

**TOWN OF HEATH**  
**PLANNING BOARD MEETING**

February 8, 2018

Present Board Members: Calvin Carr Bill Gran, Bob Viarengo

Other Attendees: Sean Neal, Jan Carr

The meeting was called to order at 6:37

**Discussion - Commercial Solar Bylaw**

Sean described recent events affecting solar facilities, Jan and Bill, who were members of the solar task force, discussed the rationale for certain constraints as to acreage and generating capacity that were incorporated into the bylaw. We were made aware that continued technical improvements in panels is resulting in higher generating capacity per panel.

We also understood that the acreage limitation was inserted to avoid undue aesthetic disturbance to neighbors and to the community in general.

In conjunction with later discussion of residential solar, we reviewed our height restriction.

**Decisions - Commercial Solar Bylaw**

1. Eliminate any reference to capacity
2. Raise height limitation from 15 to 20 feet

**Marijuana Moratorium**

1. A Special Hearing will be posted for February 28<sup>th</sup>
2. The Board recommends that a Marijuana Bylaw Committee be established with broad representation including the Board of Health and the Agricultural Commission to prepare a draft marijuana bylaw.

**Residential Solar Bylaw**

After discussion about the practical limitations of height and capacity limitations in the current bylaw, the Board recommends that SECTION 4 – INDUSTRIAL USES be amended to allow installations of up to 15 kW by right and to raise the height limitation to 25 feet from 15 feet.

**Mobile Home Acreage Size – District B**

The existing bylaw (6.5.5 E) states a requirement of four lots for installation of a Mobile Home. Since each lot is roughly ¼ acre, to be consistent with other lot sizes expressed in acreage terms, the PB proposes changing four lots to one acre.

In Section 5 -Intensity Regulations, the PB recommends the following addition to the lot size/frontage chart.

Mohawk Estates District     B\*\*\*

\*\*\* Mobile home 1 acre    125' 25' 25' 40'

### Comprehensive Bylaw Review

In discussing the above issue, and in conversations with the Building Inspector, it has become clear that as additions have been made to the bylaws, inconsistencies develop. Therefore, we plan to see if FRCOG can assist us in providing a grant for a thorough review of our bylaws with the objectives of removing inconsistencies, creating improved clarity and possibly simplification.

### A Clerk for the Planning Board

Concurrent with the above proposal, the Planning Board will request funding from the BOS to add the paid position of a Clerk to the PB. This individual would work with FROCG and with study committees such as the proposed Marijuana Committee to ensure that our bylaws are clear and concise.

Discussion of attached/detached apartments was deferred.

The meeting was closed at 8:30

Respectfully submitted,

Bob Viarengo