



TOWN OF
CHESTER, MASSACHUSETTS

01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

Planning Board Meeting Minutes June 25th, 2026 at 5:00 pm
Chester Town Hall (Basement) COA Room 15 Middlefield Road, Chester, MA 01011

Meeting called to order at 5:05PM by Liz Massa, Chair.

Attendees: Planning Board Members: Liz Massa (LM) Chair, Muriel Hall (MH) Clerk, Bob Daley, (BD), Richard Holzman (RH), Chris Martenson (CM) Alternate

Agenda

Approve minutes of May 20th, 2026, meeting. Motion to approve as presented by RH, 2nd BD. Vote all ayes.

New Business

- 1. 613 Route 20 cell tower - LM summarized the status of the SBA requested modifications to the two cell monopoles they own and operate. 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. The Town Attorney agrees this is minor work not requiring a SP, also agreed SBA has failed to provide the annual RFE Reporting required. LM indicated SBA said they had a consultant responding to the RFE requirement and requests.*

Tax valuation and current liabilities to the town by SBA were discussed: Need current values and income from Tax Assessor; comparable value and income of other towns. Suggestion Town Administrator compile history and summaries of cell tower and Solar agreement history, contracts and other comparisons of other towns. RH continues to emphasize the lack of foliage in the SBA agreements; although we all agree it is important and should be added in all future cell tower contracts. It was noted that both the SBA lease agreements include 4 additional 5-year terms. One contract is expiring soon

There being no further discussion LM called for a motion; BD made a motion to approve the SBA request for the modifications submitted for 613 Route 20 in accordance with Chester bylaws and all legal requirements. Motion 2nd by MH. All ayes.

- 2. 86 Route 20 cell tower, SBA application for upgrades which 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. RH points to foliage requirement and site impact of this tower. If possible, add to negation for renewal. The FCC RFE report has not been provided for any years.*

There being no further discussion LM called for the motion; RH made a motion to approve the SBA request for the modifications submitted for 86 Route 20 in accordance with Chester bylaws and all legal requirements. Motion 2nd by MH. All ayes.

3. *Special Permit Bylaw – LM presented the language for Special Permits in the Chester Bylaw, Special Permits: 6.5.4 Expiration All special permits that have no time restrictions imposed by the special permit granting authority shall lapse within two (2) years from the date the permit was granted unless substantial use or construction has commenced and continues regularly. The special permit remains ongoing without renewal if the same.*
4. *Special Permit Renewal for Chester Railway Glamping – LM discussed the recent renewal of the Special Permit for Glamping at 10 Prospect St. Per the SP Bylaw, LM made a motion the Special Permit for Glamping at 10 Prospect by the Chester Foundation does not require renewal every two years. Motion 2nd RH. All ayes.*
5. *LM distributed updates of the proposed Bylaw and Zoning changes for the working bylaw modification. Trailers bylaw amendment review – Reviewed with SB, modified per SB recommendations. RH suggested adding examples of unacceptable trailer parking in regulation. Glamping bylaw amendment (completed) waiting for PH date Poultry/Rabbit bylaw updated/ Final SB/ PH date Fence bylaw-recommendation ready for SB review/ PH date – concern over enforcement*
6. *House Numbering general bylaw review draft from TA. The Street and Sidewalk ordinances also.*
7. *ADU bylaw- Research, resources and recommendations- in targeted planning*
8. *Review BESS bylaw draft- PB members remain informed regarding state and area developments. Of most importance is the recent CMELD alignment with MMWEC, potentially changing the capacity of the town's utility for upgrading and expansion.*

Old Business

Continued discussion of planning for the future

There being no further business, the meeting was adjourned by LM at 7:20PM.

Minutes submitted by: Muriel Hall, Clerk

Muriel J. Hall

Date

Elizabeth Massa

Elizabeth Massa, Chair

07-21-2024

Date

approved