

MEETING NOTES - - Heath Planning Board Meeting

Town of Heath

Planning Board

October 16, 2024 at 7:00 pm

Virtual Zoom Meeting

Meeting called to order by the Chair at 7:13 pm

ATTENDANCE:

Douglas Mason - Chair

Cindie Garland – Boards Clerk

Steve Thane

Will Emmet

Others:

Alice Wozniak -

(Zoning Board of Appeals Chair)

Paul Lagreze (Avery Brook Road)

APPROVAL NOT REQUIRED (ANR) SITE PLAN REVIEW FOR PAUL LAGREZE

- As discussed in the Sept 5th Planning Board meeting, Paul Lagreze would like to carve off a building lot (250 square ft). The building lot is next to Paul's property. It is a L - shape piece of property that goes from the opposite side of his property behind his existing property. Paul would be able to divide his existing house lot into two because his existing house lot has plenty of road frontage.
- Mr. Lagreze submitted five site plan copies and the scheduled fee to the Heath Town Clerk.
- Alice Wozniak asked if the Planning Board approves and signs the ANR does it mean the lot is not buildable. She stated she had prior discussion with the surveyor (who surveyed the property) who stated the back lot was not a building lot. However, she added, with 50 feet of frontage and the acreage that remains, it appears adequate to be a back lot. Doug stated a back lot is not necessarily a building lot.
- The board discussed The Zoning Bylaw v3-2, Section 8.1 Back Lot Development which states "Back Lot Development allows a parcel with no contiguous land in common ownership to be divided into two lots, one of which does not meet the frontage requirements of Section 5, Intensity Regulations, provided that one of the lots meets all dimensional requirements, and the other meets all of the following requirements:
 - A. Frontage on a public way and a connecting strip at least 50 feet wide and containing no wetlands.
 - B. A shape such that it can contain a circle with a diameter equal to at least 300 feet and within which any building placed shall be at least 60 feet from any lot line.
 - C. Lot area, exclusive of connective strip, at least equal to that normally required, see

Section 5.

D. The distance between any two principal dwellings must not be less than the required lot frontage in the district.”

- Doug stated that the language in Section 8.1 (stated above) should be reviewed and updated at the next Planning Board meeting.
- Alice said Section 8.1.4 states only one back lot may be created from an applicable lot defined in 8.1. She asked what the purpose of a back lot would be if you had 250 feet. She continued stating it wouldn't be a back lot. Section 8.1 states one of which does not meet the frontage requirements in Section 5, Intensity Regulations providing that one of the lots meets all the dimensional requirements. The dimensional requirement is 250 feet, two acres. The plan does leave 50 feet and 31 acres.
- Alice continued asking what the difference between the ANR and a back lot if there is 250 feet and the two acres it would just be an ANR and based on Section 8.1 one lot must comply and the secondary lot must have a minimum of 50 feet.
- Will recommended to strike out not a building lot as approval not required and sign it.
- Will made a motion to sign Paul's drawing after striking out not a building lot as approval not required and sign the document at 18 Jacobs Road. Steve second the motion. All in favor, Doug “Aye”. - Will “Aye”. - Steve “Aye”. Passes unanimously.

REVIEW/APPROVE MINUTES

- Aug 7, 2024, Meeting minutes will be reviewed at the next meeting.
- Sept 4, 2024, Meeting minutes: Steve moved to accept the minutes with corrections as written. Will seconded the motion. Ayes: Doug, Will, and Steve.

Doug made a motion to adjourn the meeting at 7:45. Steve second the motion. All in favor, Doug “Aye” Will “Aye” Steve “Aye”.

Meeting adjourned at 7:49.