# TOWN OF LEYDEN
# Minutes

## Committee or Board name

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| **Where:** | Leyden Town Office – 7 Brattleboro Rd |
| **When:** | Sept. 9, 2026 at 6:00 pm |

**In Attendance**

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| **Absent**: | Sarah Bartholomew |
| **Members:** | Jim Brodeur, Chair, Liz Kidder, Emily Yazwinski, David Curtis |
| **Audience:** | Rob Snedeker, Vicki Baker, Michele Giarusso, Debbie Heron, Bill Brooks Highway Superintendant |

The meeting was called to order at: 6:00 pm

**1) Motion to approve the minutes of August 19, 2026 minutes was made by Emily Y. and seconded by David C.**
Votes: unanimous
Abstentions: 0

**2) Correspondence**

- Greenfield ZBA hearing on Sept. 10, 2026, for a special permit at 107 Main Street, to allow a sign larger that the maximum 45 square feet.
- Greenfield ZBA hearing on Sept. 10, 2026, for a special permit at 180 Laurel Street, to allow a six-month extension of an existing special permit beyond its current October 16,2026 expiration.
- Greenfield Planning Board hearing on Sept. 3, 2026 for zoning amendments to amend Definitions, Use Regulations, and Special Regulations to enact a 365-day moratorium on data centers.
- Jim noted there are several training sessions being held for boards on how to conduct a review of a clean energy facility – Liz will register for the meeting on Sept. 30th at the FRCOG

**MOTION to move ahead on our agenda since it was not time to open the planned public hearing was made by Emily Y. and seconded by David C.**
Vote: passed unanimously
Abstentions: 0

**3) Continuing Topics**

- 581 West Leyden Rd. Emily reported that the Board of Health had held a public hearing regarding this property the night before. The BOH was seeking permission to conduct a Title 5 and a Housing Inspection on that property. Liz K reported that she read into the record that under Leyden's floodplain regulations anything built on that property since 2012 has to be

removed. It was noted that the Leyden Selectboard has hired a law firm to represent the Town on this situation. The owner and her lawyer were in attendance and just said that she wants to correct any problems. Former Planning Board member Rob Snedeker suggested that the Town report the violations on this property to the DEP as well.

- Site Plan Review – Liz will check with Town Counsel on whether there are any changes to the Zoning Act.
- Use Table – Liz will start working on modifications to Leyden's current Section 3 of their bylaws.
- Dark Sky – Emily and Dave will start their review of the model dark sky bylaw in November.
- BESS Regulations – there will be a presentation tomorrow night at the Leyden Town Hall by the Mass Association of Health Boards regarding municipal reviews of applications to build a Battery Energy Storage System. Liz and Jim and planning to attend.
- AI Data Center Moratorium – Liz noted that Town Counsel had suggested we may want to look into a moratorium and Liz will contact her for further discussion.

**Motion to recess the regular meeting of the Planning Board and open the public hearing was made by Emily Y. and seconded by David C.**
**Vote: passed unanimously**
**Abstentions: 0**

**4) Public Hearing for Leyden Highway Special Permit**
**The public hearing was called to order by Chair Brodeur at 6:15 pm.**

Chair Brodeur said that there would be a presentation by the Leyden Highway Department regarding their special permit request. That would be followed by: questions by members of the Board, town officials, landowners and public attendees.

The Leyden Highway Department is seeking permission to build a 40x40 ft. container building at 16 West Leyden Rd. This site is behind the Town Hall, adjacent to the salt shed and behind the highway garage. The rear of the structure will be 20 feet off the back lot line. He noted that it would be 8 feet from a side lot line which would require a variance from the Zoning Board of Appeals. It is the only site on the property where this shed could be built and it is a building that is necessary for the Town. A plan of the site was shown to those present.

This building will be composed of the two shipping containers that are currently on the property. They will be moved apart and have a strutted roof system built. It will look like a garage with containers as the walls and a peaked roof. He has obtained a shed building permit from the building inspector as required. The containers will be placed of crushed stone for drainage. Those items that they don't want to store in the highway garage will be stored in this shed. The outside will be painted on the back to match the other buildings on the site. The front will be open and the outer walls will be the shipping containers. It will probably be a spring project if all permissions are granted.

The following issues and questions were raised during the hearing:

- Michele Giarusso stated that the Select Board are in support of this project. There are no grants available to pay for this project but it is the most cost-effective way for the department to obtain much needed storage.
- David C. asked what plans the department had to maintain the building and Bill Brooks said he would look into painting of the shed.
- Rob Snedeker said he had a concern as an abutter that there wasn't a drainage plan for the Town property and felt one should be developed since at the present time, runoff from the property flows onto his property. He further noted that 8 feet was too narrow and that the clearance on that side needed to be a minimum of 10 feet for fire truck access.
- Deb Heron, a current owner of the adjacent property to the south of the current Highway garage, said that she has no problem with what they are proposing. She described some of the history of the lot which used to have a house on it. Deb noted that if the Town was interested in purchasing their property for use by the Highway Dept. her family would be happy to talk with the Town. Bill Brooks stated that it would be very helpful for the Highway Dept. if the Town were to acquire that property.
- Vicki Baker, who lives within the Town Center, has no problem with the proposed project as is.

**Motion was made to approve the 20-foot setback along the back of the shed but that no construction can be started until the sideline setback can be resolved.**
Vote: passed unanimously
Abstentions: 0

**Motion to closet the public hearing and reconvene the Planning Board meeting was made by Emily Y. and seconded by David C.**
Vote: passed unanimously
Abstentions: 0

The Board discussed the Highway Dept. special permit and considered the following conditions:

1. The Highway Dept. will need a resolution of the 8.5 feet side-yard setback before any construction under this special permit takes place.
2. The exterior wall surfaces will need to be painted and maintained in an acceptable manner.

**Motion to approved the Leyden Highway Dept. Special Permit with conditions 1 and 2 as listed above was made by Emily Y. and seconded by David C.**
Vote: passed unanimously
Abstentions: 0

**Motion to encourage the Selectboard to investigate the purchase of the Heron/Bernard property for the purpose of the Highway Dept. and the Town as needed was made by Emily Y. and seconded by David C.**
**Vote: passed unanimously**
**Abstentions: 0**

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**Other topics not anticipated by the Chair 48 hours in advance of the meeting: nothing presented.**

**Motion to adjourn was made by Emily Y and seconded by David C.**
Vote: Passed unanimously.
Abstentions: 0

**The meeting was adjourned at 7:23 pm**

Respectfully submitted by:

Liz Kidder