TOWN OF

# CHESTER, MASSACHUSETTS

01011

PLANNING BOARD
15 Middlefield Road
Chester, MA 01011

**Planning Board Meeting Minutes September 24, 2026 at 5:00 pm**
**Chester Town Hall (Basement) COA Room 15 Middlefield Road, Chester, MA 01011**

*Meeting was called to order by Liz Massa, Chair, at 5:07PM.*

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, Veronica Marr (VM), Steve Salavini (SS), Steve (Murphey) Sakaske*

Agenda
*Approve last meeting minutes of August 11, 2026. Motion to approve BD. 2nd CM, all aye votes.*

New Business

1. *LM reviewed the procedures for ANR plan review and approval. "Approval Not Required" (ANR) plans are subdivision plans that meet the Massachusetts Subdivision Control Law's criteria for not needing formal planning board approval but comply with local bylaws and state standards. Mr. Salvini presented 3 property plot plans of proposed property changes by the applicants. The applications are submitted with 4 copies of the surveyed plot plans and $150 check for filing fees. All Planning Board members reviewed and signed the plans for submitting.*

   ANR - 0 Riverfront Road; *120 ft. of frontage located across from hotel on the site of the old town swimming pool. The property is being separated from the Riverfront Inn property. The purchaser has a family history relating to the location. A motion to accept the ANR as presented was made by MH, 2nd BD. All aye votes.*

   ANR - 0 Holcomb Road lot 4; *Separation of one of four lots. A motion to accept the ANR as presented was made by LM, 2nd BD. All aye votes.*

   ANR - *115 Lyon Hill Road; Updating boundaries for property subdivision . NC abstains from voting. A motion to accept the ANR as presented was made by MH, 2nd LM. All aye votes.*

2. Old State Road cell tower; *LM shared modifications are being considered. There has been no formal contact by ABC, the tower management contractor. They indicated a planned installation of a new tower array. This is a change to the existing structure which would require a special permit review. No further contact has been initiated. The SBA Network Service contract extension negotiations for the*

*Pine Hill Cell Tower were discussed. The contract extension of 5, 5-year extensions remaining in the original contract. BD expressed his objection to having to honor the original contract which falls far short of current installation requirements and tower values.*

3. Fence bylaw review – *LM provided an update on the comments from the building inspector and the resulting recommendations. The PB has provided the draft fencing bylaw for initial review. Additional changes and updates were suggested and focused on the need for assistance to enforce the bylaw. A "Fence Viewer" position was suggested and discussed. The recommendation received broad support. Additional updated language was suggested to the fence bylaw. The updates included;*
   *If the location of the fence is in dispute, it is the responsibility of the owner of the fence to certify its location and relocate the fence to a compliant location which would be a civil matter between the parties.*
   *No fence, regardless of height or location, shall be placed in a manner which obstructs sight lines from public ways, private ways or driveways. If a location is in question, compliance shall be determined by the Highway Superintendent/Building Inspector, or possible "Fence Viewer" designate.*
   *Maximum fence height shall be eight feet, any over by special permit.*
   *Fences shall be structurally sound and constructed of rails, timbers, boards, iron, chain link, composite or stone or other things which the fence viewer considers equivalent thereto and shall be deemed legal and sufficient fences.*
   *After updates are reviewed and approved by Building Inspector and Highway supervisor, PB recommends sending directly to BoS for discussion at their next meeting.*
   *A motion by CM was made; To send the amended Fence bylaw to the Building Inspector and Highway Supervisor for review. Upon approval, the Fence Bylaw should be presented to the BoS for final approval. 2nd LM, 3 ayes; BD and RH abstain.*

4. Schedule Public Hearings: *LM reviewed the desire for scheduling the required Public Hearings for updated bylaws we have completed: Trailers, Glamping, Poultry and Fences (once approved by BoS).*

5. Streets and Sidewalk Regulations: *AA has revised and updated the policy. Has been reviewing with impacted departments and personnel. AA indicated a thorough review of the policies is in process.*

6. Review BESS bylaw draft*: BD discussed current BESS conversations as they relate to CMELD. A returning of the permitting to the impacted towns.*

*There being no further business, RH motioned to adjourn, MH 2nd. LM adjourned the meeting at 7:15 PM.*

approved 10-10-24

*Minutes submitted by: Muriel Hall, Clerk.* Eliza Massa

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*Muriel J. Hall* *Date*

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*Elizabeth Massa, Chair* *Date*