

MINUTES - Heath Planning Board Meeting

Town of Heath

Planning Board

Via Zoom

Nov 12, 2025, at 7:00 pm

Meeting called to order by the Chair at 7:03 pm

ATTENDANCE:

Douglas Mason - Chair

Cindie Garland – Boards Clerk

Bob Dane

Will Emmet

Peter Charow

New Business:

Solar Plan Proposal on Bassett Road

- Site Plan Review request for small scale solar array at 93 Bassett Road, Heath.
- Doug provided System Specifications: 13-kilowatt solar array installation, 53.7 feet in length, and ground-mounted system using steel screw foundations.
- Installation Details: GPS-guided installation equipment for precise screw placement, two inverters required (existing inverter at maximum capacity), BMC Electric handling electrical installation, and underground trenching to connect to existing structure.
- Site Considerations: Only abutter is Paul Ferretti, located over half a mile away with forest and hills between properties, and decommissioning existing windmill to accommodate new solar array.
- Bill Lattrel, Heath Conservation Commission, performed a site visit on 11/13/25 to determine if there were any areas in the vicinity of the proposed solar project that are subject to the MA Wetlands Protection Act and/or the Heath Wetland Bylaw. Bill stated none were found.
- Bob made a motion to approve the site plans for the solar panel project on Bassett Road. Bob moved. Will second. All in favor Bob “Aye”, Will “Aye”, and Peter “Aye.”
Unanimously approved the site plans for the solar panel project on Bassett Road.

ANR 37 Number Nine Road

- The board discussed Jeffrey Moore's application for Approval Not Required (ANR) subdivision on Number Nine Road in Heath.
- Property Details: 5.698 acres being subdivided from Matthew Lively and Rita Gray's remaining land. 250 feet of road frontage was confirmed. There is sufficient area and frontage remain on original property to satisfy zoning requirements.

- Doug made a motion to approve the ANR application. Bob moved. Will second. All in favor Doug “Aye”, Bob “Aye”, Will “Aye”, and Peter “Aye.” Unanimously approved with drawings to be signed at the town office. Cindie will have the survey available at JRMC.

Special Town Meeting

- Meeting Date: December 9, 2025, scheduled by Heath Select Board.
- Public Hearing: Planning Board will hold the required public hearing for Article 20 on December 3rd, 2025.
- Doug made a motion to hold the Article 20 public hearing on December 3rd. Will moved. Peter second. All in favor Doug “Aye”, Bob “Aye”, Will “Aye”, and Peter “Aye.” Unanimously approved to schedule a public hearing on December 3rd during the Planning Board monthly meeting.
- Cindie will post the public hearing announcement and send notices to abutter towns.

Old Business:

Accessory Dwelling Units (ADU’s)

- With Bill Fontes departure from the Planning Board, Cindie volunteered to take ownership of the ADU project.
- Massachusetts Housing and Community Development offered to review articles before town council submission.

Short-Term Rental (STR) Regulations

- Doug stated STR’s are a great opportunity for towns to earn tax revenue.
- The board decided to discuss further at the December meeting. Cindie will email the board the STR slides from FRCOG.

December Meeting Planning

- The December 3rd meeting agenda will include Public Hearing for Article 20, Accessory Dwelling Units discussion, and Short-Term Rental regulations development.

Previous Meeting Minutes

- Doug led a review of previous meeting minutes from Oct 01, 2025.
- Doug made a motion to approve the minutes with minor edits. Bob moved. Will second. All in favor, Doug “Aye”, Will “Aye” Peter “Aye” and Bob “Aye”. Minutes passes unanimously.

Next Meeting will be held Dec 3, 2025 @ 7:00 pm via Zoom.

Adjournment

- Doug made a motion to adjourn the meeting at 7:35 pm. Bob Moved. Will Second. All in favor, Doug “Aye”, Will “Aye”, Peter “Aye” and Bob “Aye”. The meeting adjourned at 7:35 PM with unanimous approval.