



TOWN OF
CHESTER, MASSACHUSETTS

01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

Planning Board Meeting June 26, 2025 at 5:00 pm
Chester Town Hall (Basement) 15 Middlefield Road, Chester, MA 01011

Meeting Called to order at 5:08 pm. By Liz Massa, Chair

Attendees: Planning Board Members: Rich Holzman (RH), Bob Daley (BD), Nick Chiusano (NC), Elizabeth Massa (EM) chair, Muriel Hall (MH), Clerk, Veronica Marr (VM), 1st Alternate

Guests: Richard Roberge, Hilltown Land Surveys, Nate Bolduc, Chester Fire Chief

Agenda

Approve meeting minutes of May 8, 2025. RH motion BD 2nd, all 4 approved 1 absent.

Approve public hearing minutes of May 8, 2025. BD motion, RH 2nd, all 4 approved 1 absent.

New Business

1. Re-organization of the Board, welcome new Alternate Member Veronica Marr.

LM introduced Veronica Marr and welcomed her to the Planning Board. Discussed the new alternate position and its purpose and parameters. Non-voting unless the quorum of four (4) cannot be met.

BD motioned the planning board select LM, Chair and MH, Clerk, members include RH, BD, NC, and VM, 1st alternate.

Motion BD 2nd – RH Vote 4-Aye 1-Absent

2. ANR Chester Hill Farm/Holcomb Road/Mass Fish and Wildlife

RH recused himself from the vote on the ANR for the Chester Hill Farm/Holcomb RD. due to family relation.

Richard Roberge, Hilltown Surveys described the property involved, purpose and plan, adheres to all ANR frontage, zoning and public access. Application, plat copies and fee provided.

Vote delayed proceeding with Nate Bolduc, Fire Chief, respecting time restraints moved to item 4.

Returned to vote at 5:28 pm. Motion to approve made by LM, 2nd BD – ayes-4 recuse-1

3. Proposed Public Events Bylaw-Indoor and outdoor (destination weddings, wine tastings, fundraisers, etc.)

EM recommends creating 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 the town allowing these kinds of events on private properties in Chester. Working on identifying similarities in other town guidelines. PB will proceed to develop written recommendations.

4. Proposed Battery Storage Bylaw

Nate Bolduc, Fire Chief, was introduced and asked to discuss items he has identified that require further consideration

and possible bylaw revision or zoning considerations. Additionally, he is seeking Planning Board support for requests he plans to present to Chester selectboard.

a. First on the list is the current multi town and municipality concern for Battery Energy Storage Systems (BESS). This topic covers a wide range of storage systems, types of batteries, and a range of uses. The concern for Chester is the potential for a larger BESS Lithium battery storage facility to be proposed. The need for and chances for that type of project are limited. Any BESS proposed would be required to meet the "Special Permit" guidelines. The other concerns are the storage of disposable energy producing batteries. There are currently legislative and regulatory requirements available. Mr. Bolduc recommended the NFPA 855 be included in any bylaw consideration. That is the National Fire Protection's Association standard for the installation of stationary Energy Storage Systems. It provides comprehensive requirements for safe design, installation, commissioning, operation, maintenance and decommissioning of Energy Storage Systems (ESS). PB members discussed a variety of requirements that could be imposed to meet safety and containment concerns of potential proposed BESS facilities.

b. Second topic is the lack of visible address markers for many residences and building locations. This creates difficulty and delays in responding to medical and emergency calls. Recommended the numbers and images be consistent with state and local regulations. Massachusetts General Laws, Section 59 of Chapter 148, requires that every building in the Commonwealth have its address number clearly displayed. Requirements available.

c. Mr. Bolduc shared information regarding a planned Blanford Public Meeting, July 9 2025. A hearing at 6:05 pm. is scheduled to discuss a proposed BESS in Blanford.

Old Business

Continued discussion of planning for the future

- *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. The Bylaw needs to be completely redone as it has been rejected by the AG.*
- *Amending Glamping Bylaw to require Building Permit*
- *Parking bylaw 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 Police Chief for input*
- *RH recommends property bylaw for Yard Nuisance Guideline: trash, uncut grass, messy yard bylaw like 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.*
- *ADU bylaw adoption. NC recommends waiting on other towns to see how much of the current Accessory Dwelling Unit bylaw introduced by the State have been adopted. EM agrees to put on hold to see what the towns do.*
- *Public Events on Private Property bylaw*
- *BD recommends the BOS 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.*
- *Update sub-division regulation, new storm water run off regulation and flood plain bylaws.*
- *Right to Farm bylaw suggested for review and implementation*

Meeting will adjourn

LM motion to adjourn 7:10 pm MH 2nd all approved.

approved July 16, 2025
Edyatte

Posted July 3, 2025 by Muriel Hall, Clerk

Minutes Approved _____