

LEVERETT PLANNING BOARD MINUTES

Date: 12/13/2023

In attendance at Leverett Elementary School: Tom Ewing, Van Stoddard, Molly Daniell, Steve Freedman, Tim Shores, and Richard Nathhorst, Swan Keyes

In attendance by zoom: N/A

Absent: N/A

Meeting opens at 7:24 pm ET
Minutes taken by Molly Daniell

Review the meeting's agenda

- No comments

Review and accept minutes of last meeting

- Accepted but including comments shared via email
- Minutes are approved

Presentation by Josh Wallack on the proposed redevelopment Juggler Meadow Estate

- Josh presented the vision for the redevelopment

Community Question & Answer Session

- Question relating to the redevelopment's capitalization plan.
- Questions relating to potential for Community Benefits Agreement with the Juggler Meadow redevelopers. Josh indicated this is possible.
- Questions and comments relating to potential negative financial and economic implications of the redevelopment.
- Questions and comments relating to maintenance cost burden falling on the town of Leverett regarding: police, fire, snow plowing, road maintenance, traffic

- Questions and comments relating to absorbing children into Leverett Elementary School, School of Choice, and cost on town.
- Questions and comments as to whether the redevelopment would include public spaces or would the amenities be restricted to Leverett residents. Josh indicated that there could be a fee associated and some amenities would only be for residents of the community.
- Questions and comments on the scope of feasibility study and methodology. The study has not yet been scoped. Most residents' questions may be answered with this study, but it's unclear given lack of clarity on scope.
- Questions and comments relating to climate resiliency considerations and negative externalities on the town.
- Questions and comments relating to the possibility for a senior center, affordable housing, and public transportation.
- Comments and concerns about whether this will become student housing or second homes.
 - Josh agrees to additional studies beyond the feasibility study at the direction of the town.
- Questions and comments about impact on town character with a development that may double town's population.
- Questions about whether redevelopment is a gated community. Josh confirmed that there is likely a gate component.
- Questions and concerns about the Juggler Meadow redevelopment becoming a community space that is not connected to or invested in the broader town of Leverett.
- Question as to whether the property was an Aquifer District. It is confirmed that there are areas on the property that are an aquifer district.
 - Josh indicated that any presentations on the development would only happen during open meetings.
 - Josh indicated the feasibility study may be ready for the town of Leverett's review in late February or early March.

Meeting adjourned at 9:57 pm

