Town of Leyden, MA

Planning Board

Minutes of Meeting: 11/6/19

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

Absent:

Call To Order: Meeting was called to order @ 7:03-pm by Chairman Rob Snedeker.

Public Hearing: 182 Brattleboro Road, Stephan Bobetsky for an 8’ x 24’ deck on front of the house. No public attendance. Jim Brodeur, Chairman of the ZBA was in attendance. Deck will be 15’ from the ROW (approximately 40’ from the edge of road). Chairman Snedeker explained that he spoke with the building inspector who confirmed that because the house and garage is already in non-conformance the planning board can issue a special permit according to Section 2.5B – “Nonconforming Uses, Alteration”. Chairman Snedeker gave Jim an opportunity to speak who wanted to add language in the approval that the proposed deck does not change the character of the neighborhood.

Bob made motion, seconded by Warren to close hearing. A unanimous vote in favor followed.

Bob made a motion to accept the special permit as submitted, seconded by Art. A unanimous vote followed in favor.

Special Permit Review: 178 Frizzell Hill Road, Michael Morgan received 10/23/19 to build an 18’ x 42’ structure immediately adjacent to the proposed house to be used as a drive through garage and storage. The house will replace the house that recently burned down and will continue to be 38’ from the side lot. A plan was submitted with the application. A discussion was had about moving the new house location to 40’ but due to the steep nature of the topography of the lot that is not possible. He also intends to build a lean to off the back of the house. A motion was made by Art and seconded by Bob to hold the special permit public hearing for 12/4/19 @ 7:00pm. A motion was also made by Art and seconded by Bob to move the regular meeting from 12/11/19 to 12/4/19 after the public hearing. A unanimous vote followed in favor.

Administrative Changes: The Board went through the current directions and checklist for a special permit. A discussion pursued on what the best process would be to serve both the applicant and the town in order to process as efficiently as possible. The Board also reviewed the Zoning Board of Appeals filing requirements and made the changes to apply to the Planning Board. Art will re-type the 3 documents and email to each Board Member.

Approval of Previous Meeting Minutes: 10/9/19; Regular Meeting – A motion was made by Bob & seconded by Warren to accept the minutes as read. A unanimous vote in favor followed.

Other Business Not Reasonably anticipated:

Next Public Hearing & Regular Meeting: Wednesday, December 4, 2019 @ 7:00pm.

Adjournment: A motion was made by David and seconded by Bob to adjourn at 8:40pm and a unanimous affirmative vote followed.

Respectively Submitted, Art Baker, Clerk