

FINAL
Town of Leyden Planning Board
Minutes of Meeting
January 8, 2025

A duly posted meeting of the Leyden Planning Board and Public Hearings were held at 6:30 pm on Wednesday, January 8, 2025 in the Select Board meeting room of the Leyden Town Office, 7 Brattleboro Rd., Leyden, MA.

Members present: Jim Brodeur, Chair,
Liz Kidder,
Emily Yazwinski,

Audience: Beth Kuzdeba

Absent: Devorah Vester
David Curtis
Sarah Bartholomew

Meeting called to order at 6:34 p.m.

Review minutes of previous meeting.

Motion to approve the minutes of December 11, 2024 as written, with typos corrected, was made by Emily and seconded by Liz.

Vote: Passed Unanimously. Voting yes: Jim, Liz, Emily No Abstentions

Correspondence, abutting towns zoning actions

Jim had emailed copies of the public hearing notices for Greenfield. One notice for a large cell tower on Newton St. is the subject of a hearing tomorrow on January 9th.

Continue discussions to update Zoning Bylaws with respect to housing and the MA Affordable Housing Act.

Jim explained that Town Counsel, Donna MacNicol had reviewed an earlier version of our proposed zoning bylaw revisions and, based upon the recently released draft state regulations, advised waiting to finalize our proposals until the final regulations have been released. She also questioned allowing manufactured homes in Leyden. It was discussed that if we are waiting to see the final regulations, we should inform the Select Board that we are not asking to have them schedule a special town meeting the end of January. Once the final regulations are released, our Board will hold a meeting with Town Counsel and prepare final proposed bylaw revisions. Then we will schedule a public hearing and ask the Selectboard to hold a special town meeting or just wait until Annual Town Meeting.

Motion to rescind the motion made on Dec. 11th "...to forward the Select Board the article requiring a 2/3 majority vote as presented at the public hearing...". Motion made by Emily, seconded by Jim.

Vote: Yes- Jim, Liz, Emily No abstentions

Motion to rescind the motion made on Dec. 11th "...to forward to the Select Board the warrant article requiring a simple majority vote as referencing ADU's as presented...". Motion made by Emily, seconded by Jim.

Vote: Yes Jim, Liz, Emily No abstentions.

Marijuana Bylaws and Cell Tower/Electromagnetic concerns: for discussion at a future meeting.

Planning Board Subdivision Rules and Regulations

Jim noted that his son is going to try to convert our current subdivision regulations into a word document for editing and to create a master original. Liz noted that Shelburne and other towns have multi-page procedures for special permits. Liz emailed a copy of the Shelburne procedures and application process to each member of the Board for review at a future meeting. It was discussed that we should include a process for submitting copies of all special permit applications, for review and comment within 35 days, to the Select Board, Board of Health, Conservation Commission, Fire Department, and Highway Department so that their input can be considered during the public hearing.

Next Meeting: Wednesday, February 5th A week early since Jim is going to be away the following week.

Motion to adjourn the meeting was made by Emily and seconded by Jim.

Passed unanimously. Voting yes: Liz, Jim, Emily,. No abstentions.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted by,

Liz Kidder