



## Chester, Massachusetts Planning Board Meeting Minutes

Date: Planning Board Meeting September 27, 2024 at 5:30 pm

Location: Chester Town Hall 15 Middlefield Road, Chester, MA 01011

Attendance: Board Members: Liz Massa – Chair  
Robert Daley, Muriel Hall, Rich Holzman, Nick Chiusano

Attendees: Steve Salvini  
Jonathan Goddard, Ron Hess, Jerald Reinford, Brian Lopinto  
Norman Sollie, Evie Botelho, Chris Martenson  
Lora Wade- Conservation Committee Chair

-Meeting called to order by Planning Board Chair, Liz Massa at 5:45 pm.

-Motion to Approve meeting minutes of April 25th, 2024.

Motion to approve by Daley, seconded Holzman Vote: Aye-5 Nay-0

-Motion to approve last meeting minutes of August 22<sup>nd</sup>, 2024

Motion to approve by Holzman, seconded Hall Vote: Aye-5 Nay-0

### New Business

1. All Planning Board members executed the Registrar of Deeds document authorizing the individuals authorized to sign ANR documents for the current fiscal year.

2. Review of a Contemplated 55+ Residential Development at/near 475 Huntington Road.

A drawing of the proposed multi-home site layout was provided. Jonathan “Jon” Goddard, JG Site Services led the presentation and opened the discussion of the Preliminary Subdivision Feasibility Study plan. JG Site Services is working with and representing the developers/land owners for the project. Primary goals are to preserve open space while increasing the density of the site. Proposed are 30 -31 units of varying square footage and designs to complement the architectural attributes of Chester.

The presented plan is intended for schematic feasibility review purposes only and shall not be used for permitting, construction, or the conveyance of land. Bylaw provisions or adaptation may be necessary. Recommended continuing discussion and review with Public Health, Conservation and Planning Committees. Concept was well received by the PB. This addresses the demands and focus on housing and the Chester Creative Development focus. Original PB discussion regarding this property was Jan25,2024.

3. A presentation of the Brookside Springs Project located at 14 Johnson Hill Road.

Norman Sollie, distributed a multi-page mission summary of the project. Described as a sustainable farming research and educational center at the old 73- acre YWCA Camp in Chester. Currently zoned AR. Goals are based on restoration, regeneration, rejuvenation and recovery of agricultural land. The historic location will be cared for as a value-added resource for Chester. The location would be developed to attract Agri-tourists to work shops and to work as interns, itinerant laborers occupying Temporary Housing in permanent and mobile structures with shared facilities for less than 90 days. Business structure to be a "Private Club Not Conducted for Profit". There is no clarity about what the model suggests.

The handouts were reviewed and discussed. A number of issues present concerns regarding zoning, public health considerations and residential, educational and business classification. The presenters were asked to follow-up on several areas. Investigate similar models such as Fern Brook Farms, zoning and bylaws for Temporary Housing and Shared Facilities, other possible partners. Most important expertise and interpretation of septic needs and limitations. Directed to contact the Public Health administrator.

#### 4. Bylaw Issues, revisions, review and updates. Ongoing

- Marijuana bylaw submitted for approval to the state was returned without approval. A review of the components, filing process and bylaw language will be reviewed and revision recommended as required prior to resubmitting. Requested by town clerk.
- Amend Glamping bylaw to require Building Permit
- Amend Assembly/Amusement bylaw
- Rescind/update sub-division regulation, new storm water run-off regulation
- Flood Plain bylaw incorporated in bylaws where applicable
- Update Driveway bylaw requirements impacting slope/grade and run off
- Parking regulations in the village. Access and egress blocked by street parking on main streets and roads. A discussion of the topic identified recommendations of street parking restricted to one side of the street or road.

5. Hazard Mitigation plan comment period has passed. Plan has been submitted to MEMA and to FEMA for review and comment. Once approval is received the plan will require approval of the Board of Selectmen.

6. Need to schedule ANR review to next scheduled meeting, not on agenda.

There being no further business,

Muriel Hall motioned to adjourn, Second – Liz Massa. Meeting adjourned at 8:30 pm.

Minutes Prepared: Muriel Hall, Clerk

*approved Nov. 7<sup>th</sup>, 2024  
[Signature]*

Approved on \_\_\_\_\_ by \_\_\_\_\_