TOWN OF LEYDEN
Meeting Minutes

Board of Health

Where: Leyden Town Office, 7 Brattleboro Rd, Leyden, MA

When: Sept 1, 2026 at 5:00 pm

In Attendance

Members: Devorah Vestor, Craig Ryan, Marcia Miller FRCOG: Kurt Schellenberg, Randy Crochier

Audience:

Emily Yazwinski, Liz Kidder-Planning Board, Becca Brown-owner, Ryan O'Hara-representing owner, Zed Brown-Smolesky, Elizabeth Kuzdeba, David Curtis

Call to Order: 5:00pm

Agenda Item 1 Review of Minutes:
Motion: Craig R
Second: Marcia M
Vote: unanimous (with slight spelling corrections)

Agenda Item 2 CPHS updates
The technical issue is almost resolved. Most of the data has been retrieved and working on getting everything up and running again. Jasmine has been out with an injury. Is now back part time working from home. There are lots of Title 5's and food truck permitting.
Agenda Item 3: Nicotine Free Generation-vote to adopt NFG resolution
Tabled to future meetings

Agenda Item 4: Mike Hugo MAHB presentation 9/10 organization
It has been heavily advertised with many inquiries. There will be no Zoom option or taping of presentation. Alison and Randy (FRCOG) will meet after the meeting to discuss the possibility of FRCOG putting on a larger scale gathering. After the presentation the BOH will discuss adapting the Conway letter at a future meeting.

Agenda Item 5: Hearing regarding conditions associated with the property at 581 West Leyden Rd and possible violations of Mass General Laws, State Sanitary Code and State Environmental Code, Title 5

Devorah announced this hearing was being recorded.

Craig Ryan made the motion to open the hearing regarding 581 West Leyden Rd, Leyden Ma.

Marcia Miller seconded

Vote: Craig Ryan-aye, Marcia Miller-aye, Devorah Vestor-aye. Motion carried.

Randy Crochier, Kurt Schellenberg, Ryan O'Hara, Rebecca Brown, Liz Kidder were asked to raise their right hand and swear or affirm that they are offering factual testimony that the Board may rely upon as evidence.

Devorah established the ground rules:

*Sign in with name and address and/or affiliation

*Wait to be recognized by the Chair before speaking

*There will be a 3-minute time limit

*Only one person speaking at a time

*All discussion will go through the Chair

*When addressing the Board, identify by name and address as well as any professional affiliation you may have that may impact on your comments

*Please be considerate of those speaking and refrain from commenting out of turn.

If a previous speaker has covered what you want to say, please consider holding off on repeating it.

Speakers;

Randy Crocier-Health Agent FRCOG; We are asking the board to require a Title 5 and a housing inspection on this property because the structure and septic that is currently on the property were never inspected or permitted.

Kurt Schellenberg: reiterated what Randy said.

Rebecca Brown-Owner of property: as the homeowner of said property I want to do whatever is necessary to comply with a Title 5 and housing inspection.

Ryan O'Hara-Bacon Wilson on behalf of Ms. Brown: Reminded the board that Ms Brown received the property from her deceased husband, whom she was separated from, and was unaware of the issues. She is happy to comply but asks that a time frame to be given to get things done. She is prepared to move forward with compliance.

Elizabeth Kidder-Planning board: read a statement from the Planning Board; Discussion of the Floodplain violations include the requirement by the Planning Board that all buildings and structures, built or modified since the 2012 Floodplain Bylaws were enacted, will need to be completely and permanently

removed by the landowner. The Planning Board has no authority to waive or modify that requirement. Jim Brodeur

Devorah V called for a motion to close the hearing;

Marcia M made the motion to close the hearing regarding 581 West Leyden Rd Leyden Ma.

Second Craig R

Vote; Devorah Vestor aye, Marcia Miller aye, Craig Ryan aye. Motion carried.

It was determined that no discussion would take place at this meeting but will be on the October 6, 2026 agenda.

Marcia M made the motion to adjourn

Second; Craig R

Vote; all in favor.

Meeting adjourned at 5:23pm.

Respectfully submitted,

Marcia Miller

BOH Secretary