



TOWN OF
CHESTER, MASSACHUSETTS
01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011
planningboard@townofchester.net

Planning Board Public Hearing May 8th, 2025 at 6:00 pm
Proposed Age Restricted Residential Developments
COA Room in Chester Town Hall 15 Middlefield Road, Chester, MA 01011
Hearing Minutes

Open public hearing 6:00 pm

In Attendance: Rich Holzman (RH), Nick Chiusano (NC), Bob Daley (BD), Elizabeth Massa (EM) chair. Via telephone Muriel Hall (MH)

BD asked a question of has it been confirmed whom the SPGA is? EM yes it has been confirmed by town counsel the Special Permit Granting Authority is the Planning Board. RH asked if town council has specified who is the ZBA? EM answered yes, The Zoning Board of Appeals is the Board of Selectmen. NC clarified also the ZBA is the BOS, the SPGA is PB.

MH asked who is the Board of Appeals? RH answered the BOS is the Board of Appeals.

QUESTIONS AND ANSWERS

No questions made regarding the Proposed Age Restricted Residential Developments bylaw at this Public Hearing.

Adjourn public hearing at 6:30 pm motion by NC, MH 2nd, all approved.

Signed:
Date:

*approved
June 26, 2025
E. Massa*

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PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

Planning Board Meeting May 8th, 2025 at 5:30 pm
Chester Town Hall (Basement) 15 Middlefield Road, Chester, MA 01011

Opened Meeting at 5:40 pm

Attendees: Rich Holzman (RH), Bob Daley (BD), Nick Chiusano (NC), Elizabeth Massa (EM) chair. Via phone Muriel Hall (MH)

Agenda

Approve last meeting minutes of March 6th, 2025 RH motion, BD 2nd, all approved.

Approve notes from BOS meeting March 24, 2025 BD motion, RH 2nd, all approved.

Approve notes from BOS meeting April 7th, 2025 BD motion, RH 2nd, all approved.

New Business

Discuss proposed new bylaw 55+ Residential Development The board is confident in all the wording of the bylaw and amendments as presented to the BOS previous and set in the public notices.

ADJOURN at 6:00pm to RECESS meeting to start PUBLIC HEARING, NC motion, BD 2nd, all approved.

RECONVENE and REOPEN Meeting at 6:30 pm for the purpose of discussing Old Business and ongoing review and discussion of new bylaws in progress. BD motion, RH 2nd all approve to re-open meeting.

1. Marijuana/solar bylaw on hold. EM provided update on bylaw from Attorney Generals office on 2+ year old bylaw which papers were never filed correctly by town clerk. AG instructs the planning board to re-do this bylaw including public notice, public hearing and town vote. Bylaw needs to be completely redone as it has been rejected by the AG.
2. Amend Assembly Bylaw update. EM states that this assembly bylaw is for use for public protests and assembly of large crowds, stays on the books.
3. Parking by law in the village. BD recommends eliminating parking on both sides of the road on Maple Street and village streets due to weather concerns (parking bans not enforced), Main Street to be exempt, ask fire chief to participate in future discussion and board to take a look at other towns parking bylaws.
4. RH recommends property bylaw for trash, uncut grass, a messy yard bylaw similar to what the Town of Russell has in effect. RH also recommends a new RV bylaw as to where to park/store RVs and campers on properties ie location. EM noticed some RVs parked on town roads.
5. ADU bylaw adoption. NC recommends waiting on other towns to see how much of the current recommend Accessory Dwelling Unit bylaw by the State town's have adopted. Many towns are not following the States recommended bylaw, many towns are suing the state for the recommended bylaw and do not want to comply with the verbiage written by Maura Healy. EM agrees to put on hold to see what the towns do.
6. Public Events on Private Property bylaw. EM recommends starting discussion on creating a public events bylaw which will include destination weddings, wine tastings, etc. on private property for up to 100 people including parking concerns. Board to see this same bylaw enacted in the Town of Richmond at Hilltop Orchards. There is

an interest in town to have these kinds of events on private properties in Chester.

7. BD recommends a recommendation to the BOS to appoint an enforcement officer to assist the building inspector to enforce the bylaws of the Town of Chester and to also include a discussion with the police dept.

Meeting will adjourn BD motion to adjourn 7:08 pm NC 2nd all approved.

Posted _____ by _____

approved
June 26th, 2025
EMasse