

Town of Leyden, MA

Planning Board

Minutes of Meeting 11/10/2021

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

Absent; Art Baker

Call to Order: The meeting was called to order at 7:05 PM by Jim Brodeur.

Approval of Previous Meeting Minutes: Emily Yazwinski moved to accept the June 6, 2021 minutes as printed. The motion was seconded by Dave Curtis and passed 3-0 with one abstention.

Dave Curtis made a motion to accept the July 14, 2021 minutes as printed. The motion was seconded by Emily Yazwinski and passed 3-0 with 1 abstention.

Correspondence: Correspondence was reviewed. Hearings from Greenfield included: 1. Hearing Planning Board, 9/8/21, City Zoning Changes – extend G1 District on Deerfield line and Marijuana services; 2. Planning Board, special permit. Pickett Lane, allow a Flag” lot; 3. Zoning Board of Appeals, 29 Power Square, 4’ reduction of front yard setback; 4. ZBA, 346 Conway St, 8.88 KW solar; 5. ZBA, 45-49 Bank Row, Marijuana retail establishment; 6. ZBA, 75 Prospect St, 11.75 KW solar with 2’ less setback.

Discuss Special Permit Application for 115 George Lamb Rd, schedule Public Hearing Jim Brodeur presented a special permit application looking to put a 10’x26’ addition onto an existing non-conforming shop so an interior staircase can be added. There was a brief discussion with the applicant followed reviewing the history of the non-conforming shop. Emily Yazwinski moved to schedule a public hearing for the Special Permit on Wednesday, December 8, 2021 at 7:15 PM. The motion was seconded by Warren Facey and passed 4-0.

Discuss Special Permit for 604 Greenfield Road Jim presented a Special permit application for 604 Greenfield Road for a garage which will have one corner 30 feet from Kately Hill Road. Emily Yazwinski made a motion to schedule a public hearing for the special permit on Wednesday, December 8 at 7:45 PM. The motion was seconded by Dave Curtis and passed 4-0.

Next Regular Meeting: The next meeting is Wednesday, December 8, 2021 @ 7:00 PM at the Town Offices.

Adjournment: A motion was made by Emily and seconded by Dave to adjourn at 87:35 PM. A unanimous vote followed.

Respectfully Submitted,

Emily Yazwinski