status: Renewal ____ New ____

Business Name: _____

Business Address: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Owner/Corporation Name: _____

Contact Name: _____

Contact Phone: _____ E-Mail: _____

_____ Bed & Breakfast (up to 3 rooms) _____ Motel/Hotel _____ Campground

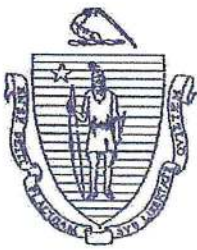
_____ Bed & Breakfast (4+ rooms) _____ Cabin _____ Trailer Park

Total Permits: _____ qty. \$ _____

Important: Under Chapter 152, section 25c, subsection 6, you must complete a Workers Compensation Insurance Affidavit form and submit with this application.

Please refer to the website for additional requirements and/or contact the Board of Health at 413-354-7781 BoardofHealth@townofchester.net. Checks are to be made payable to the Town of Chester for all permit fees.

Signature: _____ Date: _____



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
600 Washington Street
Boston, MA 02111
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: _____

Address: _____

City/State/Zip: _____ Phone #: _____

Are you an employer? Check the appropriate box:

1. ☐ I am an employer with _____ employees (full and/or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: _____

Insurer's Address: _____

City/State/Zip: _____

Policy # or Self-ins. Lic. # _____ Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: _____

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office 6.

Other _____

Contact Person: _____ Phone #: _____



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ESTABLISHMENTS FOR TRANSIENT LODGERS
Hospitality-Leisure

Purpose

To clarify the limits and uses of residential housing for Short-Term Rentals in The Town of Chester, and to define and regulate Short-Term Rentals in a private home and commercial Lodging Facilities:

- To minimize public safety risks for guests and visitors, and to minimize possible nuisances for abutters;
- To ensure the safe and orderly provision of lodging for transient lodgers within the Town of Chester;
- To ensure the maintenance of the character and livability of neighborhoods in the Town of Chester.

Short-Term Rentals in a Single-Family Dwelling

General

A home owner or lease holder may rent up to four (4) bedrooms in the owner's or leaseholder's dwelling, for overnight lodging of transient guests, for a period not to exceed thirty (30) days for any one rental. The dwelling must be a Single-Family Dwelling. The dwelling cannot be part of a multi-family dwelling, or be connected to another dwelling, or share well or septic systems with another dwelling. No additions or external modifications may be made to the property for lodging use.

General Standards

All owners or leaseholders of properties that provide short-term rentals shall ensure that renters refrain from activity and behavior that produces noxious light, odor, dust, fumes, amplified sound, excessive noise, and other nuisances. All Single-Family Dwellings used for Short-Term Rentals must comply with the Massachusetts State Building, Plumbing, Electrical, Fire, and Sanitary Codes, and all Zoning and General Bylaws of the Town of Chester, including those related to signage.

Registration

The home owner or leaseholder must register annually with the Board of Health to allow Short-Term Rentals in a Single-Family Dwelling, including a certificate of insurance and water report if the water source is an onsite well. They must also provide emergency contact information. Emergency contact information must also be posted in a prominent place in the dwelling as well as on the outside of the dwelling at the primary entrance.

Public Health and Safety

An annual inspection and/or approval from the Health Department is required.

Parking

The home owner or leaseholder must provide at least one off-street parking space for each bedroom rented, and one off-street parking space for the owner or leaseholder.

Fire Safety

An annual fire inspection is required. The dwelling used for Short Term Rentals must have a house number visible from the road. The dwelling must have adequate egress, smoke detectors, and carbon monoxide detectors, as determined by the Fire Chief or fire inspector.

Guest Register

The home owner or leaseholder must maintain, for a period of at least two (2) years, a guest register that includes the name of the guest(s) and the date and length of stay.

Number of Renters Permitted

The home owner or leaseholder may rent to no more than two adults in any one bedroom. Children under the age of 18 are not limited by this provision, except that the maximum occupancy of the Short-Term Rental Unit shall be no more than ten (10) persons, and must abide by all State and Local Health Department guidelines and restrictions, which may further restrict the number of transient lodgers permitted.

Location of Rental Rooms

Rental rooms must be within the home owner's or leaseholder's dwelling. Rental of detached or temporary structures specifically tents or outbuildings are permitted as long as they have proper sanitary facilities including hot water, shower, hand washing and toilet.

Meals

The rental may, or may not, include breakfast. No meals other than breakfast may be served, and breakfast may be served only to overnight guests. Owner or leaseholder must obtain all state and local permits and licenses required to provide food services if breakfast is served on the premises.

Lodging Facility

General

A hotel, motel, inn, or other establishment, may provide sleeping accommodations for transient guests, for a period of less than thirty (30) days. The lodging facility may, or may not, include a dining room or restaurant. Lodging facilities require a Special Permit from the Zoning Board of Appeals for all Zones. A Site Plan Review by the Planning Board is also required if the first floor of the lodging facility is equal to or larger than 5,000 square feet.

Registration

The lodging facility must register annually with the Board of Health, obtain and maintain all required State and local licenses and permits, and provide emergency contact information.

Public Health and Safety

The lodging facility must comply with Massachusetts laws and regulations, including but not limited to, the Massachusetts State Building, Plumbing, Electrical, Fire, and Sanitary Codes, and all Zoning and General Bylaws of the Town of Chester, including those related to signage.

Guest Register

The lodging facility must maintain, for a period of at least two (2) years, a guest register that includes the name of the guest and the date and length of stay.

Definitions

Short-Term Rental Unit

All or part of a residential Single-Family Dwelling that is used to provide overnight accommodations for a rental period of less than thirty (30) consecutive days.

Short-Term Rentals in a Single-Family Dwelling

An accessory use to a Single-Family Dwelling that allows for the short-term rental of no more than four bedrooms in the dwelling, with or without access and use of other portions of the dwelling, for overnight lodging, for a period not to exceed thirty (30) consecutive days for any one rental.

Lodging Facility

A hotel, motel, inn, or other establishment, with or without a dining room or restaurant, which offers sleeping accommodations for transient guests, for a period of less than thirty (30) days, which is not the primary residence of the owner or leaseholder or which offers more than four rooms for rental.

Primary Residence

A dwelling is considered a primary residence if the owner or leaseholder resides in said dwelling for 183 days, or more, each year.

410.010: Scope (A) No person shall occupy as owner-occupant or let to another for occupancy any dwelling, dwelling unit, mobile dwelling unit, or rooming unit for the purpose of living, sleeping, cooking or eating therein, which does not comply with the requirements of 105 CMR 410.000.

410.430: Temporary Housing Allowed Only with Board of Health Permission
No temporary housing may be used except with the written permission of the board of health. (Please see the Board of Health for a Temporary Housing Permit).

40.07: Water Supply (1) An adequate quantity of water of safe potable quality shall be piped to each campsite. The water supply shall be obtained only from a source approved by the Department. Any campground restricted to tent camping and backpacking shall be exempt from 105 CMR 440.00 if an approved water supply is available within 1000 feet. **If more than 25 people for 60 days it is under DEP regulations.**

Composting Toilet: 310CMR15.000_Humus/Composting Toilet - A self-contained system consisting of a composter with a separate toilet fixture from which no liquid or solid waste materials are discharged to the surface or subsurface environment and from which a humus/compost-like end product is produced. Such systems may be used in accordance with the provisions of 310 CMR 15.289.

15.289: Humus/Composting Toilets (1) Humus/Composting Toilets are certified for general use subject to the following conditions: (a) There shall be no liquid wastewater discharge from the humus/composting toilet. If the humus/composting toilet produces a liquid by-product that is not recycled through the toilet, the liquid by-product must be either: 1. discharged through a greywater system on the facility that includes a septic tank and leaching system; or 2. removed by a licensed septage hauler and properly disposed. Any other disposal of a liquid by-product requires specific approval by the Department. (b) If there is a greywater discharge designed in accordance with 310 CMR 15.262 or a discharge from a drain equipped with a garbage grinder from the facility, there shall be a septic tank and a soil absorption system designed in accordance with 310CMR15.262(1)(a) and 310 CMR 15.240(4). A filter system specifically approved by the Department for that purpose may be used in place of the septic tank, provided that there is no discharge of garbage grinder waste or of liquid by-product from the composting toilet to the greywater system. For publicly used state and federal facilities at which the only sources of greywater are handwashing sinks, janitorial basins and drinking water fountains, the Department may approve a design flow for the greywater system based on water meter readings from the same or similar facilities with a safety factor to assimilate maximum daily flows.

An existing cesspool may serve as a leaching pit for these purposes where: 1. the cesspool is pumped and cleaned when the other components of the system are installed; 2. the bottom of the cesspool does not extend below the high groundwater elevation as determined by a Soil Evaluator in accordance with 310

CMR 15.103(3); 3. the cesspool meets the design criteria of 310 CMR 15.253 (pits, chambers, and galleries) with respect to effective depth, separation between units, and inspection access, or the cesspool is replaced by a precast concrete leaching pit meeting those requirements; and 4. the hydraulic loading requirements of 310 CMR 15.242 (effluent loading rates) are satisfied; and (c) The system shall be designed to store compostable and composted solids for at least two years, unless otherwise approved by the Department. Residuals from the system shall be disposed of either: a. by burial on-site or in another manner and location approved by the local Approving Authority, covered with a minimum of six inches of clean compacted earth; or b. by a licensed septage hauler. (2) Humus/Composting Toilets are certified for general use in new construction for residential facilities subject to the conditions set forth at 310 CMR 15.289(1)(a), where a system in full compliance with 310 CMR 15.000 could otherwise be installed on the site. (3) For commercial and public facilities or private organizations, humus/composting toilets are certified for general use subject to the conditions at 310 CMR 15.289(1)(a) without the need to demonstrate that a system in full compliance with 310 CMR 15.000 could otherwise be installed on the site.

410.910: Penalty for Failure to Comply with Order Any person who shall fail to comply with any order issued pursuant to the provisions of 105 CMR 410.000 shall upon conviction be fined not less than \$10.00 nor more than \$500.00. Each day's failure to comply with an order shall constitute a separate violation. See also 105 CMR 410.854(B).

410.920: Penalty for Other Offenses Any person who shall violate any provision of 105 CMR 410.000 for which penalty is not otherwise provided in any of the General Laws or in any other provision of 105 CMR 410.000 shall upon conviction be fined not less than \$10.00 nor more than \$500.00.