



TOWN OF
CHESTER, MASSACHUSETTS

01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

Planning Board Meeting Minutes May 20, 2026, at 5:30 pm
Chester Town Hall (Basement) COA Room 15 Middlefield Road, Chester, MA 01011

Meeting called to order at 5:37PM by Elizabeth Massa, Chair.

Attendees:

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

Guest: Dulce Lara, SBA Communications Corp. (DL)(Phone), David Pierce (DP), Barbara Huntoon (BH), Chris Martenson (CM)

Agenda

Approve meeting minutes of March 31st, 2026, meeting. Motion to approve as presented made by BD, 2nd RH. All ayes.

A request to modify the agenda order was requested by BD, to accommodate the SBA representative, Dulce Lara, available by phone and on the line. 39 Sylvester Hamilton Road cell tower final approval and vote were moved later on the meeting agenda.

New Business

1. LM introduced Dulce Lara, Site Development Services Specialist all with SBA Communications Corporation on behalf of Verizon Wireless. They plan to make upgrades of two monopole cell towers at: 86 Routes 20 and 613 Route 20.

- Verizon Wireless plans to replace certain equipment currently installed on the existing SBA monopoles at these locations.

Proposed Scope of Work:

- *Tower 1 – Address 86 Route 20 – (Vzw- Chester MA): Swapping of **nine (9)** antennas, **six (6)** RRHs, **two (2)** OVPs, and **two (2)** cable lines with associated mounting equipment. No ground work or expansion is proposed.*
- *Tower 2 – Address 613 (aka 611) Route 20 – (Vzw- Chester 2 MA): Swapping of **nine (9)** antennas, **four (4)** RRHs, **two (2)** OVPs, and **two (2)** cable lines with associated mounting equipment. No ground work or expansion is proposed.*

These upgrades will not result in any changes to tower height or ground space, in accordance with the allowances under Section 6409(a) of the Spectrum Act of 2012, as this qualifies as an Eligible Facilities Request.

LM received two Special Permit Use applications (one per tower) and one set of construction drawings per site for review along with easement between ground owner and SBA for 86 Rt20 and 613 Rt 20.

BD opened the discussion inquiring about the upgrade purpose, is this to improve 5g coverage.

DL reflected it would improve service and the project will have no adverse impact on the site and will help support the Town of Chester's connectivity needs for residents, businesses, and first responders.

RH shared his concern about the lack of camouflage greenery which is required per Chester Cell Tower bylaws. Cell tower original application was in 1999.

NC made a motion to require the current special permit application to contain addition of greenery and camouflage branches and bring the Cell towers into compliance with current bylaws prior to approval of special permits. MH 2nd, All aye votes.

The planning board will hold the special permit application until new drawings that include the requested changes are provided by SBA. A written request for the changes will be provided to SBA. Copies of the bylaw changes since 1999, a review of the original Special Permit granted will be provided to SBA. Additionally, SBA is required to provide RFE reports for both towers. Special Hearing date for 613, route 20 possibly June 25th prior to Planning Board Meeting.

2. Special Permit Renewal for Chester Railway Glamping

LM welcomed DP and BH and acknowledged receipt of the Special Permit renewal request for 10 Prospect. The Chester Railway Station for the Special Permit allowing Glamping in the Caboose. The permit is required because the location does not meet the required acreage per the Glamping bylaw. Discussion centered around why Special Permits require renewal every two years. The process requires significant administration; the need is not clear as any changes to be made to the original special permit scope require renewal and updating.

A motion to approve the Special Permit renewal for the Chester Rail Station Caboose Glamping permit was made by MH, 2nd RH, all aye votes.

The Planning Board proposed recommending to the Select Board the extending of the period permitted for Special Permits. NC indicated most towns have no required renewal until and unless there is a change in the permitting request. Worthy of investigating. CM noted the difficulty for business to always be anticipating renewal and all that goes with it. The intention would be to create more options.

3. 39 Sylvester Hamilton- After consistent attention and communication, all requirements requested have been satisfied and completed professionally. All EFE compliance reports received, the branches and foliage replaced, and the area cleaned and refreshed. After much time and effort, thanks to Darryl. for the assist.

RH made a motion for final approval of the Special Permit request for 39 Sylvester Hamilton Road cell tower, 2nd by BD. All ayes.

4. PB would like to explore potential to renegotiate the cell towers owned by the town.

Also gain clarification on the income from cell towers, solar field, and is it consistent with sister towns.

5. Recent incidents highlight need for proper access and egress to property. Clearly identified and established driveway cuts. Also, need for mandatory consistent numbering for all residences. Reference a possible bylaw example in Becket.

6. Bylaws in process and review

-Trailers bylaw amendment vote

-Glamping bylaw amendment (completed) waiting for PH date

-Poultry bylaw

-Fence bylaw-

-Review BESS bylaw draft

-ADU bylaw

"Any other business the Chairperson could not identify at the time of this posting."

Public Comment

There being no further business, a motion to adjourn was made by RH at 7:25PM, 2nd by MH, all ayes.

Minutes submitted by: Muriel Hall, Clerk

Muriel J. Hall

Date

Elizabeth Massa, Chair

Date

Approved 06-25-26
E. Massa