

MINUTES - Heath Planning Board Meeting

Town of Heath
Planning Board

Via Zoom

Sept 10, 2025, at 7:00 pm

Meeting called to order by the Chair at 7:05 pm

ATTENDANCE:

Douglas Mason - Chair

Cindie Garland – Boards Clerk

Will Emmett

Peter Charow

Son Treme

Brian Koczela

Special Permit – ANR – 141 and 144 Sumner Stetson Road

- Son Treme, landowner, presented his property division plan. The board reviewed the drawings.
- Wetlands - Parcel: ~34.8 acres, two lots (front: 2 acres, back: 32 acres).
- Driveway considerations: existing driveway crosses wetlands; board approved use of upper driveway (grandfathered, no new impact). Driveway regulations (10 ft setback & turning space) confirmed.
- Subdivision and Septic plans- Septic system plans are under review by John Dupras and not yet filed with the Board of Health. The 2004 plans stated the one house must be demolished after the new house is built. Brian to call John Dupras and have him send a copy of the septic system design plan to the Board of Health.
- Doug made a motion to approve the ANR. Will second the motion. All in favor: Peter “Aye” Will “Aye” and Doug “Aye.” The ANR was approved unanimously.
- Five signed copies of property division plan required and to be delivered at the Heath Town Hall (Mon – Fri, hours 9-4). Brian volunteered to deliver the plans. Planning Board members to sign the property division plan at Town Hall.

Zoning Notice Publication Issue

- Article 21 Private Ways v. Public Ways.
- Notice not published for required 14 days.
- Town Council recommends republishing using AG Form 299. Approximately \$900 cost to publish in the Greenfield Recorder.
- Select Board to be informed of this recommendation.

Future Planning Board Priorities

- The board decided to pass over discussion due to low board attendance.

- The group briefly discussed battery backup regulations, with Doug considering adding specific bylaws on the topic. Further discussion next meeting.

Previous Meeting Minutes

- Doug led a review of previous meeting minutes from July 16, 2025.
- Doug made a motion to approve the minutes. Peter moved. Will second. All in favor, Doug “Aye”, Peter “Aye” and Will “Aye”. Minutes passes unanimously.

Next Meeting will be held Oct 1, 2025 @ 7:00 pm via Zoom.

Adjournment

- Doug made a motion to adjourn the meeting at 7:46 pm. Peter Moved. Will Second. All in favor, Doug “Aye”, Will “Aye” and Peter “Aye”. The meeting adjourned at 7:46 PM with unanimous approval.