



TOWN OF LEYDEN

Meeting Minutes

Planning Board

Where: Leyden Town Offices – 7 Brattleboro Road

When: March 11, 2026 at 6:00 PM

In Attendance

Members: Jim Brodeur, Liz Kidder, Emily Yazwinski, Sarah Bartholomew

Audience: N/A

Time meeting called to order: 6:05 pm

Review of Minutes: February 11, 2026

Motion: Liz as written

Second: Emily

Vote: Unanimous approval

Correspondence:

- Upcoming neighboring town hearings: Colrain, to change wording in the Bylaws from: Board of Selectmen” to “Selectperson(s)”;
- 2 letters sent out from PB: to Bent Birch and Kately Hill Airbnb;
- Response - attorney letter from Bent Birch/Movement Retreat Center
- No response from Kately Hill Airbnb yet;
- 581 West Leyden Road (special permit for camper only);
- FY 27 Budget request;

Discussions:

1. Discussion of possible conditions around future events at local nonprofit spaces re: attorney’s letter from Bent Birch. Review of MMA Advisory re: Dover Amendment. Plan to review with Town Counsel;
2. Liz reported contents of discussion with Town Counsel re: 166 Kately Hill Rd. and whether current use as an Airbnb is grandfathered in due to it becoming operational prior to Bylaw amendments. Town Counsel would like further discussion of the situation re: special permitting and adding a use table;
3. Discussion of 581 West Leyden Rd.’s lack of recording of special permit and concerns of Board of Health and FRCOG and the appearance that someone is living there currently, year-round; Plan to review with Town Counsel;
4. FY 27 Budget discussion;
 - a. **Motion:** submit the same budget as last year
 - b. **Second:** Emily
 - c. **Vote:** passed unanimously
5. Bylaw Amendments updated as approved by the State;

6. Discussion about amending our current 3-page Flood Plain Bylaw via our own version of the Stat's 8-page Model which must adapt to Leyden. Liz reported on review by DCR;
 - a. Flood Plain Administrator: Chair of the Planning Board
 - b. Annual town meeting
7. Possible further discussions:
 - Review of cell tower regulations for electromagnetic concerns
 - Return to topic of updating Site Plan Review Bylaw when the State has decided what it's doing
 - Proposal to alter section 2.3 of the zoning bylaws, "lot and yard requirements", decreasing lot setbacks by right, without a special permit, for pre-existing non-conforming building setbacks in place – related to above discussion
 - Update subdivision regulations and update per new Bylaw
 - Planning Board Regulations updating to begin

Next Meetings: April 1st, 2026 at 6:30 pm and May 6th at 6:00 pm

Meeting Adjournment: 7:44 pm

Motion: Emily

Second: Liz

Vote: Unanimous

Submitted By:

Sarah Bartholomew, Clerk