



Chester, Massachusetts Planning Board Meeting Minutes

Date: Planning Board Meeting February 5, 2025 at 5:00 pm
Location: Chester Town Hall 15 Middlefield Road, Chester, MA 01011
Attendance: Board Members: Liz Massa – Chair, Bob Daley, Muriel Hall
Rich Holzman, Nick Chiusano
Attendees: Jon Goddard, Jerald Reinford

Meeting called to order by Planning Board Chair, Liz Massa at 5:04 pm.

Motion to approve last meeting minutes of November 7, 2024.

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

New Business

1. 55+ Residential Development at 475 Huntington Rd. Project representative Jon Goddard, JG Site Services, presented additional draft documents and an updated drawing for the proposed project first introduced at the September 27, 2024 PB meeting. Topics of discussion about the project included revisiting the Preliminary Subdivision Feasibility Plan drawing and its' benefit and market appropriateness for the Town of Chester. Further discussion defined what notifications, approvals, public meetings and reviews are required to meet proposed deadlines and project objectives. Planning Board consensus is the development would be a positive addition to Chester, meeting a number of desirable outcomes and warrants further review and planning including bylaw amendments.

Bylaw actions required:

- Draft of a new bylaw, entitled "Age-Restricted Residential Developments," in the form of a warrant article
- Draft bylaw modification to the table of uses, in the form of a warrant article
- Draft bylaw modification to Chapter 3.3 Intensity Regulations, Section 3.3.1, in the form of a warrant article, to accommodate multiple principal structures on a lot for Age-Restricted Residential Developments

The Chester Planning Board (CPB) will review all proposed bylaw amendments, schedule a PB meeting to approve and execute a letter submitting the amendments to the Select Board for approval to hold a Planning Board public hearing on the matter in advance of the upcoming June Town Meeting.

The project representatives and PB members discussed the process following the possible approval of the bylaw amendments. A project of this scope will require completion of an impact statement, septic plans and design, architectural drawings and elevations, traffic impact study, open space and recreational use, water and electrical services and the potential for expanded complimentary commercial uses.

The project team will work with the Chester Building Inspector, Conservation Committee and other required local and state advisors as necessary to assure best practices and outcomes.

Old Business

Continued discussion of planning for the future

Planning for Upcoming Meetings

- Marijuana bylaw redo per town clerk
- Amend Glamping bylaw to require Building Permit
- Amend Assembly bylaw
- Rescind/update sub-division regulation and create a new storm water run-off regulation
- Flood Plain bylaw per HMP
- Driveway bylaw re slope/grade
- Parking bylaw in the village

There being no further business,

A motioned to adjourn by Rich Holzman, Second – Nick Chiusano

Meeting adjourned at 7:00 pm.

Minutes Prepared: Muriel Hall, Clerk

Approved on _____ by _____