

PLANNING BOARD MEETING MINUTES

April 14, 2021

Members Present: Ken Kahn, Jean Bergstrom, Tom Ewing, Steve Freedman, Gary Gruber, Richard Nathhorst and Van Stoddard, all via Go To Meeting

A quorum being present, meeting commenced at 7:30 pm

1. Upon motion, duly seconded, it was voted to accept the Minutes of 3/10/21 meeting.
2. A discussion of an ANR plan on land of Joan Swowdon and Phil Crafts on Shutesbury Road was had. Ken Kahn recused himself as he is on the Board of the Rattlesnake Gutter Trust which is to be conveyed Parcel A (non-buildable back lot) on said plan. Steve Freedman led the discussion. It was determined that Lot 1 which abuts Shutesbury Road meets the requirements for a building lot. Upon a motion made and seconded it was unanimously voted to approve the ANR Plan and authorized Steve Freedman to sign same on behalf of the planning board. A fee of \$250 is to be paid.
3. Upon the request of the Building Inspector's office, a discussion was had regarding the property located at 7 Dudleyville Road, a non-conforming house lot containing approximately 33,000 square feet with a deteriorating structure. The discussion centered on Sections 2250, 2251 and 2252 of our zoning bylaws concerning the alteration, extension or change of a pre-existing structure and its abandonment. Joining us for this discussion via Go To Meeting were: Erica Labb, one of the potential buyers of this property, Bettye Ann Blatman, her attorney and Chris Bergweiler, one of the property owners. We were informed that in 2017 the property was under contract to sell and that a building permit was issued on this non-conforming property to raise the current structure and to rebuild on the current footprint. Also that the Leverett ConCom issued an Order of Conditions and that the Leverett BOH granted a septic permit. Unfortunately this

deal fell through. However since that at time the property has actively marketed via Craig's list and local postings in such places like the Leverett Coop. After a lengthy discussion, upon a motion duly made and seconded, it was voted 5 -2 to permit the Building Inspector to issue a building permit.
It was agreed to continue to discuss the definition of "abandonment" at a later meeting and to obtain the input of Town Counsel

4. Tim Shores, who has interest in running for the Planning Board, introduced himself to the board.
5. Before the meeting began, Ken received a plan from Richard and Jean Williams for property on Richardson Road, starting the 21 day review period. Unfortunately, the plan was not available to the rest of the board to review. Ken explained that the plan prepared by Dale Merritt was attempting to duplicate a previous unrecorded plan, but added additional property to the lots. Two of the lots current lots currently have 2 family homes on them and another a single family home. As this is quite complicated, Ken wants to get input from Town Counsel. As such, it was voted upon a motion duly made and seconded, that Ken will request Richard Williams to extend the Board's time line to deal with this plan for an additional 90 days and if he does not grant this request, a meeting will be scheduled for April 26, 2021 at 7:30

There being no other business it was moved, seconded and voted to adjourn.

Respetfully submitted,

Gary Gruber