

Town of Leyden, MA

Planning Board

Minutes of Meeting: 6/16/21

Attendees: Jim Brodeur, Art Baker, Emily Yazwinski, David Curtis

Absent: Warren Facey

Call To Order: Chairman Brodeur called the meeting to order @ 7:03pm.

Approval of Previous Meeting Minutes: Minutes of the last meeting held on 5/12/21 were passed out and read. Emily made a motion to accept the minutes as read. Art seconded. There was no discussion. Motion passed 4-0.

Chairman's Report:

1. Review Correspondence:

- 69 Bridge Lane looking for confirmation on road being abandoned in 1985. Chairman Brodeur has the 1985 letter and will research and respond.
- Kibilio, Inc. and Spirit Fire Retreat Center, a non-profit organization has put an offer into buy the Spirit Fire Retreat Center property at 407 West Leyden Road and looking to establish a subsistence farm.
- Letter from Olivia Tusinski (visiting from London on River Road) regarding concerns about trees coming down. Letters from Greenfield

Public Hearing: Solar Zoning Ordinance for Green Communities Qualification: Public Hearing opened at 7:11pm. Proposed zoning by-law was available to attendees. There were 5 attendees (Michelle, Alyssa from Green Communities/FRCOG, Zach from newspaper, Elwin Barton, Ed Johnson.) Chairman Brodeur read the solar ordinance that was put together from FRCOG and Town of Heath language. Michelle explained how she initiated the Green Communities Grant and one requirement was a designation from the town for land dedicated for possible future solar in order to qualify for the grant. Alyssa explained the past time frames. Elwin explained that he attended Rec committee meeting and showed concern that the designation will take away from the original donation from Willy Heron. Recreation Dept. also sent a letter from Chairman John Higgins representing their strong opposition due to the Avery family donation restrictions of land as well as the land of the school donated by the Herrons years ago. Alyssa pointed out that other town parcels can certainly be considered. Elwin also brought up the fact that the brook runs into the Glen/public water supply. Greenfield may or may not have concerns although they did not attend the public hearing and Chairman Brodeur pointed out that all runoff from Leyden runs to public water supply. Alyssa pointed out the State, who reviews the grant approval, may also have concerns about the site being fully wooded and other water resource and topography issues. Alyssa pointed out that the Town site should be considered a viable site by the town with the possibility of eventually holding a solar field without controversy. Mr. Johnson asked if panels could go high enough to still farm/graze the land it may make it much more viable. Green Communities grant application was extended so there is still time to process. Public Hearing was closed at 7:46pm. The Board discussed next steps because the article has already been added to the warrant for Town Meeting on Monday. The Board will have to make a motion at the Town meeting to dismiss at Town Meeting. Emily made a motion to have Chairman Jim make this motion at Town Meeting to withdraw the Article

based on information received at public hearing. Emily's motion was seconded by David and a 4-0 affirmative vote followed.

Future Zoning By-Law for Large Scale Solar Projects: Because of the lack of 3 phase power in Leyden which would be required for a large scale solar project, the urgency of this by-law is low.

Other Business Not Reasonably anticipated: None

Next Regular Meeting: The next meeting will be Wednesday, July 14, 2021 @ 7:00pm @ the New Town Hall/old Pearl Rhodes School on Brattleboro Road.

Adjournment: A motion was made by Art and seconded by Dave to adjourn at 8:02pm and a unanimous affirmative vote followed.      Respectively Submitted, Art Baker, Clerk

FINAL