

The background image shows a rural road intersection. In the foreground, there is a large, rectangular concrete curb or wall. To the left, a road sign for 'MONTAGUE ST' is visible. The road curves to the left, and there are trees and greenery in the background. The sky is overcast.

# **APPENDIX E<sub>1</sub>**

## **COMMUNITY WORKSHOPS: COMMUNITY ENGAGEMENT MATERIALS AND SUMMARIES**

**TOWN OF LEVERETT**  
2023 - 2024



# Town of Leverett Comprehensive Plan Phase 2

The Town of Leverett's Planning Board is beginning Phase 2 of the comprehensive planning process and is inviting volunteers to help with Phase 2.

## Member of the Comprehensive Plan Committee

Members of the Comprehensive Plan Committee have the most responsibility for the success of the planning effort. Members will attend up to seven meetings from April through October 2023 (about 12-15 hours). Meetings will be approximately 90 minutes and may be in person or online.

Members are expected to contribute feedback on scenario planning options, community input, and draft recommendations. Members will also review materials for the Community Visioning Groups and the draft questionnaires. Members will also be expected to assist with community outreach and engagement.

Interested members should have an interest in the well-being of the entire town and a willingness to engage on a variety of topics.



Phase 1 was completed in the summer of 2022.

Further information is available here:

<https://leverett.ma.us/g/95/Comprehensive-Planning>

**Interested?**  
Please contact Ken Kahn, Planning Board Chair  
at [kpkahn@gmail.com](mailto:kpkahn@gmail.com).



# Town of Leverett

## Comprehensive Plan Phase 2

Members of the Leverett Community:

The Leverett Planning Board is pleased to announce that the Town is starting **Phase 2** of the planning process to create a comprehensive plan for the Town of Leverett.

The Steering Group, appointed by the Planning Board, met for the first time on April 17, 2023. The Town has engaged Innes Associates, along with RKG Associates and Tighe & Bond, to assist the community with the preparation of the complete plan.

The Planning Board and the Steering Group invite you to be a part of this process! Please turn this page over for a message from the Steering Group. In May, the Steering Group will announce the process for including the community in the planning process.

Your voices are important to us and we hope to hear from you throughout this process.

### Leverett Planning Board

Ken Kahn  
Tom Ewing  
Van Stoddard  
Steve Freedman  
Richard Nathhorst  
Tim Shores  
Swan Keyes

Use your phone to scan the QR code below for the results of Phase 1.



or type in the short link below:

<https://qrco.de/bdtLaC>

### TIMELINE

Tasks 1 and 2	Tasks 3 and 4	Tasks 5 and 6
Developing Scenarios	Discussing Options	Preparing the Plan
April - June	June - September	September - November



## Message from the Steering Group

Members of the Leverett Community:

As we are preparing to celebrate 250 years of Leverett history, we have an opportunity, thanks to a Massachusetts state grant to the Leverett Planning Board, to think collectively about what we want Leverett to become in the future. What do we value about our community? What challenges do we face? What will be the best way to deal with those challenges, as we define them? How, to give some examples, should we deal with the high cost of housing, a rising tax burden, an aging population, the need for diversity, the maintenance of our roads and bridges, global warming, and state and federal policies that impact the choices we can make?

We now have a chance to identify the issues important to us as a community and as individuals, so that the choices we make as a town truly reflect our needs, priorities, values, and aspirations. Please take the time to make your voices heard. Fill out our questionnaires, come to meetings and speak out about your concerns. We want our final recommendations to be truly representative of what those who live here want Leverett to be.

### Comprehensive Plan Steering Group

Matt Boucher  
Silas Ball  
Jenny Daniell  
Arlyn Diamond  
Jim Field  
Gary Gruber  
David Henion  
Isaiah Robison  
Kim Van Wagner  
Steve Weiss  
Bob Weitzman  
Andy Vlock

#### Plan Topics

##### REQUIRED

Economic Development  
Housing  
Natural, Historic, and Cultural Resources  
Open Space and Recreation  
Town Services and Facilities  
Transportation

##### POTENTIAL

Affordability  
Climate adaptation and sustainability  
Energy  
Regionalization of Town services  
Social and economic equity

**Which topics would you add?**

# **PUBLIC WORKSHOP #1**

**TOWN OF LEVERETT**

OCTOBER 17, 2023

**Community Meeting #1**  
**October 17, 2023**  
**Handout of Data Sources**

This is a (growing) list of data sources that the Planning Board, Steering Group, consultant team – and now you! – have as resources during this process.

The most important data source is the Town of Leverett's Comprehensive Planning Page.  
<https://leverett.ma.us/g/95/Comprehensive-Planning> and the accompanying timeline  
<https://leverett.ma.us/p/2105/Leverett-Comprehensive-Plan-project-timeline>.

Many of the reports below are available on the Town's Files site (<https://leverett.ma.us/files>); the reports are in alphabetical order. Other links are provided with the document, where known.

TOPICS	REPORT NAME
BUDGETS	
Town Services and Facilities	Leverett Tax Rates 2003-2021
Economic Development	Leverett Town Budget History and Forecast
Housing	MA General Fund Expenditures 2020
Implementation	
HISTORY	
Natural and Cultural Resources	Photos of Town Hall Veterans and Paintings Leverett Reconnaissance Report (2009)
Natural and Cultural Resources	Where We Stand, A Report of Leverett's Planning Process (1973)
Land Use	
MAPS	
Land Use	Three-phase Power Map
Services and Facilities	1966 Zoning Map
Historical Land Use	
Natural and Cultural Resources	1971 or 1975 Natural Resources Inventory 1987 Aquifer Protection District 1990 Stream and Lake Protection District 2002 Leverett Map (with stars) 2002 Leverett Map

	2003 Areas affected by Title 5
Land Use	2004 CDP: Land Use
	2004 CDP: Protected Open Space
Land Use Economic Development	2004 CDP: Residential and Village Center Development Suitability
Land Use Open Space and Recreation Natural and Cultural resources	2004 CDP: Scenic Resources and Unique Environments 2009 Upper Elevation Site Plan Review Overlay Districts 2017 Priority Habitats and Estimated Habitats
Land Use	2008 Official Zoning Map Section 2340 Dimensional Schedule
PROPERTY ASSESSMENT DATA	
Town Services and Facilities Economic Development Housing Implementation	FY22 Property Assessment Detail Report FY22 Property Assessment Extract January 2021 Market Update Report Assessors Database 2011-2021 Historical Real Estate Valuations by Class
LEVERETT ELEMENTARY SCHOOL	
Town Services and Facilities	Erving School Union #28 Operational Efficiency Study Presentation to the School Committee September 18, 2023
Town Services and Facilities	Erving School Union #28 Operational Efficiency Study, September 2023
Town Services and Facilities	Leverett Elementary School Anti-Racism Commitment
Town Services and Facilities	Student Population and Funding Stability Report (2014)
Town Services and Facilities	Chapter 70 District Profile Regional School Agreement (dated November 11, 1997) Op-Ed re: Charter Schools (Grossman)
Town Services and Facilities	Report from Social Justice Committee
TOWN	
Housing Economic Development Implementation	AARP Livability Index <a href="https://livabilityindex.aarp.org/search/Leverett,%20Massachusetts,%20United%20States?print=true">https://livabilityindex.aarp.org/search/Leverett,%20Massachusetts,%20United%20States?print=true</a>
Land Use	Subdivision Regulations

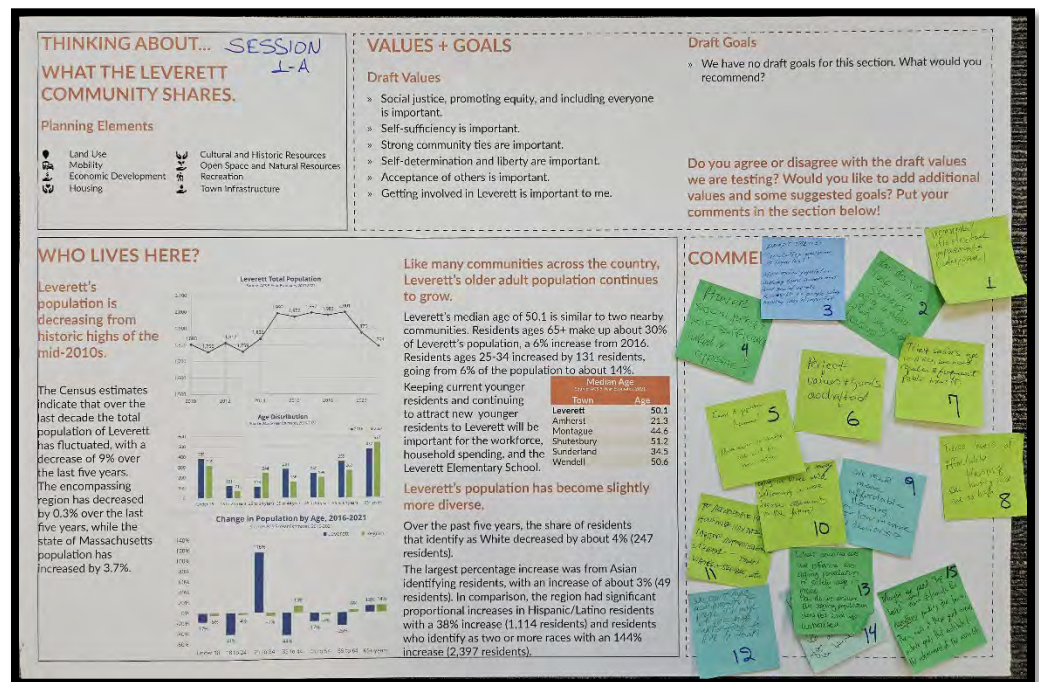
Town Services and Facilities, Natural Resources, Open Spaces	2020 Draft Hazard Mitigation Plan
<b>Land Use</b>	Hydrogeologic Investigation of Leverett, Massachusetts 2008, Department of Geosciences, Hydrogeology Group, UMass Amherst
<b>Energy</b>	Community Solar Action Plan for the Town of Leverett and Community Solar Survey Results Summary for the Town of Leverett, July 2023, UMass Clean Energy Extension
PLANNING BOARD LINKS	
Town Services and Facilities	Town Budgets <a href="https://leverett.ma.us/f/0/6/">https://leverett.ma.us/f/0/6/</a> All Town budgets from FY2006 through FY2021. <a href="https://leverett.ma.us/n/12105/Draft-Budget-for-Budget-Hearing">https://leverett.ma.us/n/12105/Draft-Budget-for-Budget-Hearing</a> The annotated draft budget for FY2023. Town of Leverett Town Code (2011) <a href="https://leverett.ma.us/f/0/3/">https://leverett.ma.us/f/0/3/</a> The current Town Code, last updated in April 2011. Town of Leverett Financial Policies (2016) <a href="https://leverett.ma.us/files/LeverettFinancialPolicies.pdf">https://leverett.ma.us/files/LeverettFinancialPolicies.pdf</a>
Land Use	Zoning Board of Appeals <a href="https://leverett.ma.us/g/67/Zoning-Board-of-Appeals">https://leverett.ma.us/g/67/Zoning-Board-of-Appeals</a>
Housing	Affordable Housing Trust <a href="https://leverett.ma.us/g/70/Affordable-Housing-Trust">https://leverett.ma.us/g/70/Affordable-Housing-Trust</a>
Town Services and Facilities	Board of Health <a href="https://leverett.ma.us/f/0/29/">https://leverett.ma.us/f/0/29/</a>
Town Services and Facilities Economic Development Housing	Sustainable Economy Committee <a href="https://leverett.ma.us/p/2098/FY21-Year-end-Report">https://leverett.ma.us/p/2098/FY21-Year-end-Report</a>  <a href="https://leverett.ma.us/p/2093/Summer-2020-Townwide-Survey">https://leverett.ma.us/p/2093/Summer-2020-Townwide-Survey</a>
Town Services and Facilities Open Space and Recreations Housing Natural and Cultural Resources	Community Preservation Committee <a href="https://leverett.ma.us/files/2022_CPC_Annual_Plan_and_Report.pdf">https://leverett.ma.us/files/2022_CPC_Annual_Plan_and_Report.pdf</a> 2022 <i>Community Preservation Report and Plan</i> <a href="https://leverett.ma.us/files/Historical_Assessts.pdf">https://leverett.ma.us/files/Historical_Assessts.pdf</a> or  <a href="https://www.leverett.ma.us/files/Leverett_HAS_Final_Report_-_corrected_version_1.pdf">https://www.leverett.ma.us/files/Leverett_HAS_Final_Report_-_corrected_version_1.pdf</a>  <a href="https://leverett.ma.us/g/39/Community-Preservation">https://leverett.ma.us/g/39/Community-Preservation</a>

Town Services and Facilities Open Space and Recreations/ Natural and Cultural Resources	Conservation Commission <a href="https://leverett.ma.us/g/40/Conservation-Commission">https://leverett.ma.us/g/40/Conservation-Commission</a>
Town Services and Facilities/Housing Economic Development Natural/Cultural Resources	<a href="https://leverett.ma.us/g/45/Energy-Committee">Energy Committee</a> <a href="https://leverett.ma.us/g/45/Energy-Committee">https://leverett.ma.us/g/45/Energy-Committee</a>
Town Services and Facilities	School Files <a href="https://leverett.ma.us/f/0/77/">https://leverett.ma.us/f/0/77/</a>
Town Services and Facilities Land Use	Checklist for Building in Leverett <a href="https://leverett.ma.us/q/29/Building-in-Leverett-Checklist">https://leverett.ma.us/q/29/Building-in-Leverett-Checklist</a>
Town Services and Facilities	Discussion of Police Regionalization <a href="https://leverett.ma.us/n/11087/Shared-Police-Services-Meeting">https://leverett.ma.us/n/11087/Shared-Police-Services-Meeting</a>
Land Use Natural and Cultural Resources Open Space and Recreation	LIDAR Maps <a href="https://leverett.ma.us/f/0/65/">https://leverett.ma.us/f/0/65/</a> Trail Maps <a href="https://leverett.ma.us/f/0/67/">https://leverett.ma.us/f/0/67/</a> Open Space and Recreation Plan (2019) <a href="https://leverett.ma.us/f/0/69/">https://leverett.ma.us/f/0/69/</a> Full text of <u>Where We Stand</u> ( <i>Where We Stand, A Report of Leverett's Planning Process</i> , 1973) <a href="https://www.govinfo.gov/content/pkg/CZIC-ht168-l4-l48-1973/html/CZIC-ht168-l4-l48-1973.htm">https://www.govinfo.gov/content/pkg/CZIC-ht168-l4-l48-1973/html/CZIC-ht168-l4-l48-1973.htm</a>
Natural and Cultural Resources	Oral histories <a href="https://leverett.ma.us/f/0/90/">https://leverett.ma.us/f/0/90/</a>
<u>BOOKS</u>  Natural and Cultural Resources	<i>10 to 1: Interviews with Leverett Scholars Who Attended One Room Schoolhouses</i> , Leverett Historical Commission, 2020 <i>Leverett: Massachusetts Historical Center</i> , Leverett Historical Commission <i>Yankee Moderns</i> , Michael Hoberman (2000) <i>A History of Leverett, Massachusetts with a Genealogy of Its Early Inhabitants</i> , Ruth Ellen (Nickerson) Field

## MEMORANDUM

To	Leverett Planning Board and Comprehensive Plan Steering Group
From	Gina Bukas, Administrative Specialist
Date	October 23, 2023
Project	22111 - Leverett
Subject	Public Meeting #1 – Community Input
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Ewan Innes, CTO and Data Specialist

## WHAT THE LEVERETT COMMUNITY SHARES. SESSION 1-A



### Comments 1-15:

1. Incremental infrastructure improvements (water, sewer?).
2. How do we help with seniors aging in place when we need housing?
3. Draft Values “including everyone is important”. Given aging population making town government and social events accessible to people with hearing loss is important.
4. How are social justice + self-sufficiency linked or opposite?
5. Causes of population decreases? Make easier to develop and build for more families.
6. Perfect values + goals (illegible).
7. To help seniors age in place we need regular & frequent public transit.
8. Tiered levels of Affordable Housing bec. housing prices are so high.
9. We need more affordable housing for low income + seniors?
10. How do we keep seniors aging in place while welcoming a more diverse community in the future?
11. To accommodate more housing may need major infrastructure upgrade – town water + sewage, etc.
12. We can’t have much diversity if people at a range of incomes can’t afford to live in town.
13. What services are we offering at aging population to safely age in place. How do we ensure an aging population does not end up unhoused.
14. How many people in Leverett have volunteered for an activity in Leverett?
15. Maybe we need “top level” values/vision statements for everything guiding? the town. Then, each of these goal areas include goals that contribute to the achievement of the vision(s).

### WHAT THE LEVERETT COMMUNITY SHARES. SESSION 1-B

*No Comments*

## WHAT THE LEVERETT COMMUNITY SHARES. SESSION 2-A

### THINKING ABOUT... SESSION 2-A

#### WHAT THE LEVERETT COMMUNITY SHARES.

##### Planning Elements

Land Use  
Mobility  
Economic Development  
Housing

Cultural and Historic Resources  
Open Space and Natural Resources  
Recreation  
Town Infrastructure

### VALUES + GOALS

#### Draft Values

- Social justice, promoting equity, and including everyone is important.
- Self-sufficiency is important.
- Strong community ties are important.
- Self-determination and liberty are important.
- Acceptance of others is important.
- Getting involved in Leverett is important to me.

#### Draft Goals

- We have no draft goals for this section. What would you recommend?

Do you agree or disagree with the draft values we are testing? Would you like to add additional values and some suggested goals? Put your comments in the section below!

### WHO LIVES HERE?

Leverett's population is decreasing from historic highs of the mid-2010s.

The Census estimates indicate that over the last decade the total population of Leverett has fluctuated, with a decrease of 9% over the last five years. The encompassing region has decreased by 0.3% over the last five years, while the state of Massachusetts population has increased by 3.7%.

Age Distribution (Source: American Community Survey)

Change in Population by Age, 2016-2021

Like many communities across the country, Leverett's older adult population continues to grow.

Leverett's median age of 50.1 is similar to two nearby communities. Residents ages 65+ make up about 30% of Leverett's population, a 6% increase from 2016. Residents ages 25-34 increased by 131 residents, going from 6% of the population to about 14%.

Keeping current younger residents and continuing to attract new younger residents to Leverett will be important for the workforce, household spending, and the Leverett Elementary School.

Town	Age
Leverett	50.1
Amherst	21.3
Montague	44.6
Shutesbury	51.2
Sunderland	34.5
Wendell	50.6

Leverett's population has become slightly more diverse.

Over the past five years, the share of residents that identify as White decreased by about 4% (247 residents). The largest percentage increase was from Asian identifying residents, with an increase of about 3% (49 residents). In comparison, the region had significant proportional increases in Hispanic/Latino residents with a 38% increase (1,114 residents) and residents who identify as two or more races with an 144% increase (2,397 residents).

### COMMENTS

1. Strong community ties are so central + able to boost the town in many unseen ways!

2. Let's talk about how to sustain the economic diversity in town.

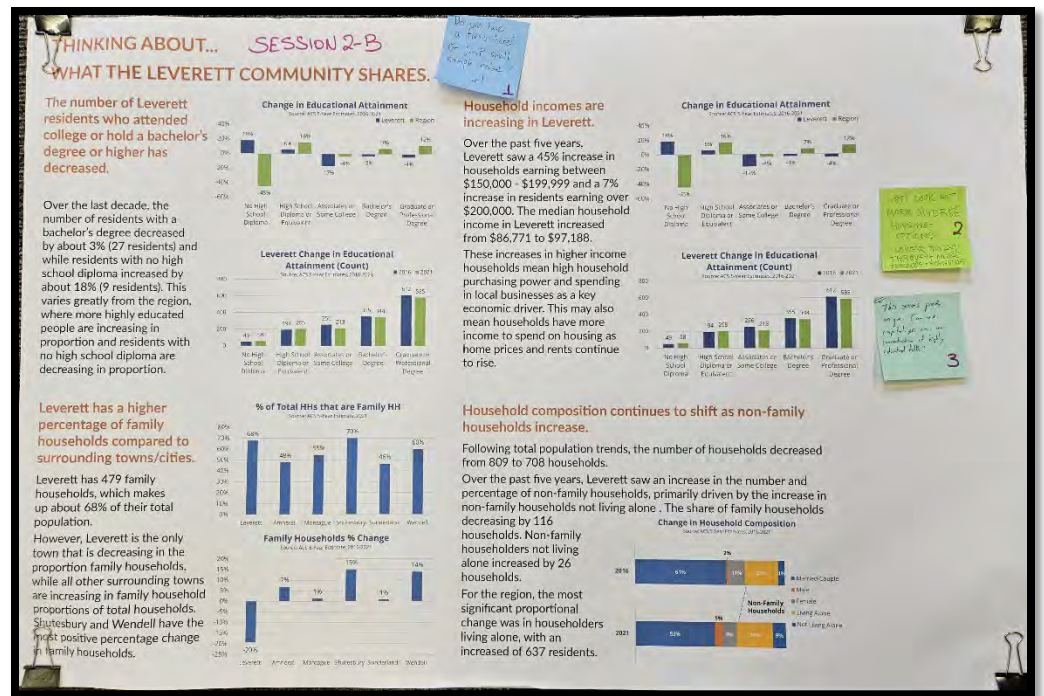
3. Not the job of the planning board or sub committee to engage in social engineering.

4. Create a planned neighborhood w/ houses that are affordable for younger folks and aging folks.

### Comments 1-4:

- Strong community ties are so central + able to boost the town in many unseen ways!
- Let's talk about how to sustain the economic diversity in town.
- Not the job of the planning board or sub committee to engage in social engineering.
- Create a planned neighborhood w/ houses that are affordable for younger folks and aging folks.

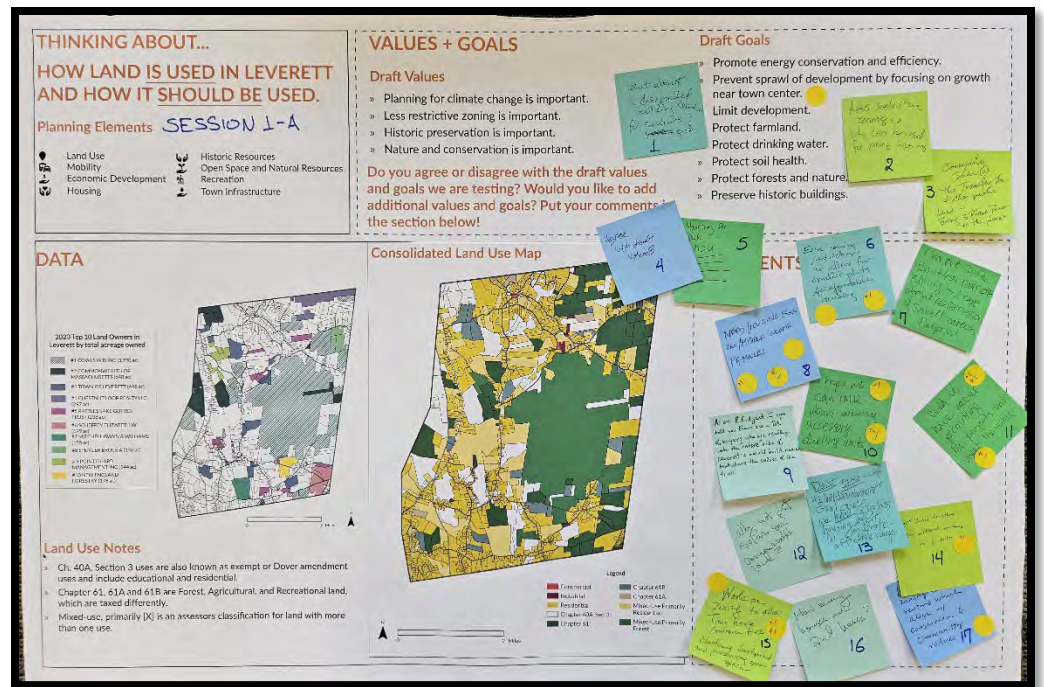
## WHAT THE LEVERETT COMMUNITY SHARES. SESSION 2-B



### Comments 1-3:

1. Do we have a thesis here? Or just small sample noise...? (+1)
2. Let's look at more diverse housing options. Lower taxes through more services + businesses.
3. This seems pretty unique. Can we capitalize on our concentration of highly educated folks? [Replying to: Leverett Change in Educational Attainment (Count) Graphic].

## HOW LAND IS USED IN LEVERETT AND HOW IT SHOULD BE USED. SESSION 1-A



9. As an R.E. Agent I can tell you there are a TON of buyers who are really into the “nature” vibe of Leverett + would build homes that share the values of the town.
10. I hope we can talk about allowing accessory dwelling units.
  - Yellow Dot (+1)
  - Yellow Dot (+1)
11. Could we have easier permitting for projects that meet the values.
  - Yellow Dot (+1, +1)
  - Yellow Dot (+1)
12. Why not put solar on Commonwealth land?
13. Don't agree with “Limit Development” Goal cause we have a serious housing deficit in moderate – affordable range.
14. Adjust zones to allow for additional residences to be built.
  - Yellow Dot (+1)
15. Work on Zoning to allow Tiny house communities. Clustering development and preserving open space.
  - Yellow Dot (+1, +1)
  - Yellow Dot (no comment)
16. How many homes are 2nd homes?
17. Less restrictive zoning for business renters which align w/ conservation & community values.
  - Yellow Dot (no comment)
- Yellow Dot – No comment (Prevent sprawl of development by focusing on growth near town center.)

## HOW LAND IS USED IN LEVERETT AND HOW IT SHOULD BE USED. SESSION 1-B

**THINKING ABOUT... SESSION 1-B**  
**HOW LAND IS USED IN LEVERETT AND HOW IT SHOULD BE USED.**

**Current Zoning Districts and Standards**

Zoning District	Minimum Lot Size	Yards (Front)	Coverage (Max)
Rural Residential (RR)	60,000 SF S 25 ft	F 40 ft	B 10% L 35% OS --
Residential/Village (RV)	40,000 SF S 20 ft	F 40 ft	B 15% L 35% OS --
Rural Outlying Residential (RO)	200,000 SF S 25 ft	F 40 ft	B 10% L 25% OS --
Commercial (COM)	40,000 SF S 25 ft	F 40 ft	B 20% L 50% OS 40%
General Business (GB)	40,000 SF S 25 ft	F 40 ft	B 20% L 50% OS 40%

**Selected Uses: All districts**

- Single and two-family allowed as-of-right.
- Small Home Occupations are allowed as of right.
- Home Occupations, Small-scale Craft Production, Bed & Breakfasts and Inns, Restaurants require a special permit.
- Multifamily (3+ units) is not allowed in any district.

**Selected Uses: GB and CO Districts**

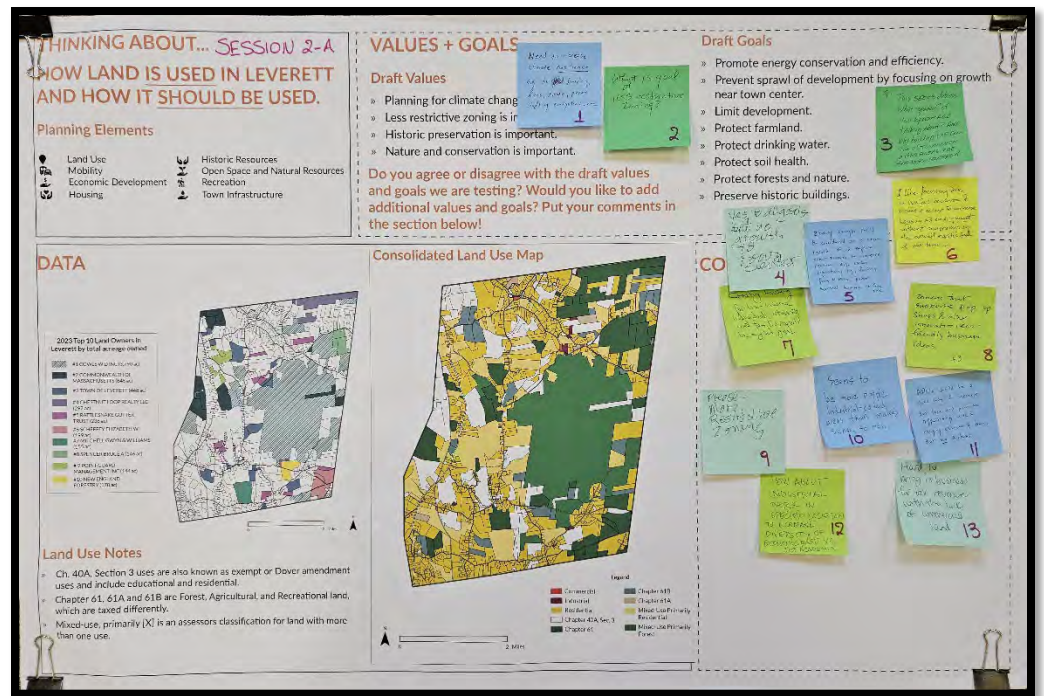
- Retail grocery or general store up to 3,000 SF is allowed as-of-right; by special permit if larger.
- All other retail stores and services are by special permit.
- Banks and professional offices, Research facilities, Manufacturing/Production/Processing require a special permit.
- Conversion of non-residential historic buildings requires a special permit (short list of uses, including office, residential, microbrewery, restaurant, artisan studios, or sawmill).

**Town of Leverett Official Zoning Map**  
March 11, 2008

**Comments 1-9:**

- Allow "Flag" Lots make it easier for residents to parcel out Large properties + prep the land for building.
- More letting in & "riff raffs". I am? income (illegible)!
- Reforme AdU Zoning. Real estate? for ADU attached to residence? vs restrictive not performance based. Plenty of bonus? are (illegible).
- 60,000 sqft ≈ 1.37 Acres 43,560 sqft = 1 Acre
- Zoning is not constitute? for appropriately sized buisness location and growth.
- 2-family homes → (Single and two-family allowed as-of-right.)
  - Yellow Dot (no comment)
- Appreciate that zoning can enhance density near Town Center + also enhance rurality + land preservation away from Town Center.
- Why shouldn't multi-family (3+ units) be allowed somewhere?
  - Yellow Dot (no comment)
- Can the town make money off of recreational land use? Perhaps something like a ropes course?
  - Red Dot – No comment [Multifamily (3+ units) is not allowed in any district.]

## HOW LAND IS USED IN LEVERETT AND HOW IT SHOULD BE USED. SESSION 2-A



10. Seems to be more industrial-coded areas than makes sense to me...
11. ADUs would be a good way to increase tax base and promote affordability without changing character of town. But no Airbnbs.
12. How about industrial park in specific location to increase diversity of economic base vs. just Academia.
13. Hard to bring in business for tax revenue with the lack of commercial land.

## HOW LAND IS USED IN LEVERETT AND HOW IT SHOULD BE USED. SESSION 2-B

**THINKING ABOUT... SESSION 2-B**  
**HOW LAND IS USED IN LEVERETT AND HOW IT SHOULD BE USED**

**Current Zoning Districts and Standards**

Zoning District	Minimum Lot Size	Yards	Coverage
Rural Residential (RR)	60,000 SF 5 25 ft	F 40 ft R 30 ft	B 10% L 15% OS -- R 15%
Residential/Village (RV)	40,000 SF 5 20 ft	F 40 ft R 30 ft	B 10% L 15% OS -- R 15%
Rural Outlying Residential (RO)	200,000 SF 5 25 ft	F 40 ft R 30 ft	B 10% L 15% OS -- R 15%
Commercial (COM)	40,000 SF 5 25 ft	F 40 ft R 30 ft	B 20% L 50% OS 40% R 20%
General Business (GB)	40,000 SF 5 25 ft	F 40 ft R 30 ft	B 20% L 50% OS 40% R 20%

**Selected Uses: All districts**

- Single and two-family allowed as-of-right.
- Small Home Occupations are allowed as of right.
- Home Occupations, Small-scale Craft Production, Breakfasts and Inns, Restaurants require a special permit.
- Multifamily (3+ units) is not allowed in any district.

**Selected Uses: GB and CO Districts**

- Retail grocery or general store up to 3,000 SF is allowed as-of-right; by special permit if larger.
- All other retail stores and services are by special permit.
- Banks and professional offices, Research facilities, Manufacturing/Production/Processing require a special permit.
- Conversion of non-residential historic buildings requires a special permit (short list of uses, including office, residential, microbrewery, restaurant, artisan studios, or sawmill).

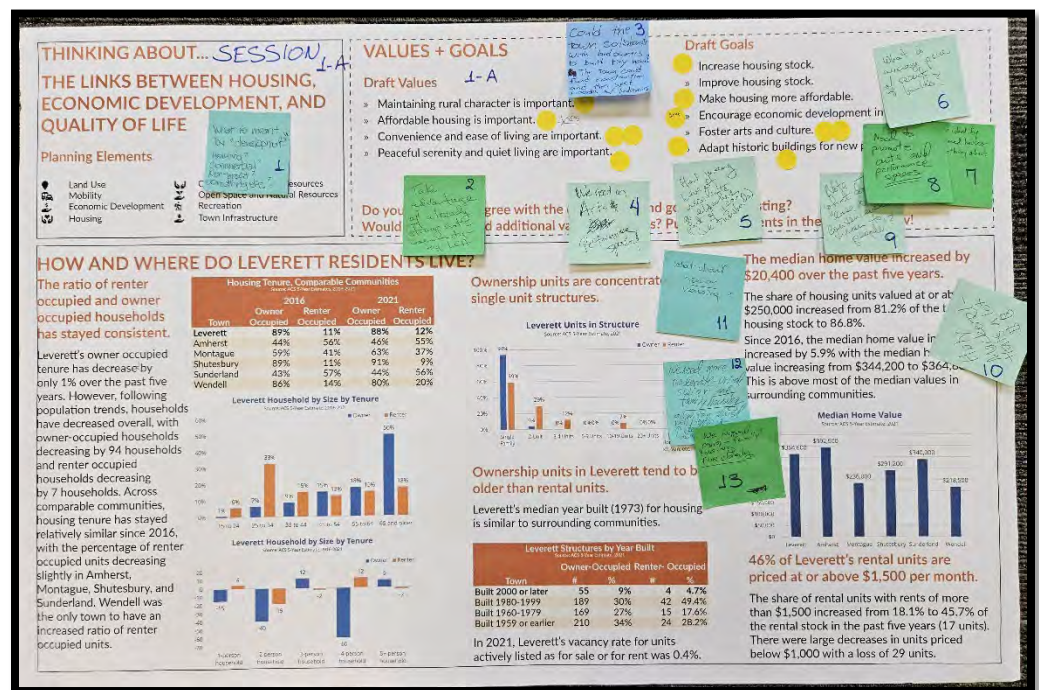
**Town of Leverett Official Zoning Map**  
March 11, 2008

**Comments 1-10:**

1. Invite the co-op to open coffee & baked **store?** in Town Hall or Lev Arts & Crafts Center.
2. Change zoning requirement of 2 acres minimum to less. | Encourage building of houses closer together to minimize forest clearing. | Also, smaller building lots will be more affordable. | Is 3 acre minimum in aquifer areas a Leverett by-law or state? Why?
3. Sounds worth considering ↑ (Replying to comment no.2)
  - Yes ↑ (Replying to comment no.3)
4. Agreed about trying to selectively increase density to simultaneously allow/encourage growth while maintaining overall rural character.
5. GB + CO & no Services for water/waste – how could one have a business there?

6. Keep or **straighten?** existing zoning.
7. No Further Density.
8. Encourage redevelopment of villages w/ services + businesses + walkability = more community.
9. Why are we zoned this way? Why is GB + CO where they are at – because some of it's Farmland? Flat??
10. More diversity of housing options – may require change in zoning.

## THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE. SESSION 1-A



### Comments 1-13:

1. What is meant by "development"? Housing? Commercial? Non-profit? Something else?
2. Take advantage of already strong arts community - eg LCA
3. Could the town collaborate with landowners to build tiny homes? The town could fund construction and then split proceeds w/ landowner.
4. We need an Arts Performance space!
5. How many Leverett residents go elsewhere part of year (i.e. snowbirds).
6. What is average price of recent builds?

7. Could we identify the condemned houses + do something about them?
  8. Need to promote arts and performance spaces.
  9. Note – what does “ease & convenience mean to people”?
  10. Holy mackerel – that’s a lot \$\$
  11. What about senior housing?
  12. We need more moderate-priced senior and family housing allow for shared well/septic + ↑density for small development (4 or 5 → 8 units?)
  13. We need multi-family housing for elderly.
- ❖ Yellow Dot – No comment (Maintaining rural character is important.)
  - ❖ Yellow Dot – Comment: Yes (Affordable housing is important.)
  - ❖ 2 Yellow Dots – No comment (Convenience and ease of living are important.)
  - ❖ Yellow Dot – No comment (Peaceful serenity and quiet living are important.)
  - ❖ Yellow Dot – No comment (Increase housing stock.)
  - ❖ Yellow Dot – No comment (Make housing more affordable.)
  - ❖ Yellow Dot – Comment: Some (Encourage economic development in town.)
  - ❖ 2 Yellow Dots – No comment (Foster arts and culture.)
  - ❖ 2 Yellow Dots – No comment (Adapt historic buildings for new purposes.)

## THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE. SESSION 1-B

### THINKING ABOUT...THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE

SESSION 1-B

#### HOW AND WHERE DO LEVERETT RESIDENTS WORK?

**Leverett's labor force** dropped during the start of the Covid-19 pandemic but has started to rebound.

According to the Massachusetts Executive Office of Labor and Workforce Development, 1,109 people make up Leverett's labor force. This is an increase of 1,084 people from 2012. In 2022, Leverett has an average unemployment rate of 2.8%, a return to pre-pandemic numbers. With unemployment both locally and regionally hovering around the 2% mark, Leverett and its neighbors are at what economists call “full employment” – essentially, nearly everyone who wants a job has already found one.

**Leverett Labor Force and Employment**  
Source: EOGLWD, 9/17/2022

**Leverett Unemployment**  
Source: EOGLWD, 9/17/2022

Leverett had a high volume of residents traveling outside of Leverett for work.

128 workers enter Leverett from other communities each day and about 893 residents leave Leverett each day for work. Only around 19 working Leverett residents remain in town for work. Commuting patterns suggest that Amherst is the most popular destination for residents who are leaving town for work (152 residents), and overall, most outbound commuters travel South for work. The number of residents leaving Leverett for work each day compared to the number of commuters coming into town for work suggests Leverett serves as more of a residential community than a job center for the region.

**Top Ten Work Destinations of Leverett Residents**  
Source: EOGLWD, 9/17/2022

Place	Job Count	Share
Amherst	152	16.70%
Northampton	61	6.70%
Springfield	48	5.30%
Greenfield	43	4.70%
Worcester	38	4.20%
Boston	21	2.30%
Easthampton	12	1.30%
Concord	11	1.20%
Holyoke	11	1.20%
South Deerfield	11	1.20%

**Leverett's Construction and Health Care industries show stability and some growth.**

Leverett's employment base consists of just 142 jobs, a 24% decrease from 2012. The largest employment industry in Leverett is the Construction sector, which increased by 36%. Some industries saw declines, like Government and Manufacturing.

**Leverett's Top Six Largest Employment Sectors**  
Source: EOGLWD, 9/17/2022

NAICS	Description	2012 Jobs	2022 Jobs	% Change	2022 Average Annual Earnings
23	Construction	30	41	36%	\$45,305
62	Health Care and Social Assistance	19	23	21%	\$46,005
92	Government	16	17	7%	\$44,285
31	Manufacturing	23	17	-35%	\$72,611
81	Other Services (except Public Administration)	15	16	7%	\$16,694
44	Retail Trade	11	10	-9%	\$30,872

#### COMMENTS

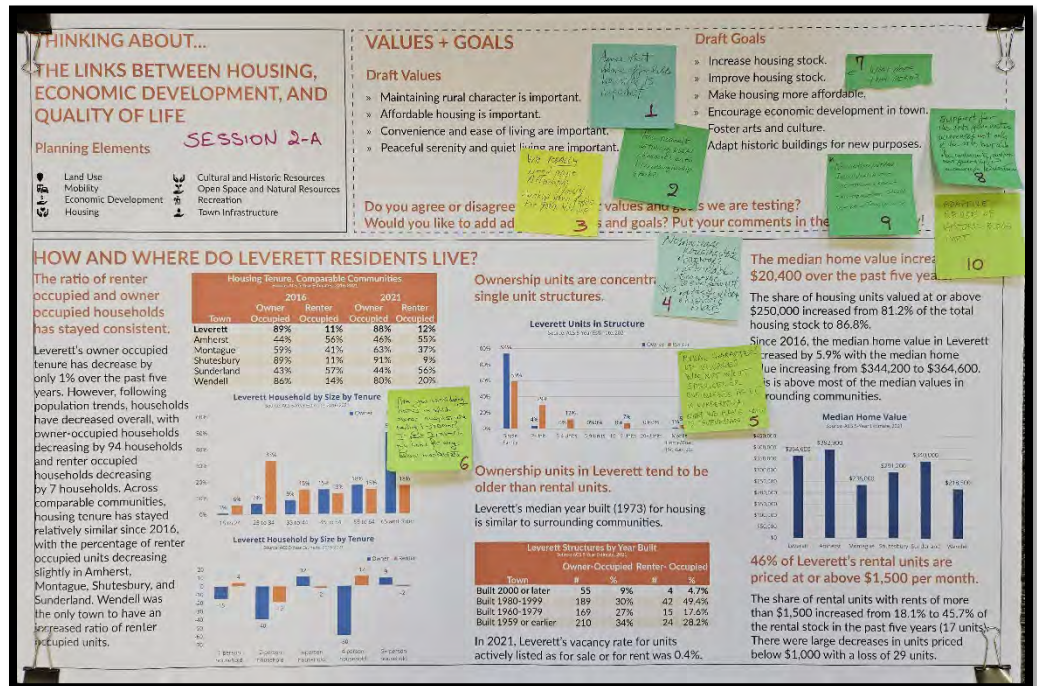
Does this mean we should be looking at other towns? Or is it just a regional trend?

It is a trend in the region. We have people who have moved to other towns and back. It's not just a regional trend.

## Comments 1-2:

1. Does this include self employed and/or people who work from home?
2. Do you have a sense of how many people work from home? What kind of support might they need?

## THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE. SESSION 2-A

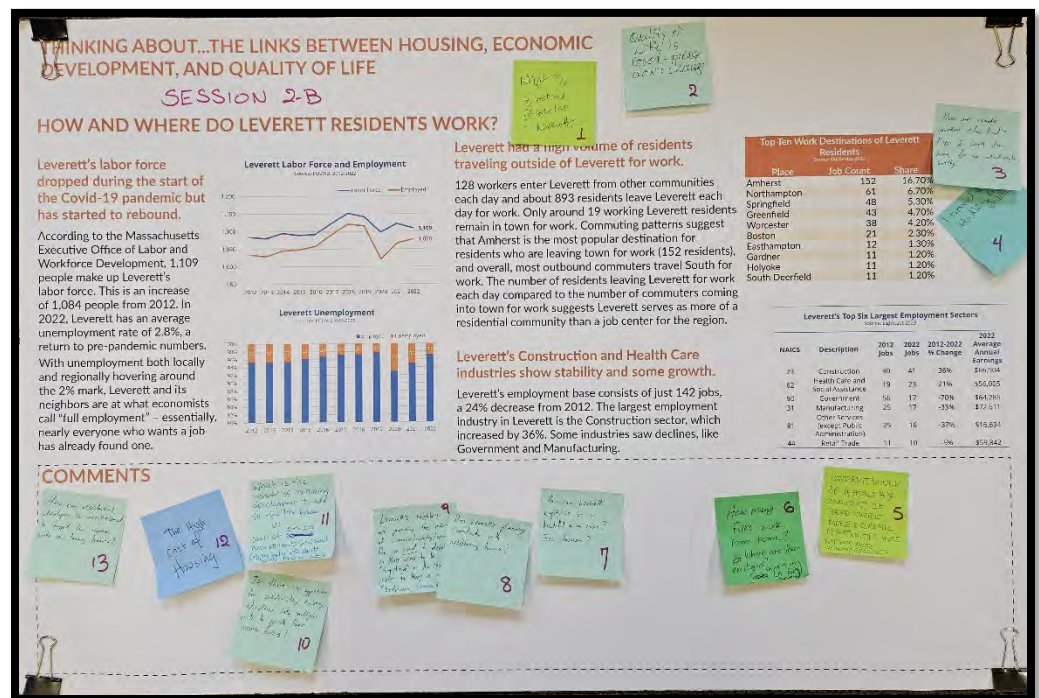


## Comments 1-10:

1. Agree that more affordable housing is important.
  2. How reconcile retaining rural character with increasing housing stock?
  3. We REALLY need more affordable housing - without young families the town will die.
  4. No:
    - increase housing stock
    - improve
    - affordable
    - Economic Development
- Yes:
- arts & culture
  - historic blogs

5. "Rural Character" of villages was not w/out services or businesses as it is currently. What we have now is "suburban".
6. Are you considering homes in which owner – occupiers are renting 1-3 rooms? I rent 2 rooms in my home for way below market rate.
7. What does this mean? (Replying to: Improve housing stock.)
8. Support for the arts generates awareness not only of the arts but also the community, environment generally, and encourages education.
9. No action needed. Individual artists are taking care of this themselves. Should not be a town priority. (Replying to: Foster arts and culture.)
10. Adaptive reuse of historic bldgs impt.

## THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE. SESSION 2-B



### Comments 1-13:

1. What % of retired people live in Leverett.
2. Quality of life is good – please don't change
3. How are remote workers classified? E.g. I work from home for an out-of-state entity.
4. I travel to Halley (not listed).

5. Leverett would be a healthy community if there were more economic opportunities here. Not just more wealthy enclaves.
6. How many folks work from home? Where are their employers? (mine is in CA for example).
7. How can Leverett capitalize on our beautiful area more? Eco-tourism?
8. Does Leverett planning coordinate with neighboring towns?
9. Leverett's neighbors are providing the majority of commerce/industry/services. Do we need to develop in these areas to be "competitive" or do residents prefer to keep us a "bedroom community"?
10. Is there an appetite for subdividing existing structures into multiple units to provide lower income housing?
11. What is the benefit of increasing development to add to the tax base VS cost of services new residents will need (especially residents with kids in LES).
12. The high cost of housing.
13. How can residential development be incentivized to target low income units vs. luxury homes?

## HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS. SESSION 1-A

**THINKING ABOUT... HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS.**

**Planning Elements**

Land Use	Cultural and Historic Resources
Mobility	Open Space and Natural Resources
Economic Development	Recreation
Housing	Town Infrastructure

**VALUES + GOALS**

**Draft Values**

- Hazard Planning is important.

**Draft Goals**

- Provide additional options for public transportation.
- Have dirt roads and clear edges of roads to prevent runoff and erosion.
- Improve or maintain town infrastructure and Town Hall.
- Support improvement of Leverett Elementary School
- Support improvement of Leverett Library.

**SESSION 1-A**

Do you agree or disagree with the draft values and goals? Would you like to add additional values and goals? Please write in the section below.

**COMMENTS**

**The public water supply is limited; most residents and businesses are dependent on private wells.**

The public water supply system serves the Library, the Public Safety Complex, and the Elementary School

Expanded service from Amherst to Cushman and Teawaddle Hill Roads could address contaminated wells

Per the Hazard Mitigation Plan, groundwater is susceptible to contamination due to flooding hazards due to widespread septic systems in Town.

**Wastewater is a constraint on new development.**

- Amherst is the closest municipal wastewater system and is over a mile from the Leverett border.
- All uses in Leverett are dependent on on-site treatment of wastewater.

**Map Area:** A map of Leverett showing roads, water bodies, and various locations marked with numbers 1 through 20, corresponding to the sticky notes.

**Sticky Notes (Examples):**

- 1. Amherst should have a better public transportation system.
- 2. Great idea! I would like to see more of this.
- 3. I agree with the goals, but the town should have a better public transportation system.
- 4. I agree with the goals, but the town should have a better public transportation system.
- 5. I agree with the goals, but the town should have a better public transportation system.
- 6. I agree with the goals, but the town should have a better public transportation system.
- 7. I agree with the goals, but the town should have a better public transportation system.
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- 12. I agree with the goals, but the town should have a better public transportation system.
- 13. I agree with the goals, but the town should have a better public transportation system.
- 14. I agree with the goals, but the town should have a better public transportation system.
- 15. I agree with the goals, but the town should have a better public transportation system.
- 16. I agree with the goals, but the town should have a better public transportation system.
- 17. I agree with the goals, but the town should have a better public transportation system.
- 18. I agree with the goals, but the town should have a better public transportation system.
- 19. I agree with the goals, but the town should have a better public transportation system.
- 20. I agree with the goals, but the town should have a better public transportation system.

#### Comments 1-20:

1. Paving all roads NOT priority.
2. Great Library!
3. Elementary school should have better support for children with learning challenges... Ø Not have families feel less than.
4. Library Rocks =)
5. Foster conversations about how to create a resilient community in the face of climate change.
6. Don't pave dirt roads.
  - Yellow Dot (no comment)
7. Don't pave roads – prevent rural traffic – avoid water runoff + pollution.
8. Community Road Emergency Team to help during weather emergencies.
9. Emergency Protocols.
10. Upload Boards online for residents to go through at their own pace.
11. Warming shelter @ town hall / safety / school.
12. Assistance with well (illegible)
13. Anticipate what climate change will do to local brooks & streams & fix (illegible) (ex Teawaddle Road).
14. Enhancement of Town Center.
15. Dirt roads are part of the character of Leverett.
16. Continue to use CPC funds to highlight + preserve resource.
17. Love the beauty + feel of the dirt roads.
18. Appreciate conserved land + public trail network.
  - Yellow Dot (no comment)
19. Because “transportation” was one of the topics, is there really a demand in Leverett for some sort of public transportation?
20. PFAS testing regulations.

## HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS. SESSION 1-B

### THINKING ABOUT...

#### HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS.

Leverett has a residential tax rate in the middle range compared to surrounding communities, but the second lowest commercial and industrial tax rate.

The only community with a split tax rate (residential property owners charged a different tax rate per \$1,000 value than non-residential owners) is the Town of Montague. The fiscal implications of property taxes are an important consideration that businesses, and even individuals, evaluate when making choices about where to locate.

While low property taxes can help attract businesses and residents, limited funding can result in insufficient provision of public services and amenities, inhibiting a town's ability to remain competitive with its neighboring communities.

These tables show the existing land use composition of parcels in Leverett including acreage of land, building and land values, average building area, and average year built. Tables also break out residential uses.

Residential uses comprise most of the land in Leverett, with a total of 4,471 acres. The average size of a residential unit in Leverett is 1,759 square feet, driven mostly by single family homes.

Tax Classification	Assessed Value	Tax Levy	Tax Rate
Residential	\$333,213,800	\$5,338,085	16.02
Commercial	\$3,584,768	\$37,428	16.02
Industrial	\$758,500	\$12,155	16.02
Personal Property	\$35,114,320	\$562,531	16.02
<b>Total</b>	<b>\$372,671,388</b>	<b>\$5,970,195</b>	

Community	Residential	Commercial	Industrial	Personal Property
Amherst	\$20.10	\$20.10	\$20.10	\$20.10
Leverett	\$16.02	\$16.02	\$16.02	\$16.02
Montague	\$15.65	\$23.78	\$23.78	\$23.78
Shutesbury	\$18.44	\$18.44	\$18.44	\$18.44
Sunderland	\$12.80	\$12.80	\$12.80	\$12.80
Wendell	\$21.41	\$21.41	\$21.41	\$21.41

Land Use Type	# of Parcels	Total Parcel Area (Acres)	Total Assessed Value	Total AV per Acre	Avg Square Footage	Median Year Built
Commercial	5	11	\$1,203,000	\$109,743	3,856	1970
Industrial	2	3.1	\$110,400	\$35,613	-	1780
Mixed Use*	60	4,070	\$20,941,564	\$4,404	2,183	1952
Residential**	929	4,471	\$259,426,800	\$58,028	1,759	1975

Land Use Type	# of Parcels	Total Parcel Area (Acres)	Total Assessed Value	Total AV per Acre	Avg Living Area	Median Year Built
Single Family Residential	655	2,822	\$228,642,900	\$81,010	2,184	1975
Multi-Unit Housing	39	138	\$12,144,700	\$81,031	2,574	1983

### COMMENTS

1. Tax businesses working from home.

2. WFH allows people to stay that otherwise would be in Boston/Hartford/Springfield. Increases town diversity.

3. Property transfer fee.

4. Split tax rate please.

### Comments 1-4:

1. Tax businesses working from home.
  - Reply: This could drive people out!
2. WFH allows people to stay that otherwise would be in Boston/Hartford/Springfield. Increases town diversity.
3. Property transfer fee.
4. Split tax rate please.

## HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS. SESSION 2-A

**THINKING ABOUT... SESSION 2-A**  
**HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS.**

**Planning Elements**

- Land Use
- Mobility
- Economic Development
- Housing
- Cultural and Historic Resources
- Open Space and Natural Resources
- Recreation
- Town Infrastructure

**VALUES + GOAL**

**Draft Values**

- Hazard Planning is important

**Draft Goals**

- Provide additional options for public transportation.
- Pave dirt roads and clear edges of roads to prevent run-off and erosion.
- Improve or maintain town infrastructure and Town Hall.
- Support improvement of Leverett Elementary School
- Support improvement of Leverett Library.

**COMMENTS**

1. Climate change resiliency. Disaster planning.

2. Not necessarily a good idea to pave all dirt roads \*

3. How does climate change figure into hazard planning?

4. Solar panels in parking lot & Leverett elementary? On roofs?

5. Solar

6. School + library don't need improvement.

7. School and library do not need improvement.

8. Cut back on school dept. lots of wast.

9. Agree re the need for more public transportation. Bike lanes would be nice.

10. Town-owned community solar? This would help sustainability and self-sufficiency.

11. Paved roads cause numerous environmental issues BUT the dirt roads must be well-maintained or they become highly dangerous.

12. How much does private water/sewer stymie development?

### Comments 1-20:

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2. Not necessarily a good idea to pave all dirt roads \*
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12. How much does private water/sewer stymie development?

13. What about a “town-wide” AIR BNB. Where residents could volunteer room(s) for visitors to benefit the school.
14. How much new development is sought?
15. Residential development can cost more in services needed than it contributes to increased revenue.
16. \*Public Transportation impt.
  - \*Culvert maint. impt,
  - Paving not.
  - School, Lib. + Field Library
  - Town Hall should be maintained
17. What about town water in **no.?** Leverett to address PFAS?
18. Draft Goals:
  - Public transportation – NO
  - Pave dirt roads, etc – NO
  - Improve town infrastructure – YES
  - Improvement of LES – Looks perfect
  - Library – Maybe
19. Isn’t this already done? (Replying to: Expanded service from Amherst to Cushman and Teawaddle Hill Roads could address contaminated wells.)
20. Solar panels in parking lot & Leverett elementary? On roof?

## HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS. SESSION 2-B

**THINKING ABOUT... SESSION 2-B**

**HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS.**

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Multi-Unit Housing	29	138	\$12,144,700	\$81,031	2,574	1983

**COMMENTS**

1. We don't need to be "competitive". All is good at present.

2. Consider a progressive property tax.

3. Consider exempting first \$60k of house value from property tax (makes a progressive tax).

4. Are there limited commercial options that would keep property taxes low?

5. No progressive property tax. (Illegible) high enough on larger properties.

6. Re-examine town spending. Maybe the solution isn't to increase taxes (build more houses) but to reduce/curb spending – examine all the new vehicles.

7. General land use could be increased in industrial category – if secluded in one section off Route 63 Industrial Park.

### Comments 1-7:

1. We don't need to be "competitive". All is good at present.
2. Consider a progressive property tax.
3. Consider exempting first \$60k of house value from property tax (makes a progressive tax).
4. Are there limited commercial options that would keep property taxes low?
5. No progressive property tax. (Illegible) high enough on larger properties.
6. Re-examine town spending. Maybe the solution isn't to increase taxes (build more houses) but to reduce/curb spending – examine all the new vehicles.
7. General land use could be increased in industrial category – if secluded in one section off Route 63 Industrial Park.

MAP	CRITERIA	COMMENT	LOCATION
6	Asset	Yes!	4-H Forest Conservation Area (P) (Town-Owned)
6	Asset	Blueberries	4-H Forest Conservation Area (P) (Town-Owned)
6	Asset	<3	4-H Forest Conservation Area (P) (Town-Owned)
6	Asset	Keep protected	4-H Forest Conservation Area (P) (Town-Owned)
6	Asset	:)	4-H Forest Conservation Area (P) (Town-Owned)
6	Sticky Note	*1 Keep Field history building as town	4-H Forest Conservation Area (P) (Town-Owned)
1	Asset	Housing	Amherst Rd
1	Asset	Low income housing	Amherst Rd
1	Asset	Community Center	Amherst Rd
1	Asset	Need housing	Amherst Rd
7	Concern	Not real road	BroadHill Rd
7	Sticky Note	Discontinued. (Arrow pointing to conc	BroadHill Rd
8	Asset	No comment	Brushy Mountain WMA (P)
4	Asset	No comment	Cave Hill Conservation Area (P) (Town-Owned)
4	Asset	No comment	Cave Hill Conservation Area (P) (Town-Owned)
4	Asset	No comment	Cave Hill Conservation Area (P) (Town-Owned)
4	Asset	No comment	Cave Hill Conservation Area (P) (Town-Owned)
4	Sticky Note	Develop Farm Share	Cave Hill Conservation Area (P) (Town-Owned)
4	Sticky Note	Reduce speed on wider Cave Hill Rd. U	Cave Hill Rd
5	Sticky Note	70+ acres owned by Cowl's. Develop ir	Cave Hill Rd
6	Concern	Terrible Road → Cemetery Rd	Cemetery Rd
6	Concern	Fyi Little Rd → (pointing to previous co	Cemetery Rd
4	Sticky Note	Town did commercial split zoning rath	Chesnut Hill Rd
4	Concern	PFOA commercial needs public water :	Chesnut Hill Rd / North Leverett / Historic Area
4	Asset	Charcoal kiln historic site	Commercial arcel off Hemenway Rd
6	Concern	Wide unmarked intersect	Corner of Cushman & Still Corner Rd
6	Asset	Water lined hydrents?	Cushman Rd
6	Concern	Slow traffic	Cushman Rd
2	Asset	Asset	David And Mary Field Conservation Area (P) (Historic Area)
2	Sticky Note	Would love regular public transportati	Depot Road
2	Sticky Note	Rail trail into Amherst + north would b	Depot Road
6	Asset	Better!!	East Leverett Meadow Conservation Area (P)
6	Asset	<3	East Leverett Meadow Conservation Area (P)
4	Asset	No comment (dot on sticky #3)	Ellamoose Repose (P)
4	Asset	No comment (dot on sticky #3)	Ellamoose Repose (P)
4	Sticky Note	Try to connect this parcel to other gre	Ellamoose Repose (P)
5	Asset	Yes (dot on sticky #13)	Gibavic Family CR / Whitney Road Conservation Area / Cronen-Marvell Family Conservation Area (P)
5	Asset	No comment (dot on sticky #13)	Gibavic Family CR / Whitney Road Conservation Area / Cronen-Marvell Family Conservation Area (P)
5	Asset	No comment (dot on sticky #13)	Gibavic Family CR / Whitney Road Conservation Area / Cronen-Marvell Family Conservation Area (P)
5	Sticky Note	Keep these discontinued roads as hikir	Gibavic Family CR / Whitney Road Conservation Area / Cronen-Marvell Family Conservation Area (P)
2	Asset	No comment	Goding CR (P)
4	Concern	NO	Hemenway Rd
4	Concern	Make safer	Hemenway Rd
2	Asset	No comment	Heronemus Forest (P)
2	Asset	No comment	Heronemus Forest (P)
2	Asset	View over pond to town center	Heronemus Forest (P)
2	Asset	Asset	Heronemus Forest (P)
9	Asset	NE Trail Network	Humphry Preserve
7	Sticky Note	Is this a real road? EKI	Intersecting Pratt Corner Rd
1	Asset	Possible concerned? property	Juggler Meadow & Long Plain Rd
1	Asset	Yes ↑ (reply to previous comment)	Juggler Meadow & Long Plain Rd
1	Concern	Very dangerous intersection	Juggler Meadow & Long Plain Rd
1	Asset	Beautiful area/trail	Juggler Meadow Rd
1	Asset	Nice walking	Juggler Meadow Rd
1	Concern	Road repair	Juggler Meadow Rd
1	Concern	V. bad pathway? under railway bridge	Juggler Meadow Rd
1	Sticky Note	Wondering what happens to old towel	Juggler Meadow Rd
4	Sticky Note	Opposed to all enhance that may pote	Laurel Hill (P)
2	Sticky Note	Improve acessability + sryht line for bc	Leverett Pond
2	Concern	Improve access	Leverett Pond
2	Concern	Improve park access	Leverett Pond
2	Concern	Access to pond	Leverett Pond
2	Concern	We need ?? pond	Leverett Pond
2	Concern	Afraid won't be kept as pond	Leverett Pond
2	Concern	More public access	Leverett Pond
2	Asset	Illegible	Leverett Pond
2	Asset	No comment	Leverett Pond
2	Asset	Totally	Leverett Pond
2	Asset	Kayaker :)	Leverett Pond
2	Asset	Maintain	Leverett Pond
2	Asset	Love <3	Leverett Pond
2	Asset	Use town profit?	Leverett Pond
2	Asset	No comment	Leverett Pond
2	Asset	No comment	Leverett Pond
2	Asset	No comment (dot on sticky #7)	Leverett Pond

Row Labels	Count of COMMENT
Asset	149
Concern	54
Sticky Note	57
Grand Total	260

2	Asset	No comment	Leverett Pond
5	Sticky Note	Town owned Gravel Bank for gravel ro	Leverett Public Works
9	Asset	Yay local!	Leverett Village Co-Op / Moore's Corner
9	Asset	Shop here	Leverett Village Co-Op / Moore's Corner
9	Asset	No comment	Leverett Village Co-Op / Moore's Corner
9	Asset	No comment	Leverett Village Co-Op / Moore's Corner
9	Asset	Agree (dot on sticky #3)	Leverett Village Co-Op / Moore's Corner
9	Sticky Note	If the LUC truly is a community center/Leverett Village Co-Op / Moore's Corner	
9	Sticky Note	*Keep LV Coop healthy as a business < Leverett Village Co-Op / Moore's Corner	
2	Asset	Asset	Long Hill Natural Area
2	Asset	Asset	Long Hill Natural Area
2	Asset	No comment	Long Hill Natural Area
2	Asset	No comment	Long Hill Natural Area
2	Sticky Note	Must limit all development!	Long Hill Rd
2	Concern	Bike? Parking spots on side	Long Hill Road
2	Asset	More tables	Long Hill Road
5	Sticky Note	Regular & frequent public transit need	Montague Rd
3	Asset	No comment	Montague WMA (P)
3	Asset	Asset	Montague WMA (P)
9	Sticky Note	What about a "satellite" shop clear to	Moore's Corner
9	Asset	Preserve school house	Moore's Corner
2	Sticky Note	More legible trail info	Mt Toby Conservation area (P)
2	Asset	No comment	Mt Toby Friends Meeting Church / Route 63 Corridor
2	Sticky Note	We have limited ground-water	Mt Toby State Forest (P)
2	Asset	Asset	Mt Toby WMA (P)
2	Asset	Asset	Mt Toby WMA (P)
2	Asset	No comment	Mt Toby WMA (P)
2	Asset	Housing --.	Mt Toby WMA (P) / Route 63 Corridor
2	Asset	No comment	Mt Toby WMA (P) / Route 63 Corridor
2	Asset	No comment	Mt Toby WMA (P) / Route 63 Corridor
4	Asset	Good multi-culture?	New England Peace Pagoda
4	Asset	This is amazing?	New England Peace Pagoda
4	Asset	Beautiful spot → waterfalls	North Leverett / Sawmill River / Historic Area
4	Asset	Love the history here, church/mill	North Leverett / Sawmill River / Historic Area
4	Asset	Support sawmill reuse	North Leverett / Sawmill River / Historic Area
4	Asset	Excited about historic site/nature	North Leverett / Sawmill River / Historic Area
4	Concern	Slow down drivers	North Leverett Rd
4	Sticky Note	The town needs to put a priority on fir	North Leverett Rd
9	Asset	Keep wild	Northeast Leverett
5	Asset	Unique geology preserve	Off Cave Hill Road
6	Sticky Note	Possible cell phone tower transfer stat	Off Cemetary Rd
4	Asset	No comment (dot on sticky #6)	Off Richardson Rd
4	Sticky Note	Bike lanes please	Off Richardson Rd
4	Sticky Note	Get rid of stunt planes over Beaver Po	Off Richardson Rd
5	Asset	Public access on old road?	Off Shutesbury Rd
6	Asset	Handicapped trail	Off Shutesbury Rd
6	Sticky Note	Community Garden	Off Shutesbury Rd
6	Sticky Note	Repair for a trail Prett Hollow? Rd	Off Shutesbury Rd
6	Sticky Note	Is there site for cohousing or neighbor	Off Teawaddle Hill Rd
6	Sticky Note	Find ways to bring much improved cell	Off Teawaddle Hill Rd
1	Asset	Incredible neighborhood	Old Long Plain Rd
7	Concern	Old Mt Rd Rd wk	Old Mountain Rd
6	Concern	NO	Parcel off Shutesbury Rd
6	Concern	Exempt?	Parcel off Shutesbury Rd
9	Concern	NO	Parcel off Skerry Rd
4	Asset	No comment	Paul C. Jones Working Forest WCE (P)
4	Asset	No logging here	Paul C. Jones Working Forest WCE (P)
5	Asset	No comment	Paul C. Jones Working Forest WCE (P)
5	Asset	Protect old cellar	Paul C. Jones Working Forest WCE (P)
5	Asset	Protect stone structures	Paul C. Jones Working Forest WCE (P)
5	Asset	Protect old cellar holes	Paul C. Jones Working Forest WCE (P)
5	Asset	Preserve stone structures	Paul C. Jones Working Forest WCE (P)
5	Asset	Love the Gutter	Paul C. Jones Working Forest WCE (P)
5	Asset	No comment	Paul C. Jones Working Forest WCE (P)
5	Asset	No comment	Paul C. Jones Working Forest WCE (P)
5	Asset	No comment	Paul C. Jones Working Forest WCE (P)
5	Asset	No comment	Paul C. Jones Working Forest WCE (P)
5	Asset	Keep brushy wild	Paul C. Jones Working Forest WCE (P)
5	Concern	<3 the woods	Paul C. Jones Working Forest WCE (P)
5	Concern	Illegible	Paul C. Jones Working Forest WCE (P)
5	Concern	Improve drainage	Paul C. Jones Working Forest WCE (P)
8	Asset	No comment	Paul C. Jones Working Forest WCE (P)
8	Asset	Keep protected	Paul C. Jones Working Forest WCE (P)
8	Asset	Keep brushy wild.	Paul C. Jones Working Forest WCE (P)
8	Asset	Need to expand uses	Paul C. Jones Working Forest WCE (P)
8	Asset	No comment	Paul C. Jones Working Forest WCE (P)
8	Asset	No thank you (dot on sticky #3)	Paul C. Jones Working Forest WCE (P)

8	Asset	No comment	Paul C. Jones Working Forest WCE (P)
8	Concern	NO	Paul C. Jones Working Forest WCE (P)
8	Sticky Note	Increased Housing will necessitate put	Paul C. Jones Working Forest WCE (P)
8	Sticky Note	Give to Shutesbury	Paul C. Jones Working Forest WCE (P)
8	Sticky Note	Must preserve land!!!	Paul C. Jones Working Forest WCE (P)
9	Asset	No comment	Paul C. Jones Working Forest WCE (P)
9	Asset	No comment	Paul C. Jones Working Forest WCE (P)
9	Asset	Keep protected	Paul C. Jones Working Forest WCE (P)
2	Sticky Note	Make Putney Road a town road	Putney Rd
5	Asset	No comment	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	Love this spot	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	No comment	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	No comment	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	No comment	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	<3 Gutter	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	No comment (dot on sticky #14)	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	No comment (dot on sticky #14)	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	Yes! (dot on sticky #14)	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Sticky Note	Keep Rattlesnake Gutter Wild undevel	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Sticky Note	Yes but improve hiking access	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Sticky Note	Rattlesnake Gutter - extremely import	Rattlesnake Gutter Conservation Area (P) (Town-Owned)
5	Asset	Open up the Gutter County Rd.	Rattlesnake Guttter Rd
5	Asset	Open RSG on way → N	Rattlesnake Guttter Rd
1	Asset	No comment	Residential parcel off Amherst Rd
4	Concern	Exempt?	Residential parcel off Hemenway Rd
4	Concern	NO	Residential parcel off Hemenway Rd
5	Asset	Housing	Residential parcel off Montague Rd / Town Center
4	Asset	No comment	Residential parcel off North Leverett Rd
5	Sticky Note	Tine house development?	Residential parcels off Montague Rd
2	Concern	No public trasp.	Route 63 Corridor
2	Concern	NO	Route 63 Corridor
2	Asset	No comment	Route 63 Corridor
2	Asset	No comment	Route 63 Corridor
2	Asset	Yes! Public Transportation! (dot on stik	Route 63 Corridor
2	Asset	Public Transportation (dot on sticky #6	Route 63 Corridor
2	Asset	No comment (dot on sticky #6)	Route 63 Corridor
3	Sticky Note	Cell tower needed	Route 63 Corridor
2	Sticky Note	PVTA parking area and transportation	Rt 63 Corridor
2	Sticky Note	Create opportunities for small + afford	Rt 63 Corridor
2	Sticky Note	Affordable Housing (Tiny House) Deve	Rt 63 Corridor
2	Sticky Note	Need affordable/mixed? senior/family	Rt 63 Corridor
2	Asset	No comment (dot on sticky #9)	Rt 63 Corridor
2	Asset	No comment (dot on sticky #9)	Rt 63 Corridor
1	Asset	Asset	Ruth McIntire Conservation Area (P) (Town-Owned)
1	Asset	Develop Low (illegible) studio?	Ruth McIntire Conservation Area (P) (Town-Owned)
1	Asset	No comment	Ruth McIntire Conservation Area (P) (Town-Owned)
1	Asset	No comment	Ruth McIntire Conservation Area (P) (Town-Owned)
7	Asset	Nice trails	Scheffey CR (P)
7	Concern	NO	Scheffey CR (P)
6	Concern	Slow traffic on this rd	Shutesbury Rd
6	Sticky Note	Open old Mtn to thru? traffic!	Smith CR (P)
9	Sticky Note	Town should think long term and acce	Spencer/Kenerson CR (P)
1	Concern	Subsidized? Commercial property	Sunderland
1	Concern	Subsidized? Commercial property	Sunderland
3	Concern	NO	Sunderland
6	Asset	No comment	Teawaddle Hill Farm CR (P)
6	Asset	Big asset!	Teawaddle Hill Farm CR (P)
6	Asset	Big asset <3	Teawaddle Hill Farm CR (P)
6	Concern	Great skiing	Teawaddle Hill Farm CR (P)
6	Concern	General store please!	Teawaddle Hill Farm CR (P)
1	Concern	Housing affordable	Teawaddle Hill Rd
5	Asset	Save FFM in place	Town Center
5	Asset	E-bikes	Town Center
5	Asset	Walkability!	Town Center
5	Asset	Yes (dot on sticky #8)	Town Center
5	Asset	Yes (dot on sticky #8)	Town Center
5	Asset	Yes! (dot on sticky #8)	Town Center
5	Asset	Yes! (dot on sticky #8)	Town Center
5	Asset	No comment	Town Center
5	Asset	No comment	Town Center
5	Asset	<3 → (Public Library)	Town Center
5	Asset	<3 → (Public Library)	Town Center
5	Asset	<3 my Library	Town Center
5	Asset	No comment	Town Center
5	Concern	Very concerned keep it open	Town Center
5	Concern	Bad safer? Section	Town Center
5	Concern	Running stop signs	Town Center

5	Concern	Speeding	Town Center
5	Concern	Town museum needs revamping	Town Center
5	Concern	Drinking water	Town Center
5	Concern	No public transp	Town Center
5	Concern	Improve fields / gathering space	Town Center
5	Concern	<3 the woods	Town Center
5	Sticky Note	Affordable Housing (near center if tow	Town Center
5	Sticky Note	Improve walkability of town center (2r	Town Center
5	Sticky Note	Town Center B/es Develop - mixed use	Town Center
5	Sticky Note	Include Leverett Credit Union or Co-op	Town Center
5	Sticky Note	Ask PVTA to join with Amherst, Sunde	Town Center
5	Sticky Note	Solution by absorbing school transpor	Town Center
6	Concern	Limited senior services	Town Center
5	Asset	Field Tavern	Town Center / Historic Area
5	Asset	Asset Field (rest of the comment was c	Town Center / Historic Area
5	Sticky Note	Use Field Tavern for preservation or la	Town Center / Historic Area
5	Asset	LCA :)	Town Center / Leverett Arts & Crafts Center
5	Concern	No cell signal at school is BAD!	Town Center / Leverett School
5	Sticky Note	More solar panels on roofs of school; i	Town Center / Leverett School
5	Concern	This road is terrible	Town Center / Montague Rd
5	Asset	LES + trails <3	Town Center / Town of Leverett CR (P)
5	Asset	<3	Town Center / Town of Leverett CR (P)
5	Concern	Need cellphone service	Town of Leverett CR (P)
5	Concern	Hard to plan/live? with K.B. and Daphr	Town of Leverett CR (P)
6	Asset	com: hub (xfer)	Town-Owned Parcel
2	Asset	No comment	Umass Demonstration Forest (P)
1	Concern	NO	
6	Sticky Note	Must acknowledge climate change	
6	Sticky Note	Do NOT move field bldg. to library grounds!	
7	Sticky Note	Creating housing for low-income individuals / families	
7	Sticky Note	I'm concerned about the lack of spaces to build house - can we balance conservation and growth more? Like clustered housing.	

# **PUBLIC WORKSHOP #2**

**TOWN OF LEVERETT**

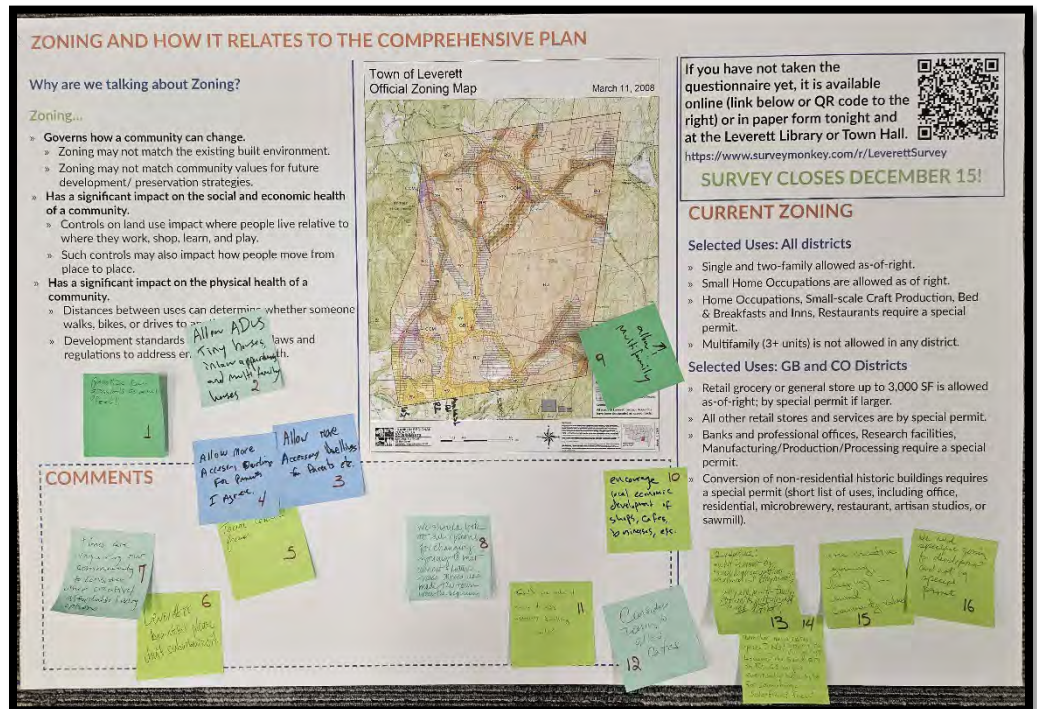
DECEMBER 6, 2023

## MEMORANDUM

To	Leverett Planning Board & Comprehensive Plan Steering Group
From	Gina Bukas, Administrative Specialist Madge Pate, Research Analyst
Date	December 11, 2023
Project	Town of Leverett Comprehensive Plan
Subject	Public Meeting #2 – Community Input
Cc:	Emily Innes, AICP, LEED AP ND, President

This memorandum is a record of the input we received on 12/06/2023 at Second Public Meeting for the Town of Leverett, Sessions 1 and 2.

### 1. ZONING AND HOW IT RELATES TO THE COMPREHENSIVE PLAN



**ZONING AND HOW IT RELATES TO THE COMPREHENSIVE PLAN**

Why are we talking about Zoning?

**Zoning...**

- Governs how a community can change.
- Zoning may not match the existing built environment.
- Zoning may not match community values for future development/ preservation strategies.
- Has a significant impact on the social and economic health of a community.
- Controls on land use impact where people live relative to where they work, shop, learn, and play.
- Such controls may also impact how people move from place to place.
- Has a significant impact on the physical health of a community.
- Distances between uses can determine whether someone walks, bikes, or drives to an area.
- Development standards.

**COMMENTS**

**Town of Leverett Official Zoning Map** March 11, 2008

If you have not taken the questionnaire yet, it is available online (link below or QR code to the right) or in paper form tonight and at the Leverett Library or Town Hall.  
<https://www.surveymonkey.com/r/LeverettSurvey>  
**SURVEY CLOSES DECEMBER 15!**

**CURRENT ZONING**

**Selected Uses: All districts**

- Single and two-family allowed as-of-right.
- Small Home Occupations are allowed as of right.
- Home Occupations, Small-scale Craft Production, Bed & Breakfasts and Inns, Restaurants require a special permit.
- Multifamily (3+ units) is not allowed in any district.

**Selected Uses: GB and CO Districts**

- Retail grocery or general store up to 3,000 SF is allowed as-of-right; by special permit if larger.
- All other retail stores and services are by special permit.
- Banks and professional offices, Research facilities, Manufacturing/Production/Processing require a special permit.
- Conversion of non-residential historic buildings requires a special permit (short list of uses, including office, residential, microbrewery, restaurant, artisan studios, or sawmill).

**Handwritten Notes:**

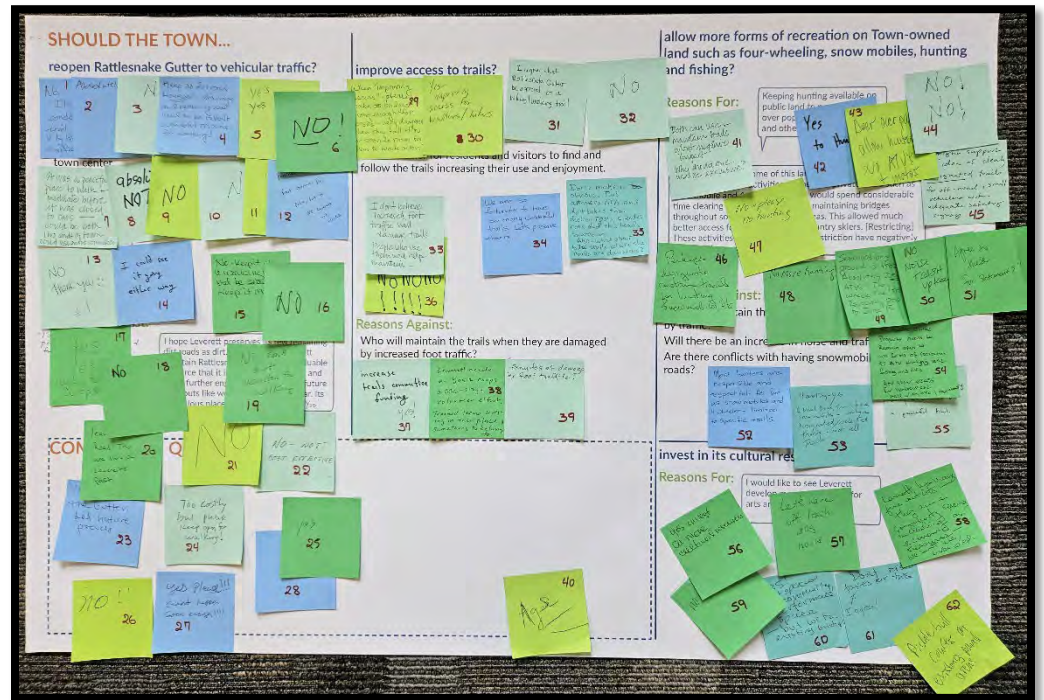
- 1. Preserve existing character of town.
- 2. Allow ADUs, tiny houses, and multi-family houses.
- 3. Allow more accessory dwellings in suburbs etc.
- 4. Allow more Accessory Dwelling Units (ADUs).
- 5. Preserve existing character.
- 6. Consider how to preserve historic character.
- 7. Preserve historic character.
- 8. Preserve historic character.
- 9. Allow more multi-family.
- 10. Encourage local economic development of shops, cafes, etc.
- 11. Consider how to preserve historic character.
- 12. Consider how to preserve historic character.
- 13. Consider how to preserve historic character.
- 14. Consider how to preserve historic character.
- 15. Consider how to preserve historic character.
- 16. Consider how to preserve historic character.

## 1. ZONING AND HOW IT RELATES TO THE COMPREHENSIVE PLAN

### *Comments 1-16:*

1. Pelletize Town grasslands as animal feed!!
2. Allow ADU's, tiny houses, inlaw apartments and multi family houses.
3. Allow more Accessory Dwellings for Parents etc.
4. Allow more accessory dwellings for parents. I agree.
5. Town center focus.
6. Leverett is beautiful please don't subsidize it.
7. Times are requiring our community to consider other creative affordable living options.
8. We should look at all options for changing zoning to meet current + future needs. "Mixed use" made this town from the beginning.
9. Allow multifamily.
10. Encourage local economic development of shops, cafes, business, etc.
11. Could we make it easier to add accessory dwelling units?
12. Consider zoning to allow cafes.
13. 2 questions:
  - What is meant by "small home occupations are allowed"? (tiny-houses?)
  - Why are multi-family (3+ units) not allowed in any district?
14. Do you mean another new retail space? No! Support the village coop. However the sand pits on Rte 43 might eventually be a site for something. Solar field? Fuel?
15. More creative zoning keeping in mind community values.
16. We need specific zoning for development and not for special permit.

## SHOULD THE TOWN...



### ...reopen Rattlesnake Gutter to vehicular traffic?

Comments 1-28:

1. No, It's a wonderful walking trail. Why destroy it by having vehicular traffic.
2. Absolutely NOT!!!
3. No. No.
4. Keep as dirt road. However, drainage and retaining wall need to be rebuilt. Wonderful resource for walking!
5. YES, yes.
6. NO!
7. It was a peaceful place to walk + meditate before it was closed to cars – could be both. Two ends of town could use more connection.
8. Absolutely NOT!
9. NO
10. NO
11. No!
12. Provides fast response for police/fire to NE Leverett and Wendell.

13. NO. Thank you

- 35. Don't make it obvious. This attracts ATV's and dirt bikes that destroy roots, creates ruts and this leads to erosion. Also – what about bike trails where the roads are dangerous?
- 36. NO NO NO!!!!
- 37. Increase trails committee funding. – Yes!
- 38. Leverett needs a youth corps – a ccc-style volunteer effort. Trained teens investing in their place, something to belong to.
- 39. Examples of damage by foot traffic?
- 40. Agree?

### **SHOULD THE TOWN...**

**...allow more forms of recreation on Town-owned land such as four-wheeling, snow mobiles, hunting and fishing?**

*Comments 41-55:*

- 41. Both can use + maintain trails w/out negative impact. Why should one use be exclusive?
- 42. Yes to hunting.
- 43. Deer overpopulation allow hunting and ATV's + motors?
- 44. No! No!
- 45. I might support the idea of clean designated trails for off-road, small vehicles, with adequate safety signage.
- 46. Perhaps designate certain trails for hunting, snow mobiles, etc.
- 47. No – Please no hunting.
- 48. No more hunting!
- 49. Snow mobiling when ground is frozen. Absolutely zero ATV's – they wreck the trails. Especially prior to June 15.
- 50. NO Noise Trash upkeep.
- 51. Agree to these "for statements".
- 52. Most hunters are responsible and respectful. As far as snow mobiles and 4-wheelers – limited to specific trails.
- 53. Hunting – yes. 4-wheel drive, trail bikes, snow mobiles – only on designated/selected trails – not all trails.

54. Yes public owned property needs to remain open to all forms of recreation as ATV, hunting and fishing and hiking. ATV allow access for handicap and help with trail maintenance.

55. I'm not excited by the idea of encountering noisy 4-wheelers on a peaceful trail.

### **SHOULD THE TOWN...**

#### **...invest in its cultural resources?**

*Comments 56-62:*

56. Yes – invest in more cultural resources.

57. Let's have off leash dog house.

58. Leverett has many fine artists – they are a community resource **in changing?** on economic resource – we must use/encourage.

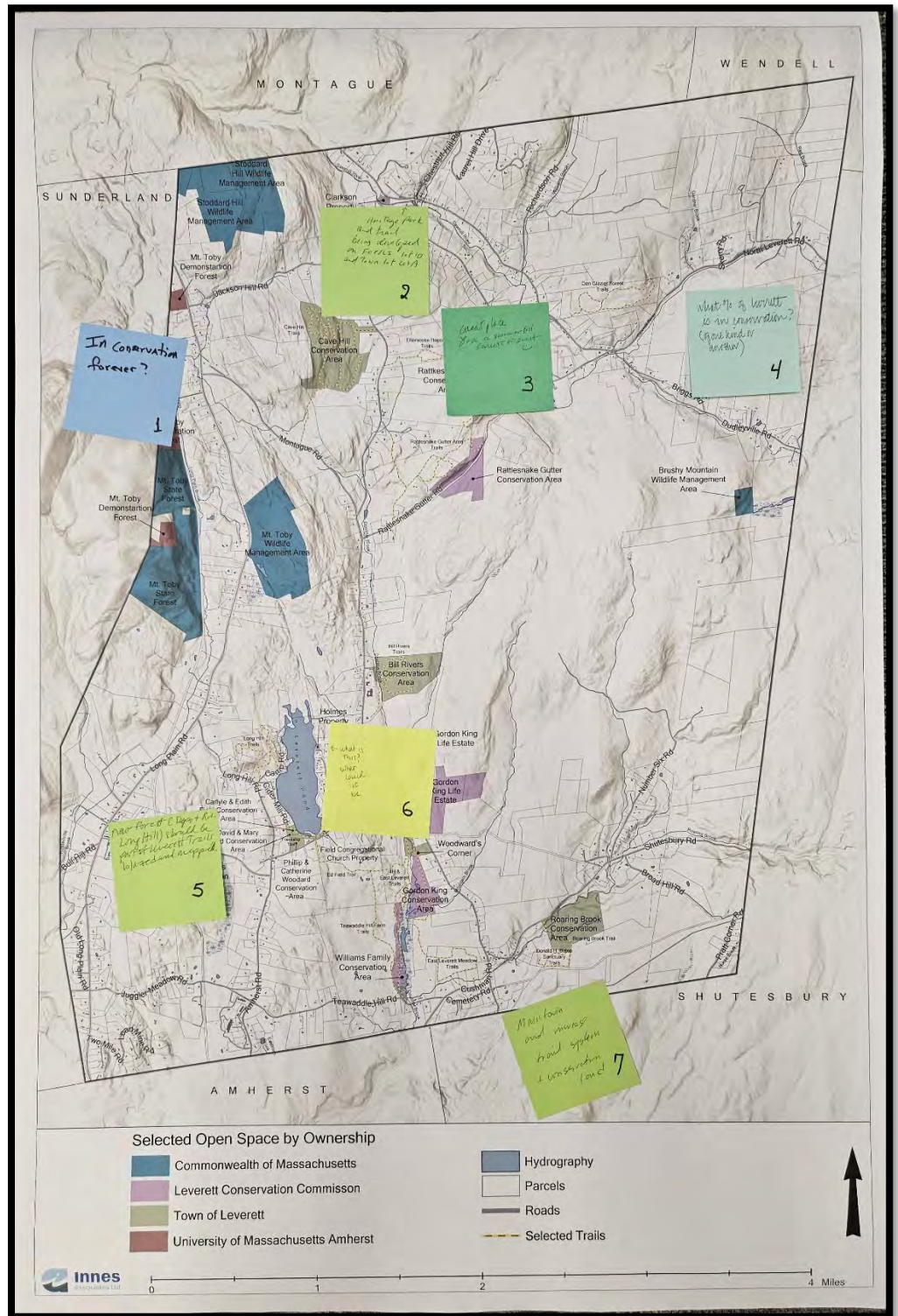
59. No thank you.

60. Yes! Art spaces for community, performance space – but with existing buildings.

61. Don't raise taxes for this. – I agree!

62. Pickle ball courts on existing paved arenas.

MAP: Selected Open Space by Ownership



### **MAP: Selected Open Space by Ownership**

*Comments 1-7:*

1. In conservation forever?
2. Heritage Park and trail being developed on Focus? Lot 10 and Town Lot Lot A.  
(Arrow pointing at Chestnut Hill Rd)
3. Great place for a summer/fall concert or event

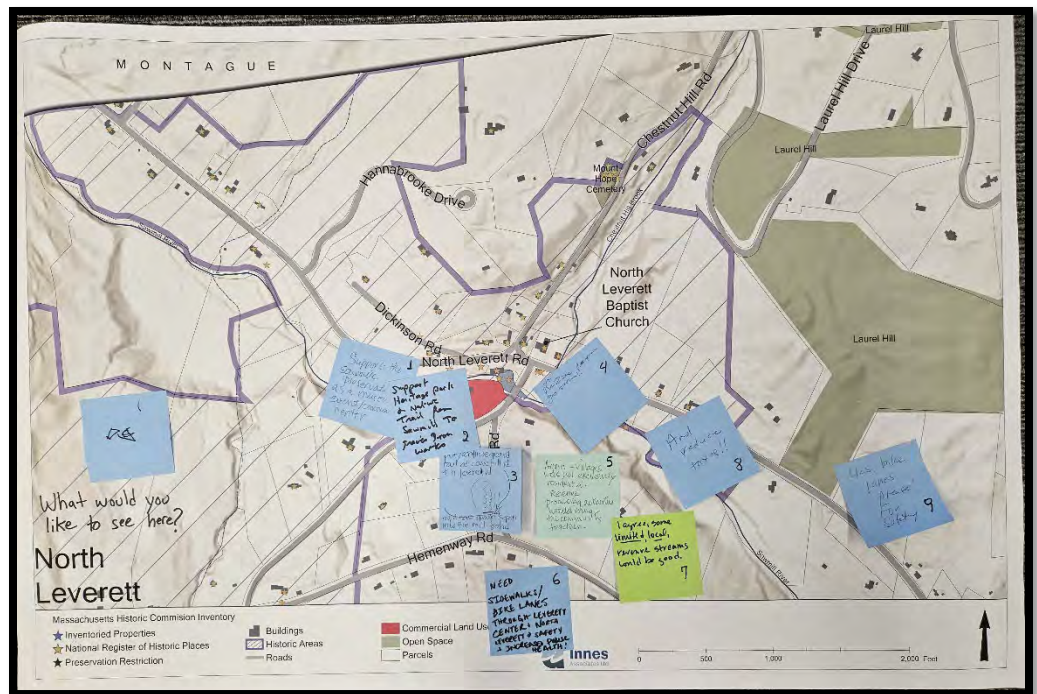
## **TOWN CENTERS: WHAT WE HAD AND WHAT WE HAVE NOW**

### *Comments 1-26:*

1. Café or gas station in town would be great – like Cushman!
2. More house zoning.
3. We need more of what we had before.
4. Create a bus service for elderly to go to Trader Joes + Whole Foods 1x a week. P.u. at house and driveway. Opportunity to stay in their home + social contact.
5. Yes, café like Cushmans!
6. Pop up café/gathering place @ LCA that is right by the coop? Could this work with a starter grant from the town to the coop?
7. Limited crafts & arts – cafes – good no toxic substances like gas or heavy water use.
8. How about a store/café like Cushman Corner?
9. Be open to what serves the common good.
10. Yes, increasing businesses that are beneficial to all – not just select community.
11. Town grocery/ sundry station please!
12. Town \$ should help support the co-op as only daily gathering place in town.
13. In the right location e.q. Town Center(s). Important to keep Post Office in present location.
14. Town café in the center – good meeting place!
15. It would be fair to have a small centralized meeting spot – commercial would be alright, a café. LCA could work!
16. How about supporting what we have? Like the Co-op.
17. We could use a gas station, a café. ← I disagree. We already have the Village Coop Café.
18. Pop-up yarn store, bookstore, seasonal store.
19. Antique center or other small store that complements the coop.
20. It would be convenient to have a gas station in town! And a coffee shop

22. Yes
23. Yes – Comfy café with music and other events.
24. Missing basic store in Leverett center ← co-op N. Leverett.
25. Maybe a store + meetings space in the new “candle” development.
26. Yes.

#### MAP: North Leverett



#### What would you like to see here?

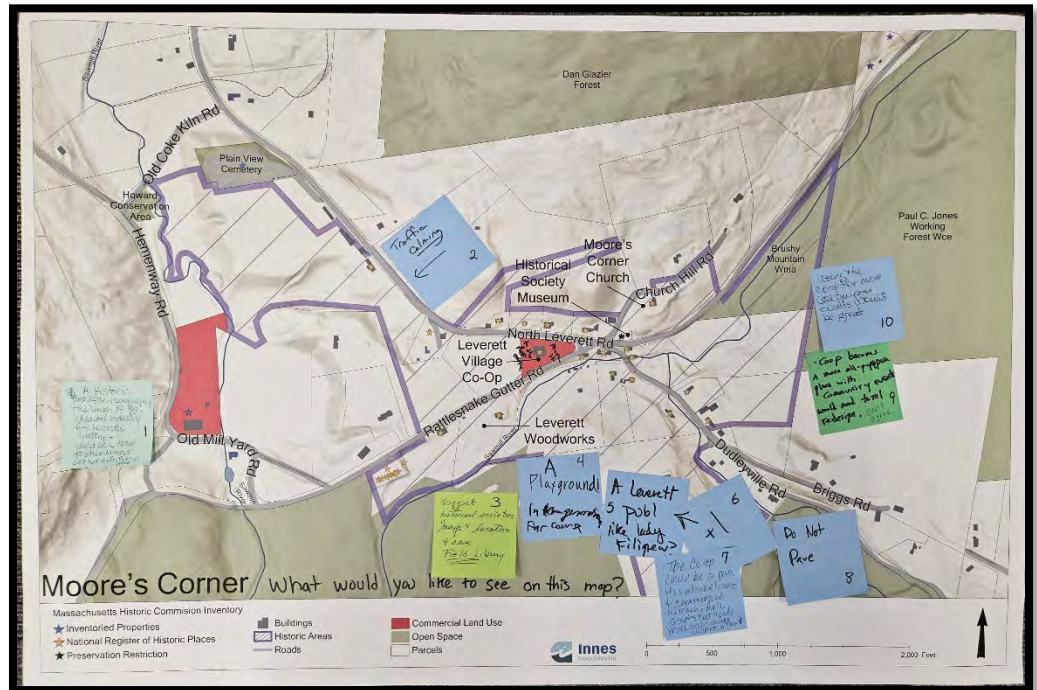
##### Comments 1-9:

1. Support the Sawmill preservation as a museum, event/community center.
2. Support Heritage Park & Nature Trail from Sawmill to graves from work.
3. Put/continue guard rail at cave hill rd & n. leverett rd. (small sketch) right now space is open into the mill pond.
4. ↑Rezone agree gas station!!
5. Again – villages were not exclusively residential. Revenue producing activities would bring the community together.
6. Need sidewalks/bike lanes through Leverett Center + North Leverett + safety + increase public health!

7. I agree, some limited, local, revenue streams could be good.
8. And reduce taxes!!
9. Yes, bike lanes please! For safety.

*Floating comment in Commercial Land Use: Café*

#### MAP: Moore's Corner



#### What would you like to see on this map?

##### Comments 1-10:

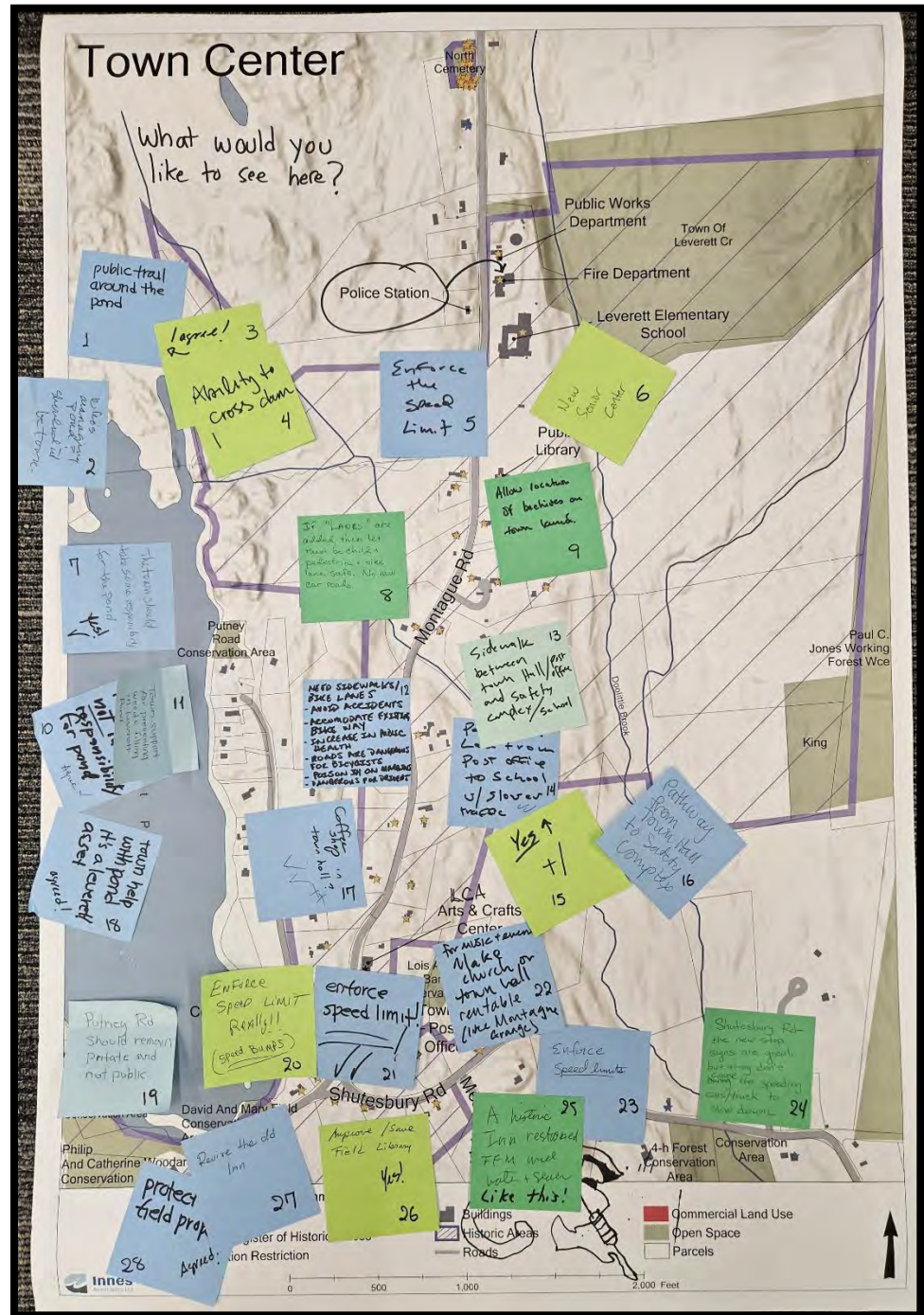
1. A Historic park/site recognizing the impt. of the charcoal industry in Leverett's history – could be a draw to other Moore's Corner activities as **Mill?**
2. Traffic Calming (Arrow pointing to N. Leverett Rd)
3. Suggest historical societies "image" location + save Field Library.
4. A Playground! In the generation par course.
5. A Leverett Pub! Like lady Kiligrew?
6. ↑ +1
7. The Co-op could be a pub. Has alcohol license + commercial kitchen. Rare assets but needs more community support or Town \$.
8. Do not pave.

9. Coop becomes a more all-purpose place with community events, would need total redesign. (Response to comment 9: Don't agree.)

10. Using the coop for more all purpose events would be great.

*Floating comment on Leverett Village Co-Op: Move it + the Post Office.*

#### MAP: Town Center



## MAP: Town Center

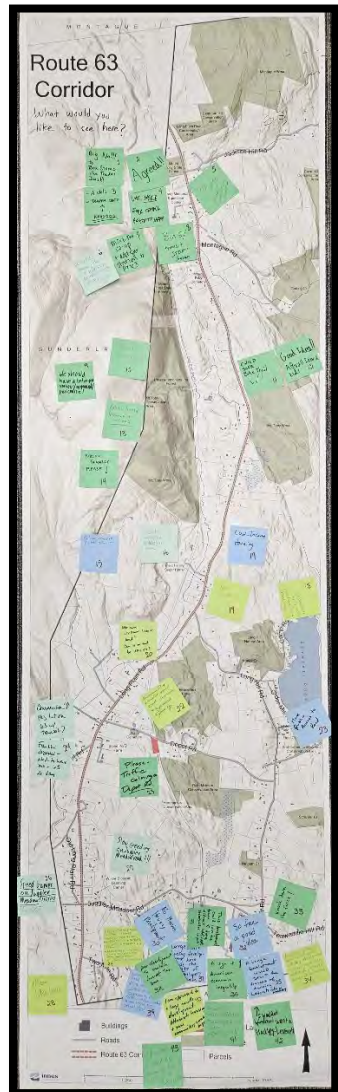
### What would you like to see here?

#### Comments 1-28:

1. Public trail around the pond.
2. Who's managing pond? Shouldn't be town.
3. I agree! (Arrow pointing to comment #1)
4. Ability to cross dam.
5. Enforce the speed limit.
6. New Senior Center.
7. The town should take some responsibility for the pond. (Reply: Yes! v)
8. If "LANES" are added, then let them be child + pedestrian + bike lane safe. No new car roads.
9. Allow location of beehives on town land.
10. Town should not take responsibility for pond. (Reply: Agree v.)
11. Town support for preventing weeds filling in Leverett Pond.
12. Need sidewalks/bike lanes.
  - Avoid accidents
  - Accommodate existing bike way.
  - Increase in public health.
  - Roads are dangerous for bicyclists.
  - Poison Ivy on margins.
  - Dangerous for drivers.
13. Sidewalk between Town Hall/Post Office and Safety Complex/School.
14. Pedestrian Lanes from Post Office to School w/ slower traffic.
15. Yes↑ +1
16. Pathway from Town Hall to Safety Complex.
17. Coffee shop in town hall? (Reply: vv++)
18. Town help with pond It's a leverett asset. (Reply: agreed!)
19. Putney Rd should remain private and not public.
20. Enforce speed limit really!! (speed bumps)

21. Enforce speed limit! v/v
22. For music + events make church or town hall rentable (like Montague Grange).
23. Enforce speed limits.
24. Shutesbury Rd – the new stop signs are great, but they don't ~~bring~~ cause the speeding cars/truck to slow down.
25. A historic Inn restored **TFM?** with water + sewer. (Reply: Like this!)
26. Improve / save Field Library.
27. Revive the old Inn.
28. Protect field property. (Reply: Agreed!)

#### MAP: Route 63 Corridor



## MAP: Route 63 Corridor

### What would you like to see here?

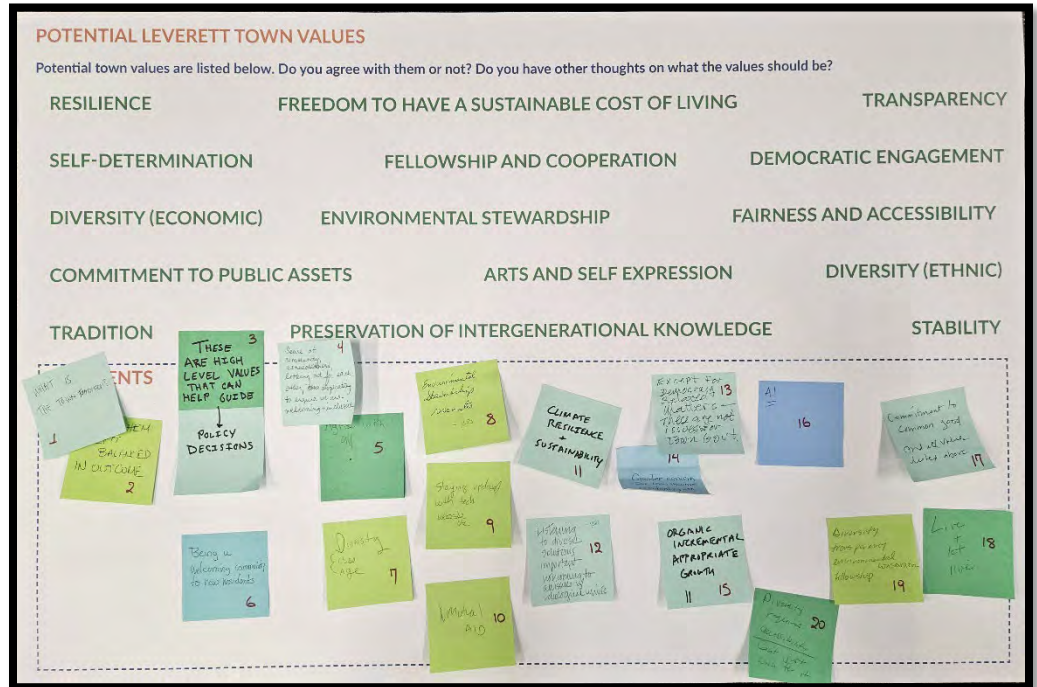
#### Comments 1-43:

1. Big No!!! to Box Stores like Trader Joes!!!
2. Agreed!!
3. – A deli, – Trader Joe’s (Reply: Nooooooo)
4. We need some comm’l activity here.
5. Yes to some modes + commercial development.
6. Use land for something that will build revenue for town or decrease costs (businesses, solar).
7. Move the co-op + add gas station to Rt 63.
8. Bus/transit stop/station.
9. We should have a inter-generation playground/parcourse!
10. Yes to Public Transit.
11. Child safe bike trail VV
12. Good Idea!! After all I am a kid!
13. Public transit, frequent + reliable.
14. Public transit please!
15. Reliable, frequent public transit.
16. What about an industrial park?
17. Low Income Housing.
18. A hiking trail around the pond would be wonderful.
19. Move Coop here?
20. Who owns HV power lines + land? Can it be used for ATV’s etc?
21. Commuter plus lot on 63 w/ transit?
22. Environmentally sensitive small scale commercial + as proposed 15+- years ago.
23. More public access to Pond.
24. Franklin designed – used to have bus in 63 2x day.

25. Please traffic calming on Depot Rd.
26. Speed bumps on Juggler Meadow!!!!!!! (Reply: It is over already!!)
27. Slow speeding in Juggler Meadow road!!!
28. More bike lanes.
29. Development much better than owner donating property to non-profit. – It's been on market for a year. → Affordable housing, could increase tax base, amenities, students for elementary.
30. No massive housing development.
31. This development could ruin the town if done without sufficient stakeholder input.
32. So far a good idea.
33. Knock down the fence!
34. We need to have significant impact into any development. The rural, community character of Leverett should be maintained.
35. A large development would start the process of turning Leverett into Hadley.
36. ↑A sign of American economic inequality. (Arrow pointing at parcels on Teawaddle Hill Rd or comment 32, it's not clear)
37. Large scale housing development here will do the opposite of what developer claim.
38. **Press?** development to sustain Leverett Tax base.
39. Large scale development? No way. Think about the added strain & expenses to the existing town. Added taxes would not offset this!
40. I am opposed to large scale development. Affordable housing + some amenities would be good.
41. Something that adds to town tax base is Kitteridge Site.
42. ↑ ~~We don't~~ I wouldn't want a Hadley-Leverett. (Arrow pointing to comment 35)
43. Yes to affordable housing but you need public transportation.

## POTENTIAL LEVERETT TOWN VALUES

Potential town values are listed below. Do you agree with them or not? Do you have other thoughts on what the values should be?

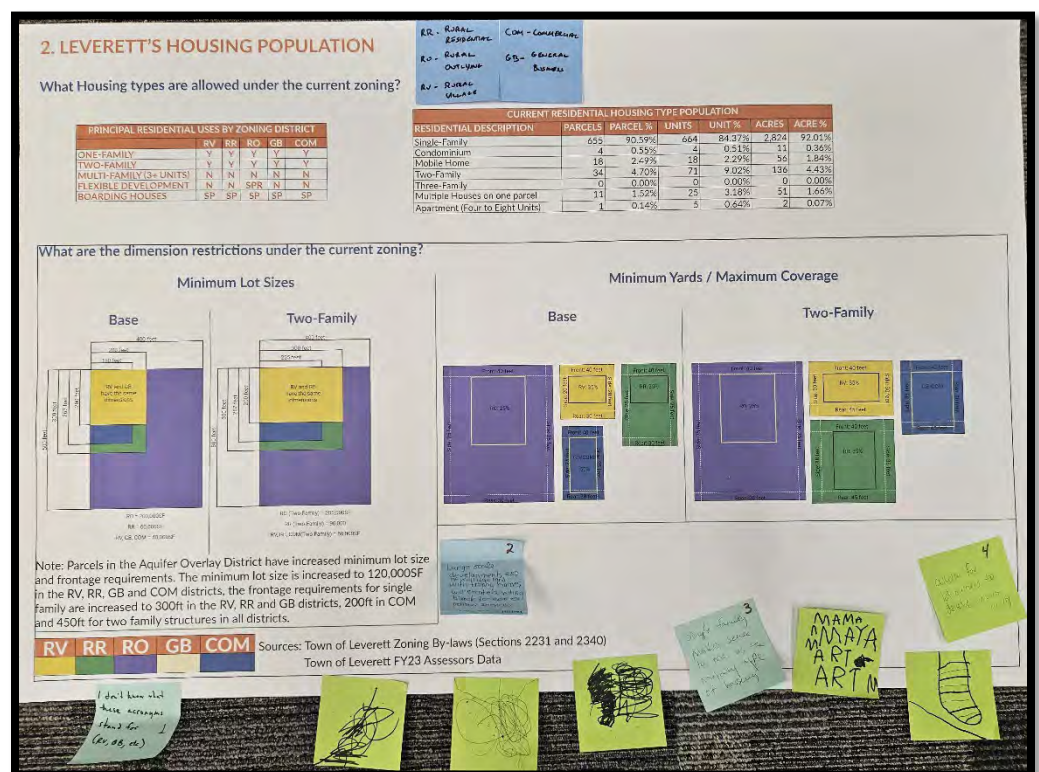


### Comments 1-20:

1. What is the Town Tradition?
2. All of them. Keep it balanced in outcome.
3. These are high level values that can help guide policy decisions.
4. Sense of community connections, looking out for each other, cooperating to ensure we are welcoming + inclusive.
5. Agree with all.
6. Being a welcoming community to new residents.
7. Diversity: class, age
8. Environmental Stewardship resonates – yes
9. Staying updated with tech website etc.
10. ..Mutual Aid.
11. Climate resilience + sustainability.

12. Listening to diverse solutions important for coming to au issues w/ideological limits? – yes
13. Except for democracy related matters – these are not issues for Town Govt.
14. Greater concern for low income residents, esp older ones.
15. Organic Incremental Appropriate Growth II.
16. All.
17. Commitment to common good and all values listed above.
18. Live + let live.
19. Diversity transparency environmental conservation fellowship.
20. Diversity required accessibility – Can't just wish for it.

## 2. LEVERETT'S HOUSING POPULATION



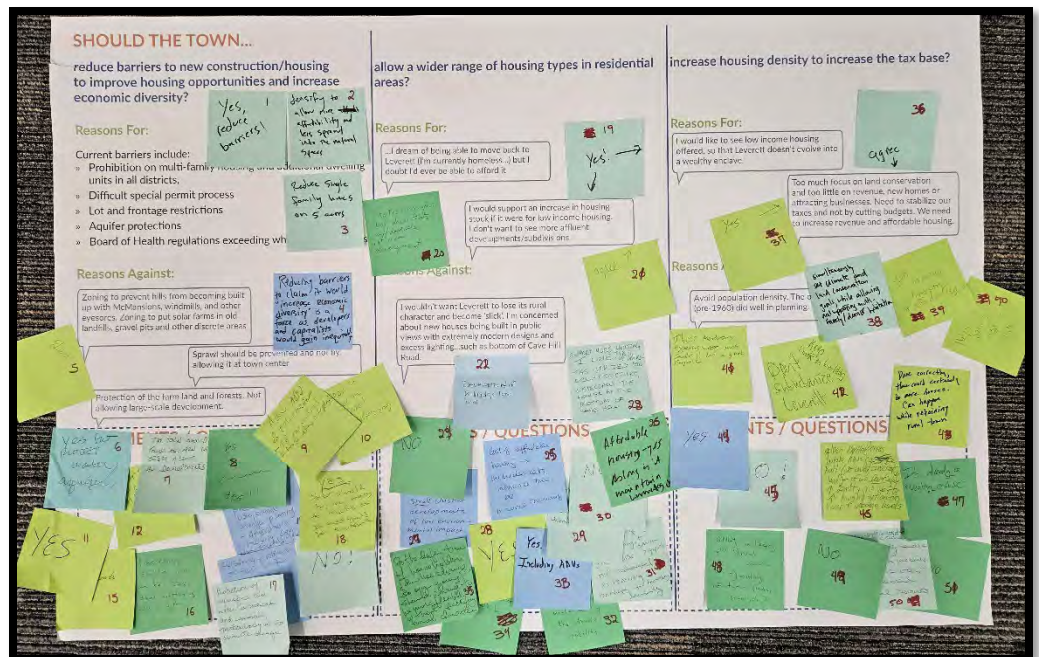
## 2. LEVERETT'S HOUSING POPULATION

### Comments 1-4:

1. I don't know what these acronyms stand for (RV, GB, etc)
2. Large scale development, esp of Kittridge land with trophy homes will create a voting block for more expensive services. (Second note underneath: greater consideration for opinion of older families who have built this town "No sense having a home town when you don't know anyone's name" J Nichol Milagro Beanfield.)
3. Single Family makes sense to me as the majority type of housing.
4. Allow for lot owners to develop vis a vis zoning.

*\*We also had some artistic interventions from the youth, such as the drawing of a Christmas Stocking\**

### SHOULD THE TOWN...



...reduce barriers to new construction/housing to improve housing opportunities and increase economic diversity?

## SHOULD THE TOWN...

### **...reduce barriers to new construction/housing to improve housing opportunities and increase economic diversity?**

*Comments 1 – 18:*

1. Yes, reduce barriers!
2. Densify to allow more affordability and less sprawl into the natural spaces.
3. Reduce single family homes on 5 acres.
4. Reducing barriers to claim it would “increase economic diversity” is a farce as developers and capitalists would gain in equitability.
5. Yes.
6. Yes but protect water aquifer.
7. The town should follow all min lot sizes & limit any developments.
8. Yes. – Yes!!
9. Allow ADU & title transfer – if you can build a house allow a 4-plex!
10. Doesn’t have to sprawl or McMansions.
11. Yes
12. Solar should go on roofs only.
13. Consistent with stringent environmental protections, water use, climate change planning affordable housing can be expanding our existing programs or tiny houses.
14. No!
15. Preserve back lands.
16. If accessory dwelling units can be added without overtaxing walls & septic.
17. Protection of aquifers and water is critical and essential, particularly so with climate change.
18. Yes. Solar should be on homes & landfill etc. No uses should be sacrificed.

## SHOULD THE TOWN...

### ...allow a wider range of housing types in residential areas?

*Comments 19-35:*

19. Yes! (Arrows pointing to “I would support an increase in housing stock if it were for low-income housing. I don’t want to see more affluent developments/subdivisions.” and “I would like to see low income housing offered, so that Leverett doesn’t evolve into a wealthy enclave.”)
20. Protect aquifers but facilitate affordable 1<sup>st</sup> home development.
21. Agree. (Arrow pointing to “I would support an increase in housing stock if it were for low-income housing. I don’t want to see more affluent developments/subdivisions.”)
22. Development of Kittridge land will.
23. Support more housing types, esp affordable. I love the varied architecture. Especially the house at the bottom of Cave Hill.
24. No.
25. Cost & affordable housing → includes cars?, insurance, tiny, etc. in rural community.
26. Affordable housing – yes. As long as it maintain Leverett’s character.
27. Co-housing w/ small cluster developments of low environmental impact.
28. Yes.
29. Group or multi-family housing for single seniors to stay in their homes.
30. No!
31. Co housing + senior support is interesting. Otherwise not interested in reducing barriers + increasing density.
32. A massive development of 700 units would destroy the town’s livability.
33. Yes. Including ADU’s.
34. Cohousing w/ affordable & senior living would be great.
35. As the definitions of household & families change, so our young should change to be more flexible without sacrificing rural character.

## SHOULD THE TOWN...

### ...increase housing density to increase tax base?

#### *Comments 36-51:*

36. Agree. (Arrow pointing to “Too much focus on land conservation and too little on revenue, new homes or attracting businesses. Need to stabilize our taxes and not by cutting budgets. We need to increase revenue and affordable housing.”)
37. Yes. (Arrow pointing to “Too much focus on land conservation and too little on revenue, new homes or attracting businesses. Need to stabilize our taxes and not by cutting budgets. We need to increase revenue and affordable housing.”)
38. Simultaneously set climate and land conservation goals, while allowing and supporting multi-family/denser habitation.
39. Yes – improve diversity & affordability.
40. Helps seniors age in place.
41. Their mandatory express were much smaller!! Not a good comparison.
42. Don’t subsidize Leverett. Keep limits in building.
43. Done correctly, there could certainly be more houses. Can happen while retaining rural town.
44. Yes.
45. No!
46. Given limited areas where housing can be built (wet lands, conservation land) - if we don’t allow ↑density, no way to ↑housing options for range of income levels.
47. It’s already a “wealthy enclave”.
48. ONLY in keeping with 1) rural character 2) existing infrastructure (roads, school, etc.)
49. No.
50. Yes ~ but limited to address community needs & done with planning to conserve water and essential natural resources.
51. No.

### 3. TOWN OF LEVERETT: EXISTING TOWN SERVICES

#### 3. TOWN OF LEVERETT: EXISTING TOWN SERVICES

##### UTILITIES

**Broadband and Phone**

- LeverettNet through South Hadley Electric Light (post-2022)

**Electricity**

- Leverett Community Choice Power Supply Program (Dynergy Energy Services)
- Eversource

**Natural Gas**

- No service within Leverett

**Cell Phone Service Scores**  
(Coverage Critic.com)

- AT&T (7.8/10 - blue hexagon)
- T-Mobile (7.4/10 - pink hexagon)
- Verizon (5.5/10 - red hexagon)

##### WATER AND WASTEWATER

**Water**

- Public water supply system serves the Library, the Public Safety Complex, and the Elementary School
- Private wells / water supplies
- Non-Transient Public Water Supplies:
  - Willow Blossom Learning Center
  - Mt. Toby Meeting of Friends Church
  - Leverett Elementary School
  - Leverett Village Co-Op
- Service from Amherst to Cushman and Teawaddle Hill Roads to address contaminated wells
- Per the HMP, groundwater is susceptible to contamination due to flooding hazards due to widespread septic systems in Town

**Septic**

- On-site subsurface sewage disposal systems
- Poor soil conditions for on-site systems
- Amherst is the closest municipal wastewater system
- ~1 mile from the Leverett border
- Soil conditions are not favorable for groundwater discharge associated with wastewater treatment plant

##### PUBLIC WORKS

- 43 miles of total roadways
  - 16 miles gravel
  - 27 miles paved
- Major north-south corridors
  - Route 63
  - Shutesbury Road / Montague Road / Cave Hill Road
- Major east-west corridors
  - Amherst Road / Cave Hill Road
  - Cushman Road / Shutesbury Road / Leverett Road
  - North Leverett Road
- Shutesbury Road culvert improvements are underway
- Funding received for Dudleyville Road restoration

##### COMMUNITY-RELATED SERVICES

- Leverett Elementary School (preschool - 6th grade)
- Leverett Library
- Transfer Station
- Elder Services
- Police
- Fire

#### Comments 1-13:

1. Town safety & access to cell service are deeply connected!
2. Leave the gym for public use.
3. More cell service.
4. Gym for more public use!!
5. I agree that the LES Gym could host more Adult recreation at night + weekends.
6. More creative uses and services for people needed.
7. Yes. Need for water + sewer.
8. All is fine as is.
9. No desire for municipal water systems.
10. In dry seasons, many private wells, though deep (mine is 375 feet) do not supply enough water. We need education about our serving water in such times.
11. Protect aquifers. Technical assistance w septic. Yes: School gym for community use.
12. Consider regionalizing conservation Agent position.
13. Full time or half time position as cons. Agent, trails, town land manager.

[illegible]

Comments 1-12:

- Leverett Comprehensive Plan | Town of Leverett  
Prepared by Innes Associates | RKG Associates | Tighe & Bond

## **SHOULD THE TOWN...**

### **...invest in improving cell phone and wifi service throughout the town?**

#### *Comments 13-30:*

13. Improved cell service would be an important enhancement to safety – as well as convenience.
14. Yes.
15. Yes.
16. Isn't our wifi service already great in all parts of town!?
17. Yes.
18. Wifi is great.
19. Improve cell service Town wifi.
20. Yes.
21. No.
22. Cell service doesn't really matter. Wi-fi is great.
23. Yes.
24. Better cell service on Rt 63.
25. Each town should generate all of the power consumed by its residents – This is in part a social justice issue.
26. • Wifi is great so appreciate what the town has done. • cell reception needs to be improved. (Replies: Yes & Agreed!)
27. Please a mailed newsletter so it reaches all residents.
28. Wifi is great thank you! Cell service on 63 is good – not sure about other areas.
29. Yes cell service does matter.
30. Promote solar on roofs. \*

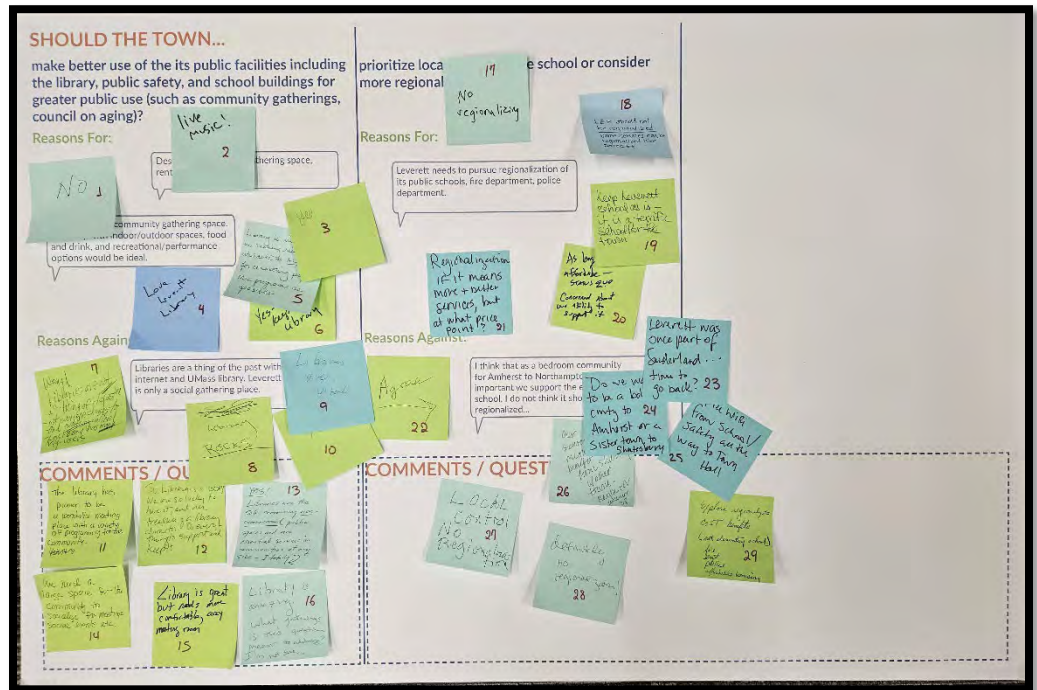
## **SHOULD THE TOWN...**

### **...invest money to improve Town communications?**

*Comments 31-43:*

31. YES – will be well worth the investment in terms of increased participation.
32. New easy to use website.
33. Good decision last nite.
34. Email the newsletter.
35. At least let everyone know when it is available. (Comment regarding online Town newsletter)
36. Distribute Newsletter in print to everyone. Reading off the web is ineffective.
37. No.
38. Public transportation especially for our aging pop who would like to stay in their homes.
39. Yes! It's so hard to figure out what's going on.
40. No.
41. Yes. (Reply: YES!)
42. Newsletter should be in print.
43. Yes! Transportation, convert homes to multi family, senior housing, ADU's.

## SHOULD THE TOWN...



...make better use of its public facilities including the library, public safety, and school buildings for greater public use (such as community gatherings, council on aging)?

### Comments 1-16:

1. No.
2. Live music!
3. Yes.
4. Love Leverett Library.
5. Library is important in making resources available to ALL and for connecting people. More programs as feasible.
6. Yes. Yes – keep library.
7. Wrong! Libraries are not a “thing of the past” – not everyone choses to find everything online – Lev. Library has many reg. users.
8. Library Rocks
9. Libraries are vital.
10. Library is great.

11. The library has proven to be a wonderful meeting place with a variety of programming for the community.
12. The Library is a GEM! We are so lucky to have it, and our treasure of a library director. Do everything to support and keep it.
13. YES! Libraries are the sole remaining non-commercial public spaces and are essential services in communities of any size – I totally  $\swarrow$  (flip to back of the note) support expanding the “range and reach” of our library.
14. We need a large space for the community to socialize for meetings social events etc.
15. Library is great but needs more comfortable cozy meeting room.
16. Library is amazing. What gatherings is this question meant to address? I’m not sure...

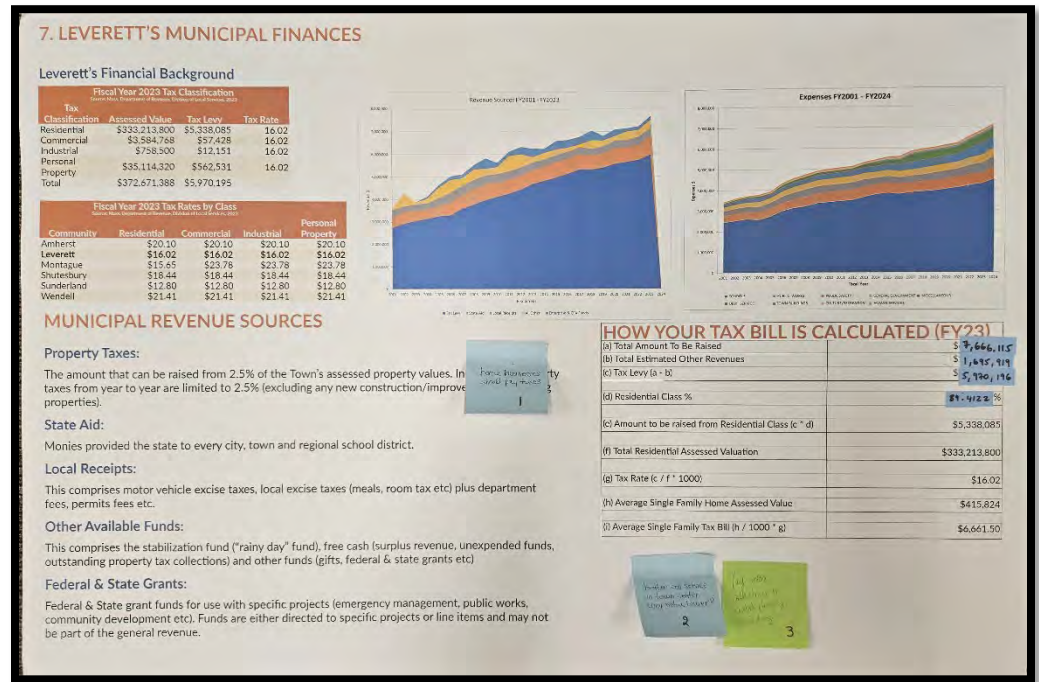
## **SHOULD THE TOWN...**

### **...prioritize local control of the school or consider more regionalization?**

*Comments 17-29:*

17. No regionalizing.
18. LES should not be regionalized. Some services can be regionalized like police.
19. Keep Leverett School as is – it is a terrific school for the town.
20. As long as affordable – status quo. Concerned about our ability to support it.
21. Regionalization if it means more + better services, but at what price point?
22. Agree → (Arrow pointing at “I think that as a bedroom community for Amherst to Northampton it is vitally important we support the elementary school, I do not think it should be regionalized...”)
23. Leverett was once part of Sunderland... time to go back?
24. Do we want to be a bdrm cmtty to Amherst or a sister town to Shutesbury.
25. Free wifi from school / safety all the way to Town Hall.
26. Our school might benefit from sharing w/ other towns. Maybe not **interior?** 28.
27. Local control no regionalization.
28. Definitely no regionalization!
29. Explore regionality to cost benefits (not elementary school). Fine emt police affordable housing.

## 7. LEVERETT'S MUNICIPAL FINANCES – MUNICIPAL REVENUE SOURCES



## SHOULD THE TOWN...

**SHOULD THE TOWN...**  
further investigate regionalization and more cooperative use agreements with other towns in the area to improve services even if they may not decrease costs?

**Reasons For:**

- 1. Yes. I'm concerned about our town being too isolated from neighboring towns and the region. I want to see proactive effort to regionalize municipal services. Our town needs to adopt more of a coalition mindset with other towns.
- 2. No. Leverett needs to pursue regionalization of its public schools, fire department, police department.
- 3. Yes. On call FF/EMT's are extremely challenging to find living close enough to respond to emergencies.
- 4. Yes. On call FF/EMT's are extremely challenging to find living close enough to respond to emergencies.

**Reasons Against:**

- 5. Keep LES local. I think that as a local community for Amherst to Northampton it is vitally important we support the elementary school. I do not think it should be regionalized.

**COMMENTS / QUESTIONS**

- 6. Yes. The schools are regionalized. I don't see what the opposition is.
- 7. Protect the school. Regionalize infrequently-used services.
- 8. The schools are regionalized. I don't see what the opposition is.
- 9. The Leverett elementary school is a gem – we need to keep it not regionalize.
- 10. Cooperation use agreements make sense. What about using the school bldg for other things. How about a senior center.
- 11. Why two questions on regionalization? No regionalization.
- 12. Yes.

**SHOULD THE TOWN...**  
prioritize keeping taxes as low as possible, even if it may decrease services?

**Reasons For:**

- 13. Taxes are too high for fixed income people.
- 14. Too high taxes, less money for schools, more for fire and police.
- 15. Continually increasing property taxes will make Leverett unaffordable to most people.
- 16. Town has become too progressive resulting in too and spend money. We must learn to live within our means and not push our spending wishes on it. Lower tax burden will benefit all.

**Reasons Against:**

- 17. Too much focus on land conservation and too little on revenue, new homes or attracting businesses. Need to stabilize our town and not by cutting budgets. We need to increase revenue and affordable housing.
- 18. 24 hour fire staffing for medical coverage for aging population.

**COMMENTS / QUESTIONS**

- 19. There is no opposition to keeping the schools local. The opposition is to keep the schools local.
- 20. There is no opposition to keeping the schools local. The opposition is to keep the schools local.
- 21. There is no opposition to keeping the schools local. The opposition is to keep the schools local.

**SHOULD THE TOWN...**  
prioritize reducing expenses, even if it may decrease services?

**Reasons For:**

- 22. Supporting the school system requires most of our tax dollars (over 90%) while the town's population is aging and most people do not directly benefit from school. Without decreasing the quality of education, how can people who don't have school age children (direct benefit) from property taxes paid?
- 23. Nonsense spending must stop. For example, spending \$11 million dollars for a bridge to a discontinued road is foolish.

**Reasons Against:**

- 24. The community is aging and we need 24 hour emergency medical response.

**COMMENTS / QUESTIONS**

- 25. Accounts are too low. Letting the town pay for it is not worthy. It is not worthy.
- 26. Mountain. Expenses. 26.
- 27. Mountain. Expenses. 26.
- 28. No. 28.
- 29. Mountain. Expenses. 26.
- 30. Mountain. Expenses. 26.

...further investigate regionalization and more cooperative use agreements with other towns in the area to improve services even if they may not decrease costs?

Comments 1-12:

1. Yes.
2. No.
3. Yes.
4. Yes, for fire dept. On call FF/EMT's are extremely challenging to find living close enough to respond to emergencies.
5. Keep LES local.
6. Yes.
7. Protect the school. Regionalize infrequently-used services.
8. The schools are regionalized. I don't see what the opposition is.
9. The Leverett elementary school is a gem – we need to keep it not regionalize.
10. Cooperation use agreements make sense. What about using the school bldg for other things. How about a senior center.
11. Why two questions on regionalization? No regionalization.
12. Yes.

## **SHOULD THE TOWN...**

### **...prioritize keeping taxes as low as possible, even if it may decrease services?**

#### *Comments 13-23:*

13. Some regionalization is prudent.
14. ←Yes (Arrow pointing to “Too much focus on land conservation and too little on revenue, new homes or attracting businesses. Need to stabilize our taxes and not by cutting budgets. We need to increase revenue and affordable housing.”)
15. These comments on taxes seem naïve.
16. We can explore regionalization and see if it would benefit Leverett?
17. There is no support for struggling businesses from the system.
18. More housing creates the need for more services, teachers DPW + other expenses.
19. Maintain the status quo.
20. I’m surprised that Leverett taxes are comparatively lower against Shutesbury, Wendell and Amherst.
21. Is Leverett taxes out of step w/ region? Seems to be competitive?
22. Consideration of the effect on the town’s tax base should be a primary consideration in planning.
23. Leverett taxes are too high stop the endless spending on projects we can’t afford.

## **SHOULD THE TOWN...**

### **...prioritize reducing expenses, even if it may decrease services?**

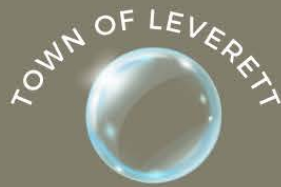
#### *Comments 24-29:*

24. We all benefit from the school – education at LES is a benefit.
25. Assessments are too low. Willing to pay more tax if \$ is used wisely.
26. Maintain status quo.
27. I am ok w/ exploring tax revenue as long as it maintains Leverett’s rural character.
28. Yes.
29. Leverett has minimal services so it’s not a large pool to choose from. Doesn’t seem fruitful exercise.

# **PUBLIC WORKSHOP #3**

**TOWN OF LEVERETT**

FEBRUARY 28, 2024



# Leverett 2040

Community discussion about  
recommendations and options for what you  
think Leverett should be in 2040.

FEBRUARY 28, 2024

Two sessions:  
3-5pm and 6-8 pm

Leverett Town Hall  
9 Montague Road

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TOWN OF  
LEVERETT



# LEVERETT 2040

FEB 28 2024

TOWN HALL  
9 MONTAGUE ROAD

3-5 PM OR 6-8PM

# WELCOME TO LEVERETT 2040!

## TOP 10 VALUES from the Survey Results

Value	% of Respondents Ranking the Value as Important
Nature and conservation are important.	92.20%
Acceptance of others is important.	87.57%
Planning for climate change is important.	83.24%
Maintaining rural character is important.	82.45%
Peaceful serenity and quiet living are important.	81.07%
Social justice, promoting equity, and including everyone is important.	76.26%
Hazard planning is important.	72.88%
Strong community ties are important.	72.07%
Affordable housing is important.	61.73%
Historic preservation is important.	51.43%

# WELCOME TO LEVERETT 2040!

## TOP 10 POTENTIAL GOALS from the Survey Results

Potential Goal	% of Respondents Ranking the Goal as Important
Protect drinking water	95.57%
Protect forests and nature.	90.70%
Protect soil health.	88.20%
Protect farmland.	81.02%
Promote energy conservation and efficiency.	80.95%
Support improvement of Leverett Library.	64.66%
Support improvement of Leverett Elementary School.	64.20%
Make housing more affordable.	59.83%
Improve or maintain town infrastructure and Town Hall.	56.90%
Foster arts and culture.	55.30%

**Recommendation:**

Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slip/falls with seniors.

**Background:**

Seniors over 75 tend to require more medical services. The Leverett Fire Department has been seeing a consistent upwards trend in call volume over the last several years as the population has aged (128 calls in 2018 vs. 215 calls in 2023).

1

**Recommendation:**

Join the Franklin Regional Transit Authority in order to increase access opportunities for residents (especially seniors).

**Background:**

FRTA currently serves 41 towns in the region and connects to the JWO transit center in Greenfield for access to Greyhound bus service and the Valley Flyer and Vermonter Amtrak routes. FRTA also operates medical and demand service in member communities. Annual assessments are charged based on the utilisation and service levels provided to the Town.

2

**Recommendation:**

Establish heating/cooling shelters across town that can be used during the school year.

**Background:**

The current designated heating/cooling shelter is the elementary school, which may be restricted for this function during the school year.

As the Town’s draft Municipal Vulnerability Plan notes, having multiple locations will improve access for residents.

3

**Recommendation:**

Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.

**Background:**

Leverett joined the AARP network of livable communities in 2021. The Franklin County and North Quabbin Regional Action Plan covers the region and outlines a series of actions referencing the outdoors, transportation, housing, social and civic participation, communication and health over a 2024 to 2028 time frame.

4

**Recommendation:**

Use CPA funds to purchase parcels to protect the aquifer.

**Background:**

Placing conservation restrictions on these parcels will help improve recharging the aquifer and protect the land above it.

5

**Recommendation:**

Apply for grants for dam maintenance and water quality monitoring.

6

**Recommendation:**

Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).

7

**Recommendation:**

Modify the zoning to allow for Accessory Dwelling Units (ADUs) on existing single family lots.

8

**Recommendation:**

Create zoning to encourage senior-friendly housing so that seniors can remain in the community.

9

**Recommendation:**

The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.

10

**Background:**

Wells and septic systems are impacted by climate change and beaver activity. Periods of drought may lead to wells running dry, or being contaminated.

Flooding can lead to contamination of the water supply from septic systems. Beavers have already impacted wells and septic systems in town, leading to contamination.

**Background:**

88% of all housing in Leverett is single family detached. Lot sizes are large and multifamily and multiple buildings per lot are not allowed in the zoning. Two-family units require 50% more land than a single-family. Further development on the remaining unbuilt parcels is limited.

As the Leverett population ages, seniors can remain in place (and limit housing turnover) or leave Leverett (opening up stock but breaking community ties).

**Background:**

In the publication of *The ABCs of ADUs* by AARP, it was found that ADUs play a major role in serving the housing need for communities. ADUs are economical, community compatible, better for the environment, and able to house people of all ages.

**Background:**

Encouraging senior-friendly housing in Town would allow for seniors to remain in their community.

Surrounding towns will also experience a growth in their senior population, limiting nearby options.

**Background:**

Partnering with the State and developers to build affordable and/or senior housing on Town land would allow for the Town to control the process.

For example, Sunderland and Gardner partnered with developers and received State grants to build senior housing complexes on Town land. Deerfield is also in the planning process for a 100 unit senior complex on Town land.

**Recommendation:**

Modify the Town zoning to permit activity for economic resiliency. This could include allowing small offices, cafés or other gathering places, medical clinics, pharmacies, and other services to operate in the town by right (without a special permit).

11

**Recommendation:**

Develop a communications plan for the town for emergencies and other events.

12

**Recommendation:**

Update land use regulations to encourage climate resiliency.

13

**Recommendation:**

Create a Land Stewardship Plan for Town owned land.

14

**Recommendation:**

Establish a comprehensive beaver management strategy.

15

**Background:**

The closest medical clinics and pharmacies require significant travel times. As the population ages, and particularly once they stop driving, access to these facilities becomes an issue. Allowing these uses will at least open the door for the services to come into the Town (it does not guarantee it).

Adding services and gathering spots by right makes such uses more achievable over time and based on demand.

**Background:**

Due to lack of communication networks in town, residents noted that it's very difficult to get in contact with everyone in town in the event of an emergency (Leverett's Draft MVP Resiliency Plan, 2020). Development of a communication plan would focus on public education, outreach, and resources for residents during the event of an emergency.

**Background:**

Leverett's draft Hazard Mitigation Plan (2020) addresses the negative impact that climate change will have on the town over the next few decades, such as increased flooding, rising temperatures, and extreme weather. The draft MVP Resiliency Plan (2020) recommends reviewing zoning bylaws to encourage climate resiliency for land use.

**Background:**

Forests have a significant ecological importance for the town. Implementation of a plan would allow for a committee to monitor, manage, maintain, and preserve lands in addition to educating land owners on best management practices for collective stewardship. The City of Amherst, MA notes that one key priority for focusing on land preservation efforts is continuing to expand the funding of Agricultural Preservation Restrictions (APR) and Conservation Restrictions (CR) for the acquisition of farmland, forest land, riparian corridors, and water supply sources.

**Background:**

Beaver activity in Leverett has increased and caused environmental changes such as flooding and development of wetlands. In some cases beaver activity has led to the contamination of private wells and septic overflows (Leverett's Draft Hazard Mitigation Plan, 2020).

**Recommendation:**

Develop a potable water resiliency plan.

16

**Background:**

Leverett’s draft MVP Resiliency Plan recommends developing a potable water resiliency plan as a priority. Residents are dependent on private wells for water needs, and because wells run on electricity, access to water is a concern during power outages. Actions suggested by the MVP workshop included determining the locations of artesian wells throughout town, or installing microgrids to limit the number of residents who lose power, and the ability to pump water.

**Recommendation:**

Allow for the development of multi-family units in the following districts:

- ☐ Residential/Village (RV)
- ☐ Residence/Rural (RR)
- ☐ Rural Outlying Residential (RO)
- ☐ General Business (GB)
- ☐ Commercial (COM)
- ☐ Not Permitted

17

**Background:**

The current zoning districts in Leverett are Residential/Village (RV), Residence/Rural (RR), Rural Outlying Residential (RO), General Business (GB) and Commercial (COM). The provided zoning map shows their locations.

**Recommendation:**

Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.

18

**Background:**

Many roads are unpaved and do not have sufficient drainage, with flooding contributing to increased deterioration of gravel roads. Bridges across town often are subject to closures due to severe weather. These closures of roads and bridges is a concern for access to routes for responders and residents in the event of an emergency.

**Recommendation:**

Establish an energy resiliency plan.

19

**Background:**

Leverett’s draft MVP Resiliency plan recommends establishing an energy resiliency plan to reinforce the power grid. This may include a feasibility assesment of microgrids and/or three-phase power.

**Recommendation:**

Investigate adding a community center.

20

**Background:**

Community centers serve as gathering places where residents can gather for activities, support, and public information. An easily accessible community center in Leverett would encourage community involvement, individual well-being, and socialization.

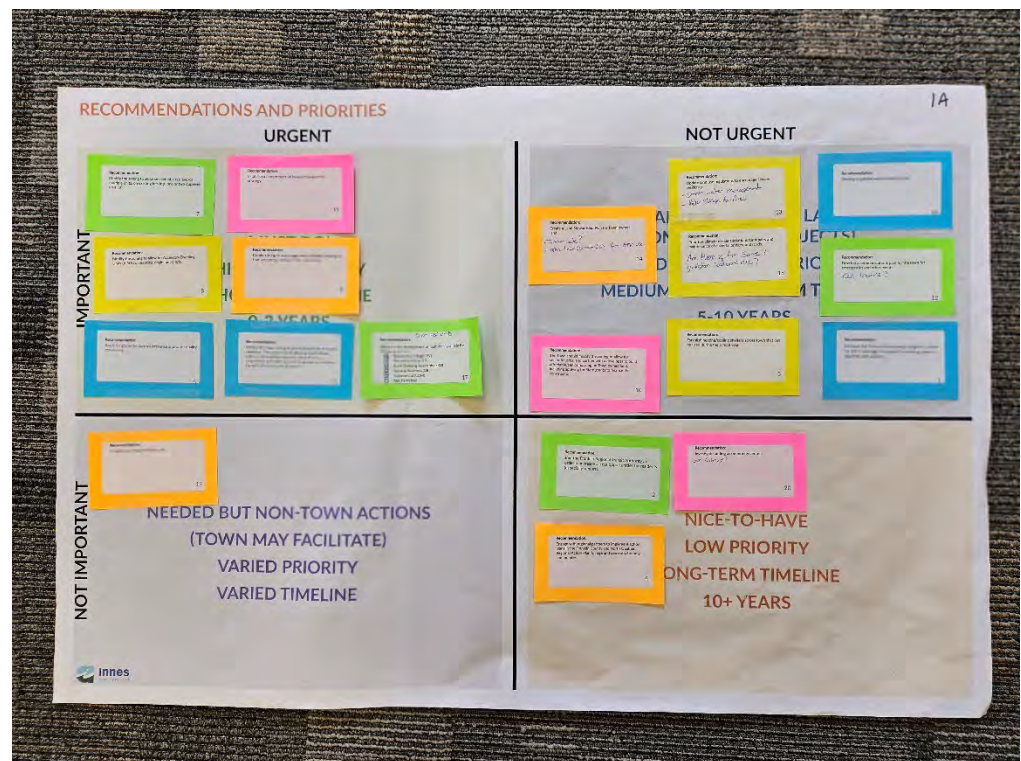
# MEMORANDUM

To	Leverett Planning Board & Comprehensive Plan Steering Group
From	Gina Bukas, Administrative Specialist
Date	March 5, 2024
Project	Town of Leverett Comprehensive Plan
Subject	Public Meeting #3 – Community Input
Cc:	Emily Innes, AICP, LEED AP ND, President

**This memorandum is a record of the input we received on 2/28/2024 at the Third Public Meeting for the Town of Leverett, Sessions 1 and 2.**

*(The recommendations are listed based on their position on each respective quarter of the Eisenhower matrix, from top to bottom and left to right.)*

**SESSION 1 - TABLE 1**



**MUST DO!**  
**HIGHEST PRIORITY / SHORTEST TIMELINE (0-3 YEARS)**

*(IMPORTANT – URGENT)*

1. **Recommendation:** Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
2. **Recommendation:** Establish a comprehensive beaver management strategy.
3. **Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs on existing single-family lots.
4. **Recommendation:** Create zoning to encourage senior-friendly housing so that seniors can remain in the community.
5. **Recommendation:** Apply for grants for dam maintenance and water quality monitoring.
6. **Recommendation:** Modify the Town zoning to permit activity for economic resiliency. This could include allowing small offices, cafés or other gathering places, medical clinics, pharmacies, and other services to operate in the town by right (without a special permit).
7. **Recommendation:** Allow for the development of multi-family units in the following districts:
  - ☒ Residential/Village (RV)
  - ☒ Residence/Rural (RR)
  - ☒ Rural Outlying Residential (RO)
  - ☒ General Business (GB)
  - ☒ Commercial (COM)
  - ☐ Not Permitted
  - **Comment:** 5 or less units.

**START NOW, FINISH LATER (LONGER-TERM PROJECTS)**  
**MEDIUM TO HIGH PRIORITY / MEDIUM TO LONG-TERM TIMELINE (5-10 YEARS)**

*(IMPORTANT – NOT URGENT)*

1. **Recommendation:** Create a Land Stewardship Plan for Town owned land.
  - **Comment:** Timber sale?
  - **Comment:** Open trails (some trails) for ATV use.
2. **Recommendation:** Update land use regulations to encourage climate resiliency.
  - **Comment:** Storm water management.
  - **Comment:** Rater storage for fires.

3. **Recommendation:** Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.
  - **Comment:** Are these 2 the same? Grants for roadwork etc?
4. **Recommendation:** Develop a potable water resiliency plan.
5. **Recommendation:** Develop a communications plan for the town for emergencies and other events.
  - **Comment:** Cell towers?
6. **Recommendation:** The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.
7. **Recommendation:** Establish heating/cooling shelters across town that can be used during the school year.
8. **Recommendation:** Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slip/falls with seniors.

**NEEDED BUT NON-TOWN ACTIONS (TOWN MAY FACILITATE)  
VARIED PRIORITY / VARIED TIMELINE**

*(NOT IMPORTANT – URGENT)*

1. **Recommendation:** Establish an energy resiliency plan.

**NICE TO HAVE  
LOW PRIORITY / LONG-TERM TIMELINE (10+ YEARS)**

*(NOT IMPORTANT – NOT URGENT)*

1. **Recommendation:** Join the Franklin Regional Transit Authority in order to increase opportunities for residents (especially seniors).
2. **Recommendation:** Investigate adding a community center.
  - **Comment:** Our Library?
3. **Recommendation:** Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.

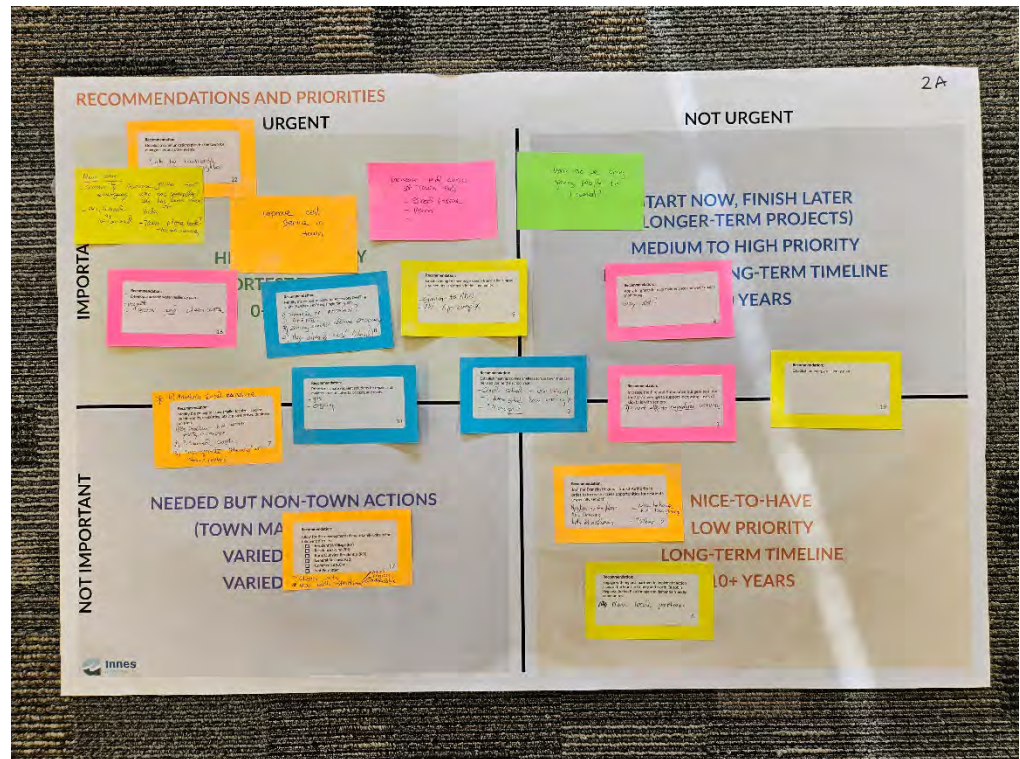
## **DISCARDED RECOMMENDATIONS**

1. **Recommendation:** Use CPA funds to purchase parcels to protect the aquifer.
  - **Comment:** Preservation is good. Purchase is bad.

## **ADDITIONAL COMMENTS/RECOMMENDATIONS**

1. Build “Senior/Community” Center.
2. Solar Farm – When and where and who?
3. Small business = Small tax revenue.
4. How does the town make \$ off of town resources like Leverett Pond, Rattlesnake Gutter etc?
5. We have zoning already to protect the aquifer.
6. We are not located close enough to a hospital to accommodate those folks who have more than “standard” needs. We don’t need dementia friendly community spaces.
7. Open up zoning.
8. Is growth of population leading the town to chasing its own tail as it were.
9. #10 our actions seem to show we care about other things like land conservation.
10. Rabbit hole about small business stuff #11.
11. Some residents don’t own their own generator etc – not really prepared to live in a rural place.

## SESSION 1 - TABLE 2



### MUST DO!

#### HIGHEST PRIORITY / SHORTEST TIMELINE (0-3 YEARS)

(IMPORTANT – URGENT)

1. **Recommendation:** Develop a communications plan for the town for emergencies and other events.
  - **Comment:** Link to town wide neighbor to neighbor.
  - **Comment:** New idea:
    - Community resource guide for emergency: Who has generator? Who has wood stove? Etc.
    - Neighborhood by Neighborhood Rides.
    - Town phone book?
    - Local services.
2. **Resident's Recommendation:** Improve cell service in town.
3. **Resident's Recommendation:** Increase # of clinics at Town Hall:
  - Blood pressure
  - Vision

4. **Recommendation:** Develop a potable water resiliency plan.
  - **Comment:** Urgent. Power and clean water.
5. **Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs) on existing single-family lots.
  - **Comment:** Separate or attached?
  - **Comment:** AirBnB?
  - **Comment:** Zoning should address occupancy.
  - **Comment:** They already exist (illegal).
6. **Recommendation:** Create zoning to encourage senior-friendly housing so that seniors can remain in the community.
  - **Comment:** Similar to ADU.
  - **Comment:** Not Apt complex.

**START NOW, FINISH LATER (LONGER-TERM PROJECTS)  
MEDIUM TO HIGH PRIORITY / MEDIUM TO LONG-TERM TIMELINE (5-10 YEARS)**

*(IMPORTANT – NOT URGENT)*

1. **Resident’s Recommendation:** How do we bring young people to Leverett?
2. **Recommendation:** Apply for grants for dam maintenance and water quality monitoring.
  - **Comment:** Why not?

**The following Recommendations were ON the horizontal axis of the matrix (so medium importance), and are listed from most to least urgent:**

1. **Recommendation:** Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
  - **Comment:** Big problem – but water quality is concern.
  - **Comment:** ? Shared septic.
  - **Comment:** Incorporate “density” or “town centers”.
  - **Comment:** Maintain rural nature.
2. **Recommendation:** Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.
  - **Comment:** Yes.
  - **Comment:** Ongoing.

3. **Recommendation:** Establish heating/cooling shelters across town that can be used during the school year.
  - **Comment:** Canul school + use school.
  - **Comment:** ? does school have cooling\*
  - **Comment:** ? microgrid
4. **Recommendation:** Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slip/falls with seniors.
  - **Comment:** ? cost aff. to regionalize services
5. **Recommendation:** Establish an energy resiliency plan.

**NEEDED BUT NON-TOWN ACTIONS (TOWN MAY FACILITATE)  
VARIED PRIORITY / VARIED TIMELINE**

*(NOT IMPORTANT – URGENT)*

1. **Recommendation:** Allow for the development of multi-family units in the following districts:
  - ☐ Residential/Village (RV)
  - ☐ Residence/Rural (RR)
  - ☐ Rural Outlying Residential (RO)
  - ☐ General Business (GB)
  - ☐ Commercial (COM)
  - ☐ Not Permitted
  - **Comment:** ? Cluster units.
  - **Comment:** Yes with restrictions → need  
→ seniors  
→ affordable

**NICE TO HAVE  
LOW PRIORITY / LONG-TERM TIMELINE (10+ YEARS)**

*(NOT IMPORTANT – NOT URGENT)*

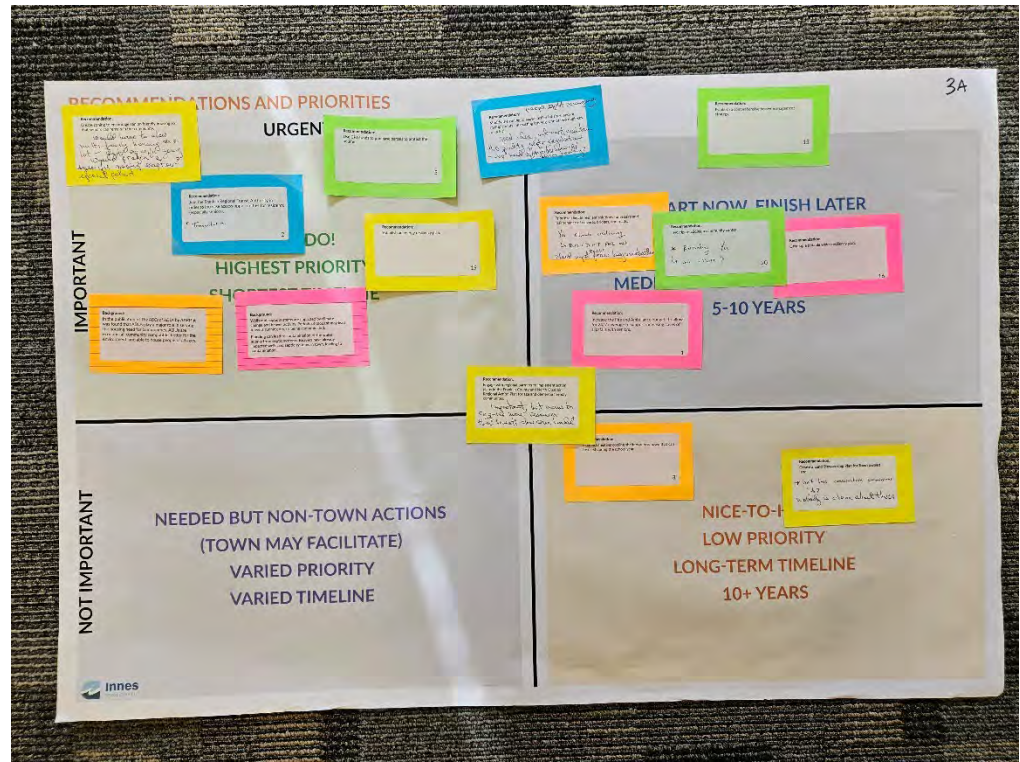
1. **Recommendation:** Join the Franklin Regional Transit Authority in order to increase opportunities for residents (especially seniors).
  - **Comment:** Neighbor to Neighbor
  - **Comment:** Vol. drivers
  - **Comment:** Lots of problems.
  - **Comment:** Nice to have but low priority.
  - **Comment:** ?? Uber

2. **Recommendation:** Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.
  - **Comment:** More local partners.

## DISCARDED RECOMMENDATIONS

1. **Recommendation:** Use CPA funds to purchase parcels to protect the aquifer.
  - **Comment:** Cost too high.
2. **Recommendation:** The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.
  - **Comment:** No current town land.
  - **Comment:** ? buy land
  - **Comment:** Similar projects in other towns.
3. **Recommendation:** Modify the Town zoning to permit activity for economic resiliency. This could include allowing small offices, cafés or other gathering places, medical clinics, pharmacies, and other services to operate in the town by right (without a special permit).
  - **Comment:** Public clinics at Town Hall. No change in zoning.
4. **Recommendation:** Update land use regulations to encourage climate resiliency.
  - **Comment:** Not needed.
  - **Comment:** New flood plane maps will fix.
5. **Recommendation:** Create a Land Stewardship Plan for Town owned land.
  - **Comment:** “If it ain’t broke.”
6. **Recommendation:** Establish a comprehensive beaver management strategy.
  - **Comment:** Covered already.
7. **Recommendation:** Investigate adding a community center.
  - **Comment:** Enhance existing.

## SESSION 1 - TABLE 3



### MUST DO!

#### HIGHEST PRIORITY / SHORTEST TIMELINE (0-3 YEARS)

(IMPORTANT – URGENT)

1. **Recommendation:** Create zoning to encourage senior-friendly housing so that seniors can remain in the community.
  - **Comment:** Would have to allow multi-family housing on a lot - (illegible) specific young. Would prefer a specific young **exception?** Special permit.
2. **Recommendation:** Join the Franklin Regional Transit Authority in order to increase access opportunities for residents (especially seniors).
  - **Comment:** Transportation.
3. **Recommendation:** Use CPA funds to purchase parcels to protect the aquifer.
4. **Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs) on existing single-family lots.
  - **Comment:** Lots of agreement.

5. **Recommendation:** Apply for grants for dam maintenance and water quality monitoring.
  - **Comment:** Include testing for individual wells.
  - **Comment:** What is meant by dam maintenance? What dams?
6. **Recommendation:** Establish an energy resiliency plan.

**The following recommendation was on the vertical axis of the matrix, in the middle of the top two quadrants (so high importance/medium urgency):**

1. **Recommendation:** Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
  - **Comment:** Good idea, but must maintain H2O quality, septic regulations – esp need affordable housing/senior housing.

**START NOW, FINISH LATER (LONGER-TERM PROJECTS)  
MEDIUM TO HIGH PRIORITY / MEDIUM TO LONG-TERM TIMELINE (5-10 YEARS)**

*(IMPORTANT – NOT URGENT)*

1. **Recommendation:** Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.
  - **Comment:** Yes climate resiliency → BUT: DON'T PAVE OUR ROADS! Need input from (illegible) maintenance.
2. **Recommendation:** Establish a comprehensive beaver management strategy.
3. **Recommendation:** Investigate adding a community center.
  - **Comment:** \*Resonating Yes → But where?
4. **Recommendation:** Develop a potable water resiliency plan.
5. **Recommendation:** Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slip/falls with seniors.

**The following recommendation was at the intersection of the two axes, at the center of all four quadrants (so medium importance/medium urgency):**

1. **Recommendation:** Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.
  - **Comment:** Important, but seems to require more resources than Leverett alone can handle.

**NICE TO HAVE  
LOW PRIORITY / LONG-TERM TIMELINE (10+ YEARS)**

*(NOT IMPORTANT – NOT URGENT)*

1. **Recommendation:** Establish heating/cooling shelters across town that can be used during the school year.
2. **Recommendation:** Create a Land Stewardship Plan for Town owned land.
  - **Comment:** Isn't this conservation commissions' job? Nobody is clear about this.

**DISCARDED RECOMMENDATIONS**

1. **Recommendation:** The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.
  - **Comment:** Important, but already discussed.
2. **Recommendation:** Modify the Town zoning to permit activity for economic resiliency. This could include allowing small offices, cafés or other gathering places, medical clinics, pharmacies, and other services to operate in the town by right (without a special permit).
  - **Comment:** People uncomfortable w/ **wording?** of language.
  - **Comment:** Favorable toward doctors, dentists.
3. **Recommendation:** Develop a communications plan for the town for emergencies and other events.
  - **Comment:** What is this really proposing?
  - **Comment:** → Just emergency?
4. **Recommendation:** Update land use regulations to encourage climate resiliency.
  - **Comment:** Vague.
5. **Recommendation:** Allow for the development of multi-family units in the following districts:
  - ☐ Residential/Village (RV)
  - ☐ Residence/Rural (RR)
  - ☐ Rural Outlying Residential (RO)
  - ☐ General Business (GB)
  - ☐ Commercial (COM)
  - ☐ Not Permitted
  - **Comment:** Not enough info.

## ADDITIONAL COMMENTS/RECOMMENDATIONS

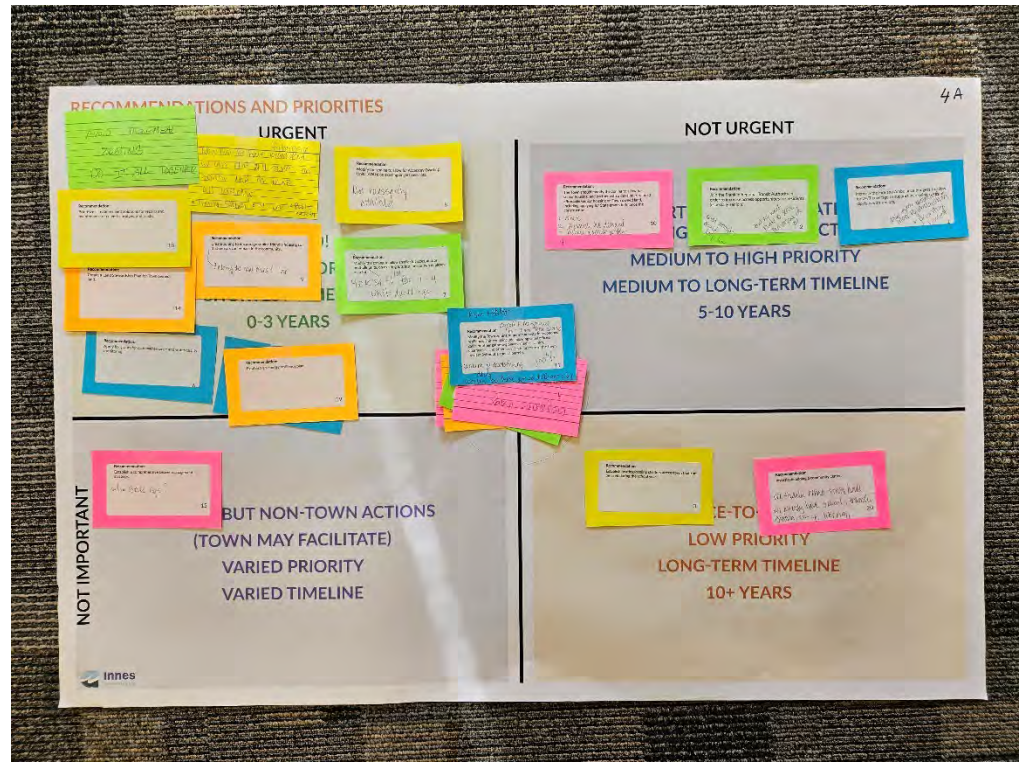
1. Q9. Consider multi-family housing – but by special permit rather than by-right zoning.

### Notes from facilitator:

1. **Recommendation:** Increase fire + ambulance service – 24 hr coverage (esp. for seniors).
  - **Comment:** 1<sup>st</sup> one – fire + ambulance people at table have exp. need.
  - **Comment:** Difficulty moving from discussion to action (see, not urgent).
2. **Recommendation:** Join the Franklin Regional Transit Authority.
  - **Comment:** On call seems more realistic.
  - **Comment:** If for general services – does Leverett need public transportation?
3. **Recommendation:** Establish heating/cooling shelters -/emergency shelters.
  - **Comment:** People didn't really see the need.
4. **Recommendation:** Engage with regional partners to deal with age + dementia issues.
  - **Comment:** Confusion/ambivalence at placement.
5. **Recommendation:** CPA funds to purchase land to protect aquifer.
  - **Comment:** Urgent/important but people uncomfortable with purchasing.
6. **Recommendation:** Apply for grants for dam maintenance.
  - **Comment:** Low bar for doing this, + it is a good idea.
  - **Comment:** What dams are meant?
7. **Recommendation:** Modify zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
  - **Comment:** Want to maintain inter-generational presence.
  - **Comment:** Want affordable housing but worried abt environment.
8. **Recommendation:** ADUs.
  - **Comment:** All agreed.

9. **Recommendation:** Senior housing.
- **Comment:** What zoning changes required?
  - **Comment:** People uncomfortable with a general zoning change – prefer a specific exemption, to avoid too large projects.
10. **Recommendation:** Economic resiliency.
- **Comment:** Again – people uncomfortable with open-ended zoning changes.
11. **Recommendation:** Discussion of emergency services.
- **Comment:** Too broad, too many assumptions.
12. **Recommendation:** Update land-use regulations to acct for climate change/emergency.
- **Comment:** High priority, but too vague.
13. **Recommendation:** Beaver Plan.
- **Comment:** General agreement, but people think beavers are cute.
14. **Recommendation:** Resiliency plan.
- **Comment:** Ok, not urgent.
15. **Recommendation:** Prioritize climate resiliency.
- **Comment:** Good
  - **Comment:** Establish energy resiliency
16. **Recommendation:** Investigate adding a community center.
- **Comment:** Enthusiasm for community center.

## SESSION 1 - TABLE 4



### **MUST DO!** **HIGHEST PRIORITY / SHORTEST TIMELINE (0-3 YEARS)**

(IMPORTANT – URGENT)

1. **Resident's Recommendation:** Avoid piecemeal zoning. Do it all together.
2. **Recommendation:** Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.
3. **Recommendation:** Update land use regulations to encourage climate resiliency.
  - **Comment:** Improve culverts.
  - **Comment:** Tree trim.
  - **Comment:** More specificity + prioritizing.
4. **Resident's Recommendation:** Now that we have fiberoptic broadband we can rent cell towers on town land for better cell coverage. - Transfer station. - M. Lev. – Public safety.
5. **Recommendation:** Create a Land Stewardship Plan for Town owned land.

6. **Recommendation:** Create zoning to encourage senior-friendly housing so that seniors can remain in the community.
  - **Comment:** Along the new transit line.
7. **Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs) on existing single-family lots.
  - **Comment:** Not necessarily attached.
8. **Recommendation:** Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
  - **Comment:** 40k sq ft lot for 1-4 unit dwellings.
9. **Recommendation:** Apply for grants for dam maintenance and water quality monitoring.
10. **Recommendation:** Establish an energy resiliency plan.
11. **Recommendation:** Develop a potable water resiliency plan.
  - **Comment:** Microgrid ASAP for public corridor (school, PSC, library).
  - **Comment:** Yes for the plan for potable water but not sure about microgrids.

#### **START NOW, FINISH LATER (LONGER-TERM PROJECTS)**

#### **MEDIUM TO HIGH PRIORITY / MEDIUM TO LONG-TERM TIMELINE (5-10 YEARS)**

#### *(IMPORTANT – NOT URGENT)*

1. **Recommendation:** The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.
  - **Comment:** Where?
  - **Comment:** Research the demand.
  - **Comment:** Include a senior center.
2. **Recommendation:** Join the Franklin Regional Transit Authority in order to increase opportunities for residents (especially seniors).
  - **Comment:** Cost estimates would help here.
  - **Comment:** But we want route to serve Montague Rd too.
3. **Recommendation:** Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slip/falls with seniors.
  - **Comment:** Also improve mutual aid.
  - **Comment:** More regionalization + prioritize Leverett.

**The following recommendations were at the intersection of the two axes, at the center of all four quadrants (so medium importance/medium urgency):**

1. **Recommendation:** Modify the Town zoning to permit activity for economic resiliency. This could include allowing small offices, cafés or other gathering places, medical clinics, pharmacies, and other services to operate in the town by right (without a special permit).
  - **Comment:** Right + site plan review.
  - **Comment:** Doesn't the zoning limit where these can go?
  - **Comment:** Concern @ transferring **deeds?**
  - **Comment:** 100%
  - **Comment:** Concern bc these are all different uses.
2. **Recommendation:** Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.
  - **Comment:** We need more info – details on what implementation means + costs?
3. **Recommendation:** Allow for the development of multi-family units in the following districts:
  - ☐ Residential/Village (RV)
  - ☐ Residence/Rural (RR)
  - ☐ Rural Outlying Residential (RO)
  - ☐ General Business (GB)
  - ☐ Commercial (COM)
  - **Comment:** → up to 4.
  - **Comment:** Worries about putting ppl “near the gravel pit” or undesirable sites.
  - **Comment:** Transit.
  - **Comment:** Water **system?**
4. **Recommendation:** Use CPA funds to purchase parcels to protect the aquifer.
  - **Comment:** Concern about tax/usage of parcels.
  - **Comment:** Good septic laws + industrial protections.
  - **Comment:** Aquifers get water from area not just directly over.
5. **Resident's Recommendation:** Make sure fiberoptic network is up for more usage.
6. **Resident's Recommendation:** Greywater usage and rainwater capture.

**NEEDED BUT NON-TOWN ACTIONS (TOWN MAY FACILITATE)  
VARIED PRIORITY / VARIED TIMELINE**

*(NOT IMPORTANT – URGENT)*

1. **Recommendation:** Establish a comprehensive beaver management strategy.
  - **Comment:** W/in state regs?

**NICE TO HAVE  
LOW PRIORITY / LONG-TERM TIMELINE (10+ YEARS)**

*(NOT IMPORTANT – NOT URGENT)*

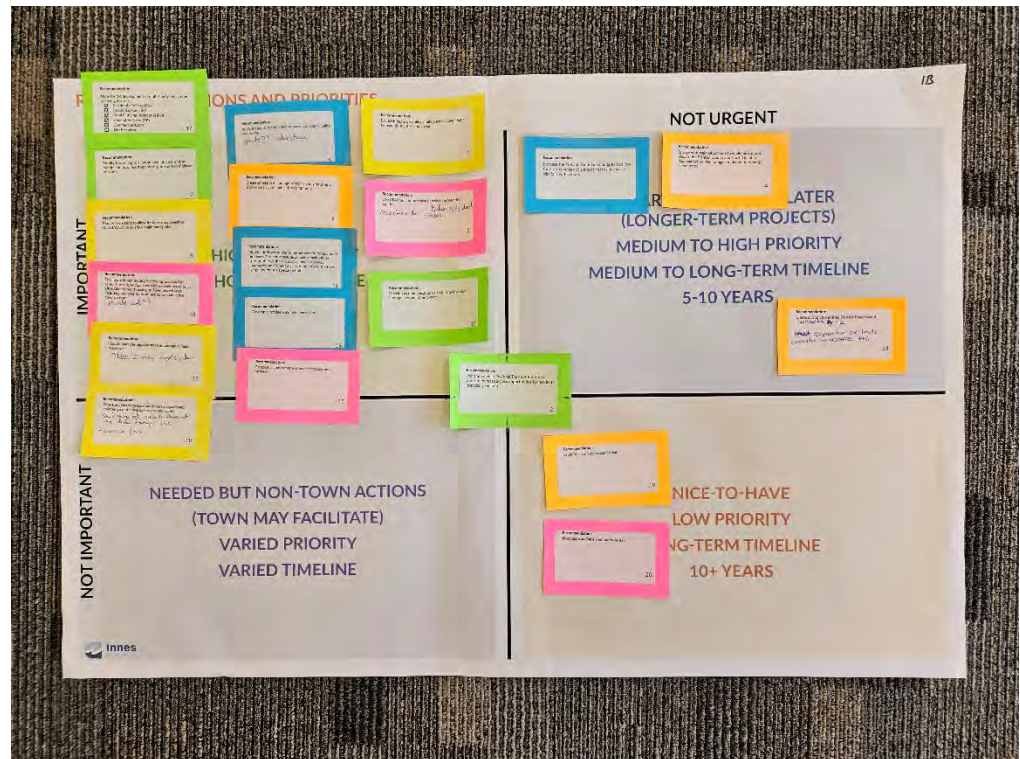
1. **Recommendation:** Establish heating/cooling shelters across town that can be used during the school year.
2. **Recommendation:** Investigate adding a community center.
  - **Comment:** We should rehab town hall. We already have school, transfer station, co-op, library.

**DISCARDED RECOMMENDATIONS**

1. **Recommendation:** Develop a communications plan for the town for emergencies and other events.
  - **Comment:** We already have code red + marquees.
  - **Comment:** But we have a lack of cell service + this needs to change + w/ fiber we can do this on town land + get rent from tower.

**END OF SESSION 1**

## SESSION 2 - TABLE 1



### MUST DO! HIGHEST PRIORITY / SHORTEST TIMELINE (0-3 YEARS)

(IMPORTANT – URGENT)

1. **Recommendation:** Allow for the development of multi-family units in the following districts:
  - ☒ Residential/Village (RV)
  - ☒ Residence/Rural (RR)
  - ☒ Rural Outlying Residential (RO)
  - ☒ General Business (GB)
  - ☒ Commercial (COM)
  - ☐ Not Permitted
2. **Recommendation:** Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
3. **Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs on existing single-family lots).

4. **Recommendation:** The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.
  - **Comment:** Private land?
5. **Recommendation:** Apply for grants for dam maintenance and water quality monitoring.
  - **Comment:** Grants?? Education.
6. **Recommendation:** Create zoning to encourage senior-friendly housing so that seniors can remain in the community.
7. **Recommendations:** Modify the Town zoning to permit activity for economic resiliency. This could include allowing small offices, cafés or other gathering places, medical clinics, pharmacies, and other services to operate in the town by right (without a special permit).
8. **Recommendation:** Develop a potable water resiliency plan.
9. **Recommendation:** Establish heating/cooling shelters across town that can be used during the school year.
10. **Recommendation:** Use CPA funds to purchase parcels to protect the aquifer.
  - **Comment:** Restrictions for usages.
  - **Comment:** Water rights, deeds.
11. **Recommendation:** Develop a communications plan for the town for emergencies and other events.
12. **Recommendation:** Update land use regulations to encourage climate resiliency.
13. **Recommendation:** Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.
  - **Comment:** These 2 are very similar.
  - **Comment:** Shutesbury Rd culvert placement was done through this.
  - **Comment:** Continue this.
14. **Recommendation:** Establish a comprehensive beaver management strategy.

#### **START NOW, FINISH LATER (LONGER-TERM PROJECTS)**

#### **MEDIUM TO HIGH PRIORITY / MEDIUM TO LONG-TERM TIMELINE (5-10 YEARS)**

*(IMPORTANT – NOT URGENT)*

1. **Recommendation:** Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slip/falls with seniors.

2. **Recommendation:** Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.
3. **Recommendations:** Create a Land Stewardship Plan for Town owned land (/protected by CR)
  - **Comment:** Reconstitute the trails committee to encompass this.

**The following recommendation was at the intersection of the two axes, at the center of all four quadrants (so medium importance/medium urgency):**

1. **Recommendation:** Join the Franklin Regional Transit Authority in order to increase opportunities for residents (especially seniors).

**NICE TO HAVE  
LOW PRIORITY / LONG-TERM TIMELINE (10+ YEARS)**

*(NOT IMPORTANT – NOT URGENT)*

1. **Recommendation:** Establish an energy resiliency plan.
2. **Recommendation:** Investigate adding a community center.

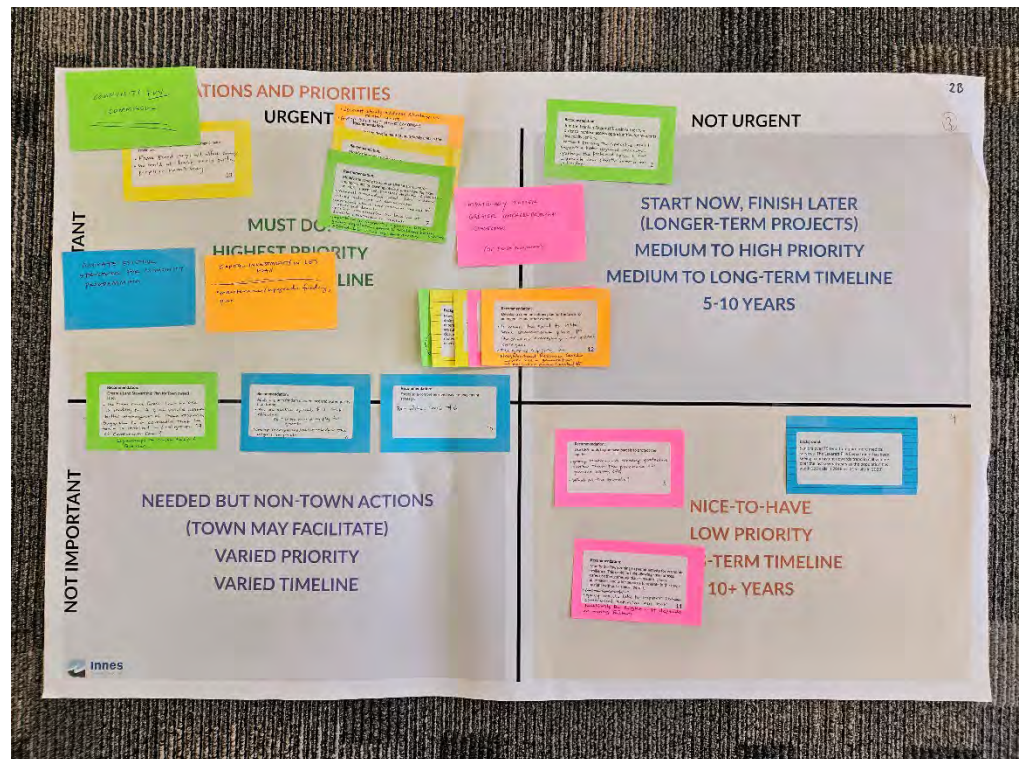
**ADDITIONAL COMMENTS/RECOMMENDATIONS**

1. #1 Can the Counsel on Aging help our elderly population, self educated etc.
  - 16-18 hrs instead of 24.
  - Umass as a resource.
2. #2 PVTA vs FRTA
3. #3 Summertime school → cooling - no kids / winter library (needs generator) or school kitchen & library.
4. #5 on the card.
5. #6 on the card.
6. #8 helps with low income too
  - Use larger houses for “group” homes for seniors.
7. #5,7,8,10,13,17,18,9,11 Rethink Zoning!!!
8. #12 Triad? Old school – in person – fundamental foundation of human existence relearning.

9. #16 Town funded PFAs testing???

10. #20 Need to use an existing building – library.

## SESSION 2 - TABLE 2



### MUST DO! HIGHEST PRIORITY / SHORTEST TIMELINE (0-3 YEARS)

(IMPORTANT – URGENT)

1. **Resident's Recommendation:** Community FUN commission.
2. **Recommendation:** Update land use regulations to encourage climate resiliency.
  - **Comment:** FEMA flood maps will affect zoning
  - **Comment:** We could at least avoid putting people in harm's way.
3. **Recommendation:** Activate existing structure for community programming.

4. **Recommendation:** Allow for the development of multi-family units in the following districts:

- ☐ Residential/Village (RV)
- ☐ Residence/Rural (RR)
- ☐ Rural Outlying Residential (RO)
- ☐ General Business (GB)
- ☐ Commercial (COM)
- ☐ Not Permitted
  
- **Comment:** Leverett should address shortage in rental units.
- **Comment:** Group DOES NOT HAVE CONCENSUS.
- **Comment:** Small condos – co units...
- **Comment:** Concerns about college housing creeping in.
- **Comment:** Limit specific types of development.

5. **Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs) on existing single-family lots.

- **Comment:** Concerns about how to regulate this through zoning – what the restrictions?
- **Comment:** Owner occupied?
- **Comment:** \*Need to examine this issue thoroughly to achieve balance.

6. **Recommendation:** Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot)

- **Comment:** NOT FOR STUDENT HOUSING – if possible...
- **Comment:** Wendel precedent cited – infill in dense areas balanced with conservation.
- **Comment:** Concerns about environmental impact of increased density.
- **Comment:** Prefer restrictions on location or density, restrictions on rentals.
- **Comment:** Important for supporting aging in place, young population, generally to address housing shortage.
- **Comment:** Affordable housing a priority.

7. **Resident's Recommendation:** Capital investment/ in LES plan.

- **Comment:** Maintenance/upgrade funding, plan.

**The following Recommendations were ON the vertical axis of the matrix (so medium urgency), and are listed from most to least important:**

1. **Resident's Recommendation:** Intentionally foster greater intergenerational connections (see Eisner Foundation).

2. **Recommendation:** Establish an energy resiliency plan.
  - **Comment:** If you put a larger solar grid it has to connect 3 phase.
  - **Comment:** We should be considering upgrades.
  - **Comment:** Power options to support individuals upgrading their own energy systems → larger – landscape.
3. **Recommendation:** Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.
  - **Comment:** Does the traffic dept think ahead on these issues?
  - **Comment:** Group prefers alternative to paving roads as a solution.
  - **Comment:** Town cannot likely support preemptive measures but perhaps setting the \$ aside and having a plan in place is important.
4. **Recommendation:** Establish heating/cooling shelters across town that can be used during the school year.
  - **Comment:** LES is the preferred location for heating/cooling/smoke days → make sure school is prepared
    - HVAC system / HEPA 16 filters
    - May require system upgrade
5. **Recommendation:** Develop a potable water resiliency plan.
  - **Comment:** For power outage/contamination.
  - **Comment:** Should pair w/ climate resiliency questions/concerns.
6. **Recommendation:** Develop a communications plan for the town for emergencies and other events.
  - **Comment:** It would be good to install some communication plan in the case of emergency, or power outages.
  - **Comment:** The group supports a Neighborhood Resource Guide
    - who has a generator
    - neighbors names/locations #

**START NOW, FINISH LATER (LONGER-TERM PROJECTS)**  
**MEDIUM TO HIGH PRIORITY / MEDIUM TO LONG-TERM TIMELINE (5-10 YEARS)**

*(IMPORTANT – NOT URGENT)*

1. **Recommendation:** Join the Franklin Regional Transit Authority in order to increase access opportunities for residents (especially seniors).
  - **Comment:** Without knowing the specifics, most support a better regional connector.
  - **Comment:** Perhaps a preferred option is for a door-to-door shuttle service for individuals.

The following Recommendations were ON the horizontal axis of the matrix (so medium importance), and are listed from most to least urgent:

1. **Recommendation:** Create a Land Stewardship Plan for Town owned land.
  - **Comment:** The Town owns forest that no one is tending to. A plan would assure better management of these resources.
  - **Comment:** Suggestion for a committee that the Town is involved in / outgrowth of conservation committee? → perhaps a consultant/forester...
2. **Recommendation:** Apply for grants for dam maintenance and water quality monitoring.
  - **Comment:** Yes, as seeking grants \$ is cost effective.
    - Q – Who would apply for grant?
  - **Comment:** Group recognizes/acknowledges the urgent impact.
3. **Recommendation:** Establish a comprehensive beaver management strategy.
  - **Comment:** Pair with card #6.

**NICE TO HAVE  
LOW PRIORITY / LONG-TERM TIMELINE (10+ YEARS)**

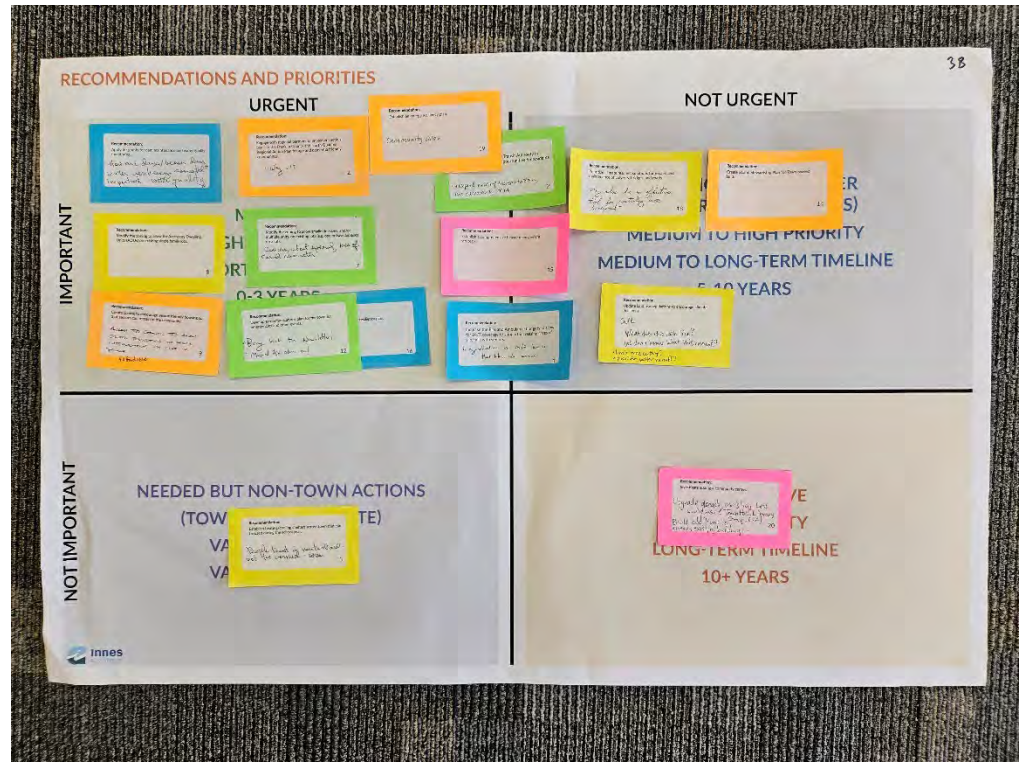
*(NOT IMPORTANT – NOT URGENT)*

1. **Recommendation:** Use CPA funds to purchase parcels to protect the aquifer.
  - **Comment:** Group recommends zoning protection rather than the purchase of parcels using CPA.
  - **Comment:** What are the threats?
2. **Recommendation:** Modify the Town zoning to permit activity for economic resiliency. This could include allowing small offices, cafés or other gathering places, medical clinics, pharmacies, and other services to operate in the town by right (without a special permit).
  - **Comment:** Group would like to support some commercial activities but not necessarily By Right. It depends on many factors.
3. **Recommendation:** Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slips/falls with seniors.
  - **Comment:** Seems like current system is working.

## DISCARDED RECOMMENDATIONS

1. **Recommendation:** Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.
  - **Comment:** More info needed.
2. **Recommendation:** Create zoning to encourage senior-friendly housing so that seniors can remain in the community.
  - **Comment:** Q – Assisted living? Single-level/ramps? Over 55 community?
  - **Comment:** It doesn't seem that Leverett could support a larger development → Amherst?
    - → Not a good fit for Leverett.
3. **Recommendation:** The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.
  - **Comment:** Group supports aging in place improvements but not a large development.
4. **Recommendation:** Investigate adding a new community center.
  - **Comment:** NOT NEW CONSTRUCTION
  - **Comment:** Could this gathering space be located within an existing structure → LES/Town Hall.
  - **Comment:** New construction not necessary, and cost-prohibitive.
  - **Comment:** Programming efforts are key.

## SESSION 2 - TABLE 3



### MUST DO!

### HIGHEST PRIORITY / SHORTEST TIMELINE (0-3 YEARS)

(IMPORTANT – URGENT)

- Recommendation:** Apply for grants for dam maintenance and water quality monitoring.
  - Comment:** How are dams/beaver dams water resiliency connected?
  - Comment:** Important – water quality.
- Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs) on existing single-family lots.
- Recommendation:** Create zoning to encourage senior-friendly housing so that seniors can remain in the community.
  - Comment:** Access to grants to allow older residents to make improvements to live in place. #affordable
- Recommendation:** Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.
  - Comment:** Why not?

5. **Recommendation:** Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
  - **Comment:** Concern about approval, loss of rural character.
6. **Recommendation:** Develop a communications plan for the town for emergencies and other events.
  - **Comment:** Bring back the Newsletter!
  - **Comment:** Mutual Aid plans too!
7. **Recommendation:** Establish an energy resiliency plan.
  - **Comment:** Community solar.
8. **Recommendation:** Develop a potable water resiliency plan.

The following Recommendations were ON the vertical axis of the matrix (so medium urgency), and are listed from most to least important:

1. **Recommendation:** Join the Franklin Regional Transit Authority in order to increase access opportunities for residents (especially seniors).
  - **Comment:** Expand existing transportation, not necessarily FRTA.
2. **Recommendation:** Establish a comprehensive beaver management strategy.
3. **Recommendation:** Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slip/falls with seniors.
  - **Comment:** Regionalization is 24/7: how is that taken into account.

**START NOW, FINISH LATER (LONGER-TERM PROJECTS)**  
**MEDIUM TO HIGH PRIORITY / MEDIUM TO LONG-TERM TIMELINE (5-10 YEARS)**

*(IMPORTANT – NOT URGENT)*

1. **Recommendation:** Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.
  - **Comment:** May also be an effective tool for controlling 40B development.
2. **Recommendation:** Create a Land Stewardship Plan for Town owned land.
3. **Recommendation:** Update land use regulations to encourage climate resiliency.
  - **Comment:** Sure. What does this look like? We don't know what this means.
  - **Comment:** Limit tree cutting?
  - **Comment:** Plans for water runoff?

**NEEDED BUT NON-TOWN ACTIONS (TOWN MAY FACILITATE)  
VARIED PRIORITY / VARIED TIMELINE**

*(NOT IMPORTANT – URGENT)*

1. **Recommendation:** Establish heating/cooling shelters across town that can be used during the school year.
  - **Comment:** People trust in mutual aid – not too worried.

**NICE TO HAVE  
LOW PRIORITY / LONG-TERM TIMELINE (10+ YEARS)**

*(NOT IMPORTANT – NOT URGENT)*

1. **Recommendation:** Investigate adding a community center.
  - **Comment:** Upgrade already existing Lev. Buildings (Town Hall, Library, Co-op, LCA).
  - **Comment:** Build additions to already existing buildings.

**DISCARDED RECOMMENDATIONS**

1. **Recommendation:** Use CPA funds to purchase parcels to protect the aquifer.
  - **Comment:** We also have lots of protected land; zoning protects land. But – need more info.
2. **Recommendation:** The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.
  - **Comment:** What town-owned land?
3. **Recommendation:** Modify the Town zoning to permit activity for economic resiliency. This could include allowing small offices, cafés or other gathering places, medical clinics, pharmacies, and other services to operate in the town be right (without a special permit).
  - **Comment:** Many possible unintended consequences. → Depends.

4. **Recommendation: Recommendation:** Allow for the development of multi-family units in the following districts:

- ☐ Residential/Village (RV)
- ☐ Residence/Rural (RR)
- ☐ Rural Outlying Residential (RO)
- ☐ General Business (GB)
- ☐ Commercial (COM)
- ☐ Not Permitted
  
- **Comment:** Too vague – some things might be good, others bad.

## ADDITIONAL COMMENTS

### Notes from facilitator:

1. **Recommendation:** Increase fire + ambulance budget for 24 hr coverage.
  - **Comment:** Study of regionalization wider-weight – may be an (illegible).
  - **Comment:** Concerns abt tax revenue.
  - **Comment:** Not a high priority for this grp.
2. **Recommendation:** Join the Franklin Regional Transit Authority for access to transport.
  - **Comment:** Good for senior services, environmental concerns – somewhat unclear about what this would be.
3. **Recommendation:** Establish heating/cooling shelters -/emergency shelters.
  - **Comment:** Most feel Leverett can cope.
  - **Comment:** People wanting a kind of community mutual aid/not an institutional solution.
4. **Recommendation:** Regional action plan for an age + dementia friendly area.
  - **Comment:** Unsure about what is involved – but sounds good.
5. **Recommendation:** Use CPA funds to purchase land to protect aquifer.
  - **Comment:** Enough land is already protected. Zoning takes care of it.
  - **Comment:** Discard – Need more info but worried abt future water loss.
6. **Recommendation:** Apply for grants for land maintenance.
  - **Comment:** Important – but how do these things connect?

7. **Recommendation:** Modify zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
  - **Comment:** Concern about sprawl, loss of rural character – unintended consequences.
8. **Recommendation:** Modify zoning to allow for ADUs.
  - **Comment:** Good idea.
9. **Recommendation:** Create zoning for senior friendly housing.
  - **Comment:** Compliments ADU recommendation.
10. **Recommendation:** Look for grants to look at possibility of using town-owned land for senior/affordable housing.
  - **Comment:** Discard – what town-owned land?
11. **Recommendation:** Modify zoning for businesses.
  - **Comment:** Concern of “unintended consequences”
12. **Recommendation:** Emergency Communications plan.
  - **Comment:** Planning is good.
13. **Recommendation:** Update land use/zoning in favor of resiliency.
  - **Comment:** Ok.
14. **Recommendation:** Land Stewardship Plan.
  - **Comment:** Concern about climate resiliency, also renewable energy.
15. **Recommendation:** Beaver mgt strategy.
  - **Comment:** Urgent.
16. **Recommendation:** Potable H2O resiliency plan.
  - **Comment:** Yes.
17. **Recommendation:** Infrastructure improvements.
  - **Comment:** Must be tied to climate resilience.

## END OF SESSION 2



The background image is a blue-tinted photograph of a rural landscape. In the foreground, there is a large, rectangular stone block resting on a grassy area. To the left, a paved road with a yellow center line runs horizontally. A street sign on the left side of the road reads "MONTAGUE RD" and "100". In the background, there are several tall, thin trees and a grassy field. The sky is overcast.

# **APPENDIX E<sub>2</sub>**

## **COMMUNITY WORKSHOPS BOARDS AND MAPS**

**TOWN OF LEVERETT**

**2023 - 2024**

# HOW TO READ THESE BOARDS

## Planning Elements

This section identifies the planning topics we are evaluating during this process. These are based on Massachusetts General Laws, Chapter 41, Section 81D and are modified to address the possible focus areas of this planning process.

-  Land Use
-  Mobility
-  Economic Development
-  Housing
-  Cultural and Historic Resources
-  Open Space and Natural Resources
-  Recreation
-  Town Infrastructure

# VALUES + GOALS

This area is for reviewing the draft values and goals related to this topic that the Steering Committee is testing both here and in the first questionnaire.

If you have not taken the questionnaire yet, it is available online (link below or QR code to the right) or in paper form tonight and at the Leverett Library or Town Hall.



<https://www.surveymonkey.com/r/LeverettSurvey>

# DATA

This area contains data for you to review, including maps, charts, and tables.

Some stations may have a second board with more information.

# COMMENTS

This area is for posting comments and questions or additional values or goals about the topic of the board and the data shown.

Some boards may provide questions for you to consider, but your responses do not need to be limited to those questions.

# THINKING ABOUT...

## THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE

### Planning Elements

- 

Land Use  
Mobility  
Economic Development  
Housing
- 

Cultural and Historic Resources  
Open Space and Natural Resources  
Recreation  
Town Infrastructure

## VALUES + GOALS

### Draft Values

- » Maintaining rural character is important.
- » Affordable housing is important.
- » Convenience and ease of living are important.
- » Peaceful serenity and quiet living are important.

### Draft Goals

- » Increase housing stock.
- » Improve housing stock.
- » Make housing more affordable.
- » Encourage economic development in town.
- » Foster arts and culture.
- » Adapt historic buildings for new purposes.

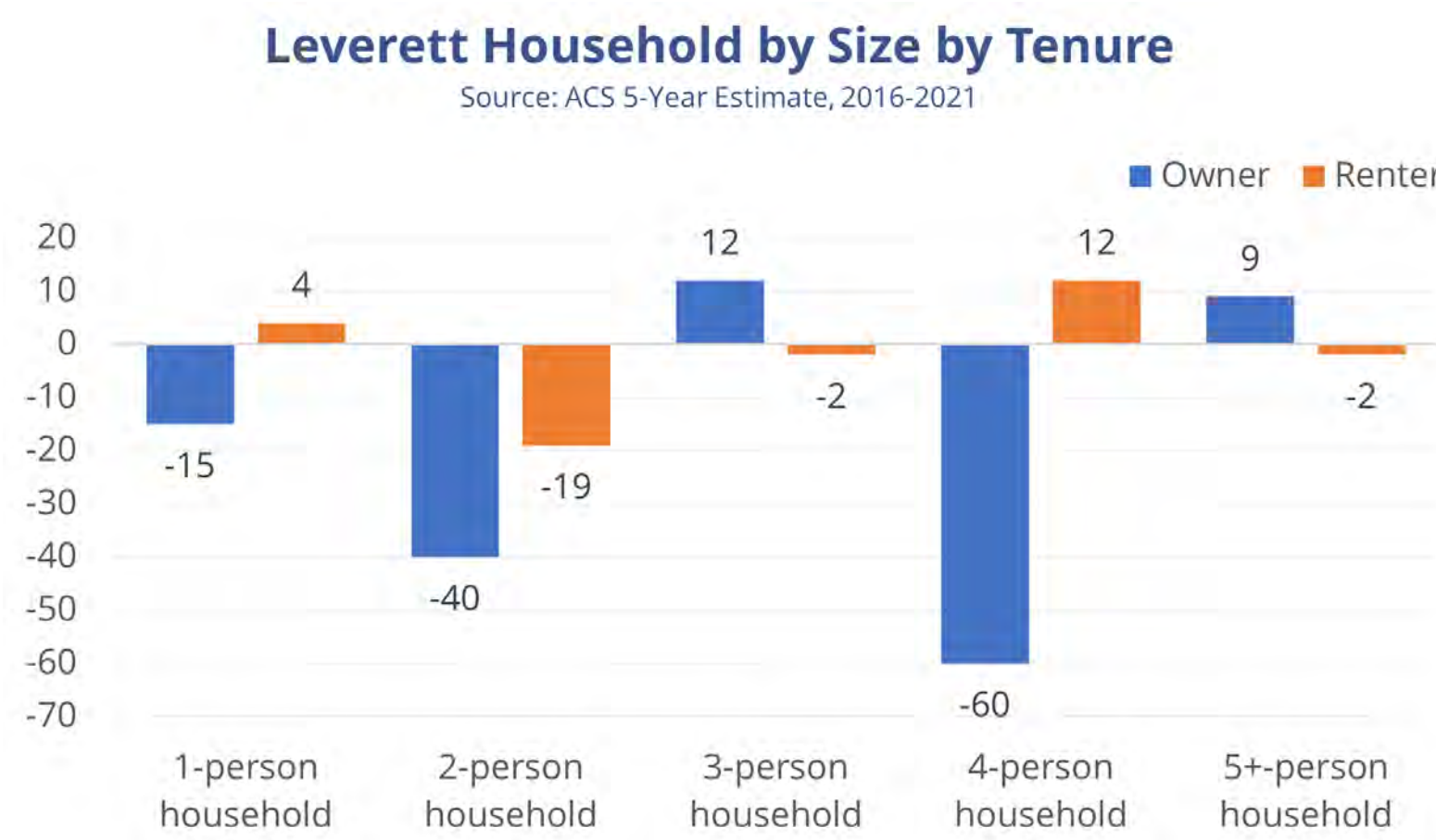
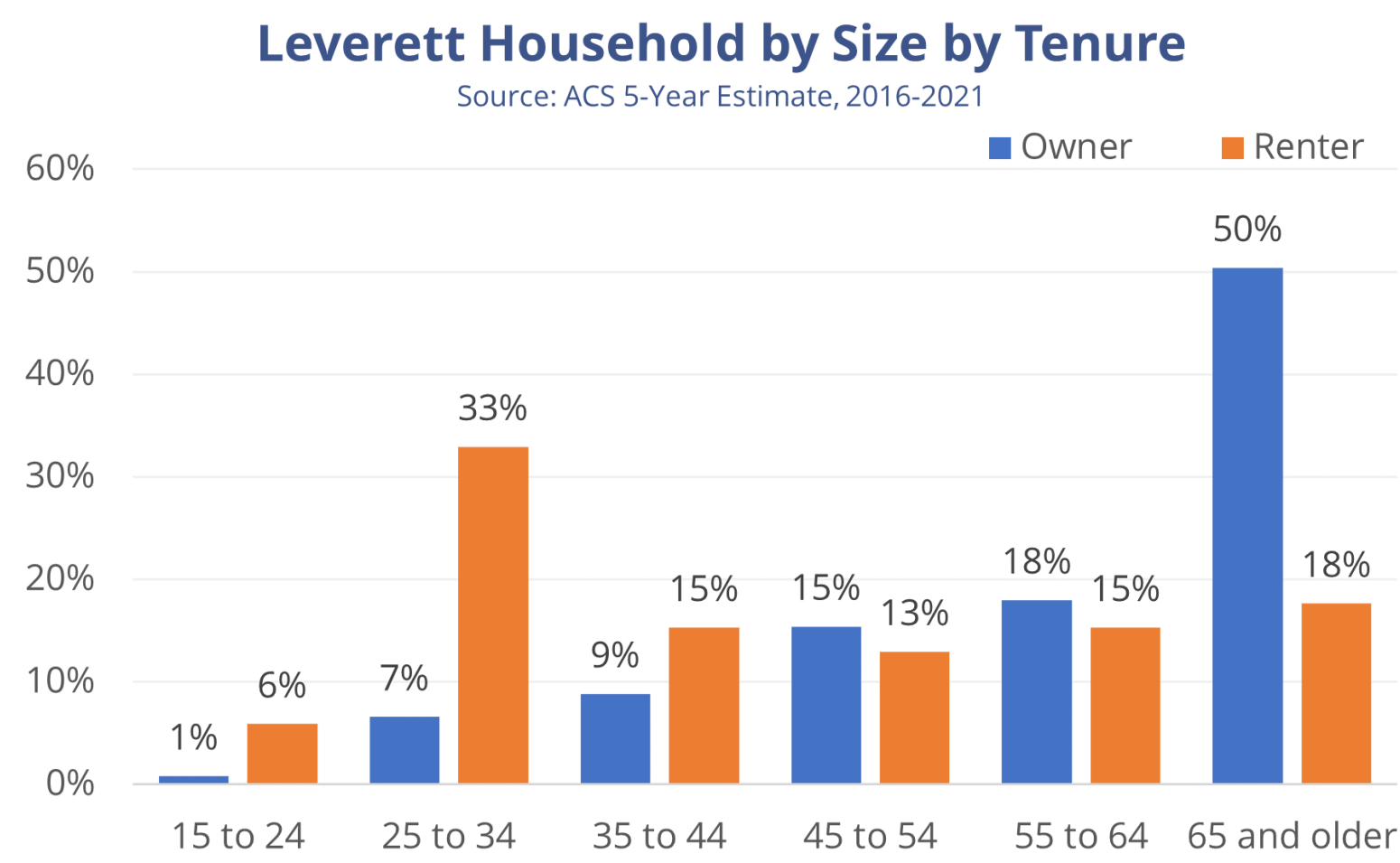
Do you agree or disagree with the draft values and goals we are testing?  
Would you like to add additional values and goals? Put your comments in the section below!

## HOW AND WHERE DO LEVERETT RESIDENTS LIVE?

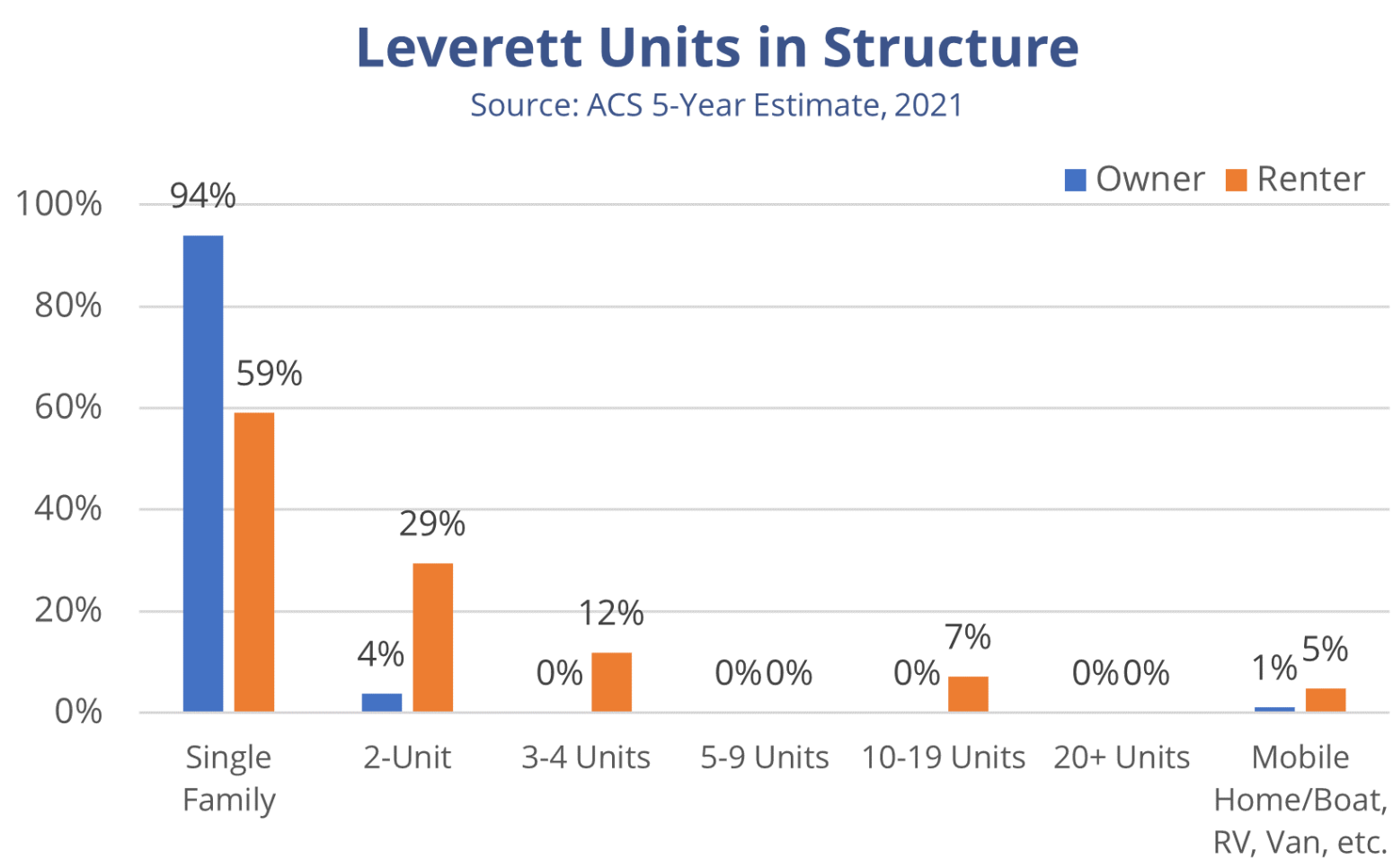
The ratio of renter occupied and owner occupied households has stayed consistent.

Leverett’s owner occupied tenure has decrease by only 1% over the past five years. However, following population trends, households have decreased overall, with owner-occupied households decreasing by 94 households and renter occupied households decreasing by 7 households. Across comparable communities, housing tenure has stayed relatively similar since 2016, with the percentage of renter occupied units decreasing slightly in Amherst, Montague, Shutesbury, and Sunderland. Wendell was the only town to have an increased ratio of renter occupied units.

Housing Tenure, Comparable Communities				
Source: ACS 5-Year Estimates, 2016-2021				
Town	2016		2021	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Leverett	89%	11%	88%	12%
Amherst	44%	56%	46%	55%
Montague	59%	41%	63%	37%
Shutesbury	89%	11%	91%	9%
Sunderland	43%	57%	44%	56%
Wendell	86%	14%	80%	20%



Ownership units are concentrated in single unit structures.



Ownership units in Leverett tend to be older than rental units.

Leverett’s median year built (1973) for housing is similar to surrounding communities.

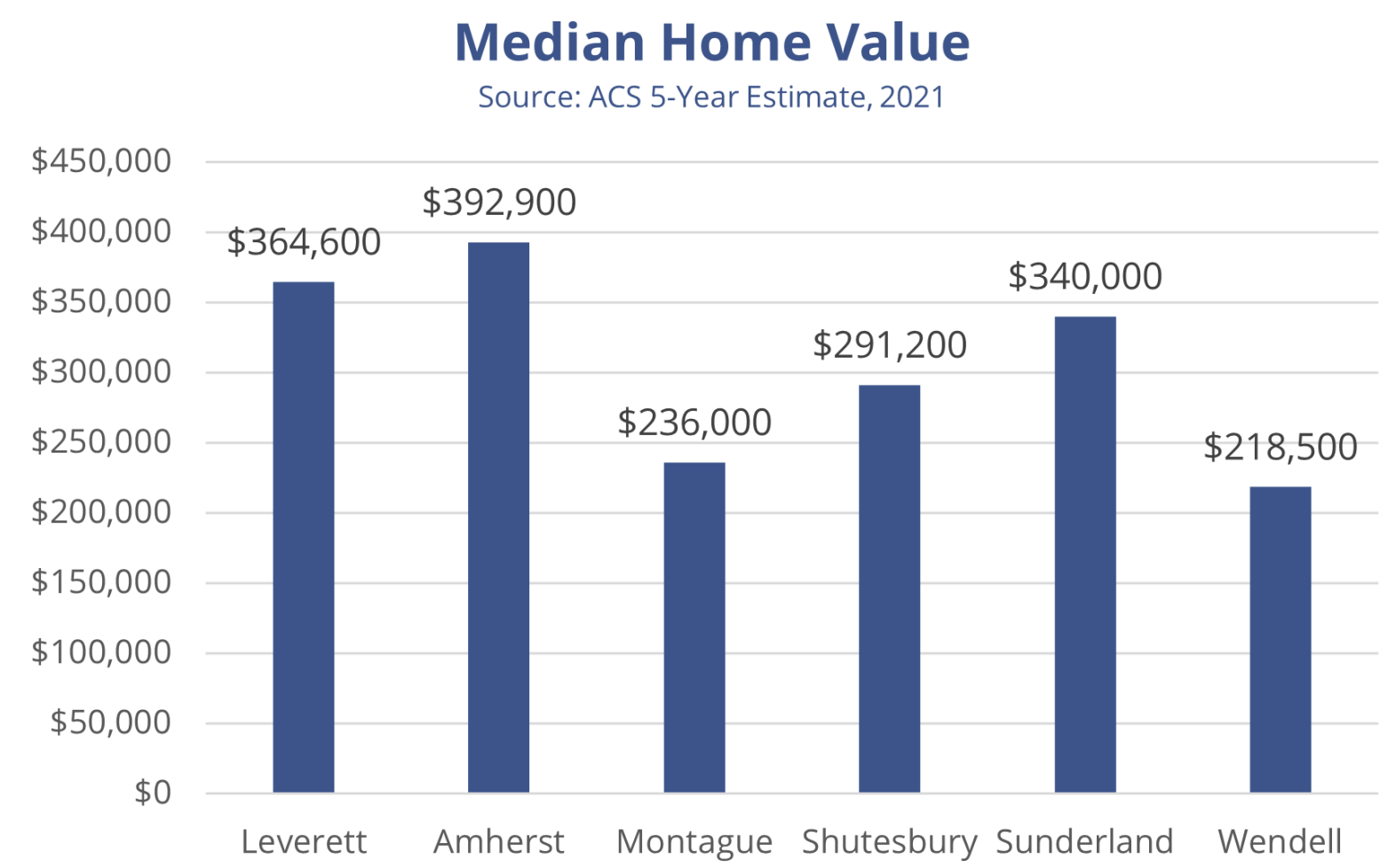
Leverett Structures by Year Built				
Source: ACS 5-Year Estimate, 2021				
Town	Owner-Occupied		Renter- Occupied	
	#	%	#	%
Built 2000 or later	55	9%	4	4.7%
Built 1980-1999	189	30%	42	49.4%
Built 1960-1979	169	27%	15	17.6%
Built 1959 or earlier	210	34%	24	28.2%

In 2021, Leverett’s vacancy rate for units actively listed as for sale or for rent was 0.4%.

The median home value increased by \$20,400 over the past five years.

The share of housing units valued at or above \$250,000 increased from 81.2% of the total housing stock to 86.8%.

Since 2016, the median home value in Leverett increased by 5.9% with the median home value increasing from \$344,200 to \$364,600. This is above most of the median values in surrounding communities.



46% of Leverett’s rental units are priced at or above \$1,500 per month.

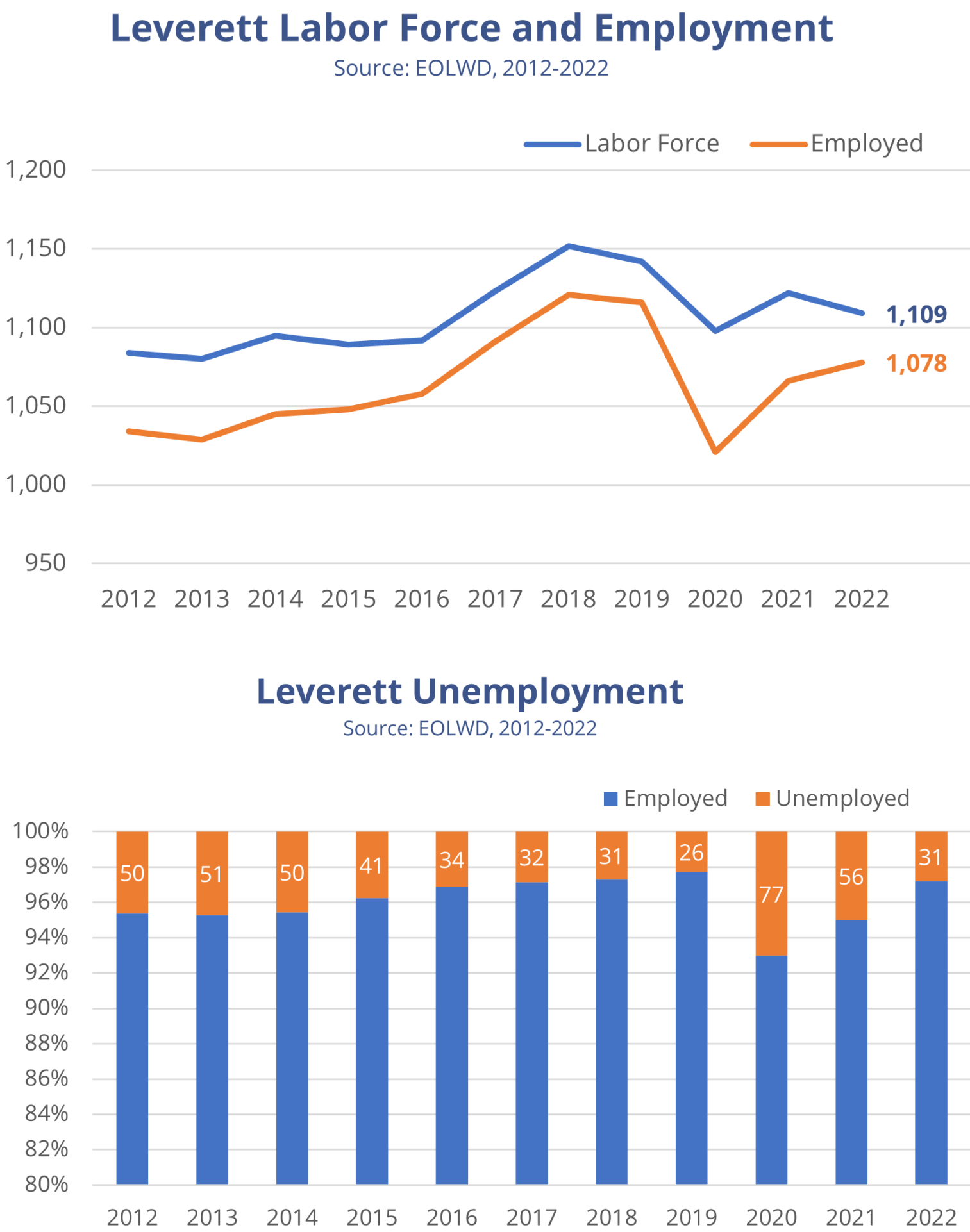
The share of rental units with rents of more than \$1,500 increased from 18.1% to 45.7% of the rental stock in the past five years (17 units). There were large decreases in units priced below \$1,000 with a loss of 29 units.

# THINKING ABOUT...THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE

## HOW AND WHERE DO LEVERETT RESIDENTS WORK?

Leverett’s labor force dropped during the start of the Covid-19 pandemic but has started to rebound.

According to the Massachusetts Executive Office of Labor and Workforce Development, 1,109 people make up Leverett’s labor force. This is an increase of 1,084 people from 2012. In 2022, Leverett has an average unemployment rate of 2.8%, a return to pre-pandemic numbers. With unemployment both locally and regionally hovering around the 2% mark, Leverett and its neighbors are at what economists call “full employment” – essentially, nearly everyone who wants a job has already found one.



Leverett had a high volume of residents traveling outside of Leverett for work.

128 workers enter Leverett from other communities each day and about 893 residents leave Leverett each day for work. Only around 19 working Leverett residents remain in town for work. Commuting patterns suggest that Amherst is the most popular destination for residents who are leaving town for work (152 residents), and overall, most outbound commuters travel South for work. The number of residents leaving Leverett for work each day compared to the number of commuters coming into town for work suggests Leverett serves as more of a residential community than a job center for the region.

Top Ten Work Destinations of Leverett Residents		
Source: OnTheMap 2020		
Place	Job Count	Share
Amherst	152	16.70%
Northampton	61	6.70%
Springfield	48	5.30%
Greenfield	43	4.70%
Worcester	38	4.20%
Boston	21	2.30%
Easthampton	12	1.30%
Gardner	11	1.20%
Holyoke	11	1.20%
South Deerfield	11	1.20%

Leverett’s Construction and Health Care industries show stability and some growth.

Leverett’s employment base consists of just 142 jobs, a 24% decrease from 2012. The largest employment industry in Leverett is the Construction sector, which increased by 36%. Some industries saw declines, like Government and Manufacturing.

Leverett’s Top Six Largest Employment Sectors					
Source: Lightcast 2023					
NAICS	Description	2012 Jobs	2022 Jobs	2012-2022 % Change	2022 Average Annual Earnings
23	Construction	30	41	36%	\$66,904
62	Health Care and Social Assistance	19	23	21%	\$56,005
90	Government	56	17	-70%	\$64,285
31	Manufacturing	25	17	-33%	\$72,611
81	Other Services (except Public Administration)	25	16	-37%	\$16,694
44	Retail Trade	11	10	-5%	\$59,842

## COMMENTS

# THINKING ABOUT... WHAT THE LEVERETT COMMUNITY SHARES.

## Planning Elements

- 

Land Use  
Mobility  
Economic Development  
Housing
- 

Cultural and Historic Resources  
Open Space and Natural Resources  
Recreation  
Town Infrastructure

# VALUES + GOALS

## Draft Values

- » Social justice, promoting equity, and including everyone is important.
- » Self-sufficiency is important.
- » Strong community ties are important.
- » Self-determination and liberty are important.
- » Acceptance of others is important.
- » Getting involved in Leverett is important to me.

## Draft Goals

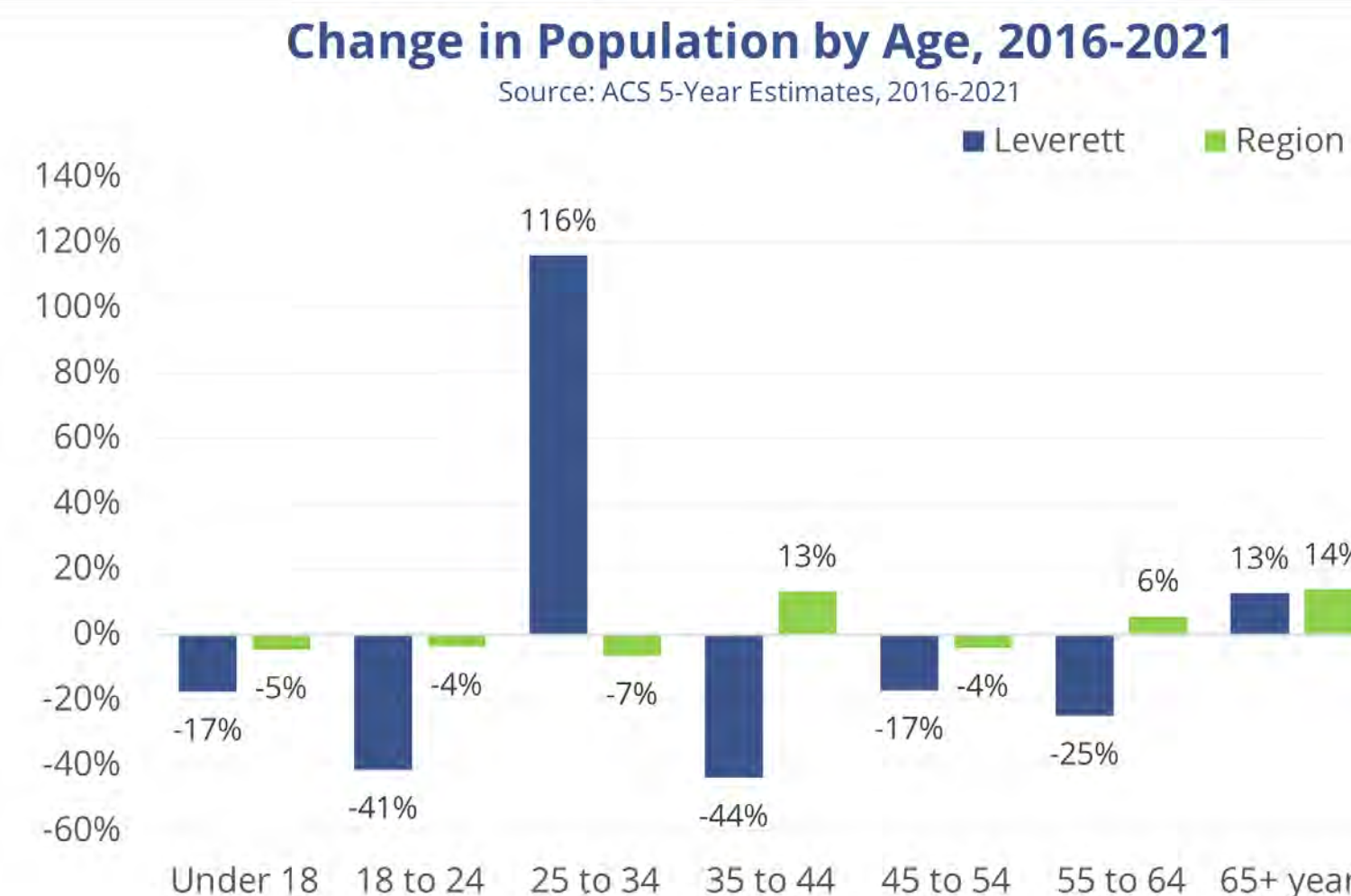
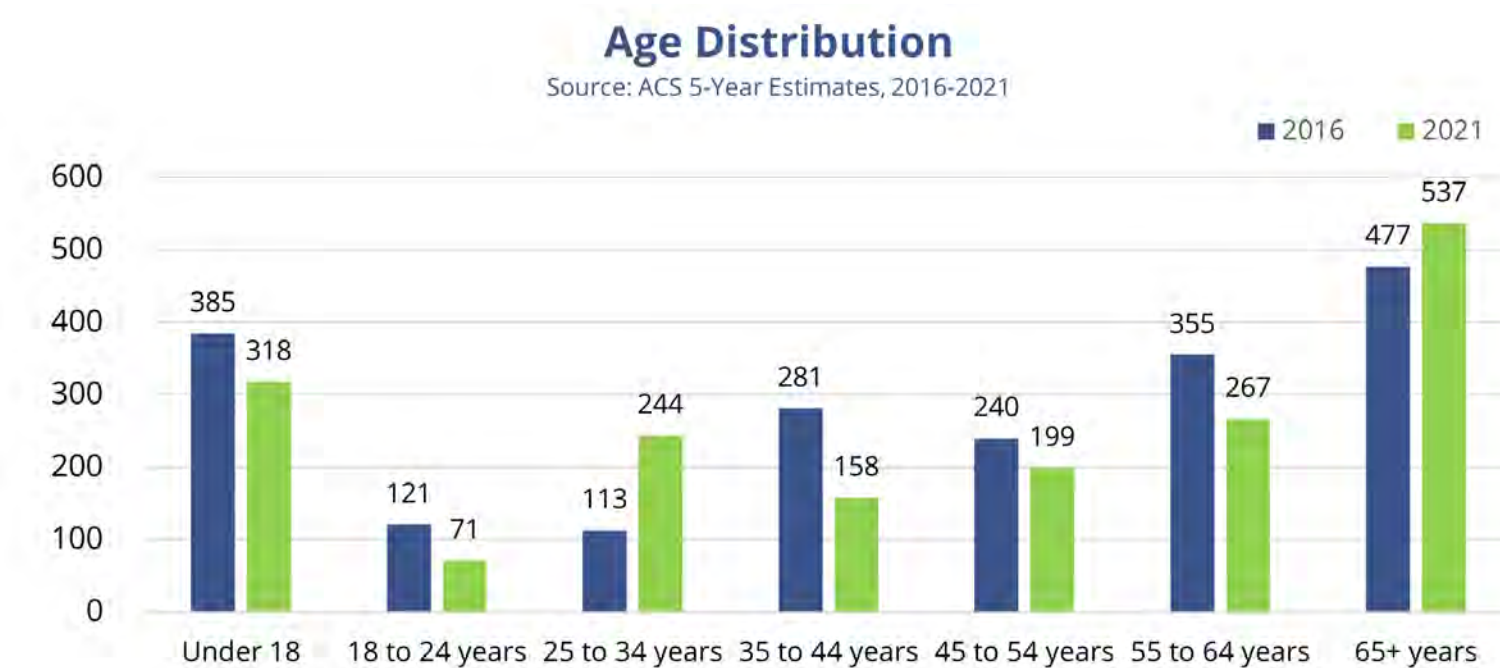
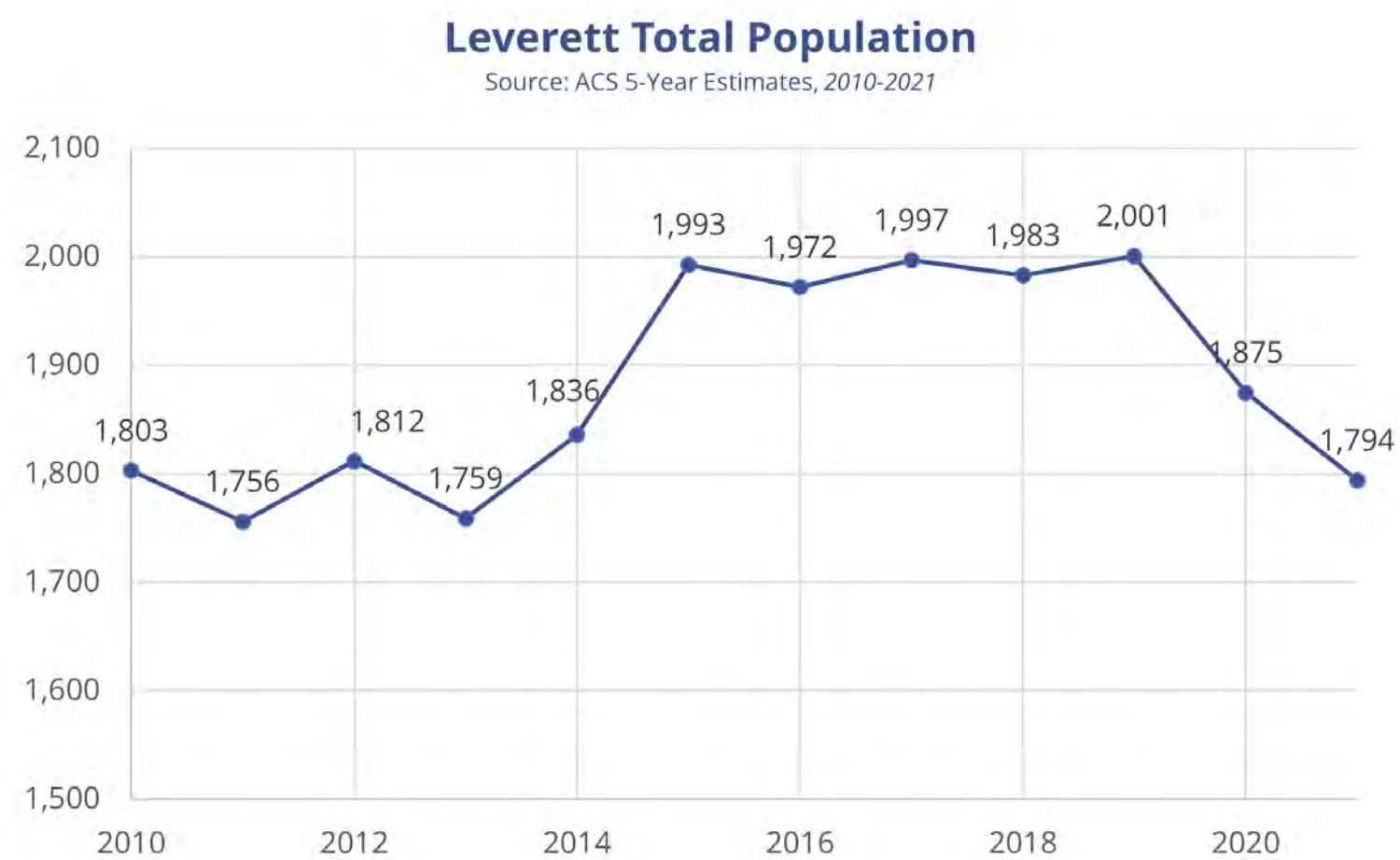
- » We have no draft goals for this section. What would you recommend?

Do you agree or disagree with the draft values we are testing? Would you like to add additional values and some suggested goals? Put your comments in the section below!

# WHO LIVES HERE?

Leverett's population is decreasing from historic highs of the mid-2010s.

The Census estimates indicate that over the last decade the total population of Leverett has fluctuated, with a decrease of 9% over the last five years. The encompassing region has decreased by 0.3% over the last five years, while the state of Massachusetts population has increased by 3.7%.



Like many communities across the country, Leverett's older adult population continues to grow.

Leverett's median age of 50.1 is similar to two nearby communities. Residents ages 65+ make up about 30% of Leverett's population, a 6% increase from 2016. Residents ages 25-34 increased by 131 residents, going from 6% of the population to about 14%.

Keeping current younger residents and continuing to attract new younger residents to Leverett will be important for the workforce, household spending, and the Leverett Elementary School.

Median Age	
Source: ACS 5-Year Estimates, 2021	
Town	Age
Leverett	50.1
Amherst	21.3
Montague	44.6
Shutesbury	51.2
Sunderland	34.5
Wendell	50.6

Leverett's population has become slightly more diverse.

Over the past five years, the share of residents that identify as White decreased by about 4% (247 residents).

The largest percentage increase was from Asian identifying residents, with an increase of about 3% (49 residents). In comparison, the region had significant proportional increases in Hispanic/Latino residents with a 38% increase (1,114 residents) and residents who identify as two or more races with an 144% increase (2,397 residents).

# COMMENTS

# THINKING ABOUT...

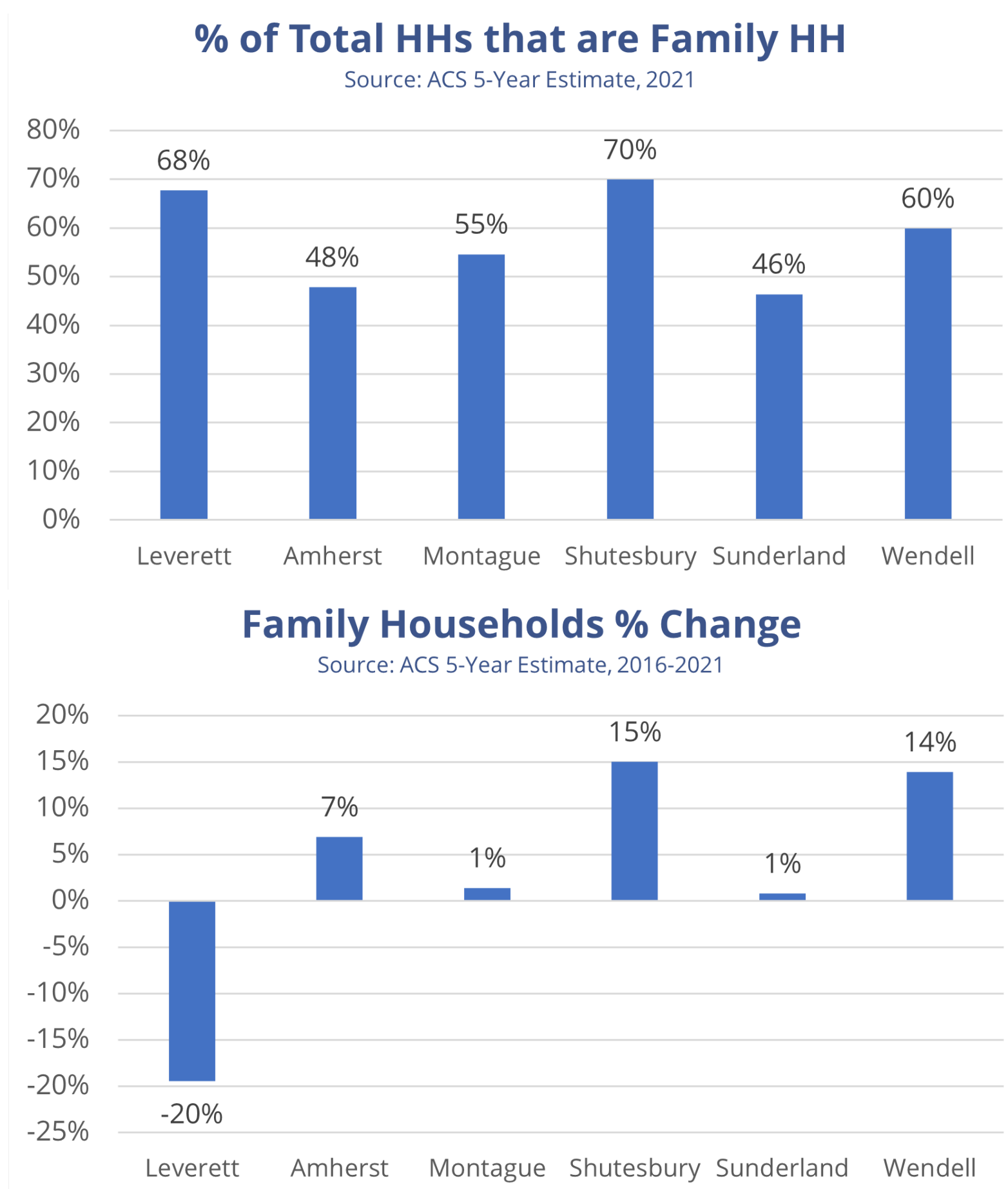
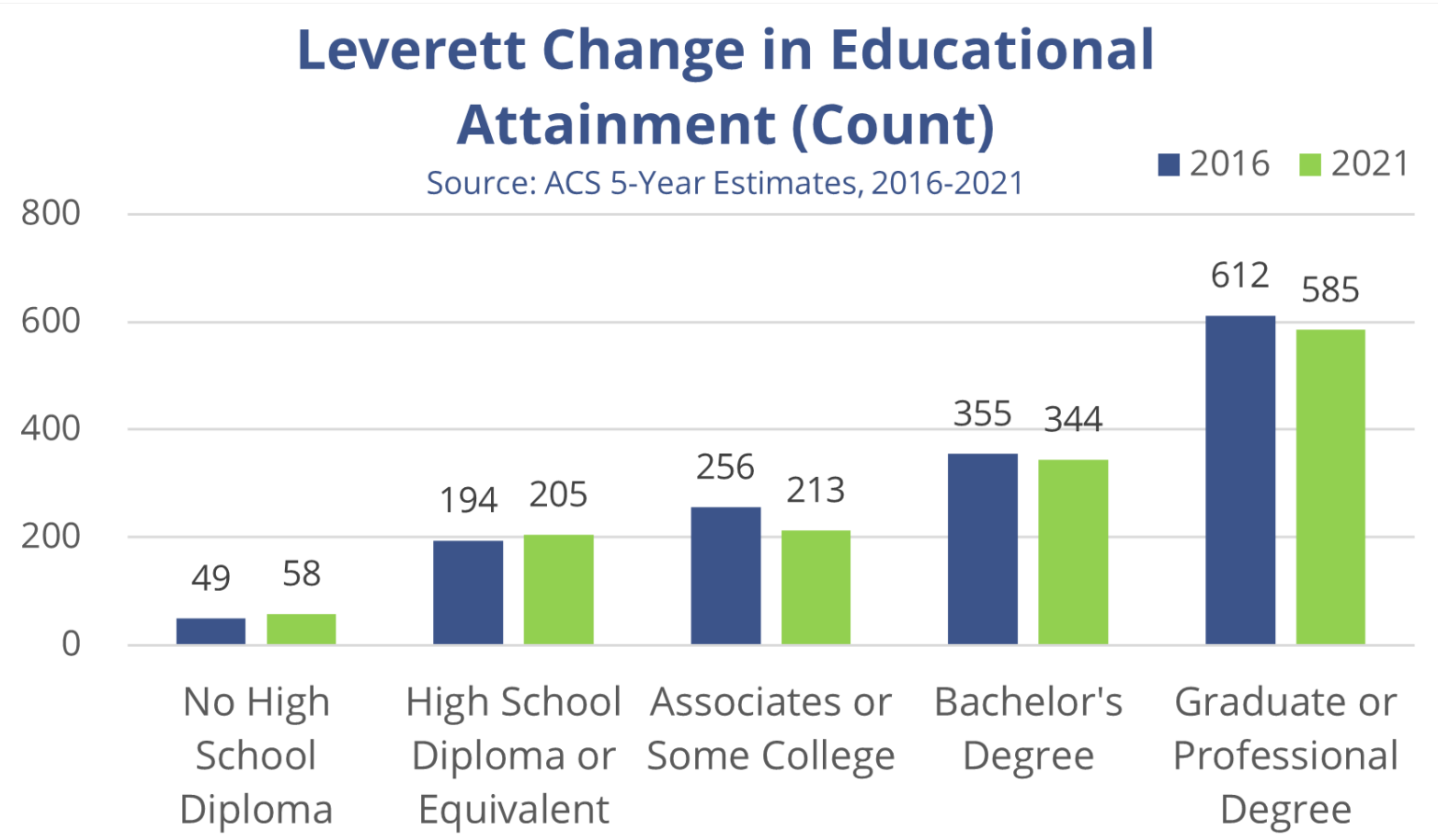
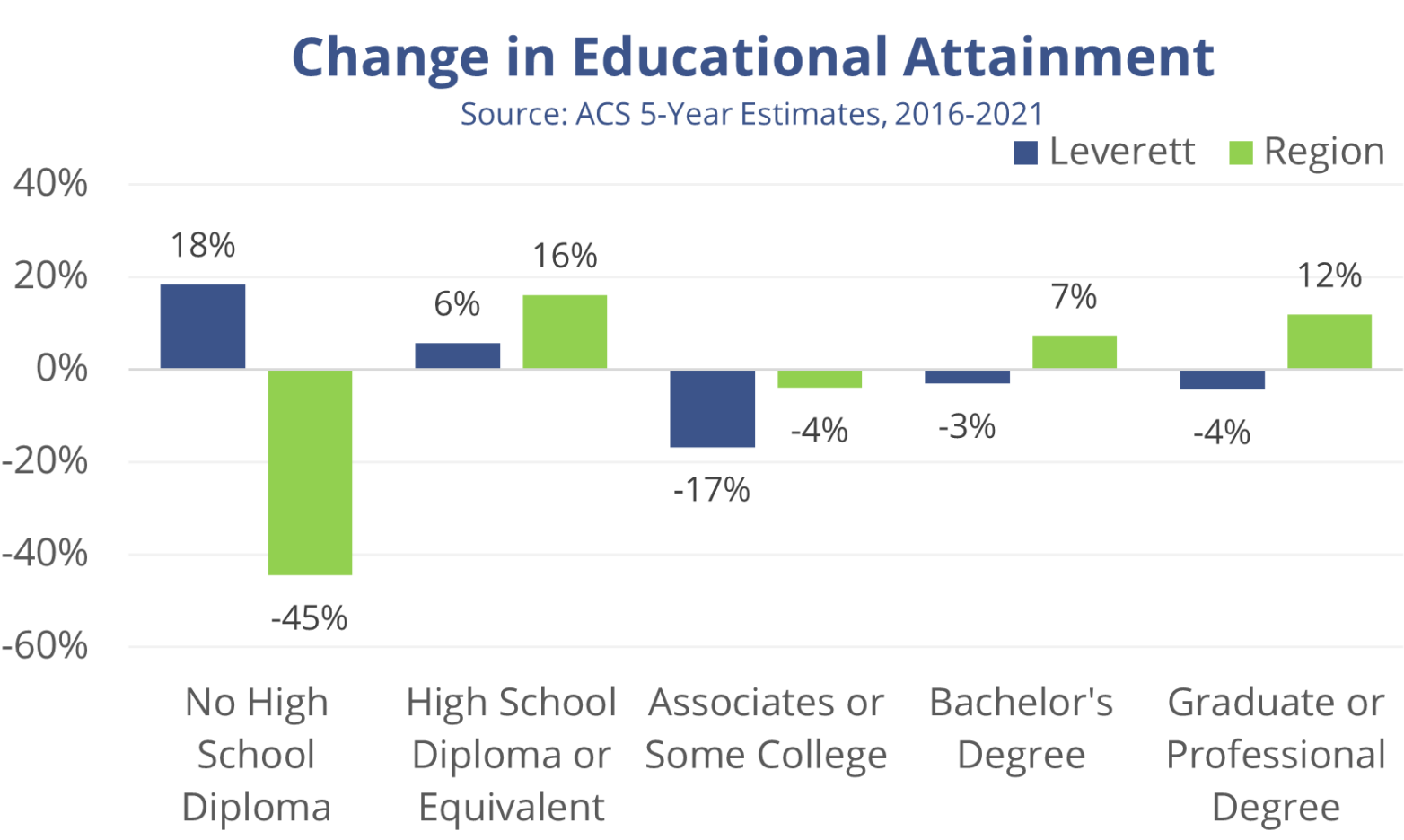
## WHAT THE LEVERETT COMMUNITY SHARES.

The number of Leverett residents who attended college or hold a bachelor’s degree or higher has decreased.

Over the last decade, the number of residents with a bachelor’s degree decreased by about 3% (27 residents) and while residents with no high school diploma increased by about 18% (9 residents). This varies greatly from the region, where more highly educated people are increasing in proportion and residents with no high school diploma are decreasing in proportion.

Leverett has a higher percentage of family households compared to surrounding towns/cities.

Leverett has 479 family households, which makes up about 68% of their total population. However, Leverett is the only town that is decreasing in the proportion family households, while all other surrounding towns are increasing in family household proportions of total households. Shutesbury and Wendell have the most positive percentage change in family households.



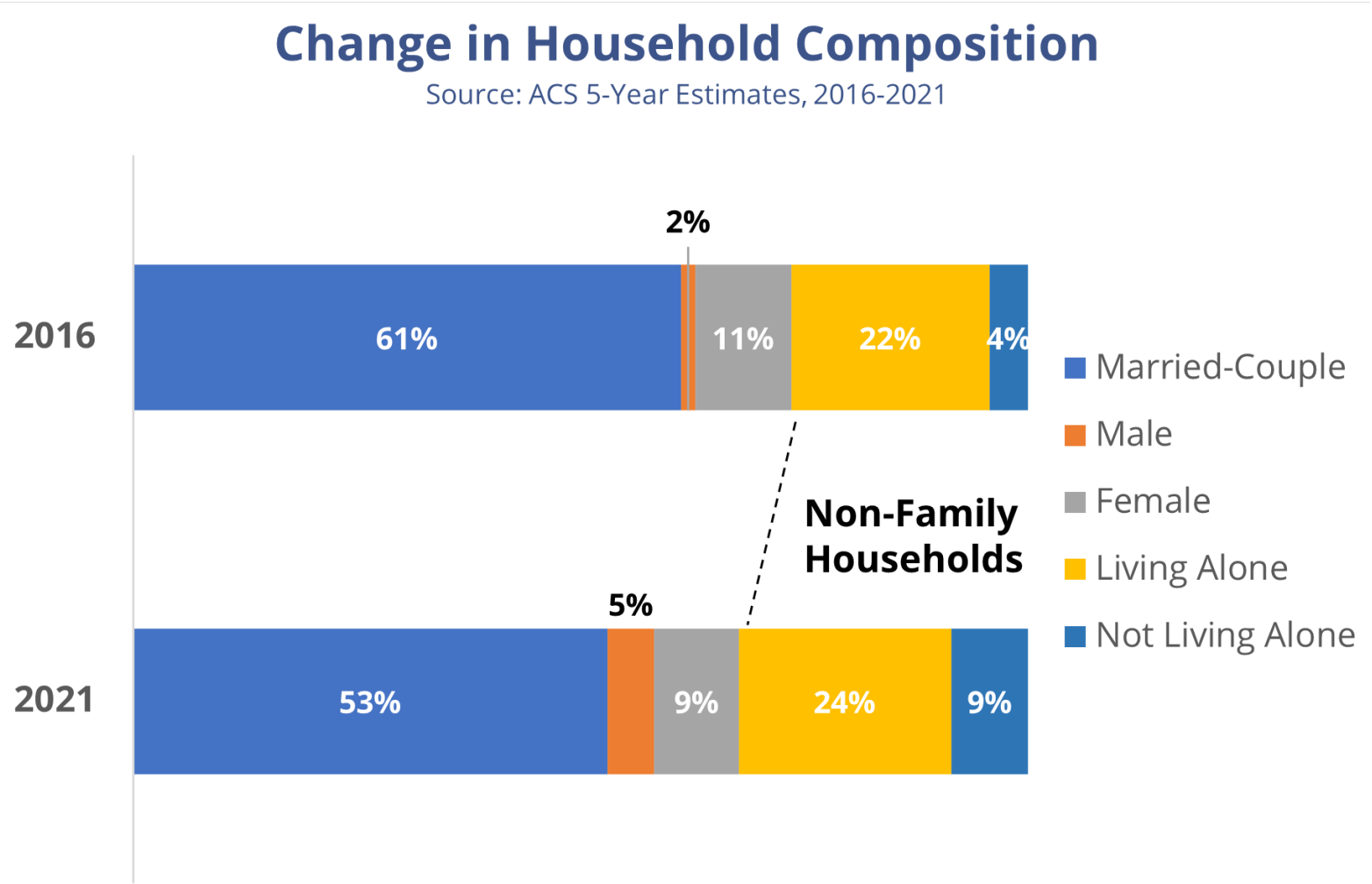
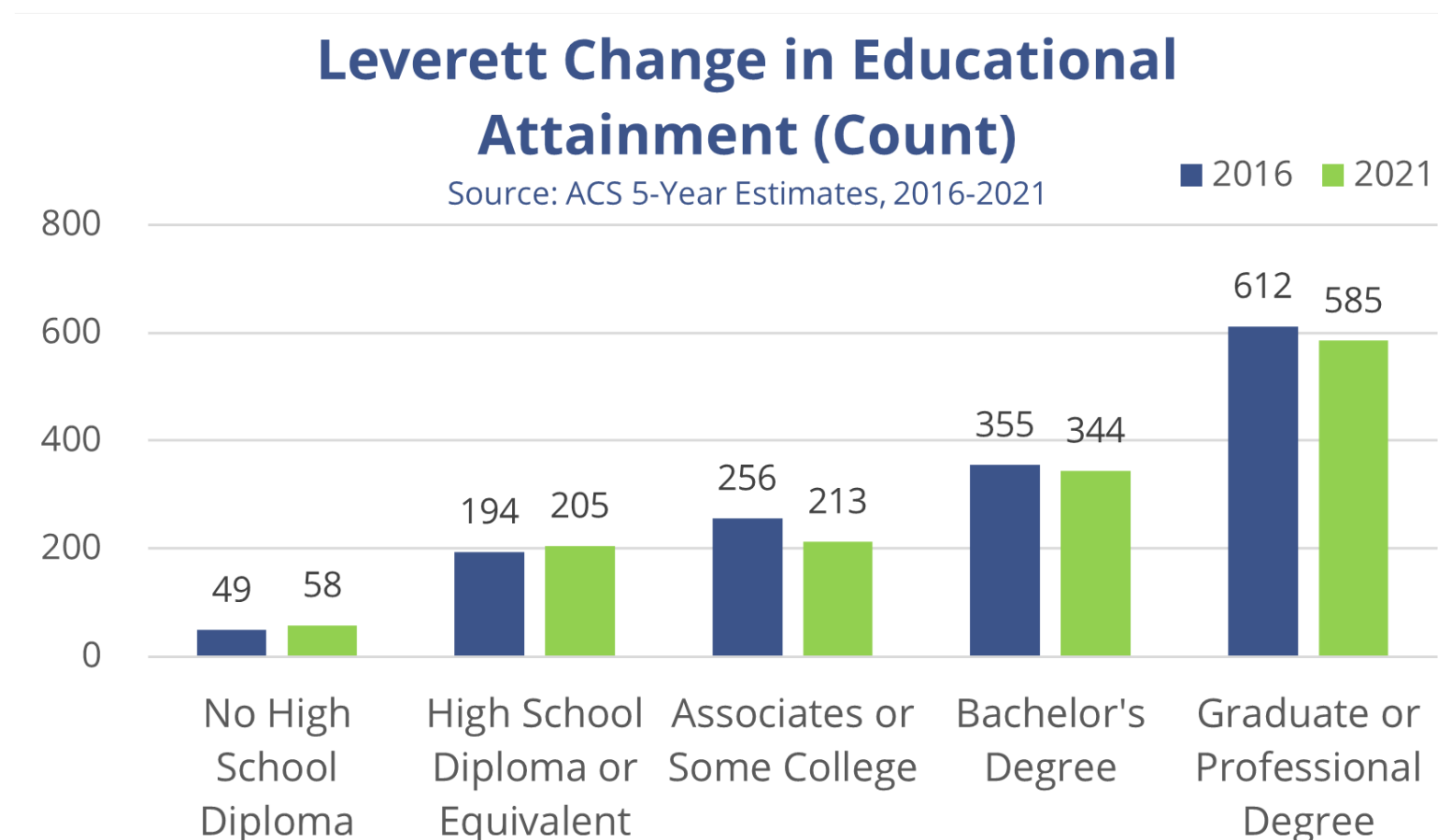
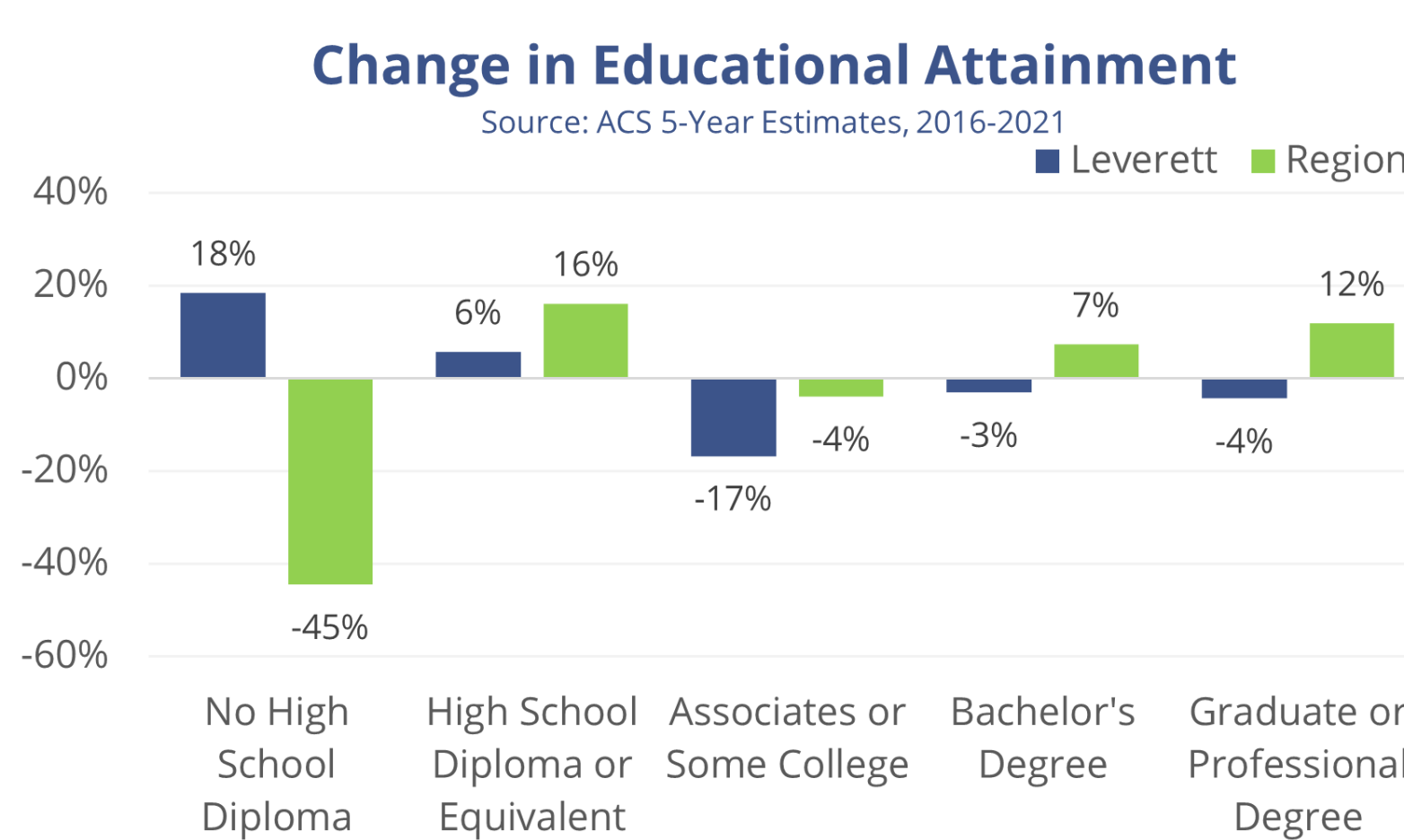
Household incomes are increasing in Leverett.

Over the past five years, Leverett saw a 45% increase in households earning between \$150,000 - \$199,999 and a 7% increase in residents earning over \$200,000. The median household income in Leverett increased from \$86,771 to \$97,188.

These increases in higher income households mean high household purchasing power and spending in local businesses as a key economic driver. This may also mean households have more income to spend on housing as home prices and rents continue to rise.

Household composition continues to shift as non-family households increase.

Following total population trends, the number of households decreased from 809 to 708 households. Over the past five years, Leverett saw an increase in the number and percentage of non-family households, primarily driven by the increase in non-family households not living alone . The share of family households decreasing by 116 households. Non-family householders not living alone increased by 26 households. For the region, the most significant proportional change was in householders living alone, with an increased of 637 residents.



# THINKING ABOUT...

## HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS.

### Planning Elements

- |                                                                                 |                      |                                                                                   |                                  |
|---------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------|----------------------------------|
|  | Land Use             |  | Cultural and Historic Resources  |
|  | Mobility             |  | Open Space and Natural Resources |
|  | Economic Development |  | Recreation                       |
|  | Housing              |  | Town Infrastructure              |

# VALUES + GOALS

### Draft Values

- » Hazard Planning is important.

### Draft Goals

- » Provide additional options for public transportation.
- » Pave dirt roads and clear edges of roads to prevent run-off and erosion.
- » Improve or maintain town infrastructure and Town Hall.
- » Support improvement of Leverett Elementary School
- » Support improvement of Leverett Library.

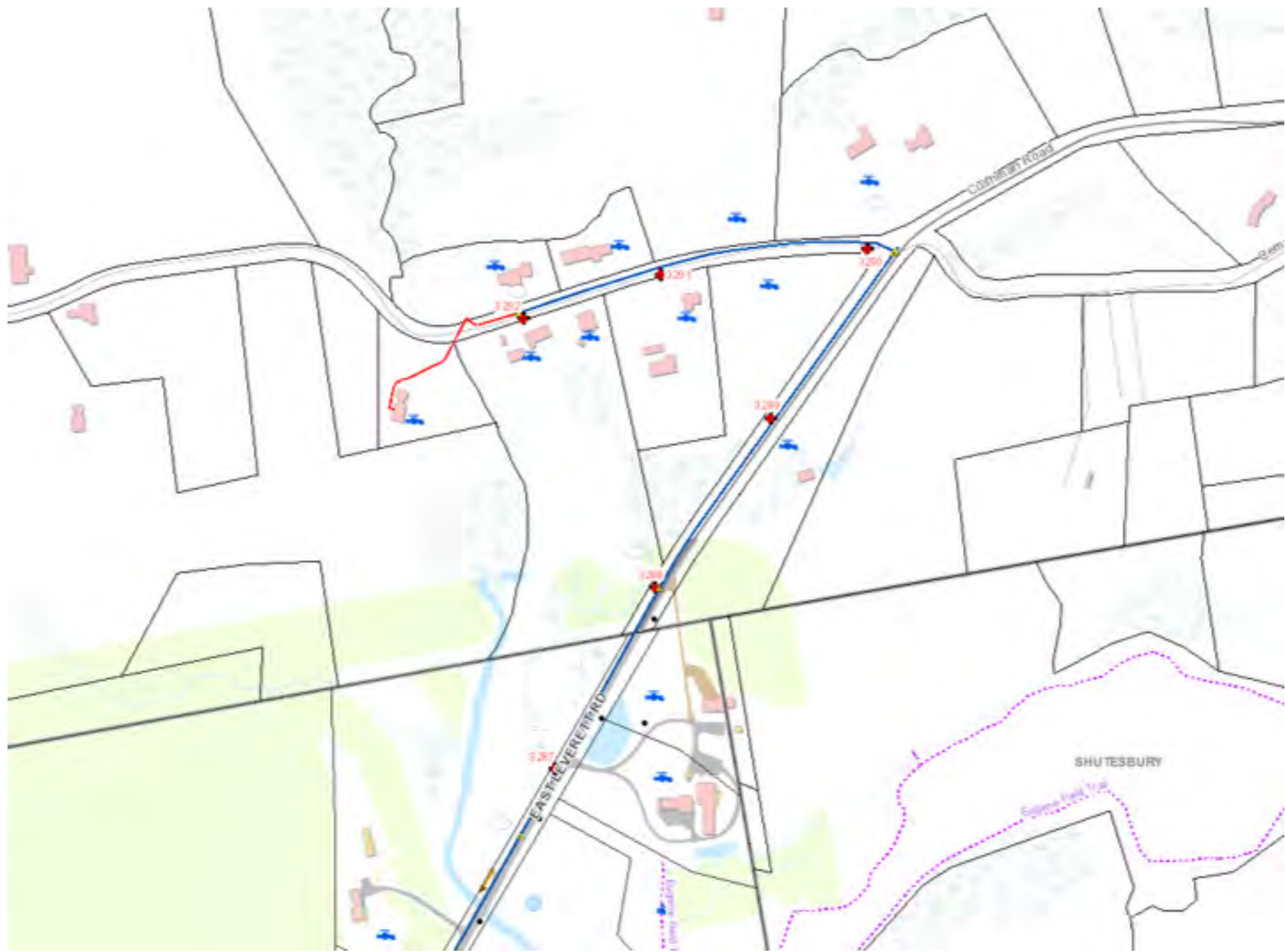
**Do you agree or disagree with the draft values and goals we are testing?**  
**Would you like to add additional values and goals? Put your comments in the section below!**

**The public water supply is limited; most residents and businesses are dependent on private wells.**

The public water supply system serves the Library, the Public Safety Complex, and the Elementary School

Expanded service from Amherst to Cushman and Teawaddle Hill Roads could address contaminated wells

Per the Hazard Mitigation Plan, groundwater is susceptible to contamination due to flooding hazards due to widespread septic systems in Town.



**Wastewater is a constraint on new development.**

- » Amherst is the closest municipal wastewater system and is over a mile from the Leverett border.
- » All uses in Leverett are dependent on on-site treatment of wastewater.

# COMMENTS

# THINKING ABOUT...

## HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY NOW AND IN TEN YEARS.

Leverett has a residential tax rate in the middle range compared to surrounding communities, but the second lowest commercial and industrial tax rate.

The only community with a split tax rate (residential property owners charged a different tax rate per \$1,000 value than non-residential owners) is the Town of Montague. The fiscal implications of property taxes are an important consideration that businesses, and even individuals, evaluate when making choices about where to locate.

While low property taxes can help attract businesses and residents, limited funding can result in insufficient provision of public services and amenities, inhibiting a town’s ability to remain competitive with its neighboring communities.

Fiscal Year 2023 Tax Classification			
Source: Mass. Department of Revenue, Division of Local Services, 2023			
Tax Classification	Assessed Value	Tax Levy	Tax Rate
Residential	\$333,213,800	\$5,338,085	16.02
Commercial	\$3,584,768	\$57,428	16.02
Industrial	\$758,500	\$12,151	16.02
Personal Property	\$35,114,320	\$562,531	16.02
Total	\$372,671,388	\$5,970,195	

Fiscal Year 2023 Tax Rates by Class				
Source: Mass. Department of Revenue, Division of Local Services, 2023				
Community	Residential	Commercial	Industrial	Personal Property
Amherst	\$20.10	\$20.10	\$20.10	\$20.10
Leverett	\$16.02	\$16.02	\$16.02	\$16.02
Montague	\$15.65	\$23.78	\$23.78	\$23.78
Shutesbury	\$18.44	\$18.44	\$18.44	\$18.44
Sunderland	\$12.80	\$12.80	\$12.80	\$12.80
Wendell	\$21.41	\$21.41	\$21.41	\$21.41

These tables show the existing land use composition of parcels in Leverett including acreage of land, building and land values, average building area, and average year built. Tables also break out residential uses.

Residential uses comprise most of the land in Leverett, with a total of 4,471 acres. The average size of a residential unit in Leverett is 1,759 square feet, driven mostly by single family homes.

General Land Use						
Source: Town of Leverett Property Assessment Database, 2023						
Land Use Type	# of Parcels	Total Parcel Area (Acres)	Total Assessed Value	Total AV per Acre	Avg Square Footage	Median Year Built
Commercial	5	11	\$1,203,000	\$109,763	3,856	1970
Industrial	2	3.1	\$110,400	\$35,613	-	1780
Mixed Use*	60	4,670	\$20,941,564	\$4,484	2,183	1952
Residential**	929	4,471	\$259,426,800	\$58,028	1,759	1975

\*Nearly all of Leverett's "Mixed-Use" lands are residential and agricultural or residential and forest uses

\*\*Includes single-family, multi-family, and other – mobile homes, multiple houses on one parcel, and vacant residential land.

Residential Breakdown						
Source: Town of Leverett Property Assessment Database, 2023						
Land Use Type	# of Parcels	Total Parcel Area (Acres)	Total Assessed Value	Total AV per Acre	Avg Living Area	Median Year Built
Single Family Residential	655	2,822	\$228,642,900	\$87,910	2,184	1975
Multi-Unit Housing	39	138	\$12,144,700	\$81,031	2,574	1983

# COMMENTS

# THINKING ABOUT...

## HOW LAND IS USED IN LEVERETT AND HOW IT SHOULD BE USED.

### Planning Elements

-  Land Use
-  Mobility
-  Economic Development
-  Housing
-  Historic Resources
-  Open Space and Natural Resources
-  Recreation
-  Town Infrastructure

## VALUES + GOALS

### Draft Values

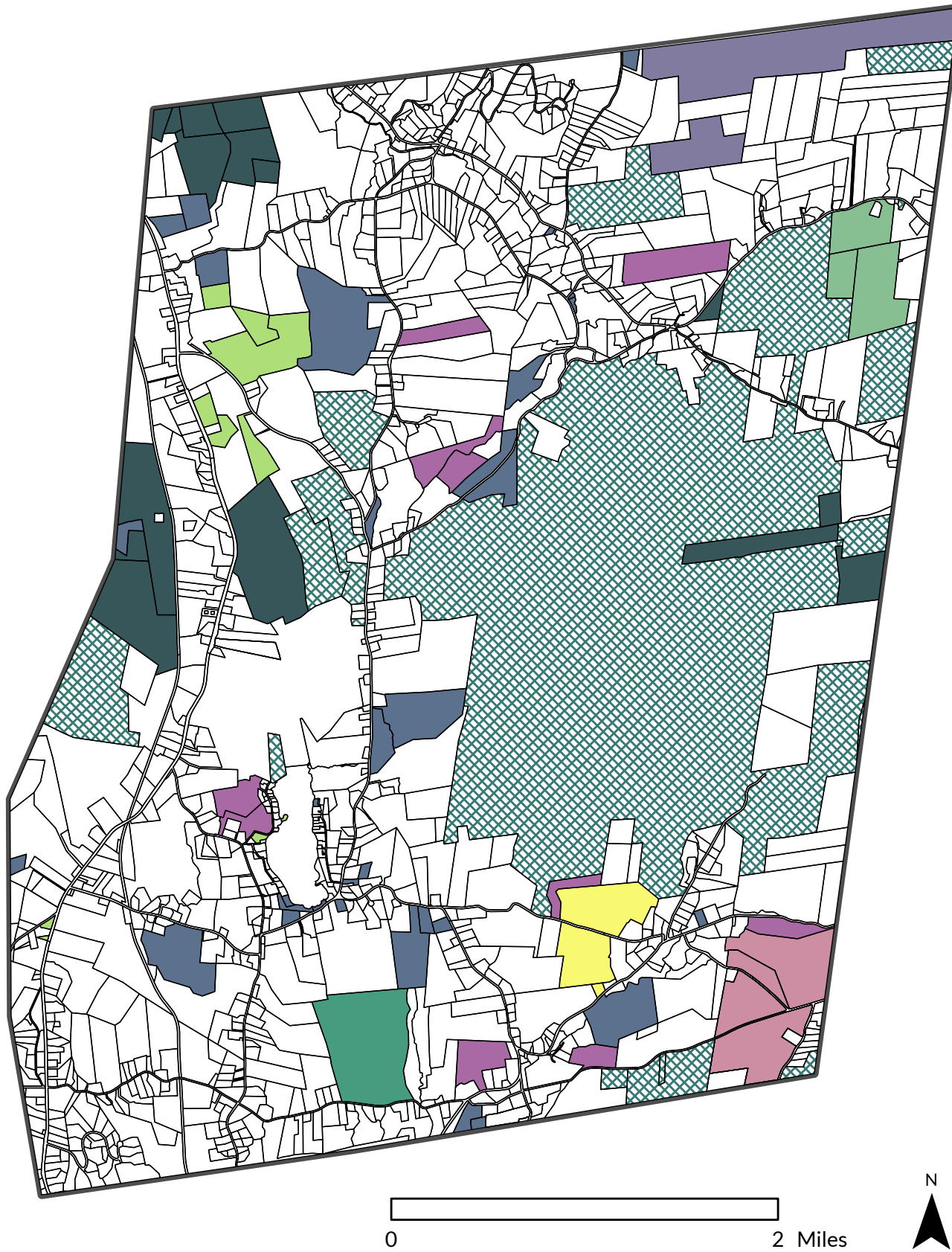
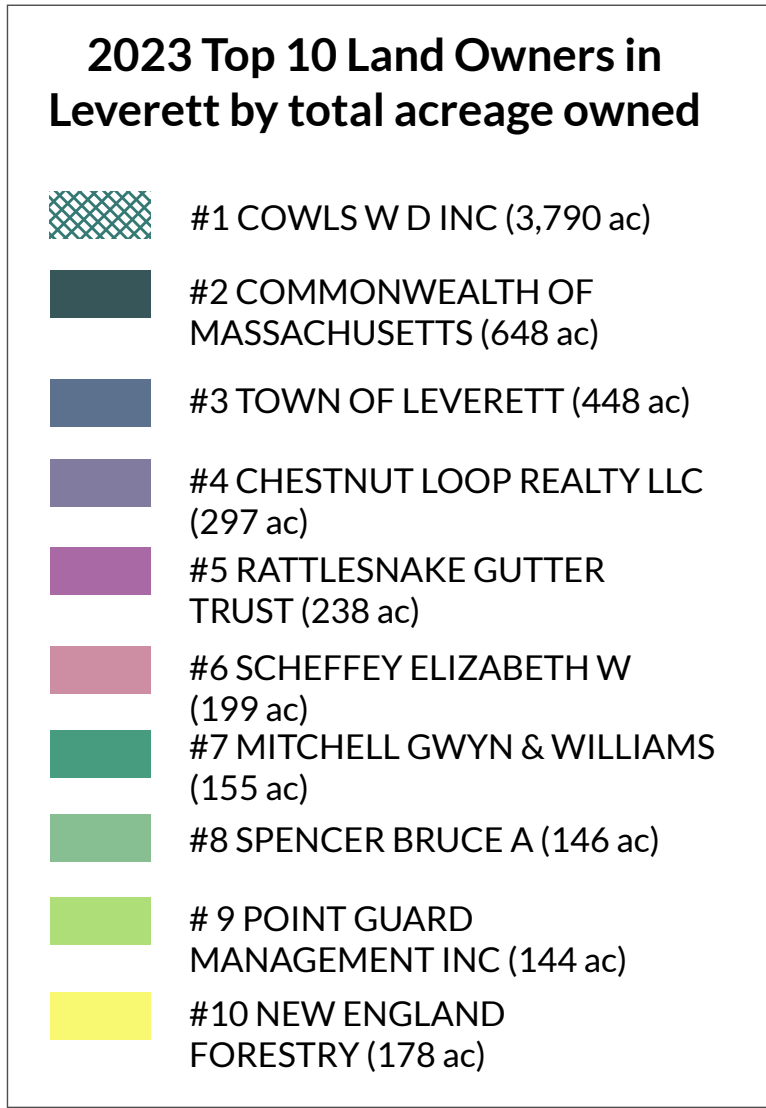
- » Planning for climate change is important.
- » Less restrictive zoning is important.
- » Historic preservation is important.
- » Nature and conservation is important.

Do you agree or disagree with the draft values and goals we are testing? Would you like to add additional values and goals? Put your comments in the section below!

### Draft Goals

- » Promote energy conservation and efficiency.
- » Prevent sprawl of development by focusing on growth near town center.
- » Limit development.
- » Protect farmland.
- » Protect drinking water.
- » Protect soil health.
- » Protect forests and nature.
- » Preserve historic buildings.

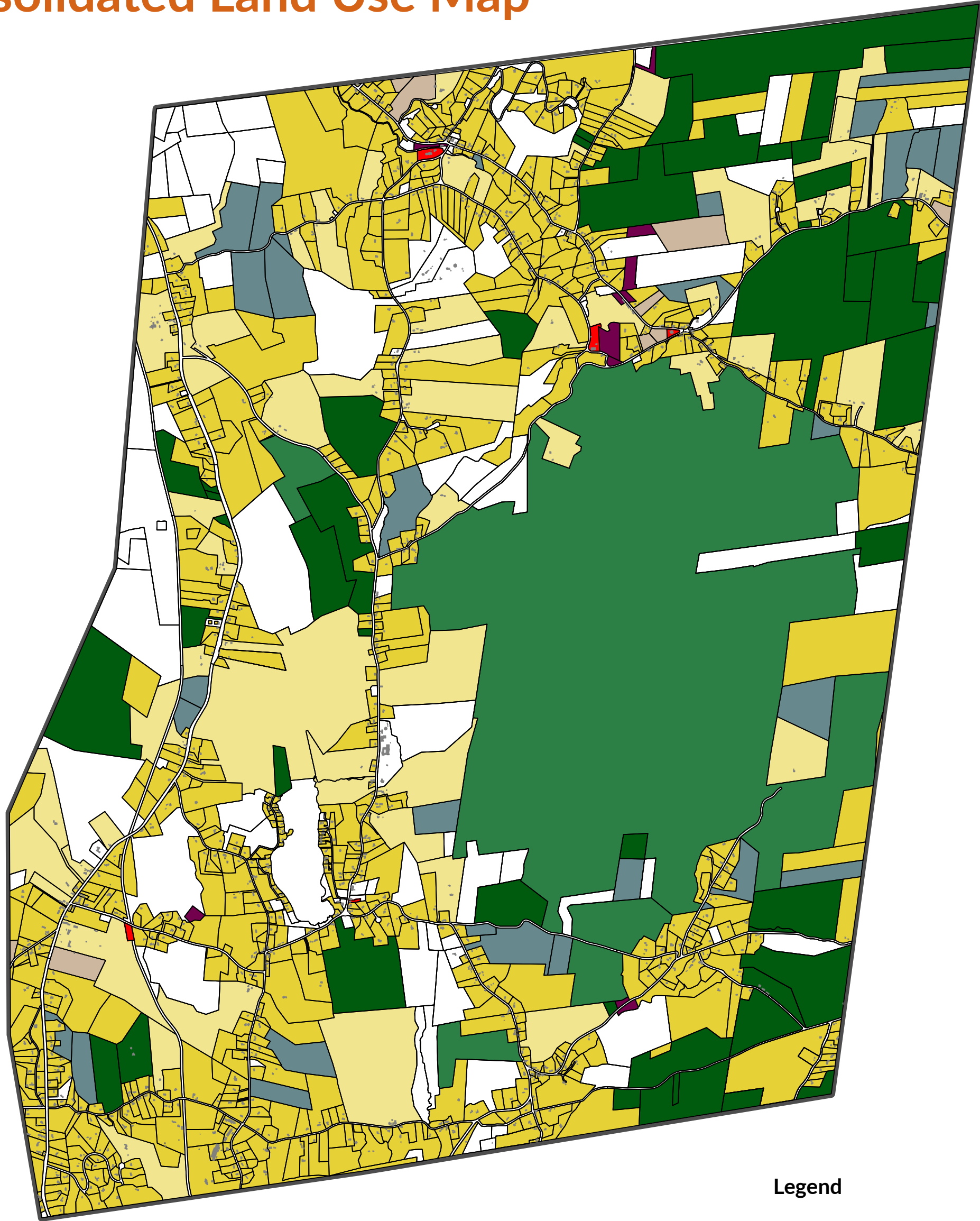
## DATA











### Land Use Notes

- » Ch. 40A, Section 3 uses are also known as exempt or Dover amendment uses and include educational and residential.
- » Chapter 61, 61A and 61B are Forest, Agricultural, and Recreational land, which are taxed differently.
- » Mixed-use, primarily [X] is an assessors classification for land with more than one use.

### Consolidated Land Use Map



- Legend
- |                                                                                       |                     |                                                                                       |                                 |
|---------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|---------------------------------|
|  | Commercial          |  | Chapter 61B                     |
|  | Industrial          |  | Chapter 61A                     |
|  | Residential         |  | Mixed-Use Primarily Residential |
|  | Chapter 40A, Sec. 3 |  | Mixed-Use Primarily Forest      |
|  | Chapter 61          |                                                                                       |                                 |

## COMMENTS

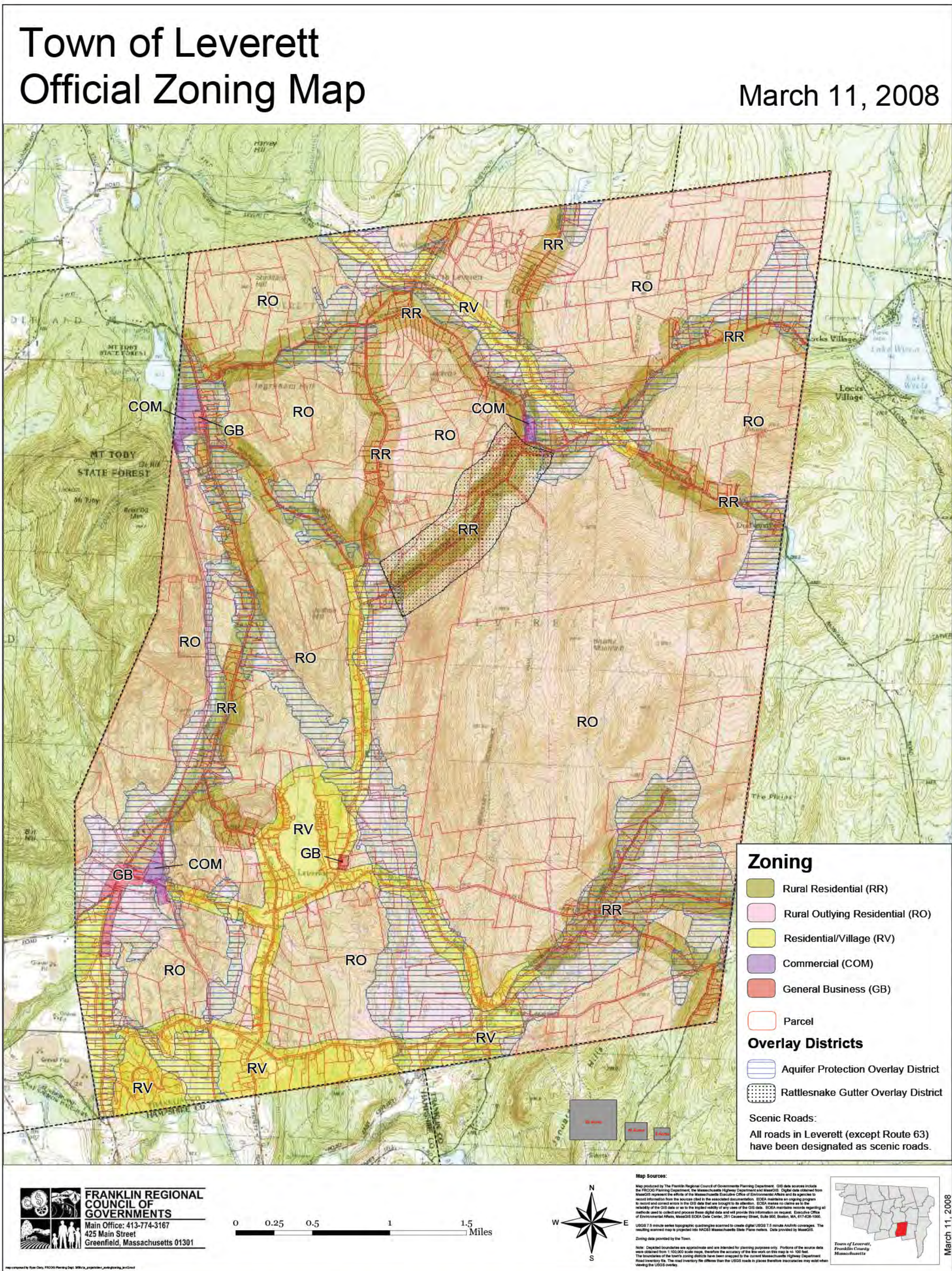


# ZONING AND HOW IT RELATES TO THE COMPREHENSIVE PLAN

## Why are we talking about Zoning?

### Zoning...

- » **Governs how a community can change.**
  - » Zoning may not match the existing built environment.
  - » Zoning may not match community values for future development/ preservation strategies.
- » **Has a significant impact on the social and economic health of a community.**
  - » Controls on land use impact where people live relative to where they work, shop, learn, and play.
  - » Such controls may also impact how people move from place to place.
- » **Has a significant impact on the physical health of a community.**
  - » Distances between uses can determine whether someone walks, bikes, or drives to another use.
  - » Development standards work with other laws and regulations to address environmental health.



If you have not taken the questionnaire yet, it is available online (link below or QR code to the right) or in paper form tonight and at the Leverett Library or Town Hall.

<https://www.surveymonkey.com/r/LeverettSurvey>

**SURVEY CLOSES DECEMBER 15!**

## CURRENT ZONING

### Selected Uses: All districts

- » Single and two-family allowed as-of-right.
- » Small Home Occupations are allowed as of right.
- » Home Occupations, Small-scale Craft Production, Bed & Breakfasts and Inns, Restaurants require a special permit.
- » Multifamily (3+ units) is not allowed in any district.

### Selected Uses: GB and CO Districts

- » Retail grocery or general store up to 3,000 SF is allowed as-of-right; by special permit if larger.
- » All other retail stores and services are by special permit.
- » Banks and professional offices, Research facilities, Manufacturing/Production/Processing require a special permit.
- » Conversion of non-residential historic buildings requires a special permit (short list of uses, including office, residential, microbrewery, restaurant, artisan studios, or sawmill).

## COMMENTS

# POTENTIAL LEVERETT TOWN VALUES

Potential town values are listed below. Do you agree with them or not? Do you have other thoughts on what the values should be?

- RESILIENCE
- FREEDOM TO HAVE A SUSTAINABLE COST OF LIVING
- TRANSPARENCY
- SELF-DETERMINATION
- FELLOWSHIP AND COOPERATION
- DEMOCRATIC ENGAGEMENT
- DIVERSITY (ECONOMIC)
- ENVIRONMENTAL STEWARDSHIP
- FAIRNESS AND ACCESSIBILITY
- COMMITMENT TO PUBLIC ASSETS
- ARTS AND SELF EXPRESSION
- DIVERSITY (ETHNIC)
- TRADITION
- PRESERVATION OF INTERGENERATIONAL KNOWLEDGE
- STABILITY

## COMMENTS

## 2. LEVERETT’S HOUSING POPULATION

What Housing types are allowed under the current zoning?

PRINCIPAL RESIDENTIAL USES BY ZONING DISTRICT					
	RV	RR	RO	GB	COM
ONE-FAMILY	Y	Y	Y	Y	Y
TWO-FAMILY	Y	Y	Y	Y	Y
MULTI-FAMILY (3+ UNITS)	N	N	N	N	N
FLEXIBLE DEVELOPMENT	N	N	SPR	N	N
BOARDING HOUSES	SP	SP	SP	SP	SP

CURRENT RESIDENTIAL HOUSING TYPE POPULATION						
RESIDENTIAL DESCRIPTION	PARCELS	PARCEL %	UNITS	UNIT %	ACRES	ACRE %
Single-Family	655	90.59%	664	84.37%	2,824	92.01%
Condominium	4	0.55%	4	0.51%	11	0.36%
Mobile Home	18	2.49%	18	2.29%	56	1.84%
Two-Family	34	4.70%	71	9.02%	136	4.43%
Three-Family	0	0.00%	0	0.00%	0	0.00%
Multiple Houses on one parcel	11	1.52%	25	3.18%	51	1.66%
Apartment (Four to Eight Units)	1	0.14%	5	0.64%	2	0.07%

What are the dimension restrictions under the current zoning?

### Minimum Lot Sizes

#### Base

RV and GB have the same dimensions

RO = 200,000SF  
RR = 60,000SF  
RV, GB, COM = 40,000SF

#### Two-Family

RV and GB have the same dimensions

RO (Two-Family) = 200,000SF  
RR (Two-Family) = 90,000  
RV, GB, COM (Two-Family) = 60,000SF

### Minimum Yards / Maximum Coverage

#### Base

Front: 40 feet  
Side: 20 feet  
Rear: 30 feet

RO: 25%  
RV: 35%  
RR: 35%

#### Two-Family

Front: 40 feet  
Side: 20 feet  
Rear: 30 feet

RO: 25%  
RV: 35%  
RR: 35%

Note: Parcels in the Aquifer Overlay District have increased minimum lot size and frontage requirements. The minimum lot size is increased to 120,000SF in the RV, RR, GB and COM districts, the frontage requirements for single family are increased to 300ft in the RV, RR and GB districts, 200ft in COM and 450ft for two family structures in all districts.

RV

RR

RO

GB

COM

Sources: Town of Leverett Zoning By-laws (Sections 2231 and 2340)  
Town of Leverett FY23 Assessors Data

# SHOULD THE TOWN...

reduce barriers to new construction/housing to improve housing opportunities and increase economic diversity?

## Reasons For:

- Current barriers include:
- » Prohibition on multi-family housing and additional dwelling units in all districts,
  - » Difficult special permit process
  - » Lot and frontage restrictions
  - » Aquifer protections
  - » Board of Health regulations exceeding what Title 5 requires

## Reasons Against:

- Zoning to prevent hills from becoming built up with McMansions, windmills, and other eyesores. Zoning to put solar farms in old landfills, gravel pits and other discrete areas
- Sprawl should be prevented and not by allowing it at town center
- Protection of the farm land and forests. Not allowing large-scale development.

# COMMENTS / QUESTIONS

allow a wider range of housing types in residential areas?

## Reasons For:

- ...I dream of being able to move back to Leverett (I'm currently homeless...) but I doubt I'd ever be able to afford it
- I would support an increase in housing stock if it were for low income housing. I don't want to see more affluent developments/subdivisions

## Reasons Against:

- I wouldn't want Leverett to lose its rural character and become 'slick'. I'm concerned about new houses being built in public views with extremely modern designs and excess lighting...such as bottom of Cave Hill Road.

# COMMENTS / QUESTIONS

increase housing density to increase the tax base?

## Reasons For:

- I would like to see low income housing offered, so that Leverett doesn't evolve into a wealthy enclave.
- Too much focus on land conservation and too little on revenue, new homes or attracting businesses. Need to stabilize our taxes and not by cutting budgets. We need to increase revenue and affordable housing.

## Reasons Against:

- Avoid population density. The old-timers (pre-1960) did well in planning.

# COMMENTS / QUESTIONS

### 3. TOWN OF LEVERETT: EXISTING TOWN SERVICES

#### UTILITIES

##### Broadband and Phone

- » LeverettNet through South Hadley Electric Light (post-2022)

##### Electricity

- » Leverett Community Choice Power Supply Program (Dynergy Energy Services)
- » Eversource

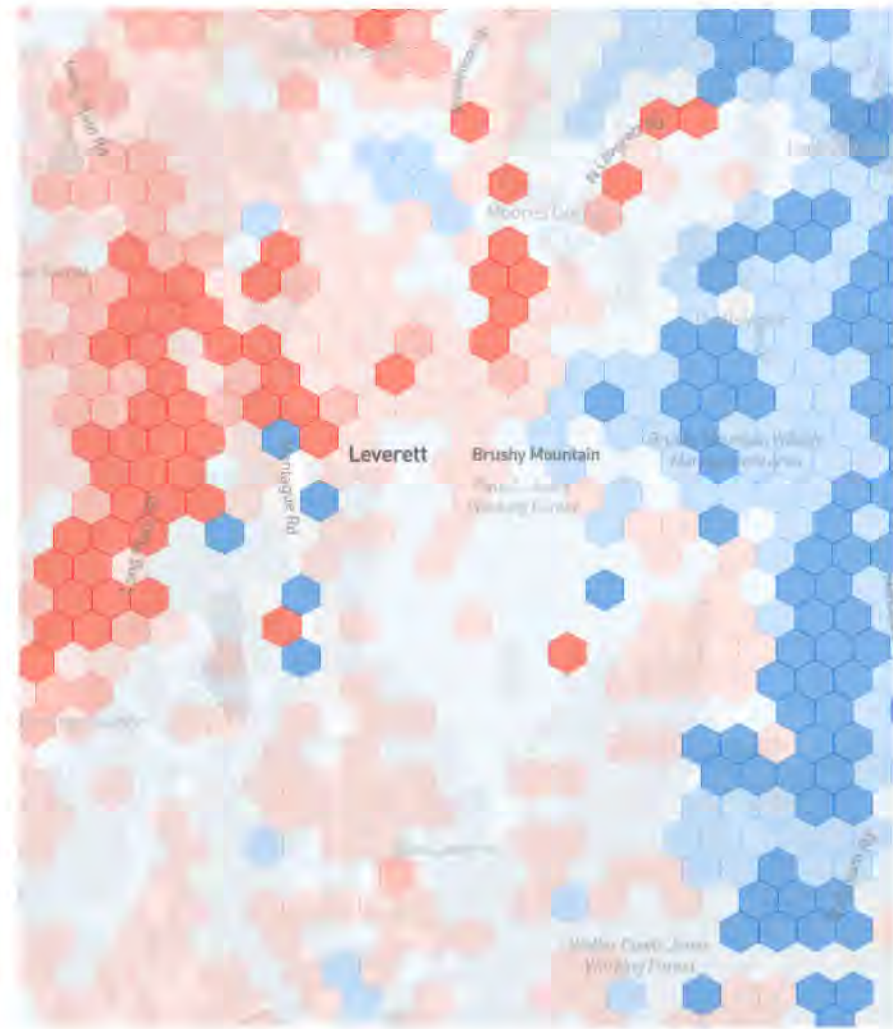
##### Natural Gas

- » No service within Leverett

##### Cell Phone Service Scores

(Coverage Critic.com)

- » AT&T (7.8/10 - blue hexagon)
- » T-Mobile (7.4/10 - pink hexagon)
- » Verizon (5.5/10 -red hexagon)



#### WATER AND WASTEWATER

##### Water

- » Public water supply system serves the Library, the Public Safety Complex, and the Elementary School
- » Private wells / water supplies
- » Non-Transient Public Water Supplies:
  - » Willow Blossom Learning Center
  - » Mt. Toby Meeting of Friends Church
  - » Leverett Elementary School
  - » Leverett Village Co-Op
- » Service from Amherst to Cushman and Teawaddle Hill Roads to address contaminated wells
- » Per the HMP, groundwater is susceptible to contamination due to flooding hazards due to widespread septic systems in Town

##### Septic

- » On-site subsurface sewage disposal systems
- » Poor soil conditions for on-site systems
- » Amherst is the closest municipal wastewater system
  - » ~1 mile from the Leverett border
- » Soil conditions are not favorable for groundwater discharge associated with wastewater treatment plant

#### PUBLIC WORKS

- » 43 miles of total roadways
  - » 16 miles gravel
  - » 27 miles paved
- » Major north-south corridors
  - » Route 63
  - » Shutesbury Road / Montague Road / Cave Hill Road
  - » Amherst Road / Cave Hill Road
- » Major east-west corridors
  - » Cushman Road / Shutesbury Road / Leverett Road
  - » North Leverett Road
- » Shutesbury Road culvert improvements are underway
- » Funding received for Dudleyville Road restoration

#### COMMUNITY-RELATED SERVICES

- » Leverett Elementary School (preschool - 6th grade)
- » Leverett Library
- » Transfer Station
- » Elder Services
- » Police
- » Fire

# SHOULD THE TOWN...

invest in providing additional public utilities such as solar solutions for the Public Safety Complex, School and Library?

## Reasons For:

It is important that any and all Solar Energy development be required to serve Leverett's energy needs.

## Reasons Against:

Clear cutting forests for solar development. Planning for climate resiliency/flooding

Forests are a treasure; concerned about losing them to development, especially solar arrays which are a travesty.

invest in improving cell phone and wifi service throughout the town?

## Reasons For:

Ability to choose among any of the cell phone carriers. We are limited by our location in town.

## Reasons Against:

Capital costs in an already restricted budget

invest money to improve Town communications?

## Reasons For:

Improving communications with town bodies for citizens so they know what is possible, current efforts, changes in services, etc.. Due to changes in demands over the past decades the structures of town govt. no longer are able to keep us as informed as we need and would like to be.

I think it is an error to no longer mail out the Town newsletter. I used to read every word when it came in the mail but I have never gone online to read it.

## Reasons Against:

Cost of mailing paper communications to residents?  
Cost of updating and maintaining website?

provide additional services to help seniors age in place and what would those be?

# COMMENTS / QUESTIONS

# SHOULD THE TOWN...

reopen Rattlesnake Gutter to vehicular traffic?

Reasons For:

Would improve access to Moore’s Corner from the town center

Reasons Against:

I hope Leverett preserves its few remaining dirt roads as dirt. I’d like to see Leverett maintain Rattlesnake Gutter as the valuable resource that it is. It needs water bars and some further engineering to prevent future washouts like we experienced last year. Its a fabulous place.

improve access to trails?

Reasons For:

Make it easier for residents and visitors to find and follow the trails increasing their use and enjoyment.

Reasons Against:

Who will maintain the trails when they are damaged by increased foot traffic?

allow more forms of recreation on Town-owned land such as four-wheeling, snow mobiles, hunting and fishing?

Reasons For:

Keeping hunting available on public land to prevent and over population of deer, bear and other wildlife

...Restriction[s] on some of this land has limited or reduced good management activities. in the past private clubs such as snowmobile and 4 wheeler groups would spend considerable time clearing old logging roads and maintaining bridges throughout some of the forested areas. This allowed much better access for hikers and cross country skiers. [Restricting] These activities along with hunting restriction have negatively affected these properties.

Reasons Against:

Who will maintain the trails when they are damaged by traffic?  
Will there be an increase in noise and traffic?  
Are there conflicts with having snowmobiles on the roads?

## COMMENTS / QUESTIONS

invest in its cultural resources?

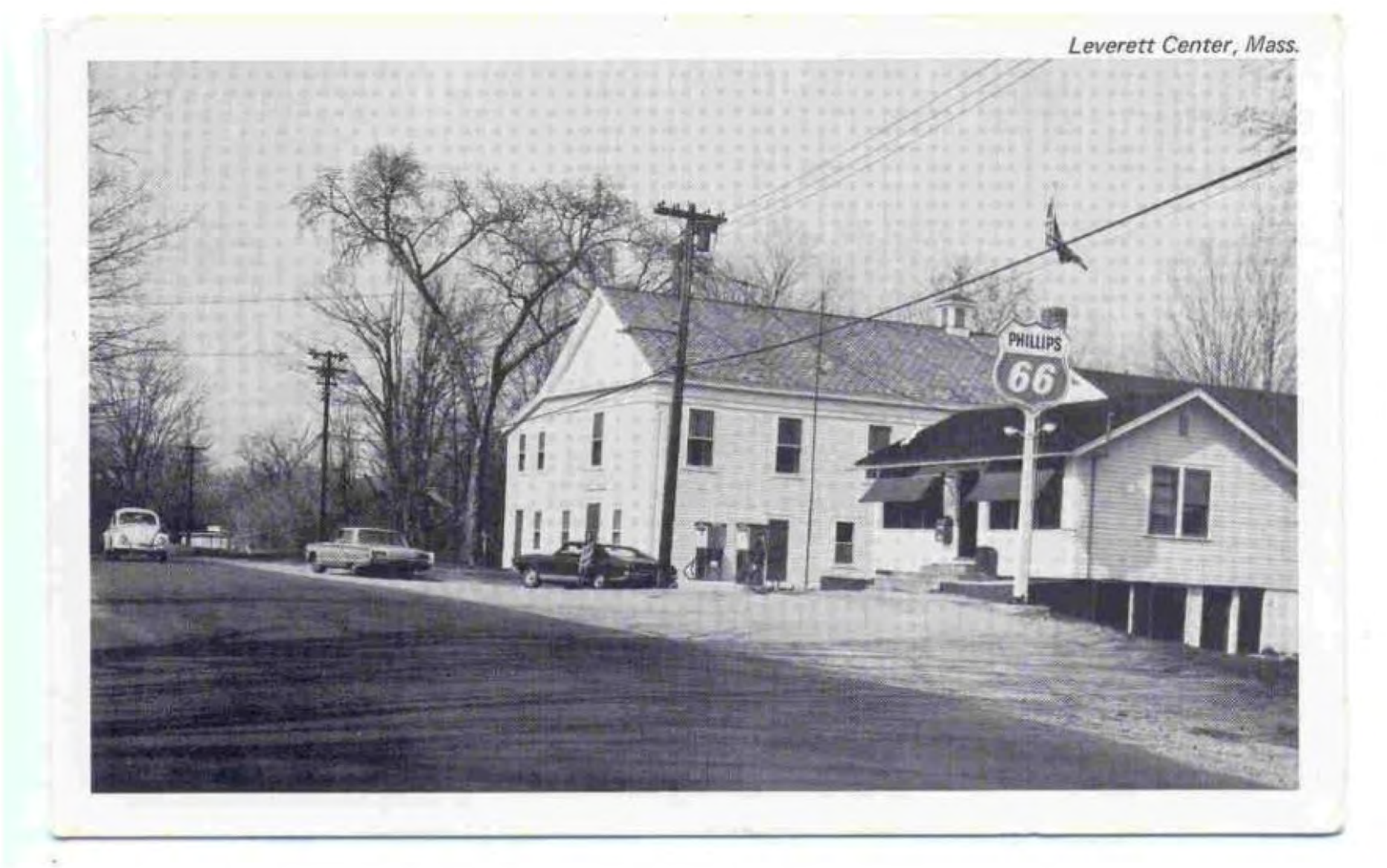
Reasons For:

I would like to see Leverett develop more possibilities for arts and cultural projects.

# TOWN CENTERS: WHAT WE HAD AND WHAT WE HAVE NOW

## Leverett Town Center

Then



Old Post Office and Gas Station, Montague Rd

<https://www.leverett.ma.us/gallery/11/35/Old-Post-Office-with-Gas-Station>

Now



## North Leverett

Then



Chapin's Store, North Leverett

Kramer, Susan. Chapin's Grocery store: Front entrance to the store with Mobilegas gasoline pumps, ca. May 1975. Kramer-Mathews Collection (PH 080). Special Collections and University Archives, University of Massachusetts Amherst Libraries

Now



## Moore's Corner

Then



The Mall at Moore's Corner originally LaClaire's store

Mange, Arthur P. The Mall at Moore's Corner, 2010. Arthur P. Mange Photograph Collection (PH 044). Special Collections and University Archives, University of Massachusetts Amherst Libraries

Now



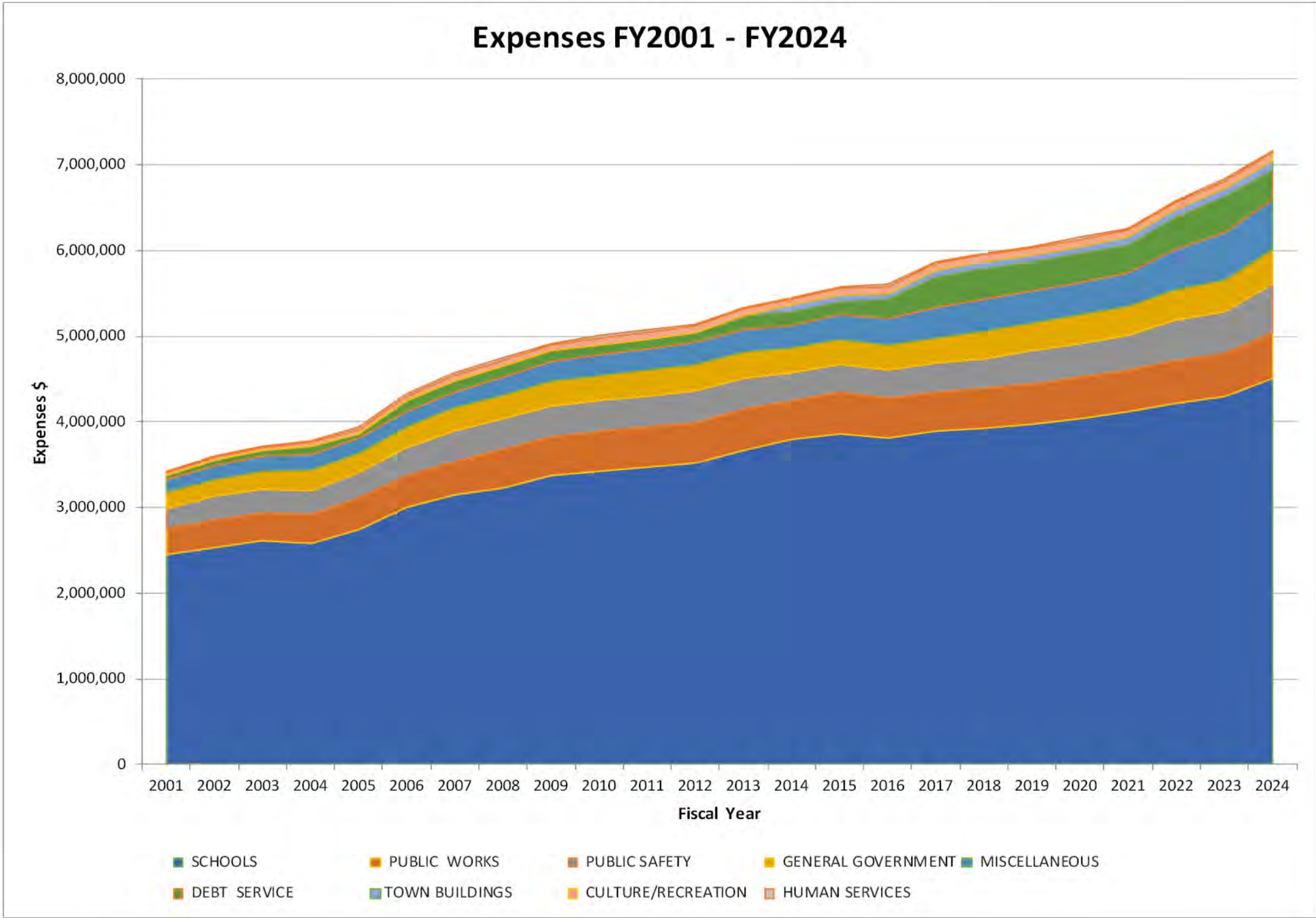
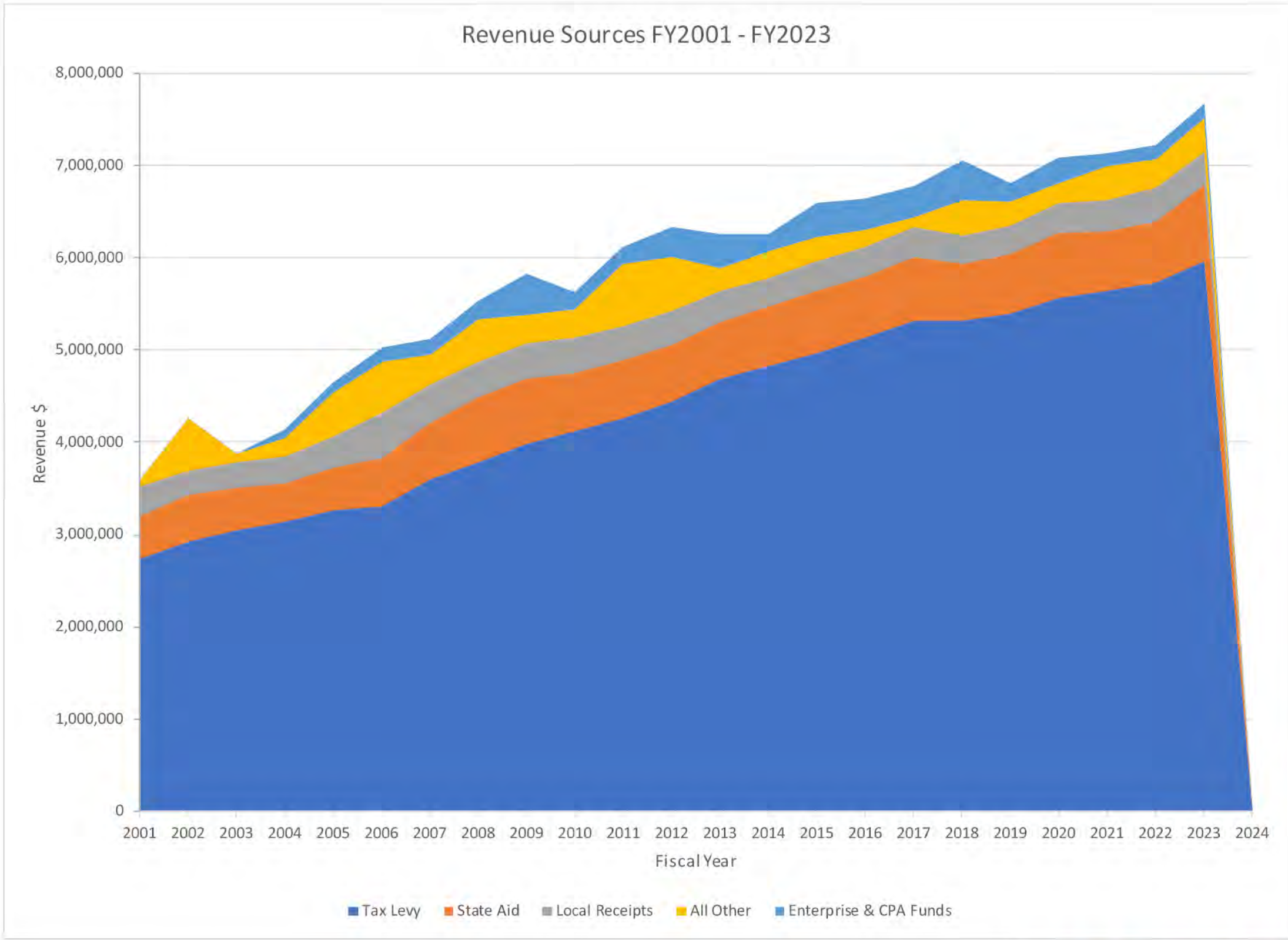
Should we be trying to return to the past by allowing more commercial uses?

# 7. LEVERETT’S MUNICIPAL FINANCES

## Leverett’s Financial Background

Fiscal Year 2023 Tax Classification			
Source: Mass. Department of Revenue, Division of Local Services, 2023			
Tax Classification	Assessed Value	Tax Levy	Tax Rate
Residential	\$333,213,800	\$5,338,085	16.02
Commercial	\$3,584,768	\$57,428	16.02
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Fiscal Year 2023 Tax Rates by Class				
Source: Mass. Department of Revenue, Division of Local Services, 2023				
Community	Residential	Commercial	Industrial	Personal Property
Amherst	\$20.10	\$20.10	\$20.10	\$20.10
<b>Leverett</b>	<b>\$16.02</b>	<b>\$16.02</b>	<b>\$16.02</b>	<b>\$16.02</b>
Montague	\$15.65	\$23.78	\$23.78	\$23.78
Shutesbury	\$18.44	\$18.44	\$18.44	\$18.44
Sunderland	\$12.80	\$12.80	\$12.80	\$12.80
Wendell	\$21.41	\$21.41	\$21.41	\$21.41



## MUNICIPAL REVENUE SOURCES

### Property Taxes:

The amount that can be raised from 2.5% of the Town’s assessed property values. Increases in property taxes from year to year are limited to 2.5% (excluding any new construction/improvements in existing properties).

### State Aid:

Monies provided the state to every city, town and regional school district.

### Local Receipts:

This comprises motor vehicle excise taxes, local excise taxes (meals, room tax etc) plus department fees, permits fees etc.

### Other Available Funds:

This comprises the stabilization fund (“rainy day” fund), free cash (surplus revenue, unexpended funds, outstanding property tax collections) and other funds (gifts, federal & state grants etc)

### Federal & State Grants:

Federal & State grant funds for use with specific projects (emergency management, public works, community development etc). Funds are either directed to specific projects or line items and may not be part of the general revenue.

## HOW YOUR TAX BILL IS CALCULATED (FY23)

(a) Total Amount To Be Raised	\$6,837,954
(b) Total Estimated Other Revenues	\$1,437,892
(c) Tax Levy (a - b)	\$5,400,062
(d) Residential Class %	98.8523%
(e) Amount to be raised from Residential Class (c * d)	\$5,338,085
(f) Total Residential Assessed Valuation	\$333,213,800
(g) Tax Rate (c / f * 1000)	\$16.02
(h) Average Single Family Home Assessed Value	\$415,824
(i) Average Single Family Tax Bill (h / 1000 * g)	\$6,661.50

SHOULD THE TOWN...

further investigate regionalization and more cooperative use agreements with other towns in the area to improve services even if they may not decrease costs?

Reasons For:

I'm concerned about our town being too isolated from neighboring towns and the region. I want to see proactive effort to regionalize municipal services. Our town needs to adopt more of a coalition mindset with other towns.

Leverett needs to pursue regionalization of its public schools, fire department, police department.

Reasons Against:

I think that as a bedroom community for Amherst to Northampton it is vitally important we support the elementary school, I do not think it should be regionalized...

COMMENTS / QUESTIONS

prioritize keeping taxes as low as possible, even if it may decrease services?

Reasons For:

Taxes are too high for fixed income people.

[Too] High taxes , less money for schools, more for fire and police

Continually increasing property taxes will make Leverett unaffordable to most people.

Town has become too progressive resulting in tax and spend mentality. We must learn to live within our means and not push our spending wishes on all. Lower tax burden will benefit all.

Reasons Against:

Too much focus on land conservation and too little on revenue, new homes or attracting businesses. Need to stabilize our taxes and not by cutting budgets. We need to increase revenue and affordable housing.

24 hour fire staffing for medical coverage for aging population

COMMENTS / QUESTIONS

prioritize reducing expenses, even if it may decrease services?

Reasons For:

Supporting the school system requires most of our tax dollars (over 90%?) while the town's population is aging and most people do not directly benefit from the school. Without decreasing the quality of education, how can people who don't have school age children get more direct benefit from property taxes paid?

Nonsense spending must stop. For example, spending \$11 million dollars for a bridge to a discontinued road is foolish

Reasons Against:

The community is aging and we need 24 hour emergency medical response

COMMENTS / QUESTIONS

# SHOULD THE TOWN...

make better use of the its public facilities including the library, public safety, and school buildings for greater public use (such as community gatherings, council on aging)?

## Reasons For:

Desire for community gathering space, rentable event space

Lack of a good community gathering space. A facility with indoor/outdoor spaces, food and drink, and recreational/performance options would be ideal.

## Reasons Against:

Libraries are a thing of the past with the internet and UMass library. Leverett library is only a social gathering place.

prioritize local control of the school or consider more regionalization?

## Reasons For:

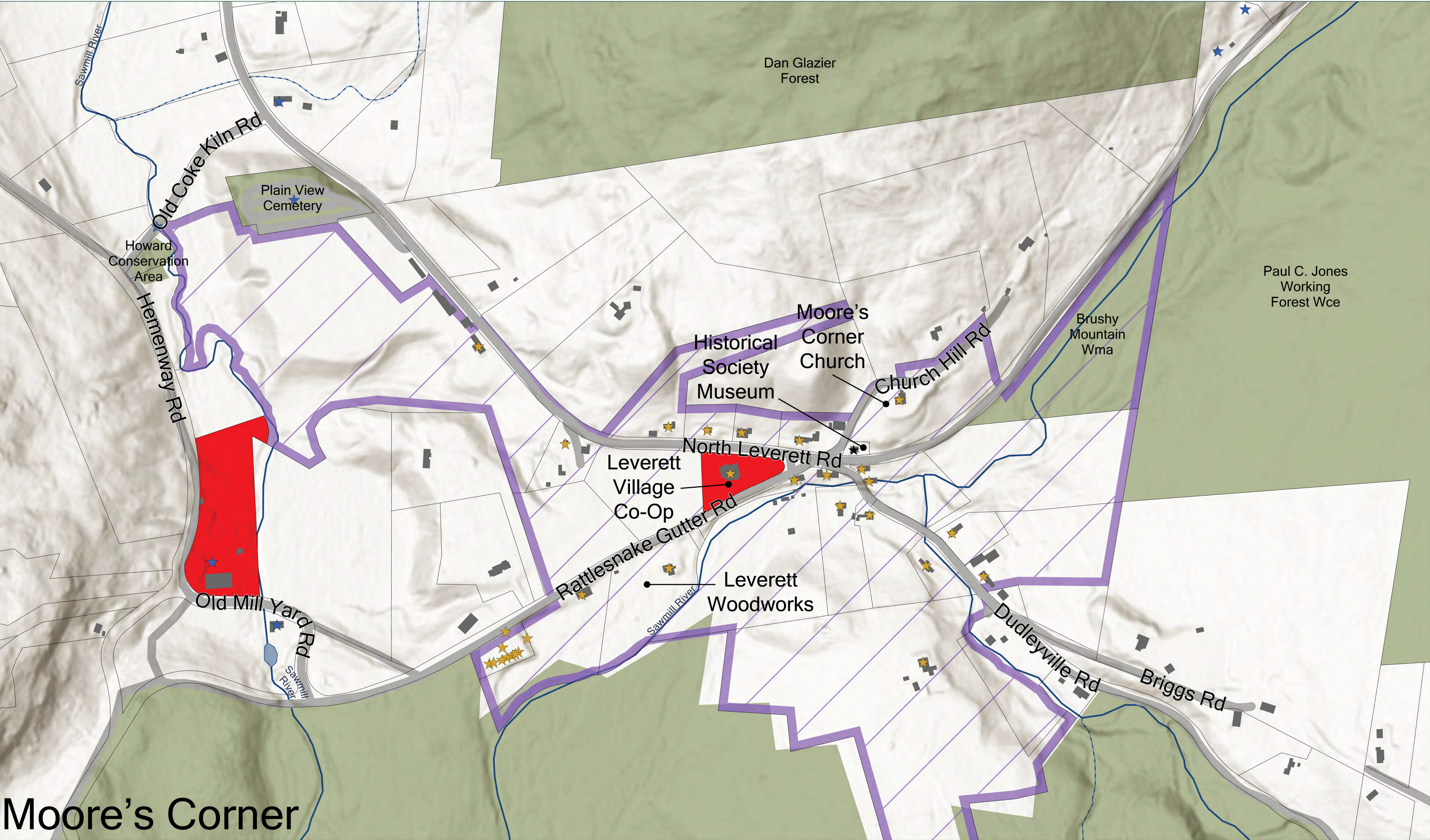
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## Reasons Against:

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# COMMENTS / QUESTIONS

# COMMENTS / QUESTIONS



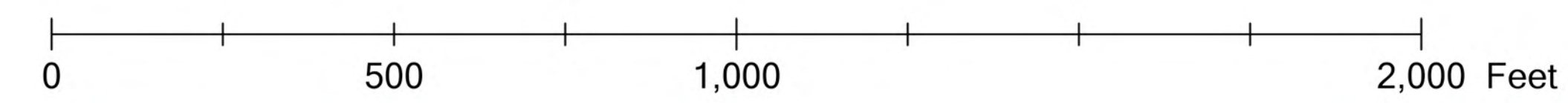
# Moore's Corner

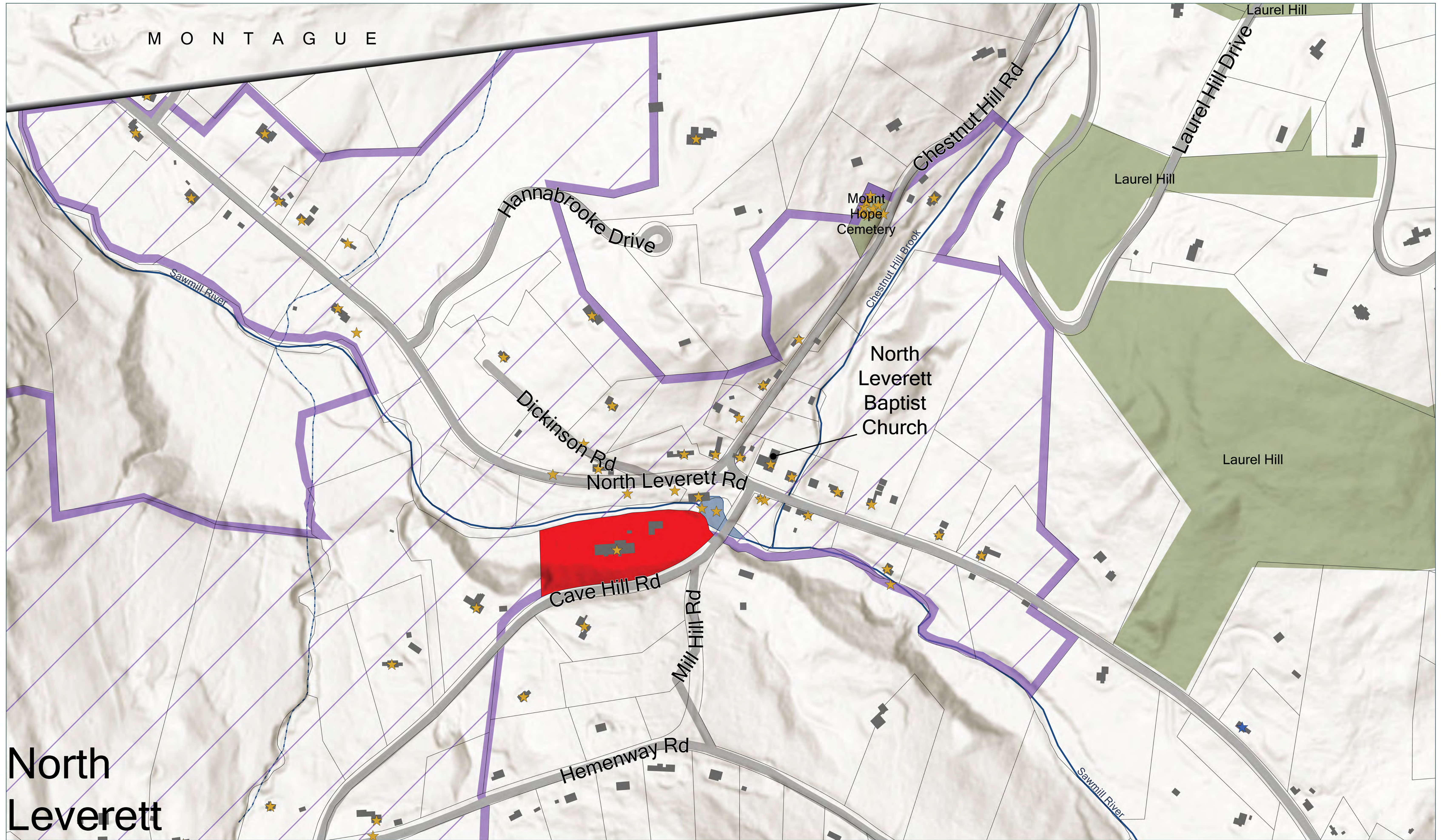
Massachusetts Historic Commision Inventory

- ★ Inventoried Properties
- ★ National Register of Historic Places
- ★ Preservation Restriction

- Buildings
- ▨ Historic Areas
- Roads

- Commercial Land Use
- Open Space
- Parcels





# North Leverett

Massachusetts Historic Commision Inventory

- ★ Inventoried Properties
- ★ National Register of Historic Places
- ★ Preservation Restriction

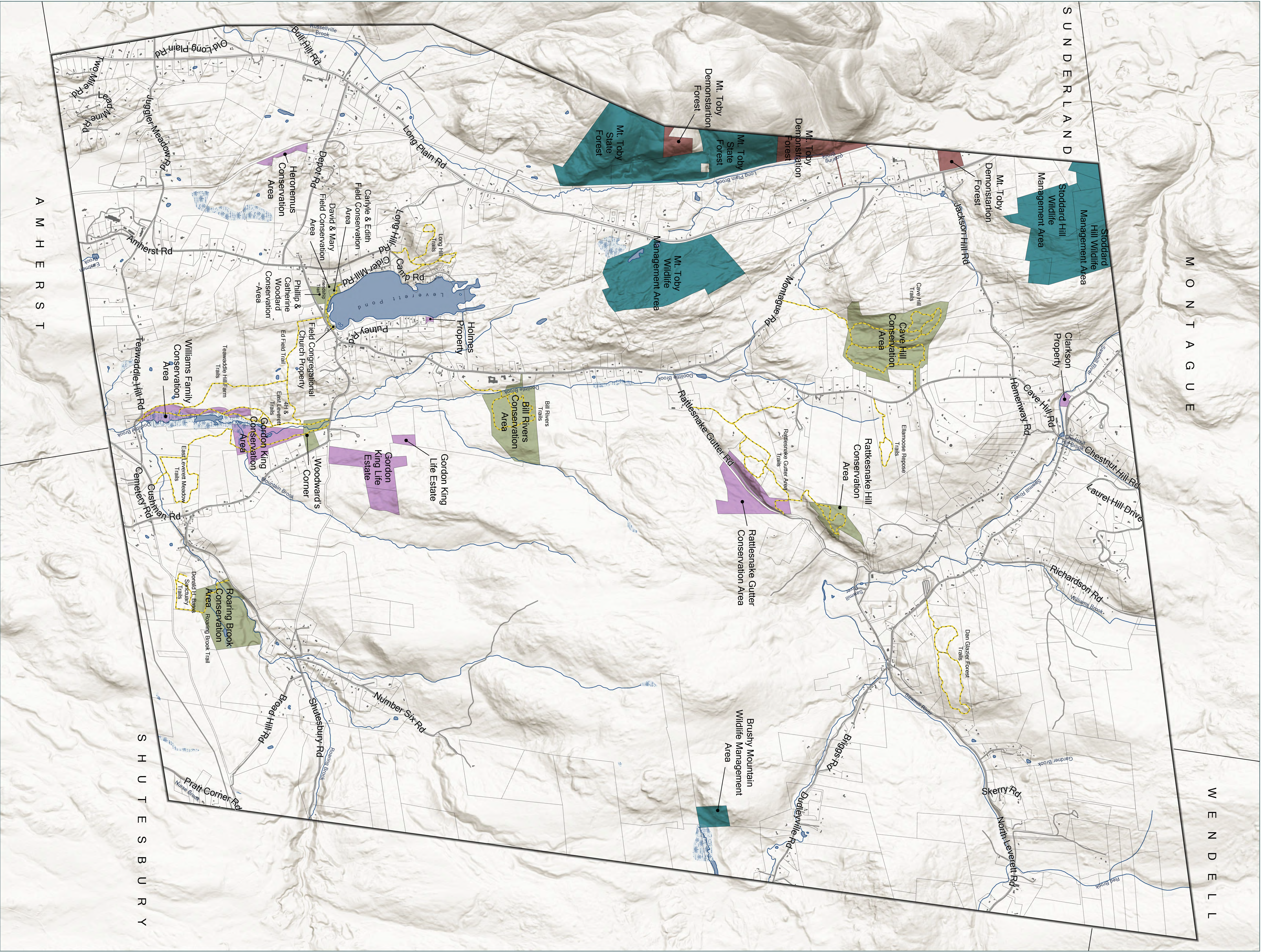
- Buildings
- ▨ Historic Areas
- Roads

- Commercial Land Use
- Open Space
- Parcels



0 500 1,000 2,000 Feet



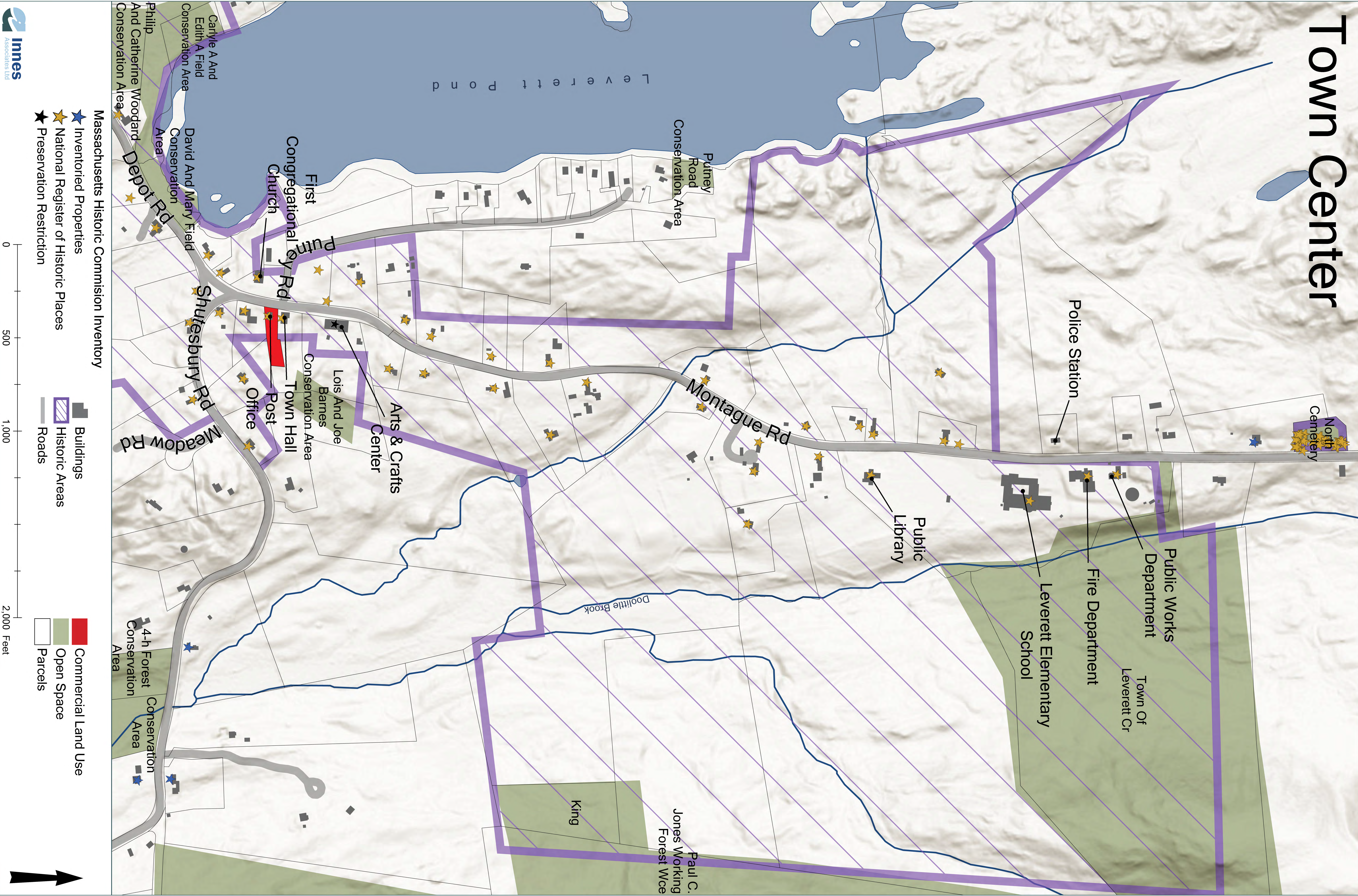


Selected Open Space by Ownership

- Commonwealth of Massachusetts
- Leverett Conservation Commission
- Town of Leverett
- University of Massachusetts Amherst
- Hydrography
- Parcels
- Roads
- Selected Trails



# Town Center





What do you want for ...



# LEVERETT

Food!

3-5 pm or 6-8 pm

# in 2040?



Town Hall, 9 Montague Road, Leverett



# WELCOME TO LEVERETT 2040!

We invite you to join us in thinking about what Leverett will be like in 2040. That is only 16 years from now - a child who started first grade in **Leverett Elementary School** last September could be graduating from college in **May 2040**.

Do you have young children?  
Grandchildren, nieces and nephews?  
Will they be living in Leverett in 2040?

The Town of Leverett is also likely to see many changes. Based on current trends, Leverett's population will become much older, with the **largest increase in the number of people over 80**.

Will this population include you or family members? How do people age within the Leverett community now?

Leverett has high housing costs, no senior housing, and no regular public transit.

Do people leave Leverett in order to find senior-friendly housing?

What is the impact on those who cannot drive to necessary services?

Will this change in 16 years?

Leverett's working population, who mostly live in Leverett but have jobs in other communities, is projected to decline in this period, with age groups **between 20-39 and 60-64 showing the largest decline**.

If the growing population of seniors age in their homes so they can stay within the Leverett community, what is the impact on the cost and availability of housing for younger generations? Where do you live now and what changes might you need to make in the next 16 years as you age?

Leverett added a significant number of new single-family homes in the 1980s and 90s, before construction tailed off. Spreading buildings out can have a negative impact on the environment and increase infrastructure costs.

Are different types of housing needed in Leverett to support people of all ages? What types of housing should be allowed and where should they be located? What is the impact on water resources, stormwater management, and wastewater treatment?

# WELCOME TO THE THIRD WORKSHOP!

## What you will do today:

We will assign you to a table (there are 6 of them). You should have no more than ten people at a table.

We will ask you to review some data related to today's questions; review a series of recommendations that are tied to questions and comments we heard at the first two meetings, and comments and questions from the community survey, and discuss with your table how you would prioritize those recommendations.

Each recommendation is accompanied by information specific to that recommendation. Just flip the card over!

What if I think something is missing or I don't think the recommendations provided are relevant?

No problem! We will give you a set of blank cards to add your own recommendations and a discard envelope for recommendations your group thinks are not appropriate for Leverett. You can add and prioritize your own recommendations along with the ones you do think are relevant. Make sure you write your reason for the recommendation on the back of the card.

If you don't like a recommendation, put it in the discard envelope and we will add that to our list of discarded recommendations.

What if our group can't come to a consensus on a recommendation?

Also not a problem! We've provided you with pens so you can tape the recommendation where most of you think it belongs and then add comments and questions. If there is a difference of opinion on a recommendation, we want to know that too.

This sounds like fun but I have 15 minutes, not 90. Is there a place where I can leave my comments?

Absolutely! Look for the "15 minutes" board and answer the three key questions, or provide additional comments.

You can also review these questions at your table to kick-start the discussion.

## HELP!

Confused? Have a question about the data or the recommendations? Raise your hand and one of the consultant team will be right with you.

# 15 MINUTES

DO YOU AGREE AND HOW IMPORTANT ARE THESE ISSUES FOR YOU?

## AGING-FRIENDLY

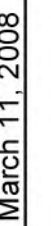
Potential recommendation 1: Leverett should become more age-friendly by (1) changing the zoning to allow housing types that address the needs of seniors; (2) joining the Franklin Regional Transit Authority to increase access to public transit and rides on demand; and (3) using town-owned land to develop senior-friendly housing, which may include buying land.

## ENVIRONMENTAL SUSTAINABILITY

Potential recommendation 2: Leverett should address the potential negative impacts of climate change on its residents by (1) acquiring land over the aquifer and land at high risk of flooding, even if it reduces the amount of land available for development; (2) designating a heating/cooling shelter that can serve more people for a longer period of time to address the risk of more days over 95 degrees and higher-intensity storms; and (3) require that any new development be built in areas of existing infrastructure to reduce the amount of maintenance and stormwater runoff.

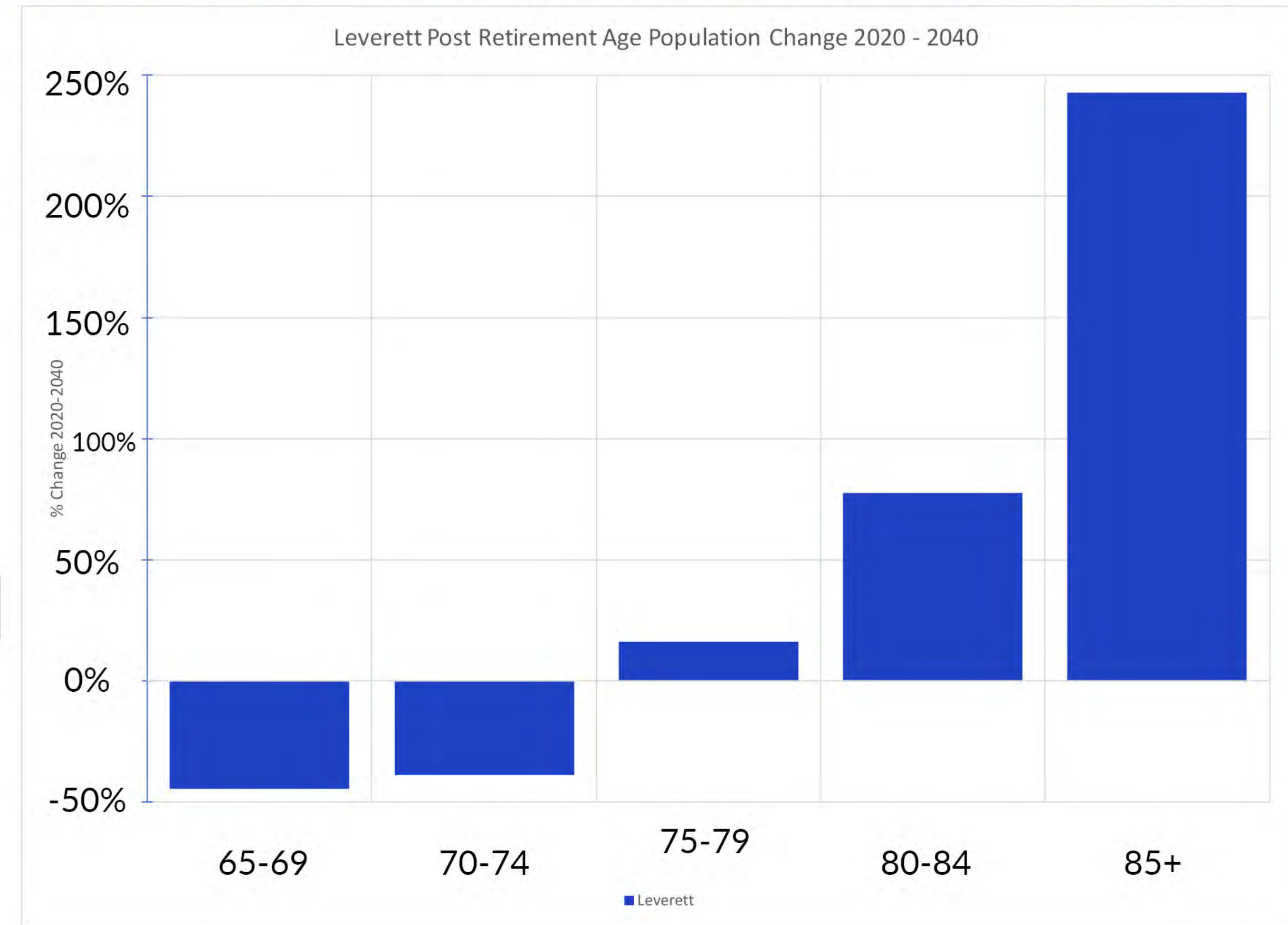
## SOCIAL RESILIENCY

Potential recommendation 3: Leverett should (1) create more community gathering spaces to strengthen social ties among community members. These spaces could be a combination of outdoor and indoor spaces, and should be accessible to people of all ages; (2) use town-owned land to develop affordable housing for all ages, which may include buying land for that purpose; and (3) change the zoning to allow a wider variety of uses by right (building permit only) to encourage economic development that supports community needs.



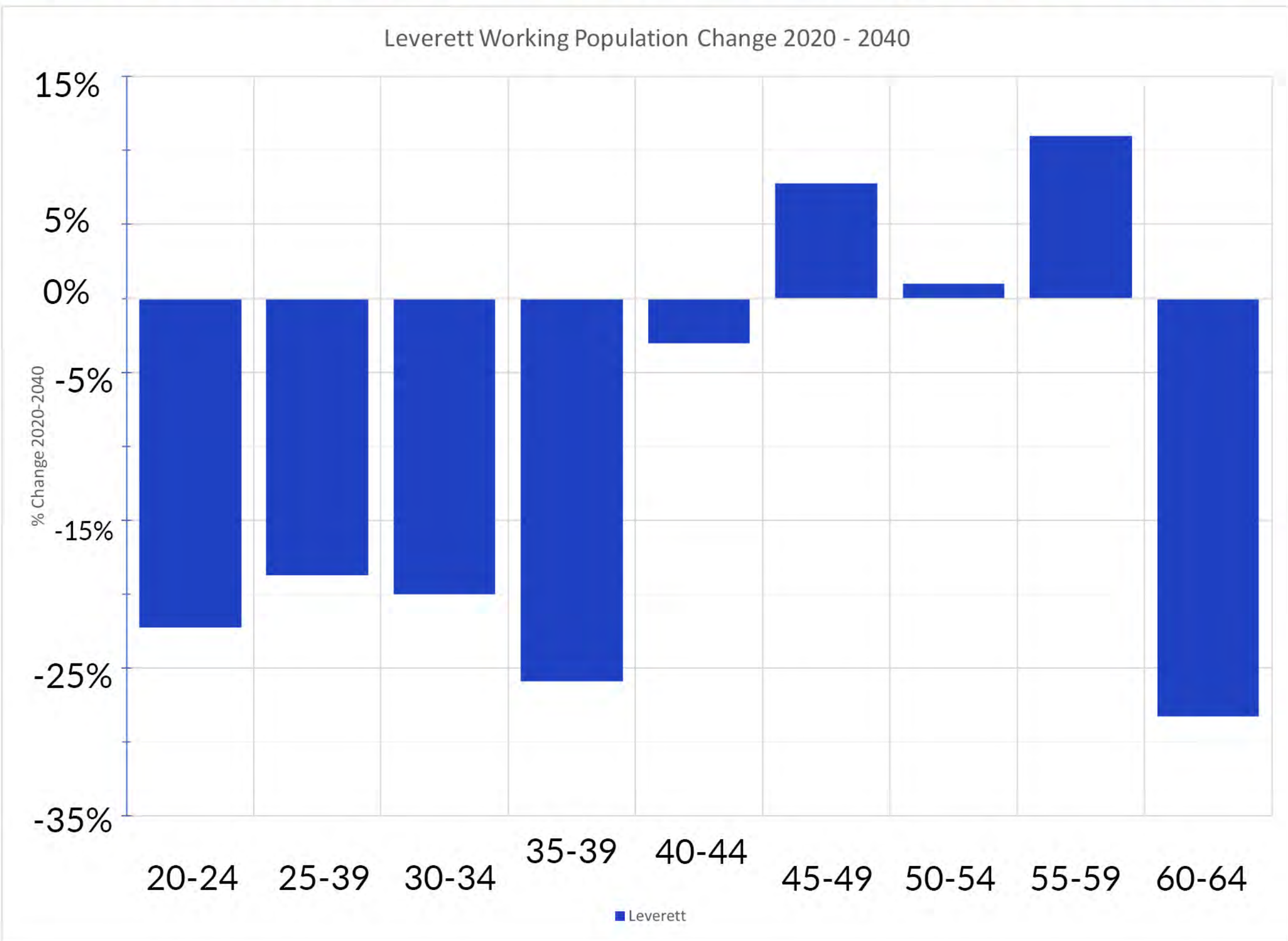
# 2040 LEVERETT DEMOGRAPHICS

## Leverett Post Retirement Age Population Change 2020 - 2040



This chart shows how Leverett's post retirement population (those 65+) is estimated to change between 2020 and 2040. The largest increases will be in those 80+.

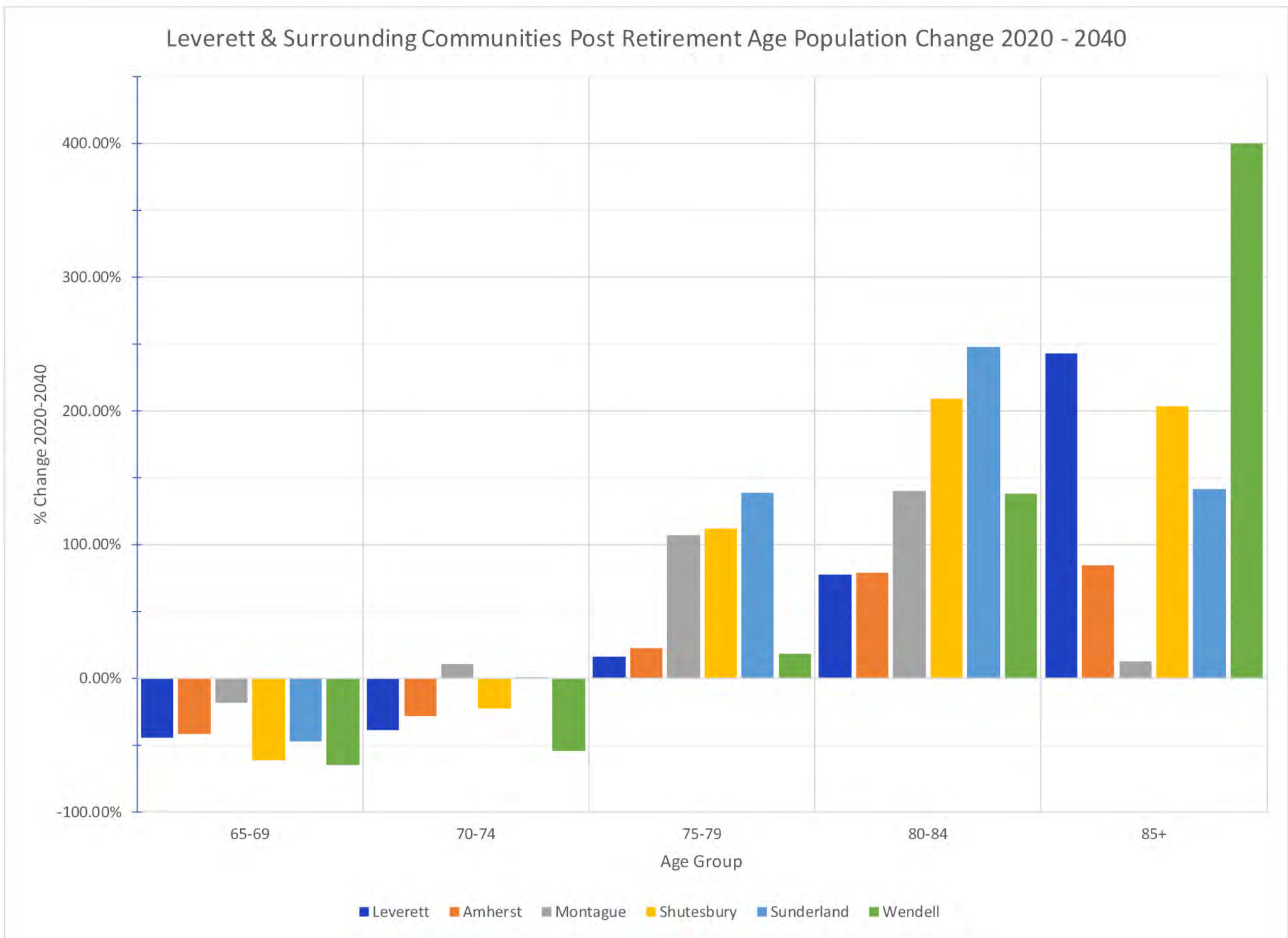
## Leverett Working Age Population Change 2020 - 2040



This chart shows how Leverett's working population (those between 20 and 65) is estimated to change between 2020 and 2040. The largest decreases will be in those under 40 and those 60-64.

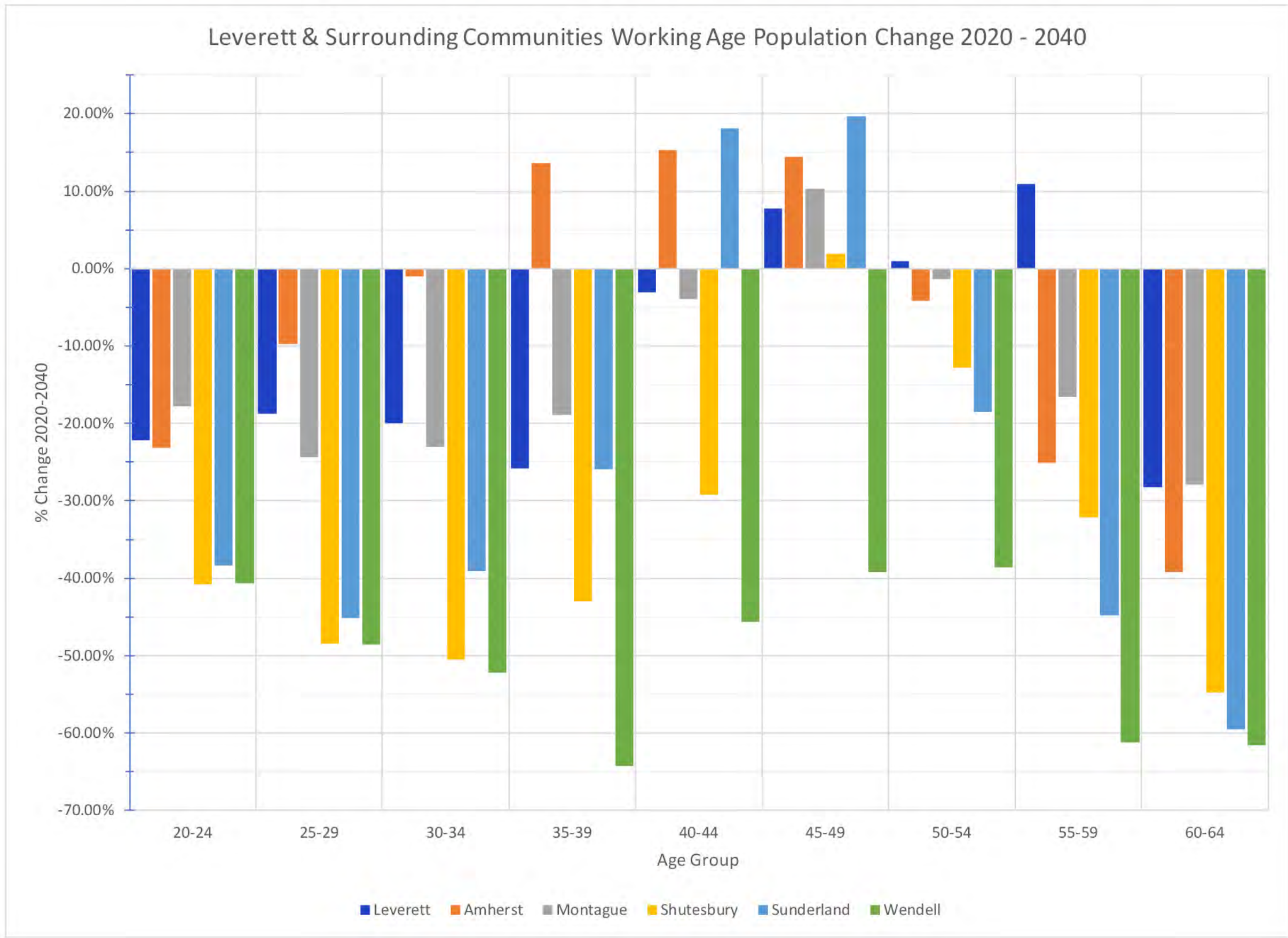
## Leverett and Surrounding Communities Post Retirement Age Population

This chart shows how Leverett's post retirement population (those 65+) is estimated to change between 2020 and 2040 compared to that in surrounding towns. All towns will see a significant increase in the population over 80 which will impact the availability of senior housing and care.



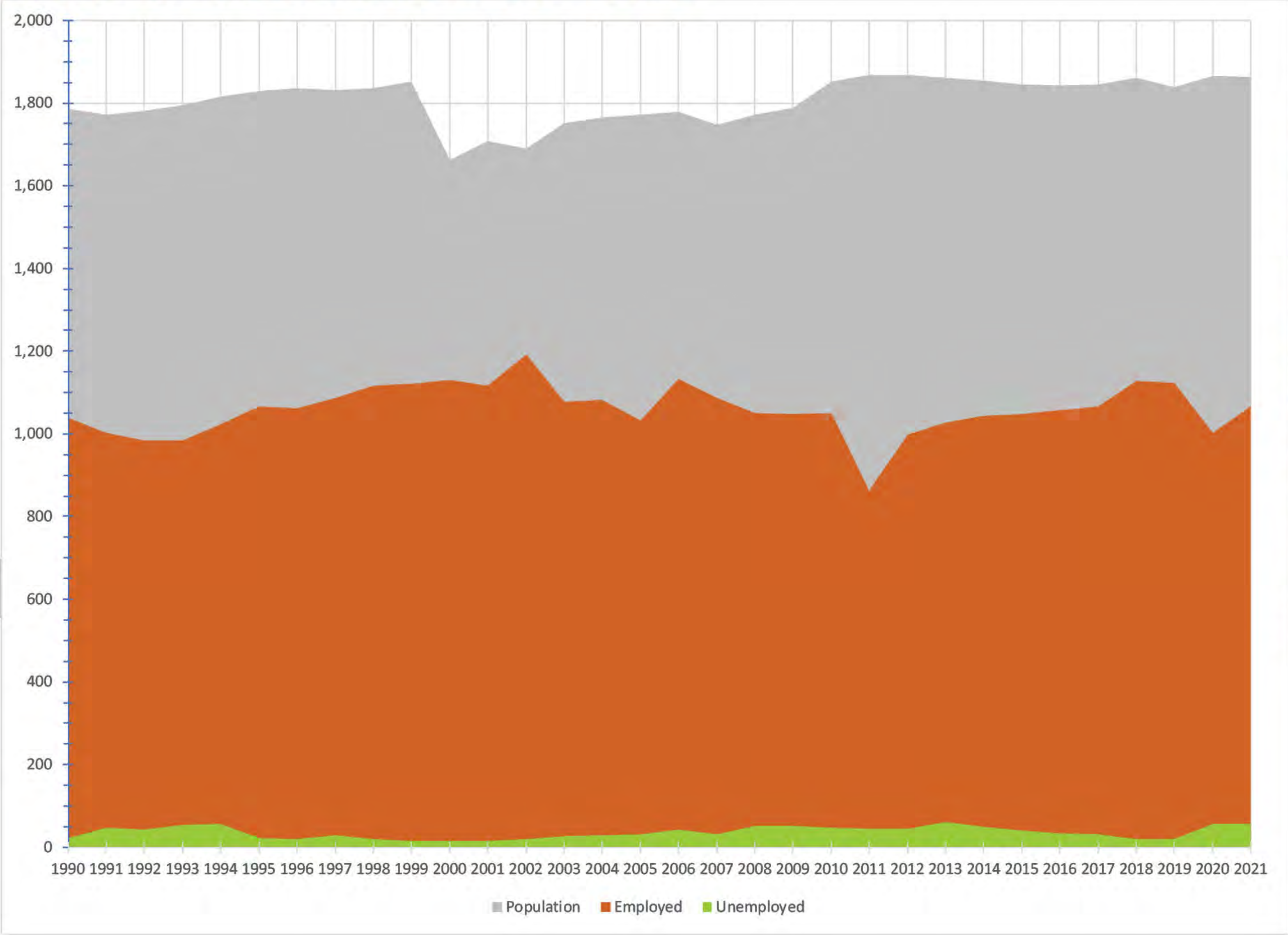
## Leverett and Surrounding Communities Working Age Population Change

This chart shows how Leverett's working population (those between 20 and 65) is estimated to change between 2020 and 2040 compared to that in surrounding towns. All towns see the same declines in those under 40 and those 60-64.



# 2040 LEVERETT DEMOGRAPHICS

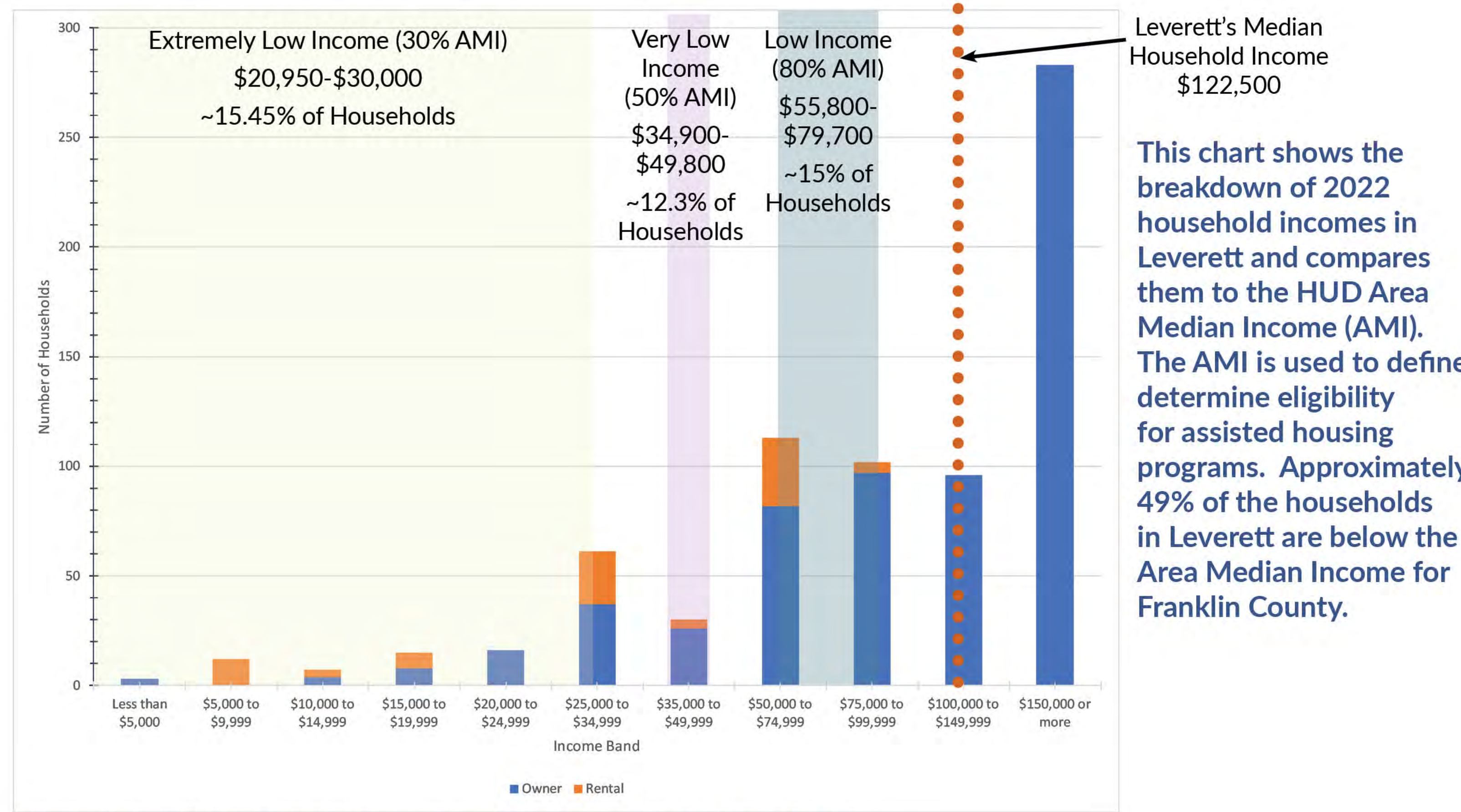
## Leverett Labor Force 1990-2021



This chart shows the breakdown of the labor force in Leverett between 1990 and 2021. The total population is in gray; the working population is in orange; and those who were unemployed are in green. In 2021, 60% of the population was in the labor force (i.e. aged between 15 and 64) with 95% of them employed.

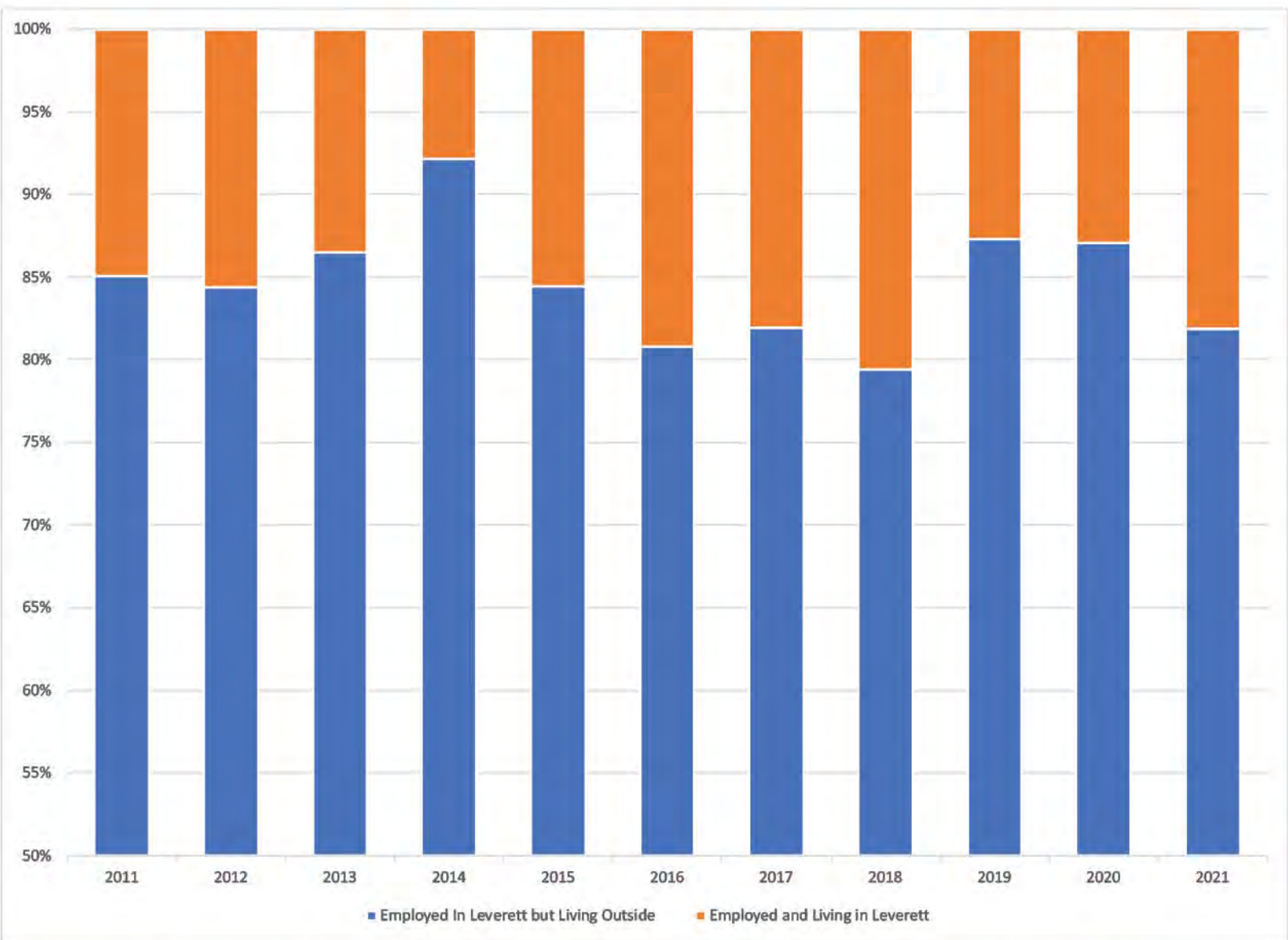
## Leverett Household Incomes vs HUD 1-4 Person Households Income Limits

The Area Median Income (AMI) for Franklin County is between \$69,020 and \$98,600 depending on household size.



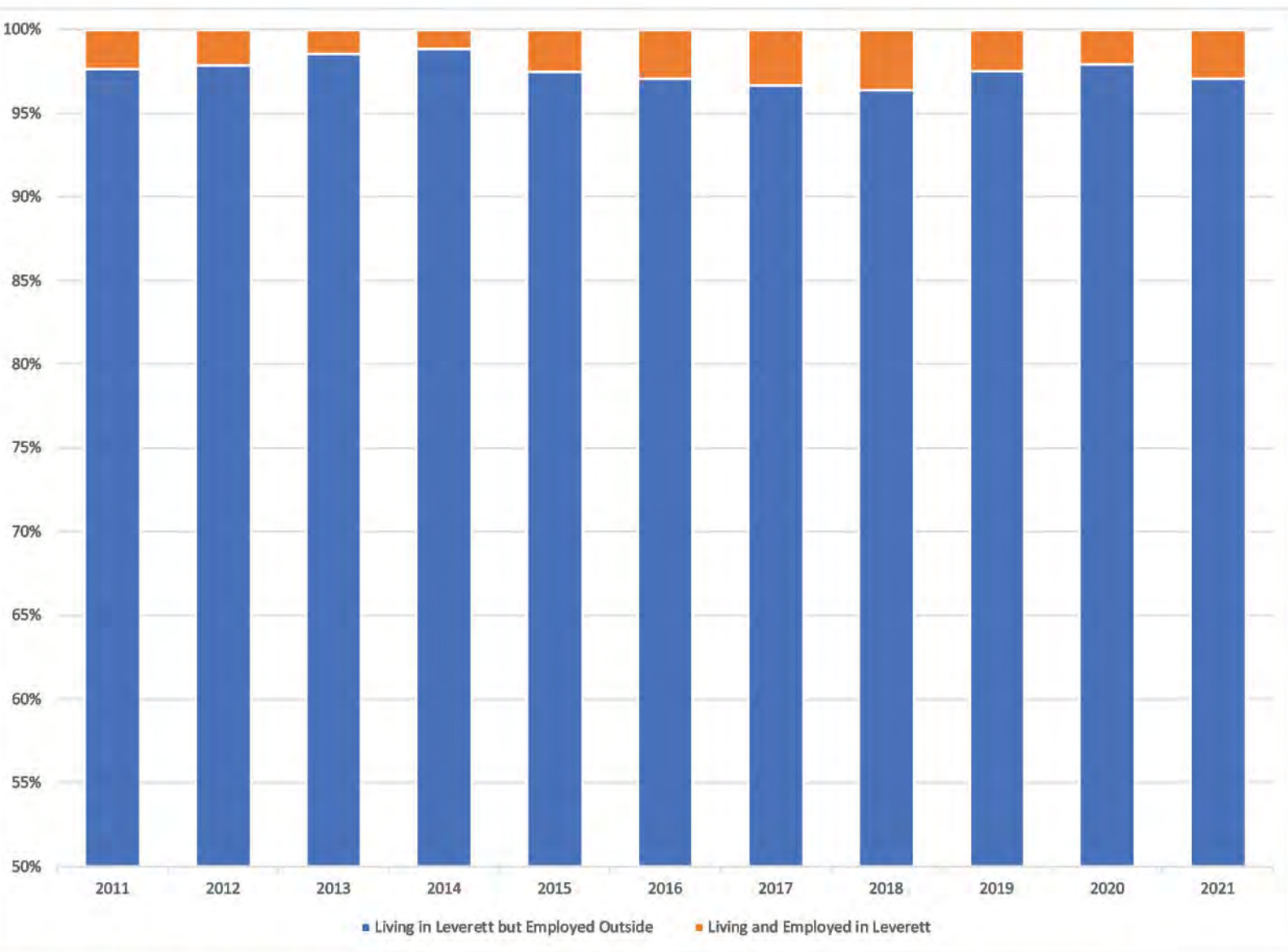
This chart shows the breakdown of 2022 household incomes in Leverett and compares them to the HUD Area Median Income (AMI). The AMI is used to define eligibility for assisted housing programs. Approximately 49% of the households in Leverett are below the Area Median Income for Franklin County.

## Employment Patterns: Employed in Leverett 2011-2021



This chart shows where those who are employed in Leverett actually live. In 2021, 82% of those employed in Leverett lived elsewhere.

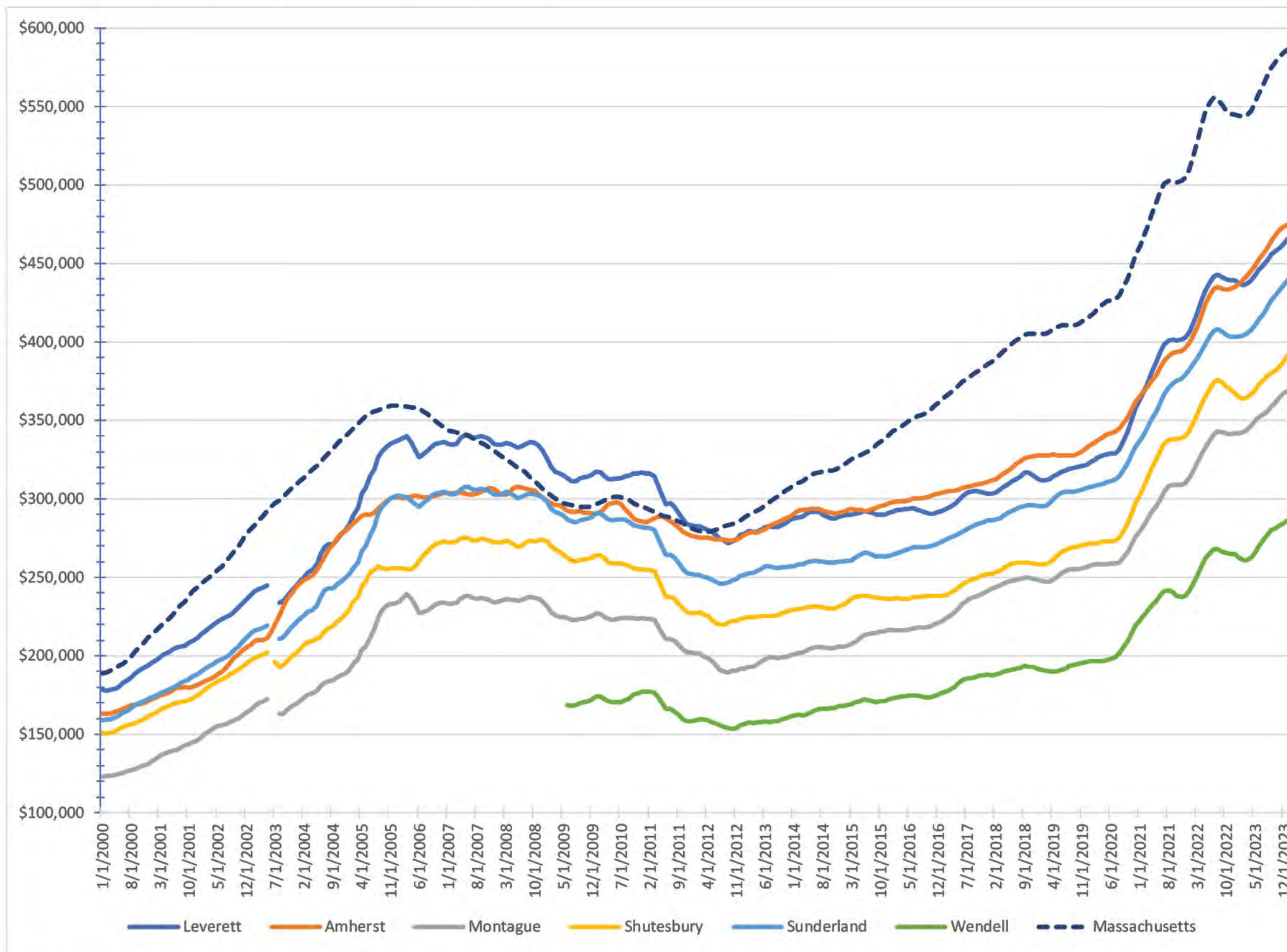
## Employment Patterns: Living in Leverett 2011-2021



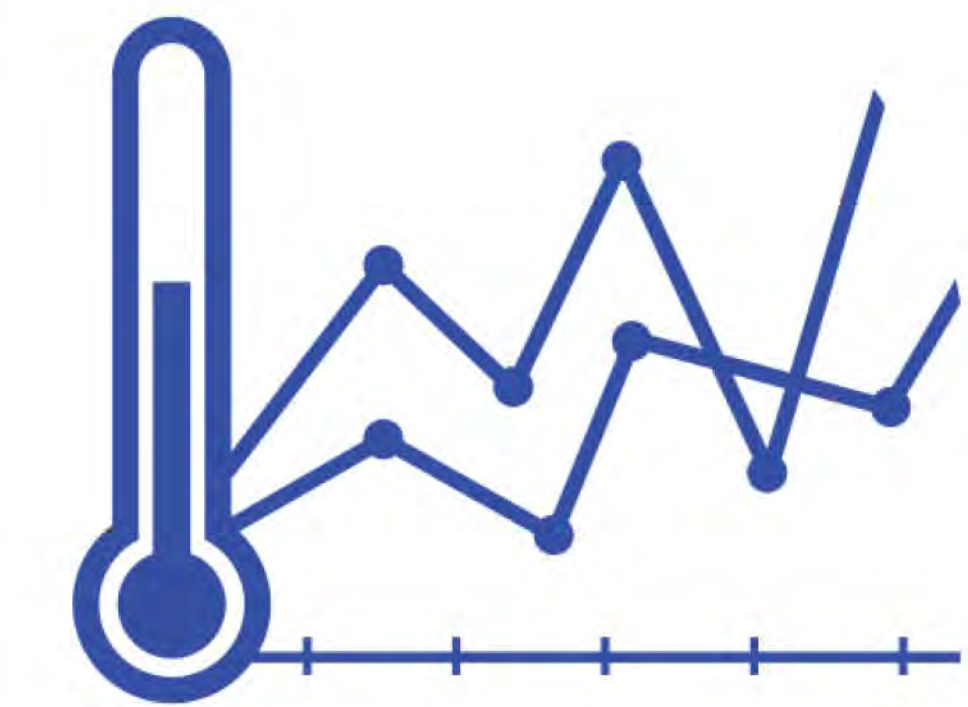
This chart shows where those who live in Leverett actually work. In 2021, 97% of those living in Leverett worked elsewhere.

## Monthly Median Housing Values 2000-2023

This chart shows the median housing values from 2000 to 2023 for Leverett and surrounding towns as well as for the State as a whole. Leverett and Amherst have higher median housing prices than their neighbors, but all of these towns have lower housing values than Massachusetts as a whole. Leverett is the dark blue line.



CLIMATE CHANGE: 2040 PROJECTIONS SHOW AVERAGE CHANGES FROM A HISTORIC BASELINE (1961-1990)



By 2040 the average minimum and maximum temperatures are projected to increase from the baseline of data from 1961-1990.

Average Maximum: from 56.3F to 60.7F

Average Minimum: from 33.6F to 37.9F

By 2040 the total precipitation (rain and snowfall) amount is projected to increase with the risk of flooding increasing accordingly.

50.21"

46.45"



By 2040 the number of days when heating is required are projected to decline.

169.6 47.9



147.2 29.5

By 2040 the number of days when air conditioning is required are projected to increase.

17.6



3.7

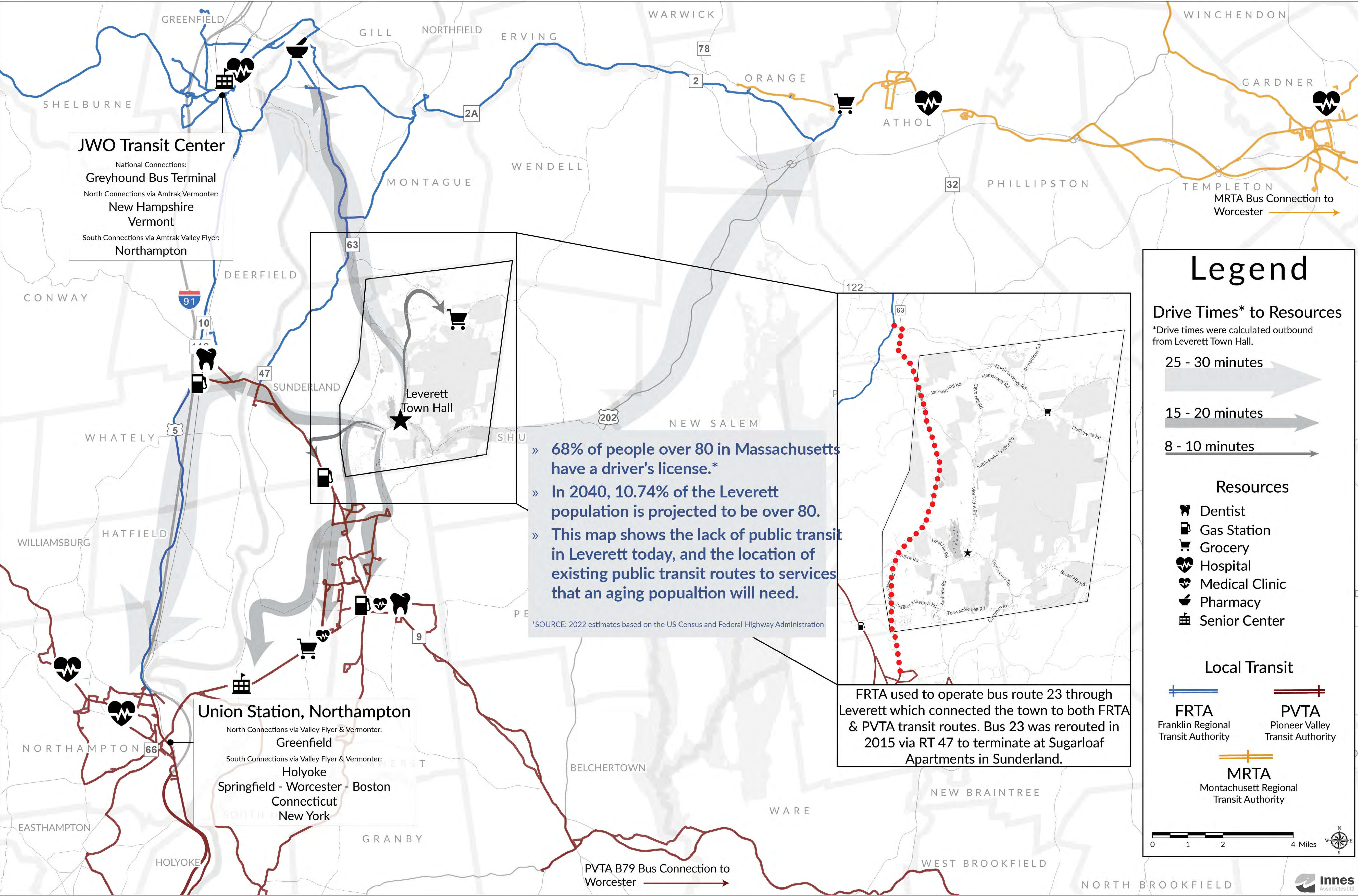


Hydrography Map

The hydrography map shows the DRAFT updated 2024 FEMA flooding data. This map will replace the existing FEMA flood map that was last updated in 1980.

Note the location of protected land relative to the major resources: the aquifer, surface water, and streams. Also note where built structures and infrastructure may be threatened by flooding.





RECOMMENDATIONS AND PRIORITIES

	URGENT	NOT URGENT
IMPORTANT	<p>MUST DO!</p> <p>HIGHEST PRIORITY</p> <p>SHORTEST TIMELINE</p> <p>0-3 YEARS</p>	<p>START NOW, FINISH LATER (LONGER-TERM PROJECTS)</p> <p>MEDIUM TO HIGH PRIORITY</p> <p>MEDIUM TO LONG-TERM TIMELINE</p> <p>5-10 YEARS</p>
NOT IMPORTANT	<p>NEEDED BUT NON-TOWN ACTIONS (TOWN MAY FACILITATE)</p> <p>VARIED PRIORITY</p> <p>VARIED TIMELINE</p>	<p>NICE-TO-HAVE</p> <p>LOW PRIORITY</p> <p>LONG-TERM TIMELINE</p> <p>10+ YEARS</p>