



TOWN OF
CHESTER, MASSACHUSETTS

01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

Planning Board Meeting Minutes January 21st, 2026 at 4:00 pm
Chester Town Hall (Basement) COA Room 15 Middlefield Road, Chester, MA 01011

Meeting called to order at 4:15 PM by Elizabeth Massa, Chair.

Attendees:

*Planning Board Members: Elizabeth Massa (EM) Chair, Muriel Hall (MH) Clerk, Nick Chiusano (NC), Rich Holzman (RH), Bob Daley (BD) Absent: Veronica Marr (VM) Alternate
Guests: Diane Hall, (DH) Chester Municipal Electric, Andrew Alward (AA) Chester Town Administrator*

Agenda

Approve last meeting minutes of December 9th, 2025. Motion to approve the minutes as presented made by RH, seconded by BD. 5 Aye votes.

New Business

- *EM reviewed minor corrections made to the original registry of deeds executed at the December 9, 2025, PB meeting. All Planning Board members present unanimously approved the revised Registry of Deeds document by voice vote and signed it.*
- *Ryan Fisk (Not in attendance) EM proposed Glamping Facility, delayed for future meeting.*
- *Cell Tower Sylvester Hamilton Road review project status to date. Updates to the ongoing attempts to reach AT&T regarding remaining concerns about the Sylvester Hamilton Cell Tower. Jason Forge reached out to the contractor that pulled original permit, no response. EM and BD both left messages for designated AT&T contacts with no response. Still no final approval of work required in the existing permit. RH suggested the attorney be approached regarding potential assessment, tax and operating FCC emissions compliance violations. Requested AT&T representative attendance at the next PB meeting to discuss and resolve the concerns of appearance and tower performance issues.*

Planning for Upcoming Meetings

- Marijuana bylaw redo per town clerk
- Rescind/update sub-division regulation, new storm water run-off regulation -Flood Plain bylaw
- Driveway bylaw re slope/grade
- Public Events on Private Property: tastings, weddings, etc.
- Amend Glamping Bylaw to include building inspection/permit for bathhouses - ADU adoption

Public Comment

*There being no further business, a motion to adjourn was made by EM, 2nd by BD, all Aye votes.
Meeting adjourned at 6:05 PM*

Minutes Submitted by: Muriel Hall, Clerk

Muriel J. Hall

Date

*approved
02-17-26*

Elizabeth Massa, Chair

Date

Elizabeth Massa