

PLANNING BOARD

Notice of Meeting

December 10, 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:

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

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, and related site plan review considerations.

6:55 PM: Green Communities criterion for State acceptance. State is 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. 60-day AG response deadline now **Jan. 1st**.

Update on electromagnetic effects from Eversource "smart meter," concerns. 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: January 14th?

James Brodeur, Chair

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