

MINUTES - Heath Planning Board Meeting

Town of Heath

Planning Board

Via Zoom

June 04, 2025, at 7:00 pm

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

ATTENDANCE:

Douglas Mason - Chair

Cindie Garland – Boards Clerk

Bill Fontes

Will Emmett

Peter Charow

Bob Dane

Welcome New Member

- Bob Dane was welcomed as a new member of the Planning Board.
- Bob was elected unopposed and stated he had a positive experience the last time serving as a Planning Board member.

Solar Array Approval

- The site plan for the solar installation by Greenfield Solar for Sam and Noe Holland was revisited.
- Doug made a motion to approve the revised solar site plan. Bill moved. Will second. All in favor, Doug "Aye", Will "Aye", Peter "Aye", Bill "Aye", Bob "Aye". The solar site plan was approved unanimously.

Future Planning Board Priorities

- The board revisited a list of priorities for the next fiscal year:
 - Revisit accessory dwelling units (ADUs) (Bill)
 - Revisit Solar Bylaws (Will)
 - Address short-term rental regulations (STR's) (Bill)
 - Consolidate Bylaw definitions (Peter)
 - Review and possibly revise 5G and wireless regulations (Doug)
 - Potential Protective Zoning Bylaw cleanup project (Cindie)
 - Update Subdivision Regulations (Bob)

Assignments

- Board members agreed updating or formulating new subdivision regulations is essential since it affects road construction standards and lot creations. Bob volunteered to spearhead this project after the old regulations are located.

- Bill volunteered to lead ADU efforts as the originator of the idea. Discussion included difficulty in advancing ADU Bylaws without clear feedback from town council. Cindie will send Bill the last email regarding ADUs from town council.
- Currently, no STR regulations exist in the town Bylaws. Bill offered to research other towns' short-term rental Bylaws. Doug suggested inviting an expert from FRCOG to brief the board in a future meeting about short-term rental regulations. Cindie will reach out to Megan Rhodes at FRCOG to inquire about a possible STR brief.
- Will discussed the solar Bylaws, particularly considering changing standards from wattage limits to surface area limits for solar installations, given changes in technology and increased electric vehicle use. He volunteered to work on the updates.
- Peter volunteered to consolidate and update By-law definitions. The consolidation involves moving all definitions to one section (Section 9), presenting them alphabetically without numerical designations for ease of use and future amendments.
- Cindie volunteered to lead the potential Bylaw cleanup project to rearrange and tidy existing Bylaws. She will research if there are any grants to assist with the project.
- Doug volunteered to lead the review and scale back the 5G/wireless regulations to focus on necessary local measures based on collected data. The previous draft was lengthy (41 pages); the updated proposal aims to be less complex.
- Noise Bylaws remain a difficult issue due to challenges in enforcement and regulation. Consensus was not to pursue active enforcement plan given these complexities. The Board of Health will continue to be the point of contact for excess noise complaints as it pertains to public health concerns.

Previous Meeting Minutes

- Doug led a review of previous meeting minutes from May 7th, 2025.
- Doug made a motion to approve the minutes. Bill moved. Will second. All in favor, Doug “Aye”, Will “Aye”, Peter “Aye”, Bill “Aye”, Bob “Aye”. Minutes passes unanimously.

Next Meeting Scheduling

- The board's regular meetings are usually scheduled for the first Wednesday of each month. Conflicts arose due to planned absences in early July; the board agreed to schedule the July meeting for July 16 @ 7:00 pm via Zoom.

Adjournment

- Doug made a motion to adjourn the meeting at 7:37 pm. Bill Moved. Will Second. All in favor, Doug “Aye”, Bill “Aye”, Will “Aye” Peter “Aye” and Bob “Aye”. The meeting adjourned at 7:37 PM with unanimous approval.