

## **Heath Planning Board Meeting**

**Date 2.24.2021**

Meeting called to order at 4:08 pm. Location: Virtual - Zoom

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

Others in Attendance:

Discussion points:

Doug moved that we approve meeting notes from 1/20/21, 2/03/21 and 2/18/21. Jo seconded; the minutes passed unanimously.

**Public vs. Private ways.** Bill discussed private ways with Jim Hawkins who thought allowing building on private ways was a bad idea and that no other towns in the state allowed it. We discussed building permits on private ways. Jim Hawkins will not visit, or issue permits on private ways in Heath. We agreed to leave bylaws pertaining to public v private ways the same or maybe add some language for clarity.

**We discussed the wifi pole** on Schoolhouse Road. Cal is waiting to hear from the lawyer about state v local law. We have until March 30 to vote.

### **Accessory Apartments:**

**The purpose for changes to the existing references to accessory apartments:**

- 1. Provide better clarity. For example, removing rules from section 4.2. and definitions and creating a new subsection 4.7.D to place all the rules in one place.**
- 2. Allowing detached accessory apartments via the SP process.**

## **EXISTING BYLAWS**

### **Section 4.2.1**

#### **RESIDENTIAL**

**A B C D**

#### **One-family dwelling**

**Y Y Y Y**

#### **Accessory apartment-limited to no more than 4**

#### **rooms, no more than 800 square feet of living**

#### **area and to be occupied by no more than two people**

**Y N Y Y**

#### **Duplex**

**SP N SP SP**

#### **4.7 Standards for Multi-Family Dwellings.**

#### **SECTION 9 – DEFINITIONS**

**In these Regulations the following terms shall have the meanings here assigned to them:**

**Accessory Apartment - - The alteration or new construction of a single-family home to create one additional dwelling unit, one of which is permanently occupied by the property owner.**

#### **PROPOSED BYLAW CHANGES**

<b>RESIDENTIAL</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>One-family dwelling</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>
<b>Accessory apartment- attached to main dwelling</b>	<b>Y</b>	<b>N</b>	<b>Y</b>	<b>Y</b>
<b>Accessory apartment- detached from main dwelling</b>	<b>SP</b>	<b>N</b>	<b>SP</b>	<b>SP</b>

#### **4.7 Standards for Multi-Family Dwellings and Accessory Apartments.**

**4.7. D Creation of Accessory Apartments are subject to the following rules:**

- a. Only one apartment per 2 acre or greater building lot.**
- b. Size of apartment is limited to 800 square feet.**
- c. Property owner must reside in one of the two residences.**
- d. Occupancy of apartment is limited to 2 persons.**

#### **SECTION 9 – DEFINITIONS**

**In these Regulations the following terms shall have the meanings here assigned to them:**

**Accessory Apartment - Alteration or new construction to create one additional dwelling unit attached or detached from the primary residence.**

Doug moved that we close the meeting, Jo seconded.

Meeting closed at 6:00 pm.

Respectfully Submitted,

Douglas Mason