



CHESTER BOARD OF SELECTMEN
And ZONING BOARD OF APPEALS
15 MIDDLEFIELD ROAD
CHESTER, MASSACHUSETTS 01011

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TownofChester.net

CHESTER ZONING BOARD OF APPEALS MEETING MINUTES

MEETING: Monday, October 31, 2022, 6:00PM

PRESENT: Selectman John Baldasaro and Selectman Andy Sutton were present. Selectman Jason Forgue was there by phone. Tax Collector Mary Ann Pease, Bob Daley, Rich Holzman, and reporter Amy Porter were present. Petitioner Kayoung Park was in attendance with his family. Some neighbors and residents were there as well. There were approximately 15 people in the auditorium.

Town Administrator Don Humason took notes for the minutes.

Chair John Baldasaro called the meeting to order at 6PM but indicated that the official notice had stated the ZBA hearing would start at 6:15PM so he intended to wait to give people a chance to arrive by then.

John Baldasaro, promptly at 6:15PM, began with a reading of the notice:

The Chester Zoning Board of Appeals will be holding a Public Meeting on October 31, 2022 at 6:15pm at Chester Town Hall, 15 Middlefield Street, Chester, MA to hear a request to obtain a variance of the Zoning By-Laws filed by Kayoung Park of 9 Rickwood Lane, Granby, CT pertaining to 36 Sylvester Hamilton Road.

The applicant seeks to build a seasonal 2 cabin mini-campground to be located on his residential property located at 36 Sylvester Hamilton Road in Chester.

This hearing is in accordance with M.G.L. Chapter 40A.



Kayoung Park presented his plans for the property at 36 Sylvester Hamilton Road with a slide show. He purchased the property, 23 acres, in 2018. He said he was inspired by a campground in Charlemont, MA called Foolhardy Hill.

He proposed building two 4-person A-frame cabins along with a bathhouse. He stated the septic system should be completed in November. He proposed there would be a max of 2 cars. The campground would run from May-October. He said quiet hours would be 9PM-7AM.

Mr. Park acknowledged concerns of noise, but he indicated the nearest neighbor would be 589 feet away. By comparison, he stated that the Chester Railroad Caboose, which is rented out for camping, is only 193 feet from neighbors.

In 2020 he hosted guests in tents and said he had over 60 favorable reviews. Someone stated that is not currently allowed.

Selectman Andy Sutton asked who would monitor the site since the Park family lives in Connecticut. Mr. Park answered he would have appropriately aimed webcams to monitor the site.

Selectman Jason Forgue indicated Mr. Park had already gone to the Board of Health and received permission to build the septic system. It was approved for 3 bedrooms or less.

One abutter spoke and said he has a trail camera and has seen people walking on his property. He asked Mr. Park how he planned to keep people on his own property and off the neighboring property.

Mr. Park replied he would delineate the borders of his parcel for guests and post signs.

Another person said he was concerned with an increase in traffic. He was concerned that Mr. Park lives so far from the land and wouldn't be able to adequately police activity there.

Another neighbor said he was not happy with strangers hiking on his land and echoed the concerns about a lack of monitoring of the guests.

Selectman Andy Sutton asked about future plans for the site and Mr. Park replied he has no plans to expand.



Others spoke about bad traffic on the hill and concerns about bonfires and fire danger.

Someone mentioned Walker Brook Campground and said that was sufficient for the town.

Selectman John Baldasaro paraphrased the concerns raised tonight:

1. Noise
2. Traffic.
3. Trespassing.
4. Fire concerns.
5. Lack of monitoring of guests.

He stated that the Board of Selectmen/Zoning Board of Appeals would take the testimony heard tonight under advisement. They would discuss it at a future time, make a decision, and post it.

John Baldasaro made the motion to close the hearing at 6:39PM. Andy Sutton seconded it. All 3 voted Aye.

Meeting Adjourned at 6:39PM

Some people stayed to mingle in the auditorium and speak with each other, the Selectmen, and the petitioner in person.


Respectfully submitted,


Don Humason, Town Administrator

11/18/22
Date signed


John Baldasaro, Chair

Date Signed


Jason Forgue, Vice Chair

11/21/22
Date Signed


Andy Sutton, Clerk

Date Signed