

SPECIAL MEETING MINUTES - Heath Planning Board Meeting with the Heath Select Board

**Town of Heath
Planning Board
February 4th, 2025, at 5:30 pm**

Meeting called to order by the Chair at 5:30 pm

ATTENDANCE:

Douglas Mason - Chair
Cindie Garland – Boards Clerk
Steve Thane
Will Emmet
Bill Fontes

BUSINESS ITEMS:

The Planning Board members discussed the revisions they are drafting for the following Bylaws: 5G Wireless Systems, Solar Systems, Backlot Road Frontage, Accessory Dwelling Units and Private Ways Definition.

5G Wireless Bylaws Update

- Proposal to include provisions for 5G infrastructure in the personal wireless bylaws.

Backlot Development Road Frontage Issue

- Current requirement of only 50 feet for road frontage needs to be adjusted to 250 feet for properties with four acres or more.

Accessory Dwelling Units (ADUs)

- Review and confirm compliance with the state's new regulations.
- Ensure no conflicts with existing rules and whether site plan reviews remain valid.

Definition of Road Frontage

- Discussion on including statutory private ways and implications for zoning.
- Clarify criteria for private road classifications to avoid legal ambiguities
- Hilma will reach out to legal counsel to clarify the implications of including statutory private ways in definitions.

NEXT MEETING: February 5th, 2025 @7pm.

Doug made a motion to adjourn the meeting at 5:52. Bill second the motion. All in favor, Doug “Aye” Bill “Aye” Steve “Aye” Will “Aye”.

Meeting adjourned at 5:52.