**Heath Planning Board Meeting** **Date PB\_02\_18\_2021**

Meeting called to order at 4:06 pm. Location: Virtual - Zoom

Attendance: Calvin Carr, Douglas Mason, Jo Travis, Robert Viarengo

Others in Attendance: Jim Hawkins (via phone)

Discussion points:

Public and Private ways:

Jim Hawkins feels that MGL Chapter 40A (maybe section 6) prohibits development on a private way unless it is an approved subdivision. his opinion via phone is that unless Mohawk estates is a subdivision, we cannot do anything with private ways. Frontage is by definition frontage on public ways. Calvin will read Chapter 40A section 6 and we will have Jim come to a meeting next week to discuss.

Acessory appartments:

**“Accessory Apartment:** an additional dwelling unit consisting of no more 1000 square feet of living area in a pre-existing single-family home or detached on the same lot. An Accessory Apartment may also be in a pre-existing conforming or non-conforming accessory structure such as a garage or barn provided there is no expansion of square footage of the accessory structure. The Accessory Apartment shall be occupied by no more than two people. The owner of the property shall permanently occupy the principal or accessory residence. Adequate off-street parking shall be provided.”

Rules about accessory apartments will include the following:

* Only one accessory apartment per building lot.
* May be attached to or separate from the existing main home.
* The property owner must live and reside in one of the two homes.
* Square footage will be limited to 1000 square feet.
* The number of residents will be limited to 2 or 4 people.
* People must know that a detached accessory apartment is by special permit.
* May only be built on a 2 acre or greater lot.

Cal sent Jon Eichman of Kopelman and Paige questions about Heath Town Wi-Fi bylaws vs. Federal laws, he has not gotten back yet. He will get back to us after seeing if he has a contact of interest.

Our next meeting will be on the Wednesday 24th,

Doug moved that we close the meeting, Bob seconded.

Meeting closed at 5:18 pm.

Respectfully Submitted,

Douglas Mason