

Town of Leyden, MA

Planning Board

Minutes of Meeting 1/10/2024

Attendees: Members Jim Brodeur, David Curtis, Emily Yazwinski, Sarah Bartholomew, Liz Kidder

Call to Order: The meeting was called to order at 6:35 PM by Chairman Brodeur.

Correspondence:

- From the Attorney General – extension of 90 day review period by 45 days, March 31, 2024
- Email from surveyor (Eric Finedell) requesting records or minutes from the 1980's – multiple subdivisions at the intersection of North County Rd. and Alexander Rd. - Subdivisions were never signed off on, though some lots were built on and people are living there.

Minutes approvals: The minutes of the December 13, 2023 regular meeting were reviewed, with Emily offering a motion to approve the minutes as presented. Liz Kidder seconded the motion, all voted in favor.

Update on the Solar Bylaw: No further news other than the extension of the extension by the Attorney General.

Marijuana Bylaw:

Review of relevant Massachusetts Code of Regulations. Due to the lack of commercial zoning, the relevant restrictions are cultivation and craft marijuana cooperatives. Suggested bylaw – requirement for a special permit, possibly a size limitation, evergreen screening, setbacks. Liz Kidder will ask her neighbor, who is a marijuana grower (Jared Garfield), to come to a future meeting and discuss the process. Discussion of the intersection between the Open Space Plan/Master Plan for the town and bylaws.

Accessory Dwellings Bylaw:

Review of Wendell's and Leyden's bylaws. Clarification of Board of Health restrictions that limit dwelling density. Liz Kidder suggested bringing in Randy Crozier to clarify Board of Health dwelling restrictions. Proposal by Jim Brodeur to have a public information meeting to discuss ideas around affordable housing and accessory dwellings in town. Jim Brodeur will discuss accessory dwelling units parameters with the Building Commissioner, Jim Hawkins. Liz Kidder will discuss accessory dwelling units with the Board of Health.

Next meeting: Chairman Brodeur suggested February 7, 2024. All present agreed.

A motion by, David Curtis, with a second by Liz Kidder to close the Planning Board meeting, was voted unanimously in favor by all members present, at 8:05 PM.

Respectfully Submitted,

Sarah Bartholomew, Clerk