

Leyden Life

Leyden, Massachusetts

October 2014

Selectboard Office Hours:

Monday 12:00 - 5:00 PM, Tuesday—Thursday 9:00 AM - 3:00 PM
Friday 9:00 AM - 1:00 PM

Tax Collector:

Monday and Wednesday 5:30 - 8:00 PM

Assessors Office:

Wednesday 2:00 - 8:00 PM

Select Board

SELECTBOARD MEETINGS

The Select Board will meet Thursday, October 9th at 9:00 AM, and Thursday, October 23rd at 6:45 PM in their office. To be added to the agenda or to get a copy of it, please contact Bob Hardesty at 774-4111 or leydenselectboard@crocker.com at least 72 hours prior to the meeting. Anyone not on the posted agenda is welcome to address the Selectboard at the end of the meeting during the "Citizens' concerns not anticipated in advance of the meeting" agenda item time.

TOWN HALL MONTHLY MEETINGS

The following meetings are scheduled this month:

Wed, Oct 1	6:30 PM	Board of Assessors
Wed, Oct 8	7:00 PM	Planning Board
Thu, Oct 9	9:00 AM	Selectboard
Tue, Oct 14	5:30 PM	Board of Health (at the Police Station)
Wed, Oct 15	6:30 PM	Board of Assessors
Mon, Oct 20	7:30 PM	Conservation Commission
Thu, Oct 23	6:45 PM	Selectboard

Any changes to these meeting dates or times will be posted separately. Meetings *not* held monthly will also be posted separately.

Note: Monthly meetings are now posted on the town web site at www.townofleyden.com. Any changes or additions to meeting times and/or dates should be forwarded to Municipal Assistant.

VACATION SCHEDULE

The Selectboard's office will be closed October 13th through 20th for vacation. For matters requiring prompt attention, please call Barbara Wallace at 774-7780.

—Selectboard

Select Board Corner

Pearl Rhodes School now has two propane furnaces installed, thanks to Mike Townsley and Leyden's DPW! Only the chain link fence around the propane tank is left.

The replacement windows for Town Hall will be purchased from Jim Muka of Northern Window & Door Sales, and installed by Brian Abramson of Abramson Renovations. We had four interested contractors, three of whom provided bids.

The Select Board and the Conservation Commission have signed and completed all the documentation for the Leyden Working Farms and Forest Partnership. The signs for each property look great and state the public activities allowed on

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Town Clerk

VITAL STATISTICS

No births, marriages or deaths were reported

STATE ELECTION

The State Election is Tuesday, November 4, 2014. Polls will be open from 7:00 AM to 8:00 PM. The last day to register to vote in this election is Wednesday, October 15, 2014. Absentee Ballots should be available by mid-October. Call for availability. Voters must fill out an Absentee Ballot Application to receive an Absentee Ballot.

NRPZ REVISIONS TO THE ZONING BY-LAWS

The Natural Resource Protection Zoning revisions to the Leyden Zoning By-Laws, adopted at Town Meeting, were approved by the Attorney General's Office September 3, 2014. The NRPZ revisions are enclosed, and will become effective upon date of this publication. The complete Zoning By-Laws are available in PDF format by e-mail. Contact the Selectboard's office.

VACATION SCHEDULE

The Town Clerk's office will be closed October 13th through 20th for vacation.

Town Clerk Office Hours are Mondays 8:00 AM – 12:00 NOON and
Wednesdays 4:30 – 6:00 PM Phone 774-7769

Charles Neville and The Skeletones Big Band at Town Hall

On Saturday, November 1st, at 7:00 PM, legendary New Orleans saxophonist Charles Neville will be performing with the Skeletones Big Band at Leyden Town Hall.

Most folks know Charles from the Neville Brothers Band (formed in 1977). What most people don't know is that Charles' career was up and running in 1953, touring with BB King. He has also performed with Fats Domino, Little Richard, Bonnie Raitt, the Grateful Dead, Allen Toussaint, Greg Allman, Dr. John, Sonny Stitt, Herbie Hancock, and the Marsalis Family. It is safe to say that he has performed with, recorded, managed or met virtually every major New Orleans jazz and blues artist, as well many national and international artists.

The Skeletones Big Band is a 17-piece jazz orchestra, five saxophones/woodwinds, four trumpets, four trombones, piano, organ, guitar, bass, drums and three vocalists. This band will play a wide variety of musical styles—swing, rock, funk, and second line by BB King, Quincy Jones, Woody Herman, Harry James, Little Richard, Fats Domino/Dave Bartholomew, Donny Hathaway, Boz Scaggs, Lester Young, the Jazz Crusaders, the Boxtops, and more. **There is no admission charge.** Refreshments will be available, provided by the newly formed Leyden Cafe Cooperative!



This project is sponsored in part by a grant from the Leyden Local Cultural Council, a local agency that is supported by the Massachusetts Cultural Council, a state agency.

Robertson Memorial Library

Library Hours: Monday 1:00 – 6:00 PM; Wednesday 1:00 – 6:00 PM, and
Saturday 10:00 AM to NOON Phone 773-9334 (Leave a message any time.)

The Summer Reading Program came to a close on September 3rd, and I'm inspired by those parents who brought their children to the library weekly. Twenty-five people signed up to participate, and eleven actually submitted their book logs on time. This year's big winner is Rebecca Rodgers, who read 10,127 pages. Rebecca is a ninth grader at Pioneer. We just know she will experience great success. She read a wide variety of books and is an avid fan of the printed word! Congratulations, Rebecca!

Other stars include the following: Erin LeBlanc (8,321pp.), Ben Hunsicker (4,822 pp.), Max Saviano (2,042 pp.), Amber Kowal (1,865 pp.), Kaia Livingstone (1,863 pp.), Emma Snow (1,077 pp.), Ana Smith (581 pp.), Anya Livingstone (572 pp.), Lexi Jones (EST. 315 pp.) and Aaden Foley (345 pp.). Congratulations to all who participated. A gift certificate to the World Eye Bookstore, a special gift from Yankee Candle, and passes for two to attend the Big E (drawing from a hat) all say 'Fine Job' to those who took part!

Leslie Brooks has kindly donated her most recent book, *On the Path of the Beloved*, to the library. To quote the back of the book, "Leslie has been writing all of her life, as well as having been a painter, sculptor, psychotherapist, and soul worker." Anyone interested in the divine feminine will want to read this 'inspirational and highly spiritual read.' If you want to purchase a copy for yourself, it's available on Amazon.

Thank you, Leslie. (Note: Ann McNelly worked as an editor on this project.)

The parking lot continues to grow and develop and should soon be available for use. I can't wait to plant grass, clean up the flower beds and make this place beautiful for fall! Thank you, Bill and Dave Brooks, for all your hard work and effort to make parking safer and the library a little more accessible! "If we don't get any more rain and tornadoes, you might see some grass growing soon," Dave laughed after a quick visit on September 10th.

Autumn is upon us after the fastest summer on record! Enjoy the color, and on those chilly nights, you might want to read a book from the library. Please visit us!

—Chris Johnston

Select Board Corner

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each parcel. They should be in place soon.

Jeff Neipp is the Leyden representative to the Mohawk Trail Woodlands Partnership.

The DPW has been using excess soil to fill in the new Town land next to the library. More parking space will be available soon!

Please complete the COA survey enclosed in this newsletter. The Select Board has had several meetings with the COA and the Franklin Regional Transit Authority (FRTA) reviewing possibilities. Your completion of the survey will greatly inform our decision-making process.

We are working on a Budget Calendar to streamline the budgeting process and to hopefully provide residents with a shorter Annual Town Meeting. —Select Board

On the Path of the Beloved Published by Leslie Brooks

Former Leyden resident Leslie Brooks' long-awaited second book, *On the Path of the Beloved*, is finally here! Edited by Leyden's own Ann McNelly, Leslie's book is now on loan at the Robertson Memorial Library and is available for purchase at Amazon. Autographed copies are available for purchase at www.love-incarnate.com.

Leyden Life Lowdown

EASY SUBMISSION

Submit an e-mail to Cornelia Reid at cr43wr41@gmail.com, Carolyn Asbury at carolyn.asbury@gmail.com, and Bob Taylor at bobxtwo@verizon.net. (Yes, please send it to *all three* of us.)

Either attach a Word document or include the information in the body of the e-mail. If e-mail is not possible for you, hard copies of items for *Leyden Life* can be left in the book drop outside the Library. The deadline for inputs is the **15th of the month**.

If you would like to receive the **electronic version of *Leyden Life*** in PDF format, please email the same three addresses listed above.

THANKS

Thanks to Angels' Rest, the Mallorys, the Hewetts, Bernice Brooks, and Peggy Brown and Bob Anson for donations this month. *Leyden Life* depends totally on support from its readers for its existence, so we are always grateful. Thanks to Susan Coan and Liz Kidder for collating, and thanks to deliverers Marie Bartlett, Marie Lovley, and the Cafferys. (We apologize if we missed anyone.)

Keep Leyden beautiful.
Please don't litter.

DISCLAIMER

Leyden Life is not an official publication of the town, nor an official source of town business. We do our best to print accurately and distribute promptly the announcements and information we receive. Please check with the town to verify information regarding town business or activities.

Leyden Life

Published monthly in Leyden,
Massachusetts by a non-profit group of
volunteers.

Editors: Cornelia Reid 774-5146,
Carolyn Asbury 774-2840
Layout and Design: Bob Taylor 624-8965

Items for the next issue are due to
Cornelia at cr43wr41@gmail.com,
Carolyn at carolyn.asbury@gmail.com,
and Bob at bobxtwo@verizon.net
by 5:00 PM on

Wednesday, October 15th.

If you cannot e-mail your submission, please
leave it in the book drop outside the Library.

Donations are always welcome! Send to:

Leyden Life c/o Reid
30 West Leyden Road
Leyden, MA 01337

Leyden Café Grand Opening!

Are you one of the many in Leyden who have wished for a gathering place where townspeople could meet, have a cup of coffee, spend some time together and get to know each other? Wish no further; it will happen soon! A small group of townspeople is volunteering to create **Leyden Café**.

The café will have a preview in the downstairs meeting room of Town Hall on Sunday, October 12th, from 8:30 AM till 12:30 PM. Coffee, tea, cider, homemade muffins, scones and coffeecake will be available for purchase, along with local art. Conversation, gossip, and games will be supplied at no cost.

The official **Grand Opening of the Leyden Café** will be the evening of Saturday, November 1st, when we will provide refreshments for the Charles Neville Band Concert at Town Hall.

The café will also be open all day on Election Day, Tuesday, November 4th. The Flu Clinic is also taking place in Town Hall on that day. Stop in for a restorative refreshment after your flu shot!

For more information, contact Robin Neipp at jarlneipp@verizon.net.

Leyden Council on Aging COA)

Senior Survey: Are you 50 or over, or a friend, neighbor, family member or caregiver of someone over 50? If so, we need you to tell us what we should focus on in the coming year. We're asking for only a few minutes of your time to fill out the Community Survey for Leyden Seniors. The survey (only 10 questions!) is enclosed with the newsletter (or you can respond online by clicking on the link at the end of the questionnaire). Completed questionnaires can be mailed to Town Hall; placed in boxes that will be left at Town Hall, the Library and the Church; or completed online. (P.S.: Men are encouraged to fill out a survey too!) **Deadline for responses is November 1, 2014.**

Wednesday, October 1

4:30-6:00 ~ Monthly Business Meeting of COA Board at Town Hall. Anyone may attend.

Monday, October 20

10:30-11:30 ~ "Folding Chair" Tour of Historical Leyden with Bob Snow, at Town Hall.

11:30-12:30 ~ Potluck Luncheon

Since we have no armchairs, we'll sit in our comfy folding chairs and listen to Bob Snow's tour of various historical places and buildings throughout town, with the aid of old maps and photos. Bob will talk about famous people who came from Leyden, as well as historical sites in town. We'll get together afterwards for a potluck luncheon (simple foods are just fine!). Bring your questions and your appetite!

Volunteers Needed! The COA is hoping to find volunteers to help us with these upcoming projects: (1) organizing a Leyden food bank at Town Hall when extended power outages or other family emergencies occur; (2) meal prep and clean-up for our community meals at Town Hall once a month; and (3) phone calls to local seniors for up-dates on meeting times and topics, etc. These would require only 1-2 hours a month of your time and can be scheduled at your convenience. Please contact Sue Howarth at 774-3118 if you are interested or want to know more.

Knitting Circle

The Leyden knitting circle will meet twice in October, on the 10th (location to be announced) and on the 24th at Laura Timmerman's house (773-8325) from 6:30 to 8:30 PM. All are welcome to join us; no experience is needed and all kinds of handwork are fine. Even if you don't know how to knit, come along and we'll help you get started! Visitors and all ages are welcome; it's very relaxed and low-key.

—Laura Timmerman, 773-8325

Facebook Group: "Leyden Knitting Circle" Members sometimes post pictures of their projects here, or interesting knitting-related links.

Board of Health

The Board of Health will hold its annual Flu Clinic on Tuesday, November 4th. This year we will have two clinics, the first at 8-10 AM, and the second at 5-7 PM downstairs at Town Hall. We have been informed by the Massachusetts Department of Health that this will be the last year we can give free shots. Next year we will need to see insurance cards to bill for the shot. The BOH will have to purchase the vaccine. We hope to continue providing this service to our residents depending on budget constraints. Remember that children can receive this vaccine also. We would like some feedback from the community about how you feel about paying for or using your insurance to receive the valuable flu shots. This would cost the BOH approximately \$700.

Your BOH is working for you.

—Gloria Fisher chair

White Hickory Tussock Moth Caterpillar...BEWARE



The caterpillar excretes venom upon contact. Most people who handle these critters will experience a burning, nettle-type, itchy rash of mild to moderate severity. Washing the affected area with soap and water, then applying ammonia or calamine lotion, followed by icing the area should set things to rights. However, *some folks are hypersensitive to the venom* and have allergic reactions. In addition to the itchy rash, they are likely to experience more severe symptoms such as swelling and nausea. Those individuals should seek expert

Leyden Local Cultural Council

The purpose of the Leyden Local Cultural Council is to promote and maintain the vitality of local cultural resources and to ensure these resources are offered to the greater Leyden community. **It is time to apply for funds** from the Leyden Local Cultural Council. Proposals are due to the council no later than Wednesday, October 15th. Council Applicants can find Word and PDF versions of the LCC Standard and Field Trip applications on www.mass-culture.org/Leyden.

Our criteria for funding applications include but are not limited to: artistic or creative merit; thorough project design; proven track record of the applicant; community benefit and involvement; events that take place within the physical boundaries of Leyden; and events that provide active involvement and direct participation of Leyden residents. Guidelines for submission: all sections of the application must be completed and the application signed; all applications must be typed or legible; applications must be *postmarked by Wednesday, October 15th*; and seven copies must be submitted to Leyden Local Cultural Council, Leyden Town Hall, 16 West Leyden Rd., Leyden, MA 01337

—Kathie Benson

Pearl Rhodes Elementary School

Upcoming Events

October 2 - PRES Open House, 6:30 PM

October 13 - Columbus Day, No School

October 24 - No School—Teacher In-Service Day

November 3 – 7 - Scholastic Book Fair

November 11 - Veteran's Day, No School

November 12 - Early Release at 12:00 noon
(no lunch served)

You can help! Log on to www.stopandshop.com/ajplus and register your Stop & Shop card online. Please be sure to register **Pearl Rhodes Elementary** using **ID #05063**. Then, each time you shop at any Stop & Shop using your Stop & Shop card, you will earn *cash* for our school! Also, please encourage your friends, neighbors & family members to do the same. Thank you!



Lock-down Drills

All of our five PVRSD schools will be practicing a lock down drill with the Franklin County Safety and Security Task Force along with local/town emergency departments this fall. Some of the recommendations (visible changes or additions to each school site, if not already in place) are security systems at front doors, all school doors locked during the day, a sign-in procedure upon entering buildings, inside and outside doors and rooms clearly labeled, and curbs in front of schools clearly marked for emergency vehicles only.

This task force will be present during October to assist local and school officials in practicing a lock down drill with students while school is in session. Students will have conversations at school about the practice drill. There are many possibilities for a school to go into lock down, such as something happening in the community that would call for a school to be told to go into lock down, an environmental spill or accident on the local highways or railroad tracks, a possible intruder or escapee to identify a few.

Leyden United Methodist Church

What's your favorite season?

My favorite season is autumn with its beautiful leaves, brilliant blue skies and crisp fall air. No wait—it's winter with fields of sparkling snow, ice tipped trees and frozen nostril hairs the minute I step out the door. But I love the smell of spring mud, the taste of sugar on snow, the beautiful flowers and that particular spring green of tree leaves as they bud and burst onto the scene. Okay, okay. I love them all! You know the joke, the one where they say sure, New England has four seasons—winter, winter, winter and construction. But I say we have the most exquisite seasons, so different from one another, so wonderful, so obviously created by an awesome God with a great sense of aesthetics and an even better sense of humor. I mean, have you seen a giraffe or a hummingbird? Hilarious!

Life is like that too, isn't it? Life is cyclical. We have times of pure bliss creating new relationships, welcoming babies, celebrating the milestones of graduation and new jobs. But we also have times of despair, losing a loved one, facing a difficult diagnosis or the end of a relationship. We are born, we learn, we grow, we age and we die. When I buy my pansies in the spring, I think they are hardy and will endure cold well, so they will last forever. Then they get leggy and have fewer blossoms and no matter how many years I've been planting them, I wonder whether I've done something wrong. Have I put them in too sunny or shady a spot? Have I watered them too much or too little? The reality is that they have a seasonal cycle. They're done. Their season is complete. My planting experience repeats the cycle with geraniums in summer, whose blossoms fall. Then they are replaced by fall chrysanthemums whose blooms wither and are finally replaced by Christmas wreaths.

It is difficult realizing that we too, are only here for a season. I've recently noticed that I need reading glasses for the smaller print. The store clerks and nurses are looking younger and the image in the mirror is looking older. It only makes sense that human institutions go through the same cycles of birth and growth, decline and decay. Churches aren't as big and vibrant as they were in the 1950s, and we feel nostalgic for the times of burgeoning Sunday Schools and vibrant youth groups. We worry that we haven't done enough. There is a Greek proverb that says, "A society grows great when old men plant trees whose shade they know they shall never sit in." The bible has a similar sentiment in 1 Corinthians 3, where Paul says that one plants, another waters, but God gives the growth. We are called to plant and water, knowing that future generations will benefit. We are called to live in the moment, enjoy what we have, knowing the rest will be taken care of in due time.

A friend recently told me that she had taken her mom on vacation to Acadia National Park, a beautiful mountainous place on the Maine coastline. The mom would say how thoroughly she enjoyed each wave and stone, each tree and scenic vista. But, you see, that dear mom has Alzheimer's and once they left the spot, she could not remember it at all. None of it. It was very sad for my friend who had been so pleased to share a wonderful experience with her mom but she realized something very important: She realized that we must live for the present. We must enjoy each moment as we have it.

We are blessed here in New England with gorgeous seasons. Those of us who have lived here for years know the harbingers of each coming season—each birth and death and rebirth. Don't fret when the harvest is less than you might have hoped. Plant and water. God will take care of the rest. Enjoy each moment you are given.

Join us for worship on Sunday mornings at 8:45 at the Leyden United Methodist Church. Contact us via e-mail at leydenumc@gmail.com or phone at 413-774-6441. Like us on Facebook and visit our website at <http://leydenumc.weebly.com>. The church is located at 15 West Leyden Road across from Town Hall and is handicap-accessible. All are welcome!

September 21st – Matthew 20:1-16 – Oppression and Opportunity

September 28th – Exodus 17:1-7 – Water from the Rock

October 5th – 1 Corinthians 10:16-17 – One Loaf – World Communion Sunday – Blessing of the Animals

October 12th – Psalm 106:1-6, 19-23 – God of Second Chances – Union Service with Brattleboro church

—Rev. Cheryl Meachen

Unclassified Ads

Unclassified Ads Policy Statement

We welcome unclassified ads from Town residents, and will run them free of charge (though a small donation of \$1 or so is always appreciated). We will normally run an ad for one issue only, unless requested to extend it.

Trip Down Memory Lane—Free! Copies of Blair & Ketchum's Country Journal, from the '70s and early '80s. Also a stack of Cooking Light and Gourmet Magazines. Call the Reids at 774-5146.

Yamaha Keyboard—Free! 60-key Yamaha PSR-180 multi-functional keyboard is yours for the taking. Call Bob Taylor at 624-8965.

Seasonal Outdoor Work: We're looking for someone to help with seasonal outdoor chores such as lawn mowing, weed whacking, fire wood stacking and raking snow off the roof. If interested in earning extra money, call Paula or Karen at 774-3897.

Timber Frame Buildings small, custom-designed and assembled. Locally milled lumber. Cabins, sheds, workshops, studios, pool houses, greenhouses, etc. Contact Patrick at Single Bay Timber Frames at 413-834-4285 or message me on Facebook at Single Bay Timber Frames.

Ed's Sugar Shack has fresh local maple syrup for sale. Available in gallons, half gallons, quarts and pints. Call 773-7619, Ed and Carol Johnson, 72 South County Road, Leyden. Member of Massachusetts Maple Producers Association

Natural Lamb is available again from the Petersons at Orchard Valley Farm. No growth-enhancing hormones or antibiotics. Usual cuts generally available. Special orders on request. Call 624-5562 or email ovfarm@verizon.net. Like us on Facebook at Orchard Valley Farm.

Maple Run Farm: A limited supply of Persephone's Garden Raw Honey should be available late fall. One hive is thriving and we'll know honey availability soon. 2015 should be a great year. Pigs were raised this year, but what we have is spoken for. Natural Romney yarn is for sale for knitting or weaving, processed chemical-free at Green Mountain Spinnery in Putney, VT. Call Barbara Wallace at 774-7780.

Lost and Found

Prescription glasses with brown plastic frames found on Greenfield Road on Sunday, August 31st between 7:30 and 8:30 AM. Call Laura Timmerman at 773-8325.

PVRS Class of 1969

Invites PVRS alumni to join us at the
Marriott Hotel

423 Russell Street (Route 9)

Hadley

Saturday, November 15, 2014

8:00 - 10:00 PM

A small donation to the Class of '69
Treasury would be appreciated.

Registered Holsteins and Brown Swiss
Maple Syrup
Raw Milk



Dairy Farmer Cooperative

Bree-Z-Knoll Farm, LLC

Warren Facey

160 North County Road, Leyden, MA 01337
Phone: 413-774-3757 Cell: 413-522-2512

Sweet Morning Farm CSA

EGGS & EXTRAS: We sell organically grown chicken eggs for \$6.00/large, \$3.50/small. Mesclun, spinach, daikon radishes, and leeks are ready for fall eating and we hope to have kale, leeks, salad greens, and microgreens in the winter. For weekly updates about eggs and vegetables, email us to be placed on the Eggs & Extras Email List.

SHARES: The farm shares continue through October and will start up again next spring. Call or email if you want to know more about them or to reserve a share for 2014. For pictures of the shares, go to Sweet Morning Farm's blog or facebook page.

CHICKEN & DUCK: We are raising some chicken and duck for meat. Organic, pasture-raised poultry that is really delicious. Last chance to order!

Visit us at the Bernardston Farmers' Market September 27 & October 4, 10 - 1.

—Laura Timmerman, Rob Creamer, Sweet Morning Farm, 413-773-8325,

aurat@crocker.com, <http://sweet-morning-farm.blogspot.com/>
<https://www.facebook.com/SweetMorningFarm>

Spirit Fire

Free Online Meditation Practice on M/W/F. Sunday World Service Meditation.

Tuition Online Courses: Esoteric Astrology 101 beginning September 22, Esoteric Astrology 201 beginning on November 11. Registrations are still open for both classes. To register please visit us online: www.spiritfire.com or call 413-624-3955 for more information on the classes.

Interested in learning how to meditate? Please come join us at Spirit Fire on Tuesday evenings at 7:00 PM for a free guided meditation.

—Details for all are at SpiritFire.com or call 624-3955.

Angels' Rest

Enjoy a long weekend of Tai Chi/Qigong Basics October 10-13 at Angels' Rest. Join Senior Universal Tao Instructors Marie Favorito and Sharon Smith for a weekend of Taoist renewal and rejuvenation. Commuters are welcome.

This retreat is for beginners as well as the seasoned practitioner. For more information or to contact Marie, go to <http://www.bostonhealingtao.com>.
—Jennifer Paris

Linda Romano

Fall tune-ups: Shiatsu, body sculpting, Reflexology, chair massage. Detoxing options are Swedish with aromas or salt rubs. Self-care sessions for individual or group, take home options for health and wellbeing.

Letting go meditation, breath work, yoga—new series, Thursday nights 6:30-7:30. Six weeks through October.

Tuesday morning Yoga class, AM Awakening at 7-8 AM. call Linda Romano at 413-624-3334 C/L MT CYT. Enjoy! PS: Ask about discounted programs, call for appointment, RSVP, or info.

townofleyden.com

leydenselectboard@crocker.com

Community Survey for Seniors

The Leyden Council on Aging is trying to better understand the needs of seniors in our community in order to offer activities and services that enhance the lives of our growing over-50 population. Individuals of ANY age may complete the survey; spouses and other family members are encouraged to respond individually. **Please circle your answers. Deadline: November 1.**

1. Please indicate your age:

- a. Under 50
- b. 50-59
- c. 60-69
- d. 70-79
- e. 80 and over

2. Gender:

- a. Male
- b. Female

3. What are your greatest concerns about living in Leyden as you grow older?

4. What keeps you from attending Leyden's COA programs? (Circle any that apply.)

- a. Didn't know about them
- b. Nothing I was interested in
- c. Wrong time or day
- d. Can't get there
- e. Don't like meeting location
- f. Other

5. Have you attended senior center programs in other towns?

- a. Yes
- b. No

6. What types of **programs and activities** would you like to see offered in Leyden? (Circle as many as apply.)

- a. Exercise/Wellness classes
- b. Hiking or walking club
- c. Legal issues
- d. Technology
- e. Historical/Local history
- f. The Arts (music, painting/drawing, singing, dancing)
- g. Book club

- h. Movies
- i. General opportunities for companionship
- j. Bus Trips (e.g. to baseball games, Big E, museums, etc.)
- k. Other Ideas:

7. What types of services would be helpful to you? (Circle as many as apply.)

- a. Health/Nursing Services
- b. Senior/smaller housing
- c. Transportation to appointments, shopping, etc.
- d. Coffee shop/store
- e. Information and social services for help with aging issues
- f. In-home outreach services (friendly visitor, errands, minor home repairs)
- g. Other

8. How important is it to you that meals be served at COA activities?

- a. Very important
- b. Somewhat important
- c. Not important

9. Which days of the week are best for COA activities:

- a. Monday
- b. Tuesday
- c. Wednesday
- d. Thursday
- e. Friday

10. Please indicate which time of day is best:

- a. Morning
- b. Afternoon
- c. Evening

Do you wish to be on a mailing or email list to keep you informed of news and/or activities relating to the Leyden Council on Aging? If yes, please write your name and address (or email address) below.

Mail or bring this form to: Leyden Town Hall, c/o Council on Aging, 16 W. Leyden Rd., Leyden MA 01337 by November 1. Or respond to the survey online at: <https://www.surveymonkey.com/s/3KHJRGs>

Thank you!

Zoning By-Law Revisions

5.7 Driveways, Common Driveways, and Flexible Frontage

A. Driveway Regulations

1. Every building lot shall have vehicular access from its frontage, unless a special permit has been granted for the use of a common driveway to provide such access.
2. The driveway shall be designed before a building permit for a newly constructed dwelling is approved, and the driveway construction shall be completed before any occupancy or use of the premises is permitted.
3. Driveways shall be constructed so that there will be no discharge of water, soil or other debris onto the public way. stones
4. All new driveways shall be constructed to provide a minimum 25 foot long section with a slope not greater than 5% from the intersection with the maintained traveled way of the street, except that the Planning Board may grant a special permit for a greater slope based on sound engineering practice for the site's terrain and usage.
5. The angle of intersection between the driveway and the public way shall be no less than sixty degrees (60), except that the Planning Board may grant a special permit for a lesser angle based on sound engineering practice for the site's terrain and usage. An angle as close to ninety degrees (90°) as possible is recommended for safety.
6. All driveways shall be designed and constructed in a manner to assure reasonable and safe access to all vehicles, including but not limited to emergency vehicles of all types. The traveled portion of a driveway shall be a minimum of ten (10) feet wide in order to insure such access. The maximum grade of a driveway shall be 15% over any distance.
7. An applicant for a driveway permit shall comply with applicable regulations of the Conservation Commission pursuant to the Wetlands Act, G.L. Chapter 131, Section 40.

B. Common Driveway Regulations

1. Common driveways are allowed by special permit. At most, four (4) dwelling units (counting accessory apartments or each unit in a two-family dwelling as separate dwelling units) may be served by or otherwise share a common driveway. A common driveway shall lie entirely within the lots being served or on open space land in NRPZ designs and shall, if serving more than two dwelling units, be named as a "way" (Example: "Wilson Way") with a sign placed in plain view from its intersection with a public way.

The applicant(s) must provide all of the following:

2. Evidence of deeded covenants for all affected lots which include provisions which are adequate in the opinion of the Planning Board and town counsel to (i) establish a maintenance association comprised of the owners of all lots served by the common driveway; (ii) ensure continued maintenance, repair, plowing, and sanding of the shared driveway surface and its drainage structures; (iii) provide for the collection of dues and assessments necessary for such ongoing maintenance, repair, plowing, and sanding of the shared driveway; and (iv) provide an enforcement mechanism enforceable by the maintenance association in the event of non-payment of dues or assessments by a member.

3. Guarantees including but not limited to financial surety as provided by the Town of Leyden Subdivision Regulations that the common driveway will be constructed as proposed if the special permit is issued.

4. A plan signed by a registered professional engineer for the common driveway showing alignments, grades, subsurface preparation, drainage facilities, and surface materials.

5. The common driveway must be designed to safely handle the proposed traffic and provide year-round access for emergency vehicles, and must satisfy at least the regulations for driveways in this zoning bylaw. The Planning Board may require additional construction enhancements for width, turn-outs, subsurface preparation, drainage, alignment, and surfacing as it deems necessary. Such enhancements may not be more stringent than the requirements for a "Secondary Street," as found in the Town of Leyden Subdivision Regulations.

6. A common driveway shall in no way exempt the applicant(s) from meeting applicable frontage requirements on a public or private way for each individual building lot unless the lots are in an approved NRPZ design or a reduction in frontage requirements is granted in accordance with subsection C below.

C. Flexible Frontage Regulations

1. In order to reduce the number of curb cuts onto town roadways, preserve the natural, cultural, or scenic resources along these roadways, facilitate the movement of wildlife across roadways, protect recreational trailheads at the roadside, and improve the design and site planning of smaller residential neighborhoods, the Planning Board may approve in its special permit for a common driveway, a reduction or elimination in frontage requirements on a public or private way for one or more of the lots proposed to be served by the common driveway.

2. Such reduction or elimination of frontage requirements shall not affect any other dimensional requirement for the lots to be served by a common driveway or result in more than one lot otherwise possible without such reduction or elimination.

3. In order to take advantage of this option, an applicant shall obtain the required special permit for the common driveway and layout of the lots to be served by it prior to seeking approval for the creation of the subject lots under the "Approval Not Required" provisions of the Town of Leyden Subdivision Regulations. The Planning Board may approve such frontage reductions or eliminations only if it finds that the goals listed in C(1) above will be better achieved than without the reductions or eliminations.

5.10 Natural Resource Protection Zoning (NRPZ)

A. PURPOSE AND APPLICABILITY

1. Purpose: The primary purpose of this Section is to preserve the natural resources of Leyden, especially land in or suitable for agricultural production and larger contiguous blocks of forest land suitable for the production of forest products. This is necessary for the continuation of significant resource-based local agricultural activity and for the protection of the Town's water resources and other unique environmental assets. This section is also intended to foster compact development patterns using flexible regulations for density and lot dimensions and to promote and encourage creativity in neighborhood design. The Town wishes to encourage the use of NRPZ because it results in the preservation of contiguous open space and important environmental resources, while allowing design flexibility. NRPZ reduces development impacts on farmland, forests, wildlife habitat, large tracts of contiguous open space, environmentally sensitive areas, steep slopes, hilltops, and historically significant areas.

2. Applicability: To encourage this type of development, NRPZ projects are allowed by-right, subject to the requirements of this section and the Subdivision Rules and Regulations (Subdivision Regulations). An NRPZ (also referred to herein as a "project") may be proposed anywhere in Leyden. All subdivisions, except within or partially within a radius of one-fourth (1/4) mile of the front door of the Town Hall, shall comply with the NRPZ provisions of this Section 5.10, unless the Planning Board allows a development that deviates from the requirements herein by special permit. Such deviations may be approved if the applicant demonstrates that the proposed alternative development configuration provides adequate protection of the site's environmental resources and fulfills the purposes of this section as well as or better than an NRPZ. If the Planning Board determines that the land with the greatest conservation value cannot be protected except by the use of an NRPZ plan, the Planning Board shall deny the special permit for the deviation and require that the applicant submit a plan that complies with the requirements for an NRPZ.

3. Consolidated Special Permits: If the proposed NRPZ also involves proposed deviations, one or more common driveways, density bonuses, transfer of development rights, and/or any other use that requires a special permit, the proceedings for all such special permits shall, insofar as practicable, occur in one consolidated special permit proceeding before the Planning Board.

4. Exemptions: The provisions of A(2), above apply only to subdivisions of land as defined in Section 81L of Chapter 41 of the General Laws, and not to construction of homes or businesses on individual lots existing as such prior to May 17, 2014 or to lots created at any time through the "Approval Not Required" process described in Article III, Section 234-5 of the Subdivision Regulations with frontage on public ways existing as such as of May 17, 2014.

B. CONSERVATION ANALYSIS AND FINDINGS

1. In order to enable the Planning Board to determine whether or not a proposed NRPZ (or development by special permit that deviates from the requirements for NRPZ) satisfies the purposes and standards of this section, an applicant must present sufficient information on the environmental and open space resources for the Planning Board to make such a determination. The required information shall be provided in the form of a "conservation analysis" as described in Article IV, Section 234-9(E)(4) of the Subdivision Regulations.

2. Prior to filing an application, an applicant is encouraged to meet with the Planning Board to discuss the conservation resources on the site. At such a meeting, the Planning Board shall informally indicate to the applicant which land is likely to have the most conservation value and be most important to preserve and where development may be most appropriately located.

3. The Planning Board, in consultation with the Conservation Commission and Open Space Committee, if any, shall study the conservation analysis, may conduct field visits, and shall formally determine which land should be preserved and where development may be located. The Planning Board shall make written findings supporting this determination (the "conservation findings"). The Planning Board may deny any application that does not include sufficient information to make conservation findings or that does not

preserve land that the Planning Board determines should be preserved from development as a result of the conservation analysis and findings.

4. The Planning Board's conservation findings shall be incorporated into its decision to approve, approve with conditions, or deny an application. The conservation findings shall describe the land to be permanently preserved by a Conservation Restriction or other means, any structures, uses, or activities reserved from the terms of the Conservation Restriction, and management guidelines for such land, if appropriate. The conservation findings shall also indicate preferred locations for development if the NRPZ is denied based upon such findings.

C. MINIMUM PRESERVED OPEN SPACE

The Plan shall show that at least 80% of the total acreage of the project will be preserved by a Conservation Restriction or other means, the configuration of which shall be based upon the conservation findings.

D. ALLOWABLE RESIDENTIAL UNITS

1. The maximum number of residential units in an NRPZ is calculated by a formula based upon the net acreage of the project. This formula is intended to take into account site-specific development limitations that make some land less developable than other land. This calculation involves two steps, calculating the net acreage and then dividing it by the density divisor.

2. Net Acreage Calculation

(a) The factors named below are included in this subsection for net acreage calculation purposes only and do not convey or imply any regulatory constraints on development siting that are not contained in other applicable provisions of law, including this zoning bylaw. To determine net acreage, subtract from the gross acreage of the project the total acreage of:

(i) one-half of land with slopes of 15% or greater (2000 square feet or more of contiguous sloped area at least 10 feet in width);

(ii) all land subject to easements or restrictions prohibiting development;

(iii) all FEMA 100-year floodplains; and

(iv) all freshwater wetlands as defined in Section 40 of Chapter 131 of the General Laws, as delineated by an accredited wetlands specialist and approved by the Leyden Conservation Commission.

(b) Applicants shall use the Field Data Form found in Appendix G of the Massachusetts DEP Handbook "Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act" (1995). The complete form shall be submitted including all methods of determination, i.e., vegetation, soil, and any other indicators, as provided for on the form. If detailed vegetative assessments are not required by the Handbook for a particular site, the reasons must be noted on the Field Data Form. At the Planning Board's discretion, any of the information described above may be taken from current geographic information systems data available from the Massachusetts

Department of Environmental Protection, Mass GIS, and other credible sources including delineations registered by the use of global

positioning systems.

3. Unit Count Calculation

To determine the base number of allowable residential dwelling units on the site, divide the net acreage by the base density divisor of 5. Fractional units of less than 0.5 shall be rounded down and

0.5 or more shall be rounded up.

4. Density Bonuses

(a) The unit count determined in D(3), may be increased through density bonuses designed to advance important goals of the Leyden master plan or community development plan, if any. Density bonuses are given by special permit at the discretion of the Planning Board based upon the expected public benefit. They are calculated by first determining the allowable unit count under D(3) without rounding fractional units up or down, and then multiplying that number by 100% plus the percentages that follow. The resulting fractional units, if any, shall be rounded up or down as in D(3).

(b) If the applicant allows deeded public access to the open space portion of the property and the Planning Board finds that such public access provides a significant recreational benefit to the Town (such as access to an important natural area or a trail system): a maximum of 10% over the allowable unit count in D(3).

(c) If the applicant permanently restricts ownership and occupancy of units allowed by D(3) as affordable housing, herein defined as housing units that are eligible for inclusion in the Town's "Subsidized Housing Inventory" for the purposes of Chapter 40B of the General Laws, and makes a binding commitment to construct such affordable residences: a maximum of 25%. For every unit included in the allowable unit count under D(3) that is built and dedicated as an affordable unit, two bonus market rate units may be permitted, up to the maximum of 25% over the allowable unit count in D(3).

(d) If the applicant preserves as permanent open space more than the minimum required percentage: a maximum 10% over the allowable unit count in D(3) per additional 5% of the parcel preserved as open space.

5. Density Transfer (Transfer of Development Rights)

(a) Procedure: The Town of Leyden encourages flexibility in the location and layout of development, within the overall density standards of this Zoning Bylaw. The Town therefore will permit residential density to be transferred from one parcel (the "sending parcel") to another (the "receiving parcel") which shall be an NRPZ project under this Section 5.10 only. The process of density transfer is as follows:

(i) All density transfers require a special permit from the Planning Board.

(ii) The special permit application for a density transfer shall be signed by the owners (or their authorized representatives) of both the sending and receiving parcels.

(iii) The special permit application shall show a proposed NRPZ plan for the receiving parcel (subdivision or site plan) as well as a base unit count calculation prepared according to the provisions of D(3). For the sending parcel, the applicant may calculate the allowable number of units eligible to transfer by either:

(aa) calculating the net acreage pursuant to D(2) and dividing by 15; or

(bb) dividing the total (gross) project area by 25.

(iv) Fractional units of less than 0.5 shall be rounded down and 0.5 or more shall be rounded up.

(v) Sending parcels existing as such on May 17, 2014 may have development rights calculated by either method iii (aa) or (bb), above at the applicant's election. Sending parcels which have been modified by lot line changes after May 17, 2014 must employ method iii (aa). The density calculation for the sending parcel shall not include any of the density bonuses available under Subsection D(4), above.

(vi) In reviewing an application for density transfer, the Planning Board shall first determine the base number of allowable residential units permitted on the receiving parcel using all of the relevant standards in D(3) and any density bonuses sought under D(4). The Planning Board shall then determine the number of residential units

available to transfer from the sending parcel(s) pursuant to iii (aa) or (bb), above.

(vii) The Planning Board may then grant a special permit allowing the transfer to the receiving parcel of some or all of the allowable residential units from the sending parcel(s).

(viii) As a condition of approval of the density transfer, a Conservation Restriction on the sending parcel(s) satisfying the requirements of Section G, below shall be executed and recorded in the Registry of Deeds. The Conservation Restriction shall require that the total area of land used in the calculation required under iii (aa) or (bb), above be permanently restricted. (For example, if development rights to build five units are transferred and the calculation is according to iii (bb), above at least 125 acres of the sending parcel must be permanently restricted.). Those portions of the sending parcel(s) not required to be subject to the Conservation Restriction may be used in accordance with this zoning bylaw.

(b) Findings Required: The Planning Board shall not approve any residential density transfer unless it finds all of the following.

(i) All requirements for the granting of a special permit have been satisfied.

(ii) The addition of the transferred units to the receiving parcel will not increase the maximum allowable unit count under D(3) by more than 25%, and will not adversely affect the area surrounding the receiving parcel.

(iii) The density transfer will benefit the Town by protecting a substantial area of developable land with conservation value on the sending parcel(s) in a manner that furthers the purposes of this Section 5.10.

(iv) The density transfer will be consistent with the master plan, community development plan, or other town-wide comprehensive plan, if any.

6. Maximum Density Bonus and/or Density Transfer

The density bonuses and density transfers allowed in D(4) and D(5), above may be combined to result in a total increase not exceeding 25% of the unit count established in D(3). Density bonuses and/or transfers may only be exercised if the resulting development complies with Title 5.

E. TYPES OF RESIDENTIAL DEVELOPMENT

The allowable residential dwelling units may be developed as single-family, or any other housing types otherwise allowed by this zoning by-law, provided that all applicable requirements for the land use district are satisfied and that the number of dwelling units does not exceed the allowable unit count in D(6). The subdivision approval and approvals for any other allowed housing types proposed shall be fulfilled concurrently in one proceeding to the extent practical.

F. DIMENSIONAL AND DESIGN REQUIREMENTS

1. Minimum Lot Sizes in NRPZs

The limiting factor on lot area in NRPZs is the need for adequate water supply and sewage disposal. Therefore, there is no required minimum lot area for zoning purposes. This does not affect the powers

of the Board of Health to require minimum areas on a lot for the disposal of sewage and the protection of water supply.

2. Setbacks, Road Frontage, and Road Requirements

There shall be no setback requirements, except the minimum building setbacks shall be 20 feet or 10 feet from any property line for a dwelling or accessory structure, respectfully. In the case of adjoining property that is not a part of the NRPZ, the setback requirements from such property lines shall be as otherwise required in this zoning by-law. There shall be no numerical requirements for road frontage in an NRPZ, provided that each lot has legally and practically adequate vehicular access to a public way or a way approved under the Subdivision Regulations across either its own frontage or via a shared driveway approved under Section 5.7 of this zoning bylaw. All dwellings must comply with applicable Board of Health requirements. The Planning Board may modify the applicable road construction requirements for new roads within an NRPZ as provided in the Subdivision Regulations, if it finds that such modifications will be consistent with the purposes of this Section 5.10 and the community development plan or master plan, if any.

3. Arrangement of Lots

(a) Lots shall be located and arranged in a manner that protects: views from roads and other publicly accessible points; farmland; wildlife habitat; large harvestable forest areas; hilltops; ponds; steep slopes; and other sensitive environmental resources, while facilitating pedestrian circulation. Generally, residential lots shall be located the minimum feasible distance from existing public roadways while allowing for adequate visual screening from such roadways. The Planning Board shall take into consideration the conservation analysis and findings in approving the arrangement of lots.

(b) Lot, roadway, and shared driveway layouts, land alterations, and placement of structures shall follow applicable portions of the Rural Siting Principles in Section 5.11 of this zoning bylaw and any design guidelines for NRPZ which may be adopted by the Planning Board.

G. PERMANENT OPEN SPACE

1. Open space set aside in an NRPZ or as a condition of any special permit or site plan review shall be permanently preserved from development. The Planning Board may not require such open space land to be accessible to the public unless a density bonus is allowed under D(4)(b). Any development permitted in connection with the setting aside of open space land shall not compromise the conservation value of such land, based upon the conservation findings of the Planning Board. Individual or shared water wells may be located upon the open space land if so allowed in the conservation findings of the Planning Board.

2. Permanent Preservation of Open Space Land

All land required to be set aside as open space in connection with any NRPZ shall be so noted on any approved plans and shall be protected by a permanent Conservation Restriction, herein defined as a permanent restriction in the title to land of the type described in G.L. Chapter 184, Sections 31–33, to be held by the Town of Leyden Conservation Commission, the Commonwealth of Massachusetts, or a non-profit conservation organization qualified to hold Conservation Restrictions under Chapter 184, Section 31 of the General laws, and also qualified to hold tax-deductible conservation easements under Section 170(h) of the Internal Revenue Code. As used in this zoning bylaw “Conservation Restriction” also includes an Agricultural Preservation Restriction, a Watershed Preservation Restriction, or a Preservation Restriction as defined in G.L. Chapter 184, Section 31. The restriction shall specify the permitted uses of the restricted land which may otherwise constitute development. The restriction may permit, but the Planning Board may not require public access or access by residents of the development to the protected open space land.

3. Ownership of Open Space Land

(a) The fee interest in the protected open space land, at the applicant's discretion, may be held: in private ownership; common ownership by a homeowner's association (HOA); by the town or state governments with their consent; by a non-profit organization; or in such other form of ownership as appropriate to manage the open space land and protect its conservation value.

(b) If the land is owned in common by an HOA, such HOA shall be established in accordance with the following:

(i) The HOA must be created before final approval of the development, and must comply with all applicable provisions of state law.

(ii) Membership must be mandatory for each lot owner, who must be required by recorded covenants and restrictions to pay fees to the HOA for taxes, insurance, and maintenance of common open space, private roads, and other common facilities.

(iii) The HOA must be responsible for liability insurance, property taxes, the maintenance of recreational and other facilities, private roads, and any shared driveways used by all members.

(iv) Property owners must pay their pro rata share of the costs in (b) (ii) and (iii), above, and the assessment levied by the HOA must be able to become a lien on the individual property in the event of non-payment.

(v) The HOA must be able to adjust the assessment to meet changed needs.

(vi) The applicant shall make a conditional offer of dedication to the Town, binding upon the HOA, for all open space to be conveyed to the HOA. Such offer may be accepted by the Town, at the discretion of the Select Board, upon the failure of the HOA to take title to the open space from the applicant or other current owner, upon dissolution of the association at any future time, or upon failure of the HOA to fulfill its maintenance obligations hereunder or to pay its real property taxes.

(vii) Ownership shall be structured in such a manner that real property taxing authorities may satisfy property tax claims against the open space lands by proceeding against individual owners in the HOA and the lots and dwelling units they each own.

(viii) Town Counsel shall find that the HOA documents presented satisfy the conditions in (b)(i-vii), above, and such other conditions as the Planning Board shall deem necessary.

4. Maintenance Standards

(a) Ongoing maintenance standards shall be established as a condition of development approval to ensure that the open space land is not used for storage or dumping of refuse, junk, or other offensive or hazardous materials. Such standards shall be enforceable by the Town against any owner of open space land, including an HOA.

(b) If the Select Board finds that the provisions of (4)(a), above are being violated to the extent that the condition of the land constitutes a public nuisance, it may, upon 30 days written notice to the owner, enter the premises for necessary maintenance, and the actual costs of such maintenance by the Town shall be assessed ratably against the landowner or, in the case of an HOA, the owners of properties within the development, and shall, if unpaid, become a property tax lien on such property or properties.

5.11 Rural Siting Principles

A. Standards for Land Development

The following standards shall apply to the siting of all uses and structures that are in NRPZs or subject to site plan or special permit approval. They are recommended but not required for the siting of individual residences on existing lots where no site plan or special permit review is required.

1. Wherever feasible, retain and reuse existing old farm/woods roads and lanes rather than constructing new roads or driveways. This minimizes clearing and disruption of the landscape and takes advantage of the attractive way that old lanes are often lined with trees and stone walls. (This is not appropriate where reuse of a road would require widening in a manner that destroys trees or stone walls or where an existing road is aligned in a way that disrupts drainage or accelerates erosion.)
2. Preserve stone walls and hedgerows. These traditional landscape features define outdoor areas in a natural way and create corridors useful for wildlife. Using these features as property lines is often appropriate, as long as setback requirements do not result in constructing buildings in the middle of fields.
3. Avoid placing buildings in the middle of open fields. Place them either at the edges of fields or in wooded areas. Septic systems, leach fields, and wells may be located in fields, however.
4. Use existing vegetation and topography to buffer and screen new buildings if possible, unless they are designed and located close to the road in the manner historically found in the Town. If vegetative buffers are used, a minimum depth of 50 feet of mixed ground-covers, shrubs, and trees should be provided. Group buildings in clusters or tuck them behind tree lines or knolls rather than spreading them out across the landscape in a "sprawl" pattern.
5. Minimize clearing of vegetation at the edge of the road, clearing only as much as is necessary to create a driveway entrance with adequate sight distance. Use curves in the driveway to increase the screening of buildings.
6. Site buildings so that they do not protrude above treetops and crest lines of hills as seen from public places and roads. Use vegetation as a backdrop to reduce the prominence of the structure. Wherever possible, open up views by selective cutting of small trees and pruning lower branches of large trees, rather than by clearing large areas or removing mature trees.
7. Minimize crossing of steep slopes with roads and driveways. When building on slopes, take advantage of the topography by building multi-level structures with entrances on more than one level (e.g., walk-out basements, garages under buildings), rather than grading the entire site flat. Use the flattest portions of the site for subsurface sewage disposal systems and parking areas.
8. Where feasible, site buildings and other areas to be developed in a manner that does not block trails or paths that have traditionally provided access to back land. This provision shall not be construed to create any public access rights that do not otherwise exist.