

**TOWN OF LEYDEN PLANNING BOARD**  
**16 West Leyden Road**  
**Leyden, MA 01337**

<b>APPLICANT</b>	Thomas Luck & Elizabeth Kidder, 115 George Lamb Road, Leyden, MA 01337
<b>CASE NUMBER</b>	PB SP 21-01
<b>DECISION DATE</b>	12/8/21

<b>REGISTRY OF DEEDS REQUIRED INFORMATION</b>			
Current Property Owners:		Thomas Luck & Elizabeth Kidder	
Property Address:		115 George Lamb Road, Leyden, MA 01337	
Registry of Deeds Title Reference		Book: 3253	Page: 231
or Certificate of Title #		Land Ct. Lot	Plan #
Town Map #	8	Town Lot #	41

<b>HEARING DATES</b>	12/8/21 (opened & closed)
<b>REQUEST</b>	Special permit to install a 10'x20'-6" addition onto an existing non-conforming outbuilding (section 2.5B)

<b>PLANS</b>	<ul style="list-style-type: none"> <li>• Special Permit Application, received 11/15/21</li> <li>• Vreeland Design Associates site plan sht. 1 of 1 dated 10/28/21</li> </ul>
<b>PLOT PLAN</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>BUILDING PLANS</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>

<b>FINDINGS</b>	<p><b>General Findings:</b> The Planning Board found, according to Section 2.5B of the zoning bylaws that the proposed alterations were not substantially more detrimental to the neighborhood nor increase the risk to surface or ground water supplies than the existing nonconforming use.</p> <p><b>Site Plan Review Criteria:</b>  <i>Existing non-conforming setback of 17.5' will not be reduced with the addition and in fact the setback of the new addition will be 20.5'.</i></p> <p><b>Rural Siting Principles Criteria:</b>  <i>Pursuant to Leyden Zoning Bylaw Section 5.11 the Planning Board finds as follows:</i></p> <p>N/A</p>
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	<p><b>Special Permit Criteria:</b>  <i>Special permits shall be granted by the Planning Board only for proposals in compliance with the provisions of this Bylaw and of Chapter 40A, upon the Planning Board's written determination of said compliance, Section 8.1.</i></p> <p><i>The Planning Board finds that the proposed use is in compliance with the dimensional requirements of the Leyden Zoning Bylaw, section 2.3, 2.5 and the use is allowed in the zoning district by special permit, section 4.2.</i></p> <p><i>The use will not increase traffic, noise, be detrimental to the environment or impact the neighborhood.</i></p> <p><i>The Planning Board finds that the proposed use is in compliance with the provisions of the Leyden Zoning Bylaw and Chapter 40A.</i></p>
<p><b>DECISION AND VOTING RECORD</b></p>	<p>Based upon these findings, the Planning Board voted as follows to approve the special permit with 0 conditions noted above:</p> <p>Brodeur – Yes  Baker – Yes  Curtis – Yes  Facey - Yes  Yazwinski – Yes</p>

<p><b>CONDITIONS</b>  (All conditions apply to the Project applicant, any hired contractors, and any future Project operators or lessees of the Project site as the case may be.)</p>	<p><b>Pre-Construction Condition:</b>  None</p> <p><b>General Conditions:</b>  None</p>
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Details of the hearings and decision are on file in the Office of the Town Clerk at the Leyden Town Hall.

Appeal from this decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days of filing with the Town Clerk. This Special Permit shall lapse if

substantial use or construction has not commenced without good cause within two years from the date issued.

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Signature                      Printed Name                      Title

For the Leyden Planning Board

I hereby certify that a copy of the original signed decision has been filed with the Town Clerk on

\_\_\_\_\_.

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Leyden Town Clerk

I hereby certify that 20 days have elapsed since this decision was filed with my office, and that no appeal has been filed or an appeal was filed on \_\_\_\_\_.

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Leyden Town Clerk                      Date