

Planning Board

Minutes of Meeting 9/11/2024

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

Attendees: Donna McNichol

Call to Order: The meeting was called to order at 6:32 PM by Chairman Brodeur.

Consult with Town Counsel: Discussed proposed next attempt to update Zoning Bylaws with respect to housing and the MA Affordable Housing Act, and how to separate articles for majority and super-majority vote requirements:

- The proposed ADU Bylaws in addition to state's statute – a way to put reasonable restrictions on building ADUs that the statute allows
- Revisions – definitions and Working draft 2 - Article X
- Revision needed - 5.7B in Leyden Zoning Bylaw (pp. 26-27)
- Revisions needed – subdivision bylaw
- Revision needed – Common Driveway provision of current bylaws– limit number of lots instead of dwelling units. This is related to safety re: emergency vehicle access/egress
- Discussion of homes built illegally on private roads with or without a building permit, conforming or non-conforming and whether they would could build an ADU. Concerns about public safety vehicle access and the condition of the roads expressed.
- Discussion with Donna McNichol ended at 8:55 p.m.

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

Correspondence:

1. 38 Church St., Bernardston - expand special permit
2. Arch St., Greenfield– appeal granted to neighbors for noise issue
3. 808 Colrain Rd., Greenfield - Zoning Board of Appeals –for a special permit to allow the keeping of a rooster as a family pet;
4. 30 Mohawk Trail , Greenfield - Zoning Board of Appeals – Sept 12, 2024, for, for a special permit to allow a medical foot clinic;
5. 361 Main St., Greenfield - Zoning Board of Appeals – for a special permit to allow the installation of digital poster boards for the Garden Theater;
6. 309 Colrain Rs., Greenfield - Zoning Board of Appeals –a special permit to allow the renovation and expansion of an existing legal, nonconforming garage;
7. 219 High St., Greenfield - Zoning Board of Appeals – a special permit to allow a kennel to keep 4 dogs as pets.

Discussion of possible revisions - Telecommunications Bylaw – discussion about bringing it up to date with current technology per recommendation by Ginny Rockwood.

Dave Curtis left the meeting at 9 pm.

Movement Retreat Center – discussion of special permit for prior owners – Odyssey Behavioral Healthcare.

Next Meeting: 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 Liz to close the meeting, was voted unanimously in favor by all members present, at 9:27 p.m.

Respectfully Submitted,

Sarah Bartholomew, Clerk