

Town of Leyden, MA

Planning Board

Minutes of Meeting 10/11/2023.

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

Others: Liz Kidder

Call to Order: The meeting was called to order at 6:38 PM by Chairman Brodeur.

Update of appointment of replacement member to vacancy on Planning Board. Liz Kidder was nominated to fill the position by Emily, seconded by Dave. The choice is conditional upon the Select Board voting approval. The term will last until the 2024 Town Meeting when there will be an election for a 3 year term. Emily made a motion to close nominations, seconded by Sarah. Liz Kidder received a unanimous vote in favor of her filling the vacancy.

Correspondance: Greenfield granted some special permits –

- 180 Laurel St. – indoor marijuana cultivation
- 191 Cleveland St. – two 20,000 gal. Fuel storage tanks
- 139 Silvio O’Conte Dr. – marijuana delivery facility
- 69 Oakland St. – second garage bay 8’ from sideline

Update on the Solar Bylaw: Attorney General’s office asked some further questions, which Jim provided answers to. Current status – the A.G. has 90 days to respond or request further documentation or ask questions. If none is forthcoming, approval is automatic and the Green Community process will move forward.

Discussion:

Emily spoke to the urgency to create a Marijuana bylaw based on the likelihood of someone wanting to grow it in Leyden. Liz said Shutesbury’s and Shelburne’s are good references. Donna (town counsel) also recommends Shutesbury’s bylaw. General discussion of the importance of parameters around growing Marijuana in Leyden. Jim will send bylaws to Board members for review.

Dave brought up the tax status for Kibilio – general discussion – due to not having a special permit, it was determined that it is not a Planning Board matter. Dave will be in touch with the Assessors regarding this matter.

Discussion around whether the new retreat center at the former Angel’s Rest center on North County Rd. needs a special permit and what capacity and parameters there are re: types of gatherings, tax status., impact on the neighbors. Dave will be in touch with the Assessors regarding this matter.

Minutes approvals: The minutes of the July 12, 2023 regular meeting were reviewed, with Emily offering a motion to approve the minutes as presented. Sarah seconded the motion, all voted in favor.

A motion by Emily Yazwinski, with a second by David Curtis, to close the Planning Board meeting, was voted unanimously in favor by all members present, at 7:22 PM.

Respectfully Submitted,

Sarah Bartholomew, Board Member