



TOWN OF  
CHESTER, MASSACHUSETTS

01011

PLANNING BOARD  
15 Middlefield Road  
Chester, MA 01011  
[planningboard@townofchester.net](mailto:planningboard@townofchester.net)

**Planning Board Public Hearing June 8th, 2023 at 6:00 pm**  
**Proposed Short Term Rentals and Glamping Bylaw**  
**COA Room in Chester Town Hall 15 Middlefield Road, Chester, MA 01011**

Members Present: Elizabeth Massa (Chairman)  
Nicholas Chiusano  
Robert Daley  
Richard Holzman

Meeting called to order at 6:07 pm

The purpose of this meeting was to hold a public hearing to present and obtain comments on the Planning Board's draft Zoning Bylaw amendment for Short Term Rentals and Glamping. Elizabeth Massa presented the draft bylaw and provided copies to all in attendance. The proposed bylaw reflects minimal regulation along with reasonable enforcement. A glamping definition has been created and added to the short-term bylaw.

Nicholas Chiusano brought to attention the typo under glamping 3.0.7 land use classification should be listed a "Y" for yes in all zones instead of "SP" for special permit. The copy with the typo had already been submitted for the Special town Meeting. Elizabeth Massa to contact town counsel to let him know this amendment will be made on the floor during annual town meeting for Article 19. Amendment to be as follows:

Glamping      Permitted with or without a primary residence. Minimum ten acres, **Y**      **Y**      **Y**  
maximum three sites, anything over will require special permit.  
Any less than ten acres will require a special permit.

Meeting Adjourned 6:42 pm

*Elizabeth Massa*

*approved 07-28-23  
B. White*