



Chester, Massachusetts Planning Board Meeting Minutes

Date: Planning Board Meeting August 22nd, 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, Ebony White, Alexander Brown,
Dawn Fernald-Spruill (Zoom)

Meeting called to order by Planning Board Chair, Liz Massa at 5:32 pm.

Motion to Approve last meeting minutes of April 25th, 2024 tabled to next meeting.

New Business

1. Bob Daley requested annual year review of board organization.

Recommended Liz Massa – Board Chair and Muriel Hall-Clerk for fiscal 2025.

Motion by Bob Daley, Second – Rich Holzman

Vote: Aye - 5 Nay – 0

2. ANR Dr. Steven Holzman Skyline Trail by Steve Salvini. Prior to review and consideration, Rich Holzman made disclosure the applicant is his brother, as such he 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, Nick Chiusano – Second, Liz Massa. Vote: Aye 4 Nay 0 Abstain: 1

3. ANR 2 Emery Street/7 Prospect Street – Postponed

4. Baystate Drive- Proposed location for Urban Oasis Camp & Retreat business plan presented by Alexander Brown and Ebony White. There was review and discussion of the project. Applicants were encouraged to discuss project with Jason Forgue, Building Inspector and also with Laura Wade with The Conservation Committee. The scope and scale of the project on the identified property faces challenges. Business plan attached.

5. The Celtic Dog, Small Farm Brewery, Sodas and Tiny Stays Brewery in Chester, Dawn Fernald-Spruill proprietor. Zoom discussion with Dawn. Contacted Paul St. Pierre, Western Mass Small Business Economic Development Director about potential 10-acre location. Brief description of the proposed plan attached. Great concept, need to identify suitable location.

6. Jonathan Goddard, Contemplated 55+ Residential Development at/near 475 Huntington Road Applicant unable to attend this meeting. Will schedule for September Planning Board meeting.

7. Hazard Mitigation Plan draft is on line for review and comment. Overall process comprehensive and implementable. Primary areas of responsibility by the PB to implementation is focused on review and update of Bylaws relating to adoption of an Open Space and Recreation Plan; a Capital Improvements Plan; The Town of Chester has existing site plan review requirements, subdivision regulations, and zoning ordinance that addresses natural hazard implications of development. This and the review of related zoning and bylaw issues will require professional support and input. Include needed updating of Assembly and Amusement bylaws.

8. Affordable Homes Act – Liz distributed a summary of the new legislation to increase housing development. Encourage review and future discussion.

Old Business

9. No agenda items.

*Approved 09-27-24
E. Masse*

Rich Holzman motioned to adjourn, Second – Muriel Hall. Meeting adjourned at 7:17 pm.

Minutes Prepared: Muriel Hall, Clerk

Approved on _____ by _____