



TOWN OF
CHESTER, MASSACHUSETTS

01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

Planning Board Meeting Minutes August 11, 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 5:06 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*
Guests: *Andrew Alward (AA) Town Administrator, Brian Fogue (BF) Selectman*

Agenda

Approve last meeting minutes of July 21, 2026. Motion to approve, BD. 2nd CM, all aye votes.

New Business

1. *LM Introduced AA and thanked him for attending to provide an update on current contract negotiations for town contracted cell towers and overall tower contracts in general.*
AA relayed SBA Network Services, owner of the lease agreement Verizon Wireless, entered the town on March 31, 2008. SBA proposed the "First Amendment for Ground Lease Extension" allowed in the original agreement. There are several 5 yr extensions included in the original lease. AA shared the Town's main concerns involve current lease term extension request unnecessary, exclusivity restrictions, assignment limits, and existing indemnification clause removal request; Town suggested simplifying amendment.
Town counsel Tom Mullen provided updated redlines/new language on July 25, addressing exclusivity and indemnification workarounds.
It was noted that the fire chief requested yearly inspection of emergency generators at tower locations.
General concern for the undervaluation of cell tower leases with the town; encourage requiring higher lease values.
2. *Poultry Bylaw BOS review complete/ waiting for Public Hearing date*
Glamping Bylaw waiting for Public Hearing date
Trailer Bylaw 3.4 waiting for SB final review and Public Hearing date
RH questioned the possibility of rental space for individuals with multiple trailers.
Review BESS bylaw draft – Middlefield holding a community discussion on BESS August 29th.

3. Fence Bylaw proposed Section 3.5. revisions were reviewed by LM. Building Inspector review conducted. BD referred to the Tempelton Bylaw which includes provision for fee to be accessed for Fence Viewer to review installations. They charge the homeowner a \$70 fee. The installer/owner is responsible for accuracy of fence location. The Planning Board supports the 3.5.1 Fence bylaw with the suggested revisions.
4. House Numbering/Streets and Sidewalks general bylaw review draft from TA is being worked on.
5. MMWEC – CMELD BD indicated no report to date available. Ridgeline tree cutting on Johnson Hill Road.

Old Business

RH spoke to his concern for a lack of care and maintenance of some properties including yards, abandoned equipment and vehicles which has an impact on the town appearance overall.

Continued discussion of planning for the future.

Conversation regarding ADU and other development or new business opportunities sparked discussion about Chester's perception as business friendly. The Planning Board emphasized its desire to work toward improving the regulatory and taxing attraction to Chester.

There being no further business, RH motioned to adjourn, CM 2nd. LM adjourned the meeting at 7:10 PM.

Approved September 24, 2006
E. Massa

Minutes submitted by: Muriel Hall, Clerk

Muriel J. Hall

Date

Elizabeth Massa, Chair

Date