

Planning Board

Minutes of Meeting 8/14/2024

(Jim and Liz had met with the Elliots of 119 South Schoolhouse Road prior to the meeting to explain to the Elliots the special permit process for their 3-family residence)

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

Attendees: Devorah Vester

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

Re-organization – Chairman Brodeur was nominated by Dave and he was unanimously voted to the chair position. Devorah Vester was introduced as a possible associate member. Sarah Bartholomew was nominated by Liz and unanimously approved as clerk. Liz made a motion, seconded by Emily to nominate Devorah Vester as alternate, which was unanimously approved.

Review of minutes: Liz made a motion to accept minutes from 6/10/24/24, Dave seconded the motion and the minutes were unanimously approved.

Correspondence:

1. Greenfield ZBA – 38 Haywood St. candle aromatics in the neighborhood, previous special permit deemed invalid;
2. Leyden – 3 family without valid special permit – Planning Board letter sent;
3. Colrain ZBA allowed solar within sideline setback;
4. Greenfield ZBA – 6 Arch St. allowed temporary shelter relocation from Wells St.;
5. FRCOG invitation to participate in Green River mapping and management for flood protection;
6. Movement Retreat Center application for a special permit dated 11/2/23, amended 6/13/24, received 8/7/24– 63 North County Rd. (Lawrence Barriner 2nd – applicant);
7. Greenfield Planning Board – 277 Silver St. common driveway for adjacent houses.

Ginny Rockwood – presented her negative experiences with electro magnetic radiation sensitivity/poisoning and her desire to encourage the creation of bylaws to mitigate health risks by controlling cell towers – location can be controlled by bylaws restricting height, visual impact on the area, setbacks and insurance requirements. She shared existing bylaws from Charlemont and Randolph as examples.

Movement Retreat Center update – application and a check received requesting a reinstatement of Odyssey’s special permit to establish a retreat center operating as a short term rental for 4 people up to 25 people, for up to 10 full weeks, to follow restrictions by the Board of Health’s regulation. Discussion about the history of the special permit and the process moving forward. Deadline of October 11 to hold the public hearing. All parking would be off the road. Miriam Gee is the architect and project manager, and wrote the proposal. Proposed public hearing date of September 25, 2024 in conjunction with a Planning Board meeting at 6:30.

MA new solar legislation update – solar bylaws posted in five places in town and will appear in the new bylaws posted on the Town of Leyden website.

MA Affordable Housing Act update – the state has a new definition for ADU.

Marijuana bylaws – to continue to appear on the agenda.

Re-review of Residential Land Use Zoning Bylaw Amendment– Liz proposed hearing October 9 in conjunction with the Planning Board’s regular meeting at 6:30. Discussion of proposed definitions, new state law, and proposed bylaws and revisions.

Next Meeting: Wednesday, September 11 at 6:30 with Town Counsel. Public hearing for the Movement Retreat Center scheduled for September 25 at 7:00, and a public hearing for the ADU bylaw on October 9th at 7 pm after the Planning Board meeting at 6:30.

A motion by, Emily with a second by Dave to close the meeting, was voted unanimously in favor by all members present, at 8:50 p.m.

Respectfully Submitted,

Sarah Bartholomew, Clerk