

Town of Leyden, MA

Planning Board

Minutes of Meeting 7/14/2021

Attendees: Jim Brodeur, David Curtis, Emily Yazwinski, Peter Tusinski

Absent; Art Baker, Warren Facey

Call to Order: The meeting was called to order at 7:03 PM by Jim Brodeur.

Approval of Previous Meeting Minutes: The minutes of the previous meeting were deferred until later.

Correspondence: Correspondence was reviewed. Hearings and permits granted in Greenfield including hearings for: 303 Leyden Rd, 61 Pleasant St., 289 Wells St., 400 Chapman ST and permits granted for: 277 Silver St and 493 Leyden Rd.

Jim Brodeur wrote a letter to Ms. Moretti concerning Bridge Lane.

There is a notice about the Supreme Court of MA concerning use of single-family home for short term rental under a local zoning by-law.

Question and Answer Session with Kibilio: Several members of Kibilio and their attorney were present and a dialogue about their intention to purchase the Spirit Fire property followed. Kibilio described themselves as a non-profit, educational organization which is exempt from local zoning by-laws. They plan on offering classes, workshops and up to week long conferences. They describe themselves as a, "Community and Farm rooted in Black and Queer land sovereignty. It is an intergenerational, intentional community dedicated to embodied healing and reparative, ecological and reproductive justice".

Questions asked by the planning board included whether they would be paying property taxes, would there be children attending our local school, how many people would be in residence and how many cars might be on the property.

There was representation from the Select Board and from the Board of Health. The Board of Health reported that the septic system allows for 23 people at 65 gallons/person/day.

Several local residents spoke in favor of this new endeavor.

Jim Brodeur asked for a copy of their Articles of Organization. They were willing to provide this information but did not have a copy with them. They will send a copy.

Other Business: A plan from William B. and Sandra J. Yetter requesting approval for a lot on Kately Hill Road was presented. This is a typical ANR(Approval Not Required) endorsement request. Dave made a motion that was seconded by Emily to endorse the lot as presented. A unanimous vote 3-0 in favor.

Next Regular Meeting: The next meeting is Wednesday, August 11, 2021 @ 7:00 PM at the Town Offices.

Adjournment: A motion was made by Emily and seconded by Dave to adjourn at 8:00 PM. A unanimous vote followed.

Respectfully Submitted,

Emily Yazwinski

FINAL