



TOWN OF
CHESTER, MASSACHUSETTS

01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

Planning Board Meeting Minutes July 21st, 2026 at 5:00 pm
Chester Town Hall (Basement) COA Room 15 Middlefield Road, Chester, MA 01011

Meeting called to order by Liz Massa, Chair at 5:10 PM

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

Agenda

Approve last meeting minutes of June 25th, 2026. Motion to approve, BD. 2nd RH, all aye votes.

New Business

1. LM explained the new fiscal year requires reorganization/ selection of board officers including chair and clerk for the new fiscal year July 2026- June 2027. A motion for unanimous approval for LM as the chair was made by RH. BD added with his 2nd that he wanted to add MH for clerk to the motion. Both nominees indicated willing to serve in the positions. Motions passed with unanimous approval.

LM requested Agenda additions.

Item 1: Confirm SB approval Chester Appointment Application from Nick Chiusano as 2026-2027 Planning Board alternate.

Item 2: All Planning Board Members executed the Registrar of Deeds document authorizing Planning Board members authorization to sign ANR documents for the current year 2026-2027.

2. LM updated the status of Trailers bylaw amendment review approved by the BOS. This and the Glamping Bylaw Amendment move to the next step, public hearing dates to be scheduled to coordinate with town for Special Election dates.

3. LM updated the status of the Poultry bylaw review. On March 2nd the BOS returned the draft for consideration of addition of rabbits. This creates added modification to the current bylaw which only addresses chickens in the Poultry category. The addition of rabbits was requested by the BOS. Ultimately the addition of rabbits as an option in all zones for properties under two acres was determined not to improve the bylaw. Any property owners wishing to raise rabbits will require a special permit.

The discussion of the number of chickens was expanded by CM explaining the 6-chicken limit should be increased to accommodate the seasonal fluctuating size of the flock. Individuals requiring more than the allowed number of chicken hens can request special permitting. CM made a motion to increase the number of allowed chicken hens in the proposed bylaw from 6 to 8 with clarifying language including removing rabbits from the bylaw modification. BD 2nd All ayes.

4. LM, BD and MH shared status of BESS conversations and the BESS bylaw draft from the state. The planning board all believe there to be some advantages to not jumping into the bylaw process. We are unlikely to be targeted and are generally not a desirable location for BESS systems. MMWEC is studying the status of CMELD from numerous perspectives. More information is required for planning board, CMELD, BOS and all other departments and systems impacted.

5. Fence and House Numbering general bylaw review, Street & Sidewalk Ordinance is being developed by Town Administrator in coordination with the planning board and impacted departments.

Old Business

1. Continue to request Cell Tower original contract considerations. The current assessments and income history of all towers. The Assessor's office (AM) is attempting to locate and compile the information. Requested continued communication with the Town Administrator as the renewal of existing contracts is negotiated.

There being no further business, CM motioned and all in agreement LM adjourned the meeting at 7:10 PM.

Minutes submitted by: Muriel Hall, Clerk

Muriel J. Hall

Date

Elizabeth Massa, Chair

Date

approved aug. 11th
Elizabeth Massa