



TOWN OF LEYDEN

Meeting Minutes

Planning Board

Where: Leyden Town Offices – 7 Brattleboro Road

When: February 11, 2026 at 6:00 PM

In Attendance

Members: Jim Brodeur, Liz Kidder, Emily Yazwinski, Sarah Bartholomew

Audience: N/A

Time meeting called to order: 6:00 pm

Review of Minutes: January 14, 2026

Motion: Liz as corrected

Second: Jim

Vote: Unanimous approval

Correspondence:

- Upcoming Greenfield public hearing on Feb. 12, 2026 on the withdrawal of special permit application for a 20% reduction of required setbacks at 260 Silver St.
- 581 West Leyden Road (special permit for camper only but was never recorded);
- 215 West Leyden Road (garage)- discussion of unclear plot boundaries, existing non-conforming building and setbacks, Special Permit required;
- Bridge Lane – private road - discussion of possible purchase of some land and what the parameters are re: cutting trees, etc.

Discussions:

1. Status of Attorney General submission of Bylaw Amendments from last July Special Town Meeting. Some minor changes – gross floor area for ADU by right must include the basement, but we can subtract the basement from gross floor area for additional ADUs, as well as some other wording. 5 public buildings have the public notice of the new bylaw.
2. Discussion of erroneous inclusion of some added wording in the new bylaw Section 4.1.4.h.II. Temporary Housing of, ["I" (see previous) as], in lieu of the wording, [its], as voted at Town Meeting
3. Discussion about amending our current Flood Plain Bylaws to create our own version of the State's Model which we must adapt to Leyden.

4. Discussion of the need for Zoning Special Permits for current event spaces to get in compliance now that the Attorney General has approved the Bylaw. Zoning Enforcement from FRCOG needs to inspect event spaces as well as the Board of Health.
5. Discussion of proposal to alter Section 2.3 of the zoning bylaws, “lot and yard requirements”, decreasing lot setbacks by right, without a special permit, for pre-existing non-conforming building setbacks in place by using an Administrative Review v. a full Site Plan Review.
6. Discussion about updating our Site Plan Review Bylaw sections, which are not in compliance with State law. There’s a bill before the house to codify Site Plan Reviews that will take some time to work its way through the system; proposed delay to wait until the State sorts it out.
7. Possible further discussions:
 - Review of cell tower regulations for electromagnetic concerns
 - Return to topic of updating Site Plan Review Bylaw when the State has decided what it’s doing
 - Update subdivision regulations and update per new Bylaw
 - Planning Board Regulations updating to begin

Next Meeting: March 11, 2026 at 6 pm

Meeting Adjournment: 7:26 pm

Motion: Emily

Second: Liz

Vote: Unanimous

Submitted By:

Sarah Bartholomew, Clerk