

PLANNING BOARD

Notice of Meeting

Date November 12, 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. Decision by Colrain ZBA on October 20, 2025 to allow a garage within 5 feet of the rear setback at 295 Main Road.
2. Decision by Greenfield ZBA to allow special permit for congregate housing for the handicapped at 28 High Street.
3. Decision by Greenfield ZBA to allow special permit for the keeping of 12 hens and one rooster at 201 Hope Street.

6:40 PM: Reports from members' attendance on recent meetings by the Town and other agencies assisting us. **Report from Liz** on current floodplain overlay district non-compliance.

6:45 PM: Potential draft, based upon last meeting, on citizens' request for a proposal to alter section 2.3 of the zoning bylaws, "lot and yard requirements," decreasing lot setbacks by right, w/o special permit.

6:55 PM: Green Communities criterion for State acceptance. Looks like they're looking to enforce a one-year maximum decision process for solar projects.

7:00 PM: Status of Attorney General submission of Bylaw Amendments after Town Meeting. 90-day AG response deadline = **Nov. 7th**.

Update on electromagnetic effects from Eversource "smart meter," concerns from resident. Nov. 13 talk by Dr. Kent Chamberlain at the Greenfield middle school. \$34/month to "opt out" of the new household meter installation.

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; Citizens' request for a proposal to alter section 2.3 of the zoning bylaws.
-------------------------------	--

Next Meeting: December 10th?

James Brodeur, Chair

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