

Town of Leyden, MA

Planning Board

## Minutes of Meeting 2/7/2024

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

Guests: Jared Garfield, Glenn Caffery

Call to Order: The meeting was called to order at 6:30 PM by Chairman Brodeur.

Minutes approvals: The minutes of the January 10, 2024 regular meeting were reviewed, with Liz offering a motion to approve the minutes as presented. Emily seconded the motion, all voted in favor.

### Correspondence:

404 Glen Rd. cease and desist for camper abode

Feb. 21, 2024 Select Board meeting – Select Board invited Planning Board to attend discussion and creating the scope for the town's Open Space Plan with a new committee to work on this. Goals outlined. Mon. Feb. 26, or Wed. March 6 suggested as an alternate date. Chairman Brodeur to suggest alternate dates to the Select Board. Select person Glenn Caffery approved Feb. 26 at 6 pm.

Some special permits granted in Greenfield, Fairview St., Power Ct., 330 Leyden Rd.

Marijuana Bylaw: Discussion with Liz's neighbor, Jared Garfield, Hatfield and Whately cultivator. He outlined the way his business is structured, what concerns have arisen in towns about cultivation and manufacturing, and his opinion that manufacturing would be the best fit for Leyden.

### FY 2025 Planning Board budget:

Salaries Chair \$350, members \$200, and expenses \$500. Starting July 1, 2024 - \$800 Chair, \$250 members, expenses \$500.

Update on the Solar Bylaw: Attorney General approval/process for voted Solar Bylaw – no news.

Accessory Dwellings Bylaw: Discussion/planning for Accessory Dwellings Bylaw. Liz Kidder and Emily attended FRCOG Small Towns Housing Working Group meeting and reported back. Focus was on senior and affordable housing - Erving. Some discussion of short term rental units and tiny homes at the FRCOG meeting. Chairman Brodeur spoke to Inspector Jim Hawkins – no minimum size for the unit, no wheels, room minimum is 70 SF.

Next meeting: Chairman Brodeur suggested March 13, 2024. All present agreed.

A motion by, Emily with a second by Liz to close the Planning Board meeting, was voted unanimously in favor by all members present, at 8:40 PM.

Respectfully Submitted,

Sarah Bartholomew, Clerk