

Town of Leyden, MA

Planning Board

Minutes of Meeting 1/25/2023

Attendees: Members Jim Brodeur, David Curtis, Emily Yazwinski

Associate Member Sarah Bartholomew

Audience: Liz Kidder (by phone for portion)

Call to Order: The meeting was called to order at 6:35 PM by Chairman Brodeur.

Approval of Previous Meeting Minutes: 1. Jan. 11, 2023 not voted due to absence of Warren Facey on this nasty weather evening.

Correspondence: None

Members of the Board as well as those of the Solar Planning Committee Emily Yazwinski, Sarah Bartholomew, and Glenn Caffery, with Liz Kidder contacted for questions by the Board, discussed a few housekeeping items in the latest draft zoning bylaw proposal, "Section 5.12, Solar Photovoltaic Installation", plus discussion on the maximum allowable large scale solar acreage which was left up to members touring acreage field examples around Town. All present unanimously agreed that the 5-acre maximum as currently printed in the document was most suitable for Leyden.

Emily moved that the 1/25/23 version of the Solar bylaw amendment in draft form be now sent along to Town Counsel for review, with potential public hearing on March 1, 2023. David seconded. All three members voted in favor.

With respect to the additional amendment to add new definitions to Section 3 of the Zoning Bylaws, as printed in the same 1/25/23 Solar document on pages 13 and 14, Emily moved to send to Town Counsel and the public hearing that amendment wording as well. David seconded. All three members voted in favor.

On page 14 of the above document was a suggested replacement entitled "Purpose" to Section 1 of the Zoning Bylaws, "Establishment". The Board discussed the proposal and, since it needed more work in order to include both the old and the new content of each paragraph, the Board decided to table the proposal to a later undetermined date.

Further discussion for the need to allow an applicant for large scale solar to request a waiver of a requirement for a Special Permit, as well as the ability of the Board to grant such a waiver, Glenn worded an additional paragraph to be inserted into the above voted document, "Section 5.12, Solar Photovoltaic Installation", under **D. GENERAL REQUIREMENTS**, entitled, "**d. Waiver** – Planning Board can consider a request for a waiver of a requirement or standard if it permits the project to better meet the goals of this bylaw." Subsequent paragraphs here would be re-lettered. Emily moved that this amendment be added to the subject document. David seconded. All three members voted in favor.

An additional concern not yet covered by the current solar document was that of a method to prevent an applicant to "game the system" with respect to splitting parcels larger than 10 acres into two lots or ownerships in order to build a solar installation greater than the 5-acre maximum. Suggestion was to ask Town Counsel for advice here.

The solar document will remain in the DRAFT format until the actual final wording is placed on the Town Meeting warrant.

Next Meetings: The next meeting was set for Wednesday, February 8, 2023 @ 6:30 PM at the Town Offices, with potential bylaw hearing on March 1, 2023

Emily moved to adjourn at 8:05 PM. David seconded. All three members voted in favor.

Respectfully Submitted,

James Brodeur, Chair

