

Leverett Planning Board Agenda & Minutes

Tuesday, September 8th, 7:30pm to 8:45pm

In attendance: Ken Kahn, Steve Freedman, Richard Nathorst, Tom Ewing, and Tim Shores

1. **Review and accept the minutes of last meeting**
 1. Reviewed, accepted unanimously by Ken, Steve, Richard, and Tom. Tim was absent at the time of the vote.
2. **Discussion of Lot Sizes and Owner Occupancy Requirements for 2 family houses and Site Plan (“SP”) or Site Plan Review (“SPR”) Requirements.**
 1. Ken reported hearing from Donna McNicholl. She advised that the Planning Board need not be involved in the site plan for the two lots discussed at previous meetings.
3. **Continued review of addition changes to the Leverett Zoning By-Laws and steps that might increase Businesses and revenue to town including possible expansion of General Business (“GB”) and/or Commercial (“COM”) Zoning Districts and discussion of future changes to be addressed.**
 1. The Board reviewed the status and aim of grant applications for Dudleyville Road remediation and the Leverett Master Plan. The grant program is through the Community One Stop for Growth grant program at the MA Department of Housing and Economic Development (EOHED). We expect to learn the outcomes of these grant applications by the end of October. Tom will circulate the application submitted by Margie so Board members can review it.
 2. Tom reviewed the expected Master Planning process. One important thing to try to do will be to assemble a steering committee that includes a diverse set of voices in town. That will go a long way toward a successful Master Plan, and a way to build community. It will be important to not get into a situation where the Planning Board is steering the process isolated, or insulated, from community participation.
 3. Steve would like to begin working on a plan for how to assemble the steering committee. Tim suggests that the planning consultant will facilitate the design and implementation of a committee plan as part of her consulting service.
4. **Call in Business**
 1. Richard led a discussion of the upcoming adoption of the Massachusetts 2020 Model Floodplain Bylaw by the Town of Leverett. The key points are as follows:
 1. The Planning Board is responsible for managing adoption of the Bylaw. The work will include completing a document that customizes some aspects of the Bylaw for the town, and drafting a warrant article for the 2022 Town Meeting. FRCOG staff cannot oversee the process or the implementation.

2. Although it is a matter of town vote, the Bylaw must be adopted. If the Bylaw is not adopted, no property in town will be eligible for Federal flood insurance. If the Bylaw is adopted, properties will retain eligibility for Federal flood insurance, including preexisting developments built on properties newly designated as floodplains. The new Bylaw will prohibit all development on properties designated as floodplains.
 3. We're waiting on Franklin County to complete new maps of the floodplain overlay districts for each town. This will be informative, but there's no negotiating these maps: the town must adopt them as they are.
 4. Federal and State resources are available to help promote the goal of adopting the new Bylaw at Town Meeting.
 5. A possible benefit of the Bylaw will be to increase and improve riparian recreational zones, hiking trails, bike paths, fishing and so on.
 6. Tom and Richard explained that adoption of the State Model Floodplain Bylaw will impact people who own older property that will become designated floodplain properties. Those property owners will have difficulty accepting this new Bylaw. However, people who own a development in a floodplain will have difficulty accepting that they're no longer eligible for flood insurance. Ultimately, the PB's responsibility is to figure out how to communicate this requirement to townspeople in order to cultivate buy-in. (We must also customize some parts of the Bylaw for Leverett.)
 7. Tom suggests getting someone from FRCOG to meet with PB, and to attend a public hearing. Steve suggests trying to get someone from FRCOG to meet with us in October. Richard will coordinate this with FRCOG, and will recirculate Bylaw materials to the Planning Board.
2. Richard reported that the North Leverett Dam Committee has had its first meeting, and they are working out what it will cost for the town to own and maintain the dam property. They can't do a septic system there, which limits their options.

Meeting adjourned and nobody spilled even a drop.



Tim Shores