

**Heath Planning Board Meeting****Date 1\_11\_2022**

Meeting called to order at 7:16 pm. Location: Virtual - Zoom

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

Others in Attendance: Tara Mason, Ed Whittacre, Jesse Weingard

**Discussion points:**

Response to Paul Lemelin re: Article 22\*

1. Our intent with the second section (mobile homes etc.) was to provide a stick built alternative of similar size to a mobile home because of the environmental energy advantage of stick built vs mobile. So, the only two stick built options in the Estates are 1,000 s.f. or our standard requirements for homes in Heath.
2. Since the intent of the 1,000 s.f. option is as an alternative to a mobile home, we interpret the 1,000 s.f. as the enclosed space of the building.
3. We are deferring our response to this question until we complete a review of the new bylaw.

\*In response to the following letter from Paul Lemelin....

**From:** FCCIP Paul Lemelin <[PLemelin@frcog.org](mailto:PLemelin@frcog.org)>

**Sent:** Monday, November 22, 2021 2:03 PM

**To:** Bill Gran; [whgran@gmail.com](mailto:whgran@gmail.com) <[whgran@gmail.com](mailto:whgran@gmail.com)>; Doug Mason <[doug@douglasmason.com](mailto:doug@douglasmason.com)>; 'plcharow@gmail.com' <[plcharow@gmail.com](mailto:plcharow@gmail.com)>

**Cc:** FCCIP James Hawkins <[JHawkins@frcog.org](mailto:JHawkins@frcog.org)>; Peggy Sloan <[PSloan@frcog.org](mailto:PSloan@frcog.org)>

**Subject:** FW: New Zoning Bylaws (Heath)

Hi Bill,

Based on the new zoning bylaw changes, some of the things Jim and I were wondering:

1) Below is an excerpt of new info from Articles 21 and 22:

Section 5.1 Dimensional Requirements, Residential/Recreational Mohawk Estates District B

Single Family	87,120' 2 acres	Frontage 250	Front 50	Side  25	Rear  25	Height 40
Mobile homes Stick built homes	4 contiguous lots or 1 acre	Frontage 125	Front 25	Side  25	Rear  25	Height 20

-For Stick Built homes, all of which are limited to 1,000 sq. ft., see Section 6.5.5.G

**Article 22:**

**6.5 MOBILE HOMES, ALSO KNOWN AS MANUFACTURED HOUSING, AND STICK  
BUILT HOMES LIMITED TO 1000 SQUARE FEET**

6.5.5.G In District B, also known as Mohawk Estates, Stick Built homes are limited to 1,000 sq. ft. on a minimum of four contiguous lots and must meet frontage, front, side and back setbacks from the property lines (see section 5.1).

Given the new Section 5.1, what is the difference between the 2 lines? In District B (Mohawk Estates), are there, in fact, any circumstances where a Single Family dwelling may be built that is not either a Mobile home or a Stick built home that is  $\leq 1000$  sq. ft? For instance, is the 1<sup>st</sup> line indicating that if someone owns  $\geq 2$  acres, and has  $\geq 250$  feet of frontage, they could build a 2000 sq. ft. house in District B?

2) Is the 1000 sq. ft. restriction only pertaining to living space? Are garages, decks, breezeways, porches, and basements excluded from the 1000 sq. ft. restriction. Jim Hawkins would recommend that the 1000 sq. ft. restriction only pertain to living space.

3) The new zoning bylaw specifies that a single family dwelling may be built on a Private Way with a Special Permit. There's no mention of accessory structures. What if an owner wants to construct a new accessory structure, such as a garage or large shed, or carport, etc? How should the building inspector view those? For instance, would those structures be allowed to be built on a Private Way with a Special Permit?

Thank you,

Paul Lemelin

Franklin County Cooperative Inspection Program 413-774-3167 x114

We discussed and voted to re-instate our stipends, which we gave up last year because of budget problems. We also voted to request a budget for a secretary for the planning board.

Doug will write this up and submit it to the Select Board for inclusion at town meeting.

Bill moved that we close the meeting, Bob seconded.

Meeting closed at 8:00 pm.

Respectfully Submitted,

Douglas Mason