



TOWN OF LEYDEN

Meeting Agenda

Planning Board

Location: Leyden Town Offices – 7 Brattleboro Road

Date: **Thursday**, April 2, 2026

Time: 6:30 PM

Zoom Link:

Agenda: *(Topics that the Chair reasonably anticipates being discussed. Times are for planning purposes.)*

6:30 PM: Approval of previous minutes.

New Topics:

- 1- 6:35 PM: Town Counsel
 - a. ADUs and basements, possible language for a bylaw revision
 - b. Floodplain Overlay District
 - c. Use Table and Contradictions between Section 2.2 Use of Buildings, Structures and Land. and Section 4.2.A.1. Uses Requiring a Special Permit - "All non-residential or non-agricultural uses other than those specifically permitted according to Section 4.1 Permitted Uses or prohibited according to Section 4.3 Prohibited Uses."
 - d. Site Plan Review and consideration of modifications to allow pre-existing non-conforming uses to encroach on setbacks.
 - e. 2 letters sent out from PB: to Bent Birch and Kately Hill Airbnb.
 - f. Response attorney letter from Bent Birch/Movement Retreat Center.
 - g. No response from Kately Hill airbnb yet?
 - h. 581 West Leyden Road (SP for camper only);
- 2- 6:05 PM: Correspondence
 - a. Bernardston ZBA hearing March 26, 2026 for Jason Penfield for a variance to the setback requirements for construction of a carport at 154 Huckle Hill Road.;
 - b. Colrain Planning Board hearing April 8 for a special permit at 108 West Leyden Road to allow expansion of a marijuana cultivation establishment.

Continuing Topics:

- 1- Amending our current 3-page Flood Plain Bylaw via our own version of the State's 8-page Model which must adapt to Leyden. Public Hearing, Annual Town Meeting
- 2- Proposal to alter section 2.3 of the zoning bylaws, "lot and yard requirements," decreasing lot setbacks by right, w/o special permit, for pre-existing non-conforming building setbacks in place.
- 3- Discussion about updating our "Site Plan Review" Bylaw sections.

Additional Information:

Next Meeting: May 6th, 6:30 PM?

Notes: *At the discretion of the Chair, items not reasonably anticipated prior to the 48-hour posting requirement may be added.*