



Chester, Massachusetts Planning Board Meeting Minutes

Date: Planning Board Meeting April 25, 2024 at 5:30 pm
Location: Chester Town Hall 15 Middlefield Road, Chester, MA 01011
Attendance: Board Members: Liz Massa – Chair, Bob Daley, Muriel Hall
Zoom: Rich Holzman, Nick Chiusano
Attendees: Steve Salvini

Meeting called to order by Planning Board Chair, Liz Massa at 5:30 pm.

Motion to Approve last meeting minutes of April 4th, 2024. Motion to approve Chiusano, seconded Holzman Vote: Aye-5 Nay-0

New Business

1. 70 Ingell Road – Discuss uses of the property with potential special permit/variance needs. Liz shared conversations with Lyle. Town Counsel could verify if needed. His recommendation would be to review the zoning requirements for 'assembly and entertainment'. Currently, it is only allowed in the business and industrial zones and prohibited in residential and AR zones. This zoning item was established in the 60's and has not come up as an issue or reviewed since then. Since both glamping and short term rentals are allowed in the AR zone, I see no reason that 'assembly and entertainment' should not be allowed as well. This could be changed to either a 'Y' or 'SP' for the AR zone, or perhaps a hybrid, such as a 'Y' for venues or gatherings of 25 or less, and 'SP' for greater than 25 people, for example. This would have to go through the bylaw amendment process, which takes time but addresses this zoning requirement for the long term.

In the short term, the Planning Board can agree with allowing this use on Andy's property, it could be addressed with the BoS explaining the PB wishes to amend this zoning requirement and, in the meantime, recommends allowing this use on 70 Ingel Road, with attendance numbers restricted as the PB decides or requiring a SP, or a zoning board variance. A motion was made to add the item on the BoS agenda for discussion, review and approval.

Motion by Liz Massa, Second – Rich Holzman
Vote: Aye - 5 Nay - 0

2. ANR Liz Massa and Nick Chiusano 0 Round Hill Road (Lot 413.0-0000-0014.0) by Steve Salvini. Prior to review and consideration, Liz Massa and Nick Chiusano will abstain from the vote. Mr. Salvini presented plot plans of the proposed property changes by the applicant. The application submitted with copies and \$150 check for filing fees. Attending Planning Board members reviewed and signed plans.

Motion to approve Rich Holzman – Second, Muriel Hall Aye - 3 Nay -0 Abstain- 2

There being no further business,

Bob Daley motioned to adjourn, Second – Muriel Hall. Meeting adjourned at 6:30 pm.

Minutes Prepared: Muriel Hall, Clerk

*approved 09-27-24
Liz Massa*

Approved on _____ by _____