

MEETING MINUTES - - Heath Planning Board Meeting

Town of Heath

Planning Board

January 8th, 2025, at 7:00 pm

Virtual Zoom Meeting

Meeting called to order by the Chair at 7:00 pm

ATTENDANCE:

Douglas Mason - Chair

Cindie Garland – Boards Clerk

Steve Thane

Will Emmet

Peter Charow

Bill Fontes

PREVIOUS MEETING MINUTES:

- Doug led a review of previous meeting minutes from October 16, December 11, and August 7, 2024.
- Doug made a motion to approve the minutes. Bill moved. Steve second. All in favor, Doug “Aye”. Peter “Aye”. Will “Aye”. Steve “Aye”. Bill “Aye”. Minutes passes unanimously.

SELECT BOARD MEETING:

- The board discussed an upcoming meeting with the Select Board scheduled for February 4th, 5:30, at JRMC -18 Jacobs Road.
- The Select Board is requesting a discussion about zoning bylaw changes that would become articles for the 2025 Annual Town Meeting.

BACKLOT DEVELOPMENT BYLAWS:

- Doug presented an analysis of current backlot development bylaws and their implications for property division.
- Current backlot development bylaws potentially allow excessive property division with 50-foot frontage requirement
- The change would effectively limit the number of lots that can be created on larger properties.
- Discussed changing the road frontage requirement from 50 feet to 250 feet.
- Doug made a motion to approve the road frontage change. Peter second. All in favor. Doug “Aye” Peter “Aye” Bill “Aye” Steve “Aye” Will “Aye”. Voted unanimously to modify the bylaw to maintain the town's character.
- The board will discuss the change at the 2025 All Town Meeting in May.

5G AND WIRELESS REGULATIONS:

- The board decided to create a one-year moratorium.
- Interest in reviewing Woodstock's bylaws drafted by Campanelli.
- Plan to draft a moratorium.
- Discuss further at the February 5th meeting.

NOISE ORDINANCE CONSIDERATION:

- Peter reported on noise ordinance research and consultation with Ashfield's existing regulations.
- Cindie shared Board of Health's perspective on noise ordinance implementation challenges. Concerns about enforcement and complexity of measurement.
- Board members agreed to table the noise ordinance development. Doug made a motion to table the noise ordinance bylaw and not act on that for this year town meeting. Bill Second. Doug "Aye". Will "Aye". Steve "Aye". Bill "Aye". Peter "Aye". Passed unanimously.

SOLAR BYLAWS DEVELOPMENT:

- Will provided updates on solar bylaw development progress and considerations for different installation sizes.
- Ongoing work to draft bylaws that prevent potential lawsuits.
 - Considering distinctions between residential and commercial solar installations.
 - Interested in protecting agricultural land and maintaining town character.
 - Will continue discussions to develop comprehensive solar bylaws.
- Will and Doug to collaborate on developing comprehensive solar bylaws considering both residential and commercial installations.

VINCENT ROAD CATEGORIZATION:

- The board discussed potential legal issues with road frontage definition. One is the definition of Vincent Road, and one is the definition of private ways.
- Decided to seek clarification from town counsel through Hilma regarding Vincent Road categorization. Steve will provide more feedback to the group at the next meeting.

POLE HEARING JAN 16TH @ JRMC:

- National Grid meeting with the town to discuss three-phase power lines.

NEXT MEETING: February 05th 2025 @7pm. Discuss National Grid meeting (January 16th) outcomes and three-phase power lines.

Doug made a motion to adjourn the meeting at 8:07. Bill second the motion. All in favor, Doug "Aye" Peter "Aye" Bill "Aye" Steve "Aye" Will "Aye".

Meeting adjourned at 8:07.