

Notice of Meeting
PLANNING BOARD

Date September 3, 2025 Time: 6:30 PM at Municipal Offices, Brattleboro Road, Leyden, MA

AGENDA: (Topics that the Chair reasonably anticipates to be discussed)

6:30 PM: Approval of Minutes of previous meeting(s)

6:35 PM: Correspondence:

1. Upcoming **Bernardston** Zoning Board of Appeals hearing August 28, 2025 for a special permit or variance to construct a building for retail art space at 1 Brattleboro Road.
2. Upcoming **Bernardston** Zoning Board of Appeals hearing August 28, 2025 for a special permit for one sign measuring 8 feet by 8 feet mounted on a building wall at 100 Brattleboro Road.

6:40 PM: ANR plan from Jeffrey Baker, unchanged from previous submittal and discussion.

6:50 PM: inquiry about buildability of half-acre, 20ft frontage lots – River Road.

7:00 PM: Status of Attorney General submission of Bylaw Amendments after Town Meeting.

Possible further discussions:	Marijuana bylaws; Review of cell tower regs for electromagnetic concerns; PB Regulations updating to begin; Leyden Flood Plain map status town-wide; Public Hearing guide (Barnstable. MA)
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Next Meeting: October 8th?

James Brodeur, Chair

Please note – all times are for planning purposes and are subject to change.