

Leverett Planning Board Minutes June 9 2021  
7:30-9pm

Members in attendance: Ken Kahn, Van Stoddard, Steve Freedman, Richard Nathhorst, Jean Bergstrom, Tom Ewing, Tim Shores.

Town residents in attendance: None.

#### Housekeeping

- Meeting minutes from May 15: Unanimously approved

#### Board Business

- Ken received a phone call from a resident asking whether he could build an in-law apartment above his detached garage. Ken explained the Leverett zoning bylaw definitions of dwelling and non-dwelling units, and that the bylaws don't permit dwelling units in more than one building on a parcel.
- Ken provided an update on Joseph Sincuk's plan at 112 Teawaddle Hill Rd. Claire Chang of the Solar Store confirmed that max height of the solar array will be 19'5". Given that, the ZBA will not need to grant a special permit and the Planning Board will need to conduct a site plan review.
- Tom Ewing updated the Board on two grant applications submitted earlier in June to the state's One Stop community development platform:
  - Tom E., Richard, and Tim collaborated with Tom Hankinson and Margie McGinnis on the application for a \$75,000 1-year grant to fund the first year of a two year project to develop a Master Plan with the paid guidance of a third-party consultant. To help with the grant writing, Tom E. got guidance from Emily Keys Innes, AICP, LEED AP ND, of Innes Associates Ltd. Ms. Keys provided guidance at no cost and no obligation to contract with her firm.
  - Richard completed the One Stop application for a grant to rebuild Dudleyville Road, to prevent road closure due to flooding, as happened recently.
- Richard explained the state floodplain bylaw that the town of Leverett must vote to approve in the next two years, and the Board discussed potential actions to take in preparation.
- The Board discussed ways to take action on the dam and old mill on Cave Hill and N. Leverett Roads, now that Amy Boyce has decided not to purchase it. It was agreed that the mill has historic value and that ownership by the town is a prerequisite for any town funding source, such as CPA funds. Van will try to identify who currently owns the mill and whether there is interest in selling as a way to determine whether there is any path forward.
- The board discussed the CPA fund and possible uses.

Meeting adjourned unanimously, with barely a groan from members.

Minutes taken, and signed by, Planning Board Secretary,



Tim Shores