



TOWN OF  
**CHESTER, MASSACHUSETTS**

01011

PLANNING BOARD  
15 Middlefield Road  
Chester, MA 01011

**Planning Board Meeting Minutes August 7th, 2025 at 2:00 pm**  
**Chester Town Hall COA Room 15 Middlefield Road, Chester, MA 01011**

*Meeting Called to order at 2:04 PM by Liz Massa, Chair*

*Attendees: Planning Board Members: Bob Daley (BD), Rich Holzman (RH), Nick Chiusano (NC),  
Liz Massa (LM) Chair, Muriel Hall (MH), Clerk, Veronica Marr (VM) Alternate  
Guests: Chester Municipal Electric Light Department (CMELD)  
Diane Hall, Dan Moriarty*

**Agenda**

Approve last meeting minutes of July 16, 2025. Motion to approve, BD, 2<sup>nd</sup> RH, 5 Aye votes

**New Business**

1. Proposed Battery Storage Bylaw discussion with CMELD – *LM shared opening comments regarding the Battery Energy Storage System (BESS) By-laws proposed for Chester and the importance of having input from CMELD regarding their plans, thoughts on the topic and recommendations for the Planning Board when considering BESS. Additionally, LM mentioned the current impact on surrounding towns like Blanford and others. LM requested CMELD representatives input and recommendations on the topic.*

*Diane Hall summarized current priorities being addressed by CMELD for the immediate future. Dan Moriarty shared his thoughts and concerns about the installation of any BESS systems for Chester. Primary to the discussion is CMELD's current plans to take care of fiscal, equipment, and reliability for the current customers. He indicated no plans for expanding or introducing any additional power sources, no solar fields or wind production. The current infrastructure does not have the capacity to support battery storage systems and would require significant upgrades and investment before any BESS could even be considered. The priority in Dan's opinion for CMELD is to secure connection with an additional power supply connect from Huntington providing back-up during outages from the Becket transmission line.*

*RH Posed the question of possible Energy Investment opportunities that could be lost during this period of rapid expansion in demand. Expressing concerns that Chester may miss out on an opportunity for revenues and upgrades. The solar field on Skyline Trail was discussed as an example of that project and its income to Chester.*

*CMELD indicated that if an investor proposed upgrading the infrastructure of the CMELD system to accommodate the potential for expanded options it would be possible. The challenges to create plans with adequate return on investment for the investor and the town are suspected at best. The environmental challenges of solar and wind power production for Chester, as well as the risks associated with them including BESS systems meet with concern and skepticism for its real impacts and risks.*

### Old Business

*PB continues discussion of current priorities and potential new issues. Discussion regarding current poultry regulations for residential flocks. Roosters? How many if any? Explore sources and ideas.*

### Planning for Upcoming Meetings

- Marijuana bylaw redo per town clerk-
- Amend Glamping bylaw to require Building Permit**
- Wetlands Protection Act (WPA)Storm Water Bylaw -Drainage and Erosion Control - Muriel**
- Flood Plain bylaw – 2020 Mass Model Bylaw - Muriel**
- Parking bylaw in the village (need similar bylaws and PD chief input)**
- Public Events on Private Property
- Yard Nuisance Bylaw (need similar bylaws)**
- Right to Farm Bylaw - update**

There being no further business, a motion to adjourn was made by LM, 2<sup>nd</sup> BD, All aye votes.  
Meeting adjourned at 3:40 PM.

Minutes prepared by Muriel Hall, Clerk

Approved on 10-29-25 by *Eliabe Maura*