

Town of Leyden, MA

Planning Board

Minutes of Meeting: 3/10/21

Attendees: Jim Brodeur, Warren Facey, Emily Yazwinski, David Curtis

Absent: Art Baker

Call To Order: Chairman Brodeur called the meeting to order @ 7:10pm with Emily Yazwinski taking notes for the absent Clerk, Art Baker.

Approval of Previous Meeting Minutes: Minutes of the last meeting held on 12/9/20 were passed out and read (meetings in January & February 2021 were cancelled). Emily made a motion to accept the minutes as read. Warren seconded. There was no discussion. Motion passed 3-0 with Dave abstaining since he was not present at the previous meeting.

Chairman's Report:

1. Review Correspondence: Hearings, rulings, etc. from Greenfield & Bernardston including a commercial zone in Greenfield near the Steel Shed. More specifically in Bernardston, from Bernardston ZBA, storage units on Deacon Parker Road and a special permit for attached dwelling on Martindale Road. More specifically in Greenfield, special permits granted at 60 James Street, 15 Arch Street, 347 Wells Street & 14 Hope Street, public hearings for 187 Plain Road, 60 James Street, 15 Arch Street and zoning changes for marijuana cultivators and residential to commercial on Bernardston Road from Steel Shed to Rt. 91.
2. Stephan Lane: Resident wants to build another house on private road, but Building Inspector rejected permit
3. Hunt Hill Road: 33 acre lot owned by Stafford Brothers for sale that Bob Penfield inquired about. This lot needs a road built in order to access.
4. Rolling Lane: Private Road/subdivision
5. FY 2022 Budget Request: \$300 chairman, \$175/member, \$350 expenses

Special Permit Application Process – Plot Plan Required?: Need copy of forms to each member and on Planning Board information website. Forms should be dated as when approved by Board.

Other Business Not Reasonably anticipated:

A plan from Heather Mack requesting approval for a lot on Greenfield Road/Cobb Road/South County Road. The plan was labelled "Plan of Land prepared for Heather M. Mack dated Feb. 9, 2021" This is a typical ANR (Approval Not Required) endorsement request. A plan with the Planning Board stamp and the ANR form with the associated fee were received. Dave made a motion that was seconded by Warren to endorse the lot as presented. A unanimous vote 4-0 in favor.

Next Regular Meeting: The Board is cancelling the April meeting so the next meeting will be Wednesday, May 12, 2021 @ 7:00pm @ the New Town Hall/old Pearl Rhodes School on Brattleboro Road.

Adjournment: A motion was made by Dave and seconded by Warren to adjourn at 7:50pm and a unanimous affirmative vote followed.

Respectively Submitted, Art Baker, Clerk

FINAL