

Town of Leyden, MA

Planning Board

Minutes of Meeting 12/8/2021

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

Absent:

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

Approval of Previous Meeting Minutes: Emily Yazwinski moved to accept the November 10, 2021 minutes as printed. The motion was seconded by Warren Facey and passed 4-0 with one abstention (Art).

Correspondence: Correspondence was reviewed. Hearings from Greenfield included: 1. Hearing Planning Board, 12/9/21, 150-154 School Street, add 4th dwelling unit using existing barn; 2. Planning Board Special Meeting, 7 Myrtle Street, add deck back of house setback 21' vs 30'; 3. Planning Board Special Permit, 83 Davis Street, convert single family to 2-family; 4. ZBA, 49 Bank Row, permit granted retail; 5. ZBA, 75 Prospect Street, permit granted roof solar within 8' of setback

PUBLIC HEARING (7:15pm): Special Permit Application for 115 George Lamb Rd (Thomas Luck & Elizabeth Kidder): The hearing was opened at 7:15pm. Applicants were in attendance & presented details. No abutters or other interested parties attended. Applicants stated roof line will be lower than the roof of the outbuilding being used as a shop. Chairman Brodeur handed out the plot plan indicating the 10' x 20-6" addition off a non-conforming outbuilding. The current setback of the existing outbuilding is 17.5'. The setback for the addition will be 20.5' as shown on the plan. A motion was made by Emily and seconded by Warren to close the public hearing. Art made a motion, seconded by Emily to approve the special application without conditions. A unanimous vote followed in favor 5-0.

PUBLIC HEARING (7:45pm): Special Permit Application for 604 Greenfield Road (William & Sandra Yetter): The hearing was opened at 7:45pm. Applicants were in attendance. No abutters or other interested parties were in attendance. Emily Yazwinski recused herself from the hearing as an abutter. Chairman Brodeur handed out the special permit and map. The applicants explained the project. The proposed garage will have reduced street setback from 50' to 30' on one corner & 45.5' on the other corner on Kately Hill Road as shown on the map. The Board questioned if the two lots have been combined to one lot since the garage was being proposed on the property line between the two properties. The applicant was unsure and said they would check and get the new deed filed before the next meeting on 1/12. Art made motion, seconded by David to keep the hearing open and continue the hearing at our next regularly scheduled meeting on 1/12. A vote followed 4-0 with Emily abstaining.

Next Regular Meeting: The next meeting is Wednesday, January 12, 2021 @ 7:00 PM at the Town Offices.

Adjournment: A motion was made by Emily and seconded by Warren to adjourn at 8:07PM. A unanimous vote followed.

Respectfully Submitted,

Art Baker, Clerk