

Town of Leyden, MA

Planning Board

Minutes of Meeting: 5/12/21

Attendees: Jim Brodeur, Art Baker, Warren Facey, Emily Yazwinski, David Curtis

Absent:

Call To Order: Chairman Brodeur called the meeting to order @ 7:06pm.

Approval of Previous Meeting Minutes: Minutes of the last meeting held on 3/10/20 were passed out and read. Emily made a motion to accept the minutes as read. David seconded. There was no discussion. Motion passed 4-0 with Art abstaining since he was not present at the previous meeting.

Chairman's Report:

1. Review Correspondence: special permits granted for Greenfield – 8' fence Wells Street, machine shop Hope Street; front yard setback 60 James Street, marijuana cultivating business Arch Street, frontage waiver Conway Street, curb cut on Woodard Road Route 2/Mohawk Trail for ATM. Several public hearings that have past. 493 Leyden Road marijuana cultivating permit, 33 Phyllis Road home occupation of wood working/car cleaning in garage. Bernardston – hearing 5/11/21 to extend commercial area by ice cream place. 187 Plain Road Greenfield – 12 solar panels ground mounted. Greenfield – amend zoning bylaws for marijuana cultivating from February.
2. Stipend Information: Paperwork was handed out by Chairman to every member to be filled out if they want to collect their \$175 stipend (\$300 for Chairman).
3. Green Communities Grant: A Town Article is needed to qualify. Planning Board needs to dedicate a parcel of land in the Article, (suggested approximately 40 acres behind the Town Hall) in order to qualify for the Green Communities Grant. A discussion was had that the Board/Town needs to be prepared to answer the question of why the Town can have a dedicated piece of property for solar but not a private citizen. Proposed to hold the Public Hearing on Wednesday, June 16<sup>th</sup>, 2021. Art made a motion to hold both the public hearing and our regular meeting on Wednesday, June 16<sup>th</sup>, 2021 @ 7pm that was seconded by Emily. A 5-0 vote in favor.
4. Future Zoning Bylaw – discussed if we want to create a bylaw. After discussion, it was agreed that we should put one together for arrays over 25KW. Chairman has some bylaws from other towns and will put something together for a future meeting. The three phase power wiring needed for a large solar array is currently not installed in the Town of Leyden.

Other Business Not Reasonably anticipated: None

Next Regular Meeting: The next meeting will be Wednesday, June 16, 2021 @ 7:00pm @ the New Town Hall/old Pearl Rhodes School on Brattleboro Road.

Adjournment: A motion was made by Dave and seconded by Warren to adjourn at 7:55pm and a unanimous affirmative vote followed. Respectively Submitted, Art Baker, Clerk