

MINUTES - Heath Planning Board Meeting

Town of Heath

Planning Board

Via Zoom

May 07, 2025, at 7:00 pm

Meeting called to order by the Chair at 7:02 pm

ATTENDANCE:

Douglas Mason - Chair

Cindie Garland – Boards Clerk

Bill Fontes

Steven Thane

Public Hearing Streets/Road:

- Doug opened the meeting with the Public Hearing and established the ground rules.
 - One person speaks at a time
 - All discussions go through the chair
 - Participants must identify themselves
 - Respectful dialogue encouraged

Purpose:

- To review proposed revisions to the Heath Protective Zoning Bylaws, focusing on updates to Section 9 (Definitions) and consistent terminology usage.

Terminology Revisions:

- Proposed changes aim to replace various terms such as “public way,” “private way,” and “statutory way” with the unified term “street.”
- A four-page document outlining the proposed changes was reviewed. These revisions are primarily linguistic and do not reflect any substantive policy changes.
- No external visitors attended the hearing.
- Board members affirmed that the proposed changes are minimal in impact and serve to improve clarity and consistency within the bylaws.

Accessory Dwelling Units (ADUs):

- Proposed changes to Section 4 concerning ADUs were withdrawn and will be revisited in the next fiscal year.

Conclusion:

- No formal vote was required.
- Public hearing was closed at 7:07 PM.
- Doug made a motion to close the public hearing. Bill moved. Steve second. All in favor, Bill “Aye”, Steve “Aye”, and Doug “Aye”. Public Hearing Adjourn at 7:07 pm.
- Article 20 will be voted on at the ATM. Bill will present the article.

Site Plan Review/Greenfield Solar Installation – Noy and Sam Holland Property:

- The board reviewed proposed ground-mounted solar array.
 - Ground-mounted solar array (fixed, not movable)
 - 12.9 kW DC array, with a 10 kW inverter
 - Array dimensions: 5 modules wide x 6 modules high, 11 ft tall, 31 ft wide, 19 ft deep
 - Supported by 7 poles (3 front, 4 rear – 1 extra for equipment)
 - Site is within setback requirements
- Informal sketches were shown, but drawings were not to scale.
- Only one abutter (Sue Draxler) – she reportedly has no objection.
- No known wetlands on GIS however Bill Littrell will be contacted to confirm.
- Some site plan requirements reviewed (Heath Protective Zoning Bylaws Section 6.2.4); most deemed not applicable. C (landscaping), D (screening), G (wetlands), L (abutter info) were flagged as potentially relevant. N (drainage) discussed but ruled out due to minor scope and permeable design of array.
- Incomplete documentation during meeting (missing PDF pages, non-scaled plans). Greenfield Solar will email missing documentation to the board for the file.
- Planning Board agreed to file conditional approval upon receipt of the two letters.
- Doug made a motion to approve the solar array project contingent upon receiving letters from Sue Draxler, stating she has no objection as the direct abutter and from Bill Littrell, confirming there are no wetlands present on the site. Bill moved. Steve second. All in favor, Doug “Aye”, Steve “Aye”, and Bill “Aye”.

Previous Meeting Minutes:

- Doug led a review of previous meeting minutes: April 2nd and April 28th, 2025.
- Doug made a motion to approve the minutes with minor edits. Bill moved. Steve second. All in favor, Doug “Aye”, Steve “Aye”, and Bill “Aye”. Minutes passes unanimously.

Future Planning Board Priorities Discussed:

- Revisit Accessory Dwelling Units (ADUs)
- Address Short-Term Rentals (STRs)
- Consolidate bylaw definitions
- Review 5G and wireless regulations
- Potential bylaw cleanup project

NEXT MEETING: June 4th, 2025 @ 7:00 pm.

Doug made a motion to adjourn the meeting at 7:55 pm. Steve Moved. Bill Second. All in favor, Doug “Aye”, Bill “Aye”, Steve “Aye”.

Meeting adjourned at 7:55 pm.