Town of Leyden, MA

Planning Board

Minutes of Meeting: 12/4/19

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

Absent:

Call To Order: Meeting was called to order @ 7:13-pm by Chairman Rob Snedeker.

Approval of Previous Meeting Minutes: 11/6/19; Regular Meeting – A motion was made by Bob & seconded by David to accept the minutes as read. A unanimous vote in favor followed.

Administrative Changes: The Board went through the updated documents provided by Art. The only suggestion was to do the Special Permit Checklist in Excel in order to get the dividing lines back. Art said he would try to do that before the next meeting and then the Board could vote on it and get it to the Town Administrator.

Chairman Snedeker also brought up the possibility of having alternates on both the Planning Board and the Zoning Board so that when someone has to recuse themselves, that temporary vacancy can be filled.

Public Hearing: 178 Frizzell Hill Road, Michael Morgan for an 18’ x 42’ structure immediately adjacent to the proposed building between the building and the adjacent property boundary, to be used as a drive through garage & storage, and 20’ from the adjacent property boundary. No special permit was required for the main building as it will be reconstructed on the same footprint (that previously burned 6/11/18) and issued by FRCOG within 2 years. Michael Morgan, applicant was in attendance. No public attended. The topography to the west of the house drops off very steep very quickly. To the south of the house is the septic system. The only location for a garage is in the position shown on the plan. Of note is that there was a large shed that was closer to the property line that was destroyed by the fire. That non-conformance will be cleaned up by this application. A motion was made by Warren and seconded by Bob to close the public hearing. A unanimous vote in favor followed. Art made a motion to vote on the special permit application as submitted with no additional conditions and was seconded by Warren. The motion passed 4-0 with Chairman Snedeker declaring a conflict as an abutter.

Special Permit Review: None

Other Business Not Reasonably anticipated: None

Next Regular Meeting: Wednesday, January 8, 2019 @ 7:00pm @ the New Town Hall/old Pearl Rhodes School on Brattleboro Road.

Adjournment: A motion was made by David and seconded by Bob to adjourn at 7:45pm and a unanimous affirmative vote followed.

Respectively Submitted, Art Baker, Clerk