



TOWN OF

CHESTER, MASSACHUSETTS

01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

Planning Board Meeting Minutes March 11, 2026 at 4:30 pm
Chester Town Hall (Basement) COA Room 15 Middlefield Road, Chester, MA 01011

Meeting called to order at 4:35 PM by Elizabeth Massa, Chair. She also noted that a Public Hearing for 65 Old State Highway Cell Tower would adjourn the meeting for the hearing.

Attendees:

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

Public/Attendees:

Andrew Alward, Town Administrator, Tracy McPheri, Caitlin Brenna, Trevor Larson, Glenn Posey, Corey Milan, NB+C

Agenda

*Approve last meeting minutes of February 17th, 2026
There being no quorum, moved to next meeting agenda.*

New Business

-Trailers bylaw amendment. EM discussed Select Board comments and request for further review of PB recommended amendments to Trailer bylaw. SB suggests all zoning categories require special permits for trailers. Town Administrator, (AA) thinks the trailer topic needs further discussion, noting concerns for enforcement requirements and allowing property owners some latitude and responsible regulation when parking/storing personal travel trailers. Setbacks and step drives limiting storage options for some residents, suggested locations be identified by the Town for storage. Creates insurance challenge. Topic requires further discussion and review.

-Glamping bylaw amendment and set PH date: EM indicated the Glamping amendment was reviewed by the SB. It is approved as proposed for Public Hearing scheduling and review.

-Update BESS bylaw status: BD shared update on the March 5th deadline for the implementation of the state expedited BESS Permitting and 12-month project approvals. The state maintains authority over all Tier 3 proposals. EM noted Becket and Worthington have voted to maintain a moratorium mandating No Solar or BESS projects in their Towns. Good discussion on steps as we move forward to address state mandates regarding BESS bylaws and the possible moratorium participation against local implementation and conditions.

EM noting the time, made a motion to adjourn the planning Board meeting at 5:07, 2nd by BD. All aye votes. The Planning Board opened the Public Hearing.

Minutes submitted by: Muriel Hall, Clerk

Muriel J. Hall

Date

Elizabeth Massa, Chair

Date

E. Massa approved 03-31-26