



TOWN OF  
CHESTER, MASSACHUSETTS

01011

Planning Board  
15 Middlefield Road  
Chester, MA 01011

**Planning Board Meeting Minutes October 29th, 2025 at 5:00 pm**  
**Chester Town Hall (Basement) COA Room 15 Middlefield Road, Chester, MA 01011**

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

*Guests: Andrew Alward (AA), Town Administrator, Terry Donovan (TD), Town Clerk/Animal Control Officer, Lora Wade (LW), Chair, Chester Conservation Commission*

*Meeting Called to order at 5:05 pm by Elizabeth Massa, Chair*

**Agenda**

*Approve last meeting minutes of August 7<sup>th</sup>, 2025, Motion to approve, BD 2<sup>nd</sup> RH, All ayes' votes*  
*Review and Re Vote Meeting Minutes of July 16<sup>th</sup>, 2025, Motion to re-vote on minutes with revision, BD, 2<sup>nd</sup> RH, All aye votes*

**New Business**

*-Cell Tower Sylvester Hamilton Road review project status to date*

*EM reviewed the history of the project and asked for input regarding the tower appearance. Specifically, the camouflage branches. They appear to be only the original existing without any new fresh additions. Request the Building Inspector requires the contractor to add additional foliage prior to final permit approval.*

*-Right to Farm Bylaw adopted by the BOS to go to Special Town Meeting, June 1, 2026.*

*AA, TD and EM shared the status of the 2009 Right to Farm Bylaw adopted in 2009 but never submitted to the state attorney general for review and approval. The bylaw will be on the Annual Town Meeting Agenda in June and requires no further action by the Planning Board.*

*-Amend Glamping Bylaw to include building inspections*

*EM discussed the current challenge for individuals working to construct Glamping accommodations within the Glamping Bylaw. To ensure proper construction methods and plan design, intended to meet Glamping requirements, EM, NC and PB members believe plans should be required. The sites/accommodations need plans to ensure proper construction and safety standards. However, over regulation is not what is being recommended. For one specific business operating 2 Glamping*

locations, they are being asked to construct a complete residence. The intent and requirements for glamping sites need to be better defined and enforced. PB members requested having Building Inspector join the next meeting. Ultimate objectives are for glamping business opportunities to increase in Chester, safe implementation of bylaw: site and shelter construction standards, resulting in a great glamping facility design and the experience for glampers.

Follow-up items:

1. Jason Forge, Chester Building Inspector, will be invited to join future meeting to discuss.
2. Issues with term cabin in bylaw.
3. Visit other towns with Glamping regarding regulations and implementation.  
Foolhardy Hill, Charlemont and Williamsburg, MA.

-Fur Bearer Bylaw proposed amendment to allow chickens, acreage (currently not allowing chickens, goats, etc.)

EM opened the discussion with a summary of the proposed amendment to be discussed introducing TD, Chester Animal Control Officer. TD updated the members regarding the Fur Bearer Bylaw history. TD then discussed the issue of Poultry, specifically Chickens being allowed in the Town of Chester. TD explained how the regulation of chickens is not defined because it had not caused complaints or concerns in the past. The number of homes/farms with chickens has increased and has led to nuisance and noise, public health and animal control concerns. The state requires the Animal Control officer complete a full count of all livestock and animals housed on all properties each year. It is suggested the town add guidelines and clarified definitions to existing agricultural schedule of use regulations, adding rules specific to chickens to Table 1, bylaw number 3.0.4, Agricultural Standards and Conditions.

Suggested additions:

- Property size: Residential >2 acres; 2 to 5 acres; Agricultural <5 acres
- All other poultry excluded from residential regulations
- No Roosters in residential areas
- Coup location must be set back 20' from property lines and housing structures. Must provide secure enclosures for all hens.
- No more than 6 hens >2 to 2 acres; <2 to >5 acres 6 hens or permit completed for any additional numbers.

-Review BESS bylaw draft and Town Counsel input

Postponed to next Planning Board meeting. Town Counsel comments received. Being incorporated in draft for final comment and review by contributors.

BD added given a backlog of By-Law work on the PB plate, he does not see the urgency to invest time working on a BESS By-Law. Based on the Testimony of CMELD's Dan Moriarty, CMELD infrastructure cannot support the electrical requirements for a BESS site in Chester.

### Old Business and Planning for Upcoming Meetings

-Marijuana bylaw redo per town clerk

-Amend Glamping bylaw to require Building Permit

- Rescind/update sub-division regulation, new storm water run-off regulation
- Flood Plain bylaw
- Driveway bylaw re slope/grade
- Parking bylaw in the village (need similar bylaws and PD chief input)**
- Public Events on Private Property
- Town Betterment Bylaw**

*RH, BD agreed to provide sample "Pride in Property" guidelines from other towns.*

Public Comment

*LW, Conservation Committee, shared interest and resources available to support the storm water, flood plain, wetlands, and land development bylaw updates. AA and MH agreed to review priority actions and schedule.*

*There being no further business, EM motioned to adjourn the meeting RH 2nd, all Ayes. The meeting adjourned at 7:14 PM.*

Minutes prepared by Muriel Hall, Clerk

Posted \_\_\_\_\_ by \_\_\_\_\_

*approved 12-09-25 Elizabeth Massa*