

Town of Leverett, MA
Planning Board Meeting Minutes
April 10, 2024

Present (hybrid—Town Hall/Zoom): Thomas Ewing, Richard Nathhorst, Timothy Shores, Van Stoddard, Stephen Freedman, Swan Keyes

Non-board members: Maria Zieja, Kimberly Van Wagner

Absent: Molly Daniell

1. March Meeting Minutes Approved
2. Presentation by Comprehensive Plan consultants postponed until next week
3. Planning Board code of conduct conversation tabled until May meeting
4. Flood Plain: we need to consider adopting new MA floodplains zoning bylaws in order for Leverett property owners to be eligible for subsidized FEMA flood insurance. Leverett has many properties in flood plains. FEMA has released preliminary updates to Franklin County flood plain maps. The finalized map updates are expected by next year. This issue will be on the Planning Board agenda next year. Richard foresees the possibility that some residents will object to the model floodplain bylaw as an unfunded mandate. Richard will come to May meeting with info to share and we will consider next steps, including how this issue fits into Comprehensive Plan.
5. Comprehensive Plan: Tim held an open discussion session at the Leverett Library, where he was available to speak with anyone interested in the plan and will be there again this Saturday (Tom Ewing volunteered to take Tim's place if needed). Steering Committee will meet soon to plan outreach for the draft plan. Public review and comment period is in May and Emily and her team will draft the revised plan in June. Tim is managing the printing (at Collective Copy). ACTION ITEM: Need to find a way to thank the Comprehensive Plan Steering Committee.
6. Juggler Meadow: Tom Ewing received a phone call informing us that the Kittredge Estate Owners decided to pursue development as a Chapter 40B Project, which means that the plans will be reviewed by Zoning Board of Appeals, rather than the Planning Board. The process may include the Planning Board rendering opinion about what is proposed. One section will be considered for single family homes; high density senior housing residential portion would be in Amherst, with pool and clubhouse. Chapter 40B would limit the project in Leverett to a number of units based on percentage of town housing stock. Tim and Tom believe that this is 48 units for Leverett. Zoning Board would not be obligated to approve any higher number of units but they would have discretion. There are many issues the town should have say over, such as sewer and wetlands.
7. New Planning Board Members: Van is retiring from the PB after many years of service. We are currently aware of two interested prospective members—Kimberly Van Wagner (currently serving on Comprehensive Plan Steering Committee) and another resident with valuable experience is also considering. Elections will be held at Town Meeting.

Meeting adjourned 8:17pm.