



TOWN OF LEYDEN

Minutes

Planning Board

Where: Leyden Town Office – 7 Brattleboro Rd

When: August 12, 2026 at 6:00 pm

In Attendance Jim Brodeur, Chair, Liz Kidder, Emily Yazwinski, David Curtis

Absent: Sarah Bartholomew

Members:

Audience:

The meeting was called to order at: 6:03 pm

1) Motion to approve the minutes of July 1, 2026 minutes was made by Emily and seconded by David.

Votes: Yes – 4, No--0

Abstentions: None

2) 581 West Leyden Road update

- Select Board has signed a contract with Attorney Adam Costa to assist the town with addressing violations of Zoning, Conservation Commission and Board of Health (BOH) Regulations at 581 West Leyden Rd.
- BOH has sent a certified mail communication to owner, Rebecca Brown, who has not responded.
- BOH is holding a public hearing on Sept. 1st at 5:00pm, Liz and Emily will attend.

Note: Liz Kidder recused herself as an applicant of the next agenda item.

3) Approval Not Required Plan (ANR) request for endorsement, George Lamb Road.

- Tom Luck and Liz Kidder are transferring ownership of less than four tenths of an acre of their property to their neighbors after a survey determined that the neighbor's house, recently purchased, had originally been built on top of the property boundary.
- Following the transfer of this parcel, 71 George Lamb Rd. will now be a lot that is conforming with current zoning regulations – at least 41 foot side-yard setback and 10 foot setback for a driveway.

Motion to endorse the plan prepared by Green River Survey, dated 07/26/2026, was made by Emily and seconded by David.

Vote: Yes—3, No—0, Abstentions—0

[Liz Kidder was recused and did not participate in the voting process.]

Liz Kidder rejoined the meeting.



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4) Correspondence

Application for Special Permit – Town of Leyden for a Highway Garage modification.

- Leyden's Highway Dept. Is seeking permission to construct a shed on property that is within the zoning setback.
- The proposed shed would be formed of two former containers with a roof connecting them to form the shed.

Motion was made by Emily and seconded by David to hold a public hearing on Sept. 9, 2026 at 6:15 pm at the Municipal Office Building pertaining to the request to construct a shed within the zoning setbacks adjacent to the Leyden Highway Dept. garage.

Vote: Yes—4, No—0, Abstentions--0

Neighboring town hearings –

- Jim reviewed upcoming neighboring town's public hearings as listed on the agenda.

Fisheries and Wildlife -Priority Habitat Map

- Jim reported that the DRAFT Priority Habitat Map of endangered species has been issued for review by the state.
- Comments can be submitted online for the next 6 months
- The map is available for review online.

5) Continuing Topics--

The board reviewed their priorities for possible zoning revisions to consider at next year's ATM or a SPTM in June.

- Updating "Site Plan Review" Bylaw sections—continue to follow possible revisions to Chapter 40A at the state level.
- Dark Sky Bylaw –Emily and David will review the model Dark Sky Bylaw to identify possible considerations for Leyden to consider.
- Use Table—Liz will continue preparing a possible revision of Leyden's use sections into a Use Table.
- BESE moratorium—Jim will review potential impacts along with the BOH of Battery Energy Storage facilities.
- AI Data Centers moratorium—the Board will contact Donna McNicol to discuss whether Leyden should consider adopting a moratorium.

6) Next meeting:

- September 9, 6pm
- Public Hearing, Town Highway Garage application, 6:15pm

7) Other topics not anticipated by the Chair 48 hours in advance of the meeting: NA

Motion to adjourn was made by Emily and seconded by David.

Passed unanimously.



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The meeting was adjourned at 8:10pm

Respectfully submitted by:

Liz Kidder

List of Documents:

- ANR Plan and Form A for George Lamb Rd.
- Leyden Board of Health Letter to Rebecca Brown re: 581 West Leyden Rd.
- Town of Leyden Special Permit application for Highway Shed