

DRAFT MINUTES - Heath Planning Board Meeting

Town of Heath
Planning Board
Via Zoom
Dec 03, 2025, at 7:00 pm

Meeting called to order by the Chair at 7:22 pm

ATTENDANCE:

Douglas Mason - Chair
Cindie Garland – Boards Clerk
Will Emmet
Peter Charow
Bob Bourke

New Business:

Public Hearing

- The Chair, Doug, stated the purpose of the public hearing. Revisions to the Heath Protective Zoning Bylaw, Section 9 (Definitions), to align with new Massachusetts laws and regulations, including: Clarification and updates to public way, private way, statutory private way, statutory private way, and changing terminology from “road” to “street.”
- This hearing was a re-advertised version of a bylaw previously discussed at Town Meeting, published correctly for this hearing.
- Doug read the hearing notice: The Heath Planning Board will conduct a public hearing on Wednesday, Dec 3, 2025 at 7:00 pm. Heath Protective Zoning By-Laws Section 9: Definitions, revisions in accordance with new Massachusetts laws and regulations, and update the Heath Protective Zoning Bylaws with the change of “public way”, “private way”, “statuary private way”, and “road” to “street.”. This hearing will be held via Zoom.
- There were no public comments and no board member discussion. Will made a motion to approve the proposed revision to the Heath Protective Zoning Bylaw Section 9 (Definitions), in accordance with new Massachusetts laws and regulations and close the public hearing at 7:25. Peter seconded the motion. Doug “Aye”, Will “Aye” and Peter “Aye”.
- Next step: The revisions will be presented at the Special Town Meeting on December 9, 2025.

Approval Not Required – 15 South Road

- The Board reviewed an ANR application submitted by Bob Bourke for a division of property into two lots.
- The board stated that each resulting lot has sufficient road frontage. Each lot meets minimum acreage requirements. The proposal constitutes a parcel of division and does not require subdivision approval. Any future development remains subject to applicable permitting.

- Materials received included in the ANR application, a \$20 fee, and accompanying drawings to be filed at the JRMC.
- Will made a motion to approve the ANR application for the division of Bob Bourke property. Peter seconded the motion. Doug “Aye”, Will “Aye” and Peter “Aye”.

Previous Meeting Minutes

- Doug led a review of previous meeting minutes from Nov 12, 2025.
- Doug made a motion to approve the minutes with minor edits. Peter moved. Will second. All in favor, Doug “Aye”, Will “Aye” and Peter “Aye”. Minutes pass unanimously.

Next Meeting will be held Jan 7, 2026 @ 7:00 pm via Zoom.

Adjournment

- Doug made a motion to adjourn the meeting at 7:28 pm. Peter Moved. Will Second. All in favor, Doug “Aye”, Will “Aye”, Peter “Aye”. Meeting adjourned at 7:28 PM with unanimous approval.