

Town of Leyden, MA

Planning Board

Minutes of Meeting: 10/9/19

Attendees: Rob Snedeker, Art Baker, Bob Snow, Warren Facey, David Curtis

Absent:

Call To Order: Meeting was called to order @ 7:10-pm by Chairman Rob Snedeker.

Approval of Previous Meeting Minutes: 8/14/19; Regular Meeting – A motion was made by Bob & seconded by Warren to accept the minutes as read. A unanimous vote in favor followed.

10/3/19; Public Hearing Continuation – A motion was made by David & seconded by Bob to accept as read. A unanimous vote in favor followed.

Special Permit Review: Applicant Stepan Bobetsky, 182 Brattleboro Road – Chairman Snedeker handed out an extension letter executed by both Rob & the applicant to extend the date for the public hearing an additional 65 days. The board agreed to hold the public hearing on 11/6/19 @ 7:00pm during the next regularly scheduled meeting.

David made a motion to change the next regularly scheduled planning to from 11/13/19 to the week before on 11/6/19 @ 7:00pm. A unanimous vote in favor followed.

Administrative Changes: Chairman Snedeker met with the Selectboard last week and discussed the special permit process in order to improve our system to meet Chapter 40a posting requirements. A discussion ensued regarding this and it was stated that when the applicant comes in they will be required to make sure they have all the required documentation including abutters lists from Marilyn prior to the Town Clerk accepting and stamping the application. It was noted that if there is a time sensitive application, this process may slow the application down some.

Odyssey Compulsive Internet Retreat Center: 5 documents were received by the Planning Board this night:

Letter dated 10/6/19 from Emily Yazwinski (Mid County Road), can't read name (West Leyden Road), Lois Feldman (Mid County Road), Michelle Giarusso (Mid County Road) & Beth Kuzdeba (Simon Keets Road) – A discussion was had with the Board and Odyssey regarding notice to the Board.

Letter dated 10/9/19 from Emily Yazwinski

Letter dated 10/9/19 from Beth Kuzdeba & Ken Medvetz – David talked about the reasons why he made the statements he did.

Letter dated 10/9/19 from Carol J. Kuzdeba

Letter dated 10/9/19 not signed but confirmed in meeting from Beth Kuzdeba. Didn't sign because office told her they have an official form for Beth to fill out and the Planning Board to respond to. David responded regarding his conflict of interest. A discussion was had regarding the first part of the letter and the Board felt that all of the information included in the packet was readily available if anyone asked to see it as the letters were submitted to the municipal assistant and town clerk. In addition, conversations with the town attorney did not indicate any violations to date.

Letter not dated from Lois Feldman – Board agreed that the information in the letter did not present any new information.

The Board discussed the email from town attorney, Donna MacNichol. The Board reviewed the order of conditions discussed at the last meeting. The applicant gave the Board a copy of the powerpoint from the hearing continuation to include with the record. The Board deliberated Section 9 of Chapter 40a as well as sections 5.11, 4.2 & 4.3 of the Leyden Zoning Bylaws and found that the proposed use is in compliance with the provisions.

The applicant made a comment about order #6 regarding the removal of the word “all”. They plan to hire an alarm company and will install what they recommend.

A motion was made by Art & seconded by bob to amend order of condition #6 to read “On site security with cameras and audible alarms will be installed on exterior entry/exit points including windows and doors.” A unanimous vote followed in favor.

A motion was made by Art & seconded by Warren to amend order of condition #7 to read “On-street parking is prohibited”. A unanimous vote followed in favor.

The sample decision letter provided by Donna MacNichol was modified to add the following dates missing from the permit, initial hearing date of 7/25/19 & special permit application received 6/17/19.

David made a motion to approve the permit with the 14 conditions previously made by the Board and listed in Donna MacNichol draft decision letter received in email dated 10/8 and amended tonight as indicated above. Motion was seconded by Art and a vote followed:

Baker – Yes

Snedeker - Yes

Bob – no

Curtis – Yes

Facey – Yes

With 4 yes votes, the permit is granted and Art will complete the decision letter and forward to Nicole for processing.

Other Business Not Reasonably anticipated:

Next Regular Meeting: Wednesday, November 6, 2019 @ 7:00pm.

Adjournment: A motion was made by David and seconded by Bob to adjourn at 10:13pm and a unanimous affirmative vote followed.

Respectively Submitted, Art Baker, Clerk