

Town of Leyden, MA

Planning Board

Minutes of Meeting 12/13/2023.

Attendees: Members Jim Brodeur, David Curtis, Emily Yazwinski, Liz Kidder

Others: Craig and Kaitlynn Ryan, Nik Adamski

Call to Order: The meeting was called to order at 6:36 PM by Chairman Brodeur.

Minutes: The minutes of the November 8<sup>th</sup> regular meeting were reviewed, with Liz offering an amendment to add the names of the audience attendees from Movement Retreat Center and Kibilio. which Emily seconded and the Board voted unanimously. Liz then moved to approve the minutes as amended, with Emily seconding, all in favor.

Correspondence: Chairman Brodeur indicated that all notices of abutting town's hearings had been communicated during the previous month, so as to inform the members before those hearings actually took place.

248 Greenfield Road Common Driveway: Craig and Kaitlynn Ryan came in to update the Board on the construction status of their Special Permit-required 84-foot diameter emergency vehicle turnaround. Craig stated they had built the 84-foot circle, but that he's not sure if it has been somewhat reduced by construction activity. However, he stated that Fire Chief Adamski came up with a fire truck and successfully negotiated a one-pass turnaround without having to back up and reset. Chief Adamski acknowledged the same. Chairman Brodeur appreciated the success of the turnaround, and cautioned that the building inspector will also check the dimensions, probably prior to the occupancy permit signoff, which the Ryans hoped would occur in January. The Ryans stated that they intend to pave the driveway, possibly next year, with the possibility that the final course may wait until 2025, for settlement allowance.

Solar Bylaw Update: No update on the AG's previously reported new deadline of January 16, 2024, other than Chairman Brodeur's report that Wendell is having trouble with their stand-alone commercial/industrial battery storage facilities prohibition, which is now reportedly being rejected by the AG as being too restrictive to meet state solar laws.

After brief discussions about marijuana growing facilities and accessory dwelling units, the board requested both be included on the next agenda so that thorough discussions of those can be had at the next scheduled meeting.

Next meeting: January 10<sup>th</sup>

A motion by David Curtis, with a second by Liz Kidder, to close the Planning Board meeting, was voted unanimously in favor by the 4 Planning Board members present at 7:32 PM.

Respectfully Submitted,

James Brodeur, Chair