

MINUTES - Heath Planning Board Meeting

Town of Heath
Planning Board
Via Zoom
Feb 11, 2026, at 7:00 pm

Meeting called to order by the Chair at 7:06 pm

ATTENDANCE:

Douglas Mason - Chair
Cindie Garland – Boards Clerk
Will Emmet
Bob Dane

Old Business:

Approval Not Required (ANR) Approval – 43 Knott Road

- All required paperwork was completed. The application fee check was received and processed.
- Doug made a motion to approve the ANR application for 43 Knott Road. Will moved. Bob second. All in favor, Doug "Aye", Will "Aye", and Bob "Aye". Vote: Unanimous approval.
- Documents will be available for signature at 18 Jacobs Road (Front Office).

Accessory Dwelling Unit (ADU) Bylaw

- The Board reviewed the attorney-edited draft of the proposed ADU bylaw. Revisions Identified: Section 4.2: Strike the word “apartment” before “detached” to align with existing bylaw language. Section 4.7.1E: Remove empty heading. Section 9 (Definitions): Replace local definition with the Massachusetts state definition. Add reference to applicable Massachusetts General Law (MGL).
- Doug made a motion to move forward with the revised ADU bylaw for Town Meeting consideration. Will moved. Bob second. All in favor, Doug "Aye", Will "Aye", and Bob "Aye". Vote: Unanimous approval.
- Cindie will revise the article and send it to the Town Coordinator.

Battery Storage & Data Centers

- Establish a one-year moratorium on building Integrated Energy Storage Systems (BESS) and Data Centers.
- To allow the Town time to review and adopt regulations consistent with forthcoming Massachusetts clean energy siting and permitting requirements.
- The proposal was modeled after the Town’s previous large-scale wind moratorium process.
- A public hearing will be required prior to Town Meeting.
- Doug made a motion to move forward to establish a non-year moratorium on BESS and Data Centers for Town Meeting consideration. Will moved. Bob second. All in favor, Doug "Aye", Will "Aye", and Bob "Aye". Vote: Unanimous approval.

Short-Term Rental (STR) Bylaw – Postponed

- Doug made a motion to pass over the STR bylaw for this year and revisit it next year. Will moved. Bob second. All in favor, Doug "Aye", Will "Aye", and Bob "Aye".
Vote: Unanimous approval.

Definitions Consolidation – Section 9

- Cindie stated existing definitions were reorganized into Section 9 and alphabetized. Formatting cleanup will be completed prior to the public hearing. No substantive changes were made.
- Doug made a motion to move all definitions to Section 9 and forward the article to Annual Town Meeting. Bob Moved. Will seconded. All in favor, Doug "Aye", Will "Aye", and Bob "Aye". Vote: Unanimous approval.

Public Hearing Date

- A public hearing is scheduled for March 11 at 7:00 PM via Zoom. Cindie will publish the notice to the Greenfield Recorder and abutting towns. Full text to be posted at the Town Office.
- Board members agreed to move the March 4th monthly meeting to March 11, 2026.
- Doug made a motion to move forward with the public hearing and move the monthly meeting to March 11, 2026. Bob Moved. Will seconded. All in favor, Doug "Aye", Will "Aye", and Bob "Aye". Vote: Unanimous approval.

Next Meeting will be held Mar 11, 2026 @ 7:00 pm via Zoom.

Adjournment

- Doug made a motion to adjourn the meeting at 7:33 pm. Bob Moved. Will Second. All in favor, Doug "Aye", Will "Aye", Bob "Aye". Meeting adjourned at 7:33 pm with unanimous approval.