



Chester, Massachusetts Planning Board Meeting Minutes

Date: Planning Board Meeting March 6, 2025 at 5:00 pm
Location: Chester Town Hall 15 Middlefield Road, Chester, MA 01011
Attendance: Board Members: Liz Massa – Chair, Muriel Hall
Rich Holzman, Nick Chiusano
Absent – Bob Daley
Attendees: Norman Sollie, Evie Dainelle Batelho,
Veronica Marr, Lori Wade – Chester Conservation

Meeting called to order by Planning Board Chair, Liz Massa at 5:13 pm.

Motion to approve last meeting minutes of February 5, 2025.

Motion to approve Nick Chiusano, seconded Rich Holzman Vote: Aye-4 Nay-0

New Business

- 55+ Residential Development at 475 Huntington Rd. 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 new by-law modifications.

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) members reviewed the proposed bylaw amendments, and the revised letter submitting the amendments to the Select Board for review and approval. Selectboard approval allows the CPB to schedule the required public hearing. The hearing and schedule of mandatory notifications, meetings and hearings to begin in hopes of completing the process prior to the upcoming June Town Meeting.

A motion made by Nick Chiusano; To, in accordance with Massachusetts General Laws (MGL) Chapter 40A, Section 5, the Chester Planning Board respectfully requests that the Board of Selectmen formally

vote to refer the attached proposed zoning bylaw amendments to the Planning Board for the purpose of holding a public hearing and administering any other notifications required. The PB to produce a report to be considered at the June Town Meeting with recommendations and a vote.

Motion Seconded by Richard Holzman

Ayes-4 Nays-0

Old Business

-Marijuana and Ground Mounted Solar bylaws require redo per town clerk. The documentation submitted by Chester to the state was returned, PB working on resubmitting the Article 28 Marijuana and Ground Mounted Solar amended bylaws. Liz reviewed the issue with Lyle, he resent his copies of the docs. What is missing from the package now is: Article 28 bylaw certified copy of town vote conducted 06-10-2019 annual meeting. There is no certified copy of the meeting or the vote. Liz contacted the Attorney General's office and is awaiting the response. A review of existing files for the time period might locate if documents have been misfiled. Several changes in administration during the time frame.

Planning for Upcoming Meetings

-Amend Assembly/Amusement bylaw has been discussed relating to several new projects being reviewed and discussed. Specific requests to consider potential revisions in the current Amusement and Assembly Bylaws for Chester. Modify bylaws or Special Permit in residential zoned locations. This has broad impact and implications. The PB was requested to conduct due diligence in securing examples of assembly and amusement bylaws for other towns. PB members were also requested to develop a summary of potential issues, benefits, challenges, to create discussion parameters on the topic. Prepare for the next meeting.

-Amend Glamping bylaw to require Building Permit/Building Inspector approval of small / spaces used for occupancy

-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-Liz Massa

Meeting adjourned at 6:37 pm.

Minutes Prepared: Muriel Hall, Clerk

Approved on

05-08-25

by

Eunabel Massa