



# TOWN OF LEYDEN

## Meeting Minutes

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### Planning Board

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**Where:** Leyden Town Offices – 7 Brattleboro Road

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**When:** January 14, 2026 at 6:00 PM

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### In Attendance

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

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**Audience:** N/A

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**Time meeting called to order:** 6:10 pm

**Review of Minutes:** November 12, 2025

**Motion:** Emily

**Second:** Liz

**Vote:** Unanimous approval

**Review of Minutes:** December 10, 2025

**Motion:** Emily

**Second:** Jim

**Vote:** Unanimous approval

### Correspondence:

- Upcoming Bernardston Planning Board hearing January 13, 2026 for special permit to process cord wood and saw logs at 347 Martindale Road
- The Greenfield Zoning Board of Appeals granted a special permit to allow construction of a 60' x 80' covered storage space at 221 Leyden Road
- Dec. 15, 2025 "Public Notice" re: 350 Brattleboro Rd.
- Email from Michele Giarusso re: proposed MA Bill to allow 5000 sf lots by-right for single-family homes statewide
- MASS SAVE energy code training manual on Stretch Code
- FAQs on Battery Energy Storage Systems: Fire Safety and Public Health"

### Discussions:

1. Reports from Liz on recent meetings by the Town and other agencies assisting us.

**Discussion:**

- Information about technical assistance priorities from FRCOG
- Review of Subdivisions Regulations may need updating per the Select Board
- Possible redesign of the Town website - discussion at recent Planning Board meeting
- Potentially sharing Fire Dept. and shared town administrator with Bernardston
- Woodlands Partnership of Western Mass. Meeting about working with indigenous communities, governance structure of the National Heritage Area feasibility report
- The last meeting of the Open Space planning meeting – Liz brought up the Dark Sky model Bylaw to be integrated into the Open Space plan, to be enacted by the Planning Board.
- Liz reported on discussion with Town Counsel re: the Attorney General’s view that our ADU bylaw being “too restrictive” – basement calculations must be included in the gross square footage. Town Counsel, Liz, and the Assistant Attorney General to have a meeting to discuss the issue.
- Report on the current flood plain overlay – this new bylaw will need to be done by the 2026 Town Meeting in order for townspeople to get insurance

**Action:** Get more information from Select Board Chair about what’s needed for the new flood plain overlay bylaw to create a draft

2. Potential draft of citizens’ request for a proposal to alter section 2.3 of the zoning bylaws, based on the prior Planning Board meeting

**Discussion:** Site plan reviews may be administrative or public per 40A. How to simplify the site plan review process. The differences between special permits and site plan reviews. Review of the existing site plan review bylaw. Liz recommended updating the site plan review process.

**Action:** Liz and Emily to work on a draft of new bylaw

3. Possible further discussions:

- Review of cell tower regs for electromagnetic concerns
- Planning Board Regulations updating to begin

**Next Meeting:** February 11, 2026 at 6 pm

**Meeting Adjournment:** 7:26 pm

Motion: Sarah

Second: Dave

Vote: Unanimous

**Submitted By:**

*Sarah Bartholomew, Clerk*