



TOWN OF  
**CHESTER, MASSACHUSETTS**

01011

PLANNING BOARD  
15 Middlefield Road  
Chester, MA 01011

**Planning Board Meeting Minutes March 31, 2026 at 5:00 pm**  
**Chester Town Hall (Basement) COA Room 15 Middlefield Road, Chester, MA 01011**

*Meeting called to order at 5:08 PM by Liz Massa, Chair.*

*Attendees:*

*Planning Board Members: Liz Massa (LM), Chair, Muriel Hall (MH), Clerk, Nick Chiusano (NC), Bob Daley (BD), Richard Holzman (RH) By-phone, Veronica Marr (Alternate)*

*Public/Attendees:*

*Tracy McPhern, Caitlin Brennan, Jill Strong*

**Agenda**

*Approve meeting minutes of February 17th, 2026, meeting. Motion to approve the minutes presented made by BD, second by VM. All Aye votes.*

*Approve Minutes of Chester Special Permit Granting Authority Public Hearing March 11, 2026.*

*Motion to approve presented minutes made by NC, second by BD. All Aye Votes.*

**New Business**

*-Vote on Special Permit for 97 Old State Road: LM reported receipt of a Special Permit for the cell tower at 97 Old State Road. A Special Permit is required whenever any technology change occurs. This Cell Tower will be reducing from 15 transmitters to 6 transmitters. LM reviewed the information required for the process. BD asked about the status of the requested EMF/RFE reports the Planning Board has been requesting, on this and the other cell towers. The annual EMF reports are required within operating agreements. Recommend current by-law review for required reporting by cell tower contractors. NC made a motion to approve the Special Permit for 97 Old State Road, seconded by BD: Vote All Ayes*

*-Trailers bylaw amendment and set PH date – LM reviewed the subject of the proposed bylaw amendment to 3.4. Trailers. To amend section 3.4.2 Definition: Trailer : A vehicular type portable structure without permanent foundation, which can be towed, hauled, or driven and primarily*

designed as a temporary living accommodation for recreational, camping, and travel use and including but not limited to travel trailers, recreational vehicles, truck campers, recreational trailers and self-propelled motor homes or any non-motorized vehicles designed to be pulled or towed behind a motor vehicle.

3.4.3 2. Parked or stored provided such activity is done on the property of principle residence "that is not a vacant lot". They are not used as a residence or a dwelling or for any purpose other than storage or parking:

4. If parked outside of a garage, it shall be parked or stored no closer to the street line than 50 ft. and/or the actual building setback and screened from view with 6 ft/ 8 ft foliage or fencing  
Comments and notes are not finalized. Still to be worked on. Need to streamline requirements to best achieve the desired outcome.

-Glamping bylaw amendment and set PH date – LM distributed copies of the PB approved modification recommended to the Glamping Zoning Bylaw which requires a building permit for all Glamping structures. The PB recommended "holding on establishing a hearing date" to combine current bylaw revisions and updates in process. The date will be determined soon. Fences, Trailers, and Poultry are being addressed.

-Poultry bylaw and set PH date – Recommended "Fly Over" of this to move to fence bylaw.

-Review BESS bylaw draft – No updates

-Fence bylaw – LM opened the discussion on the Fence Bylaw and required updates and additions. It was noted there are concerns for the fence repairs and replacement on Middlefield Rd. It appears to be spiteful and not the professionally installed fence that has been promised. Pallet fence is not an acceptable material or remedy. We need to update our bylaw to meet State MLG – Section 2.

-ADU bylaw

### Old Business

Continued discussion of planning for the future

Notification Chester Foundation of Special Permit for Glamping Renewal

### Public Comment

There being no further business, a motion to adjourn was made by LM at 6:40 PM, 2<sup>nd</sup> MH. All Ayes.

approved May 20, 2026  
Elizabeth Massa