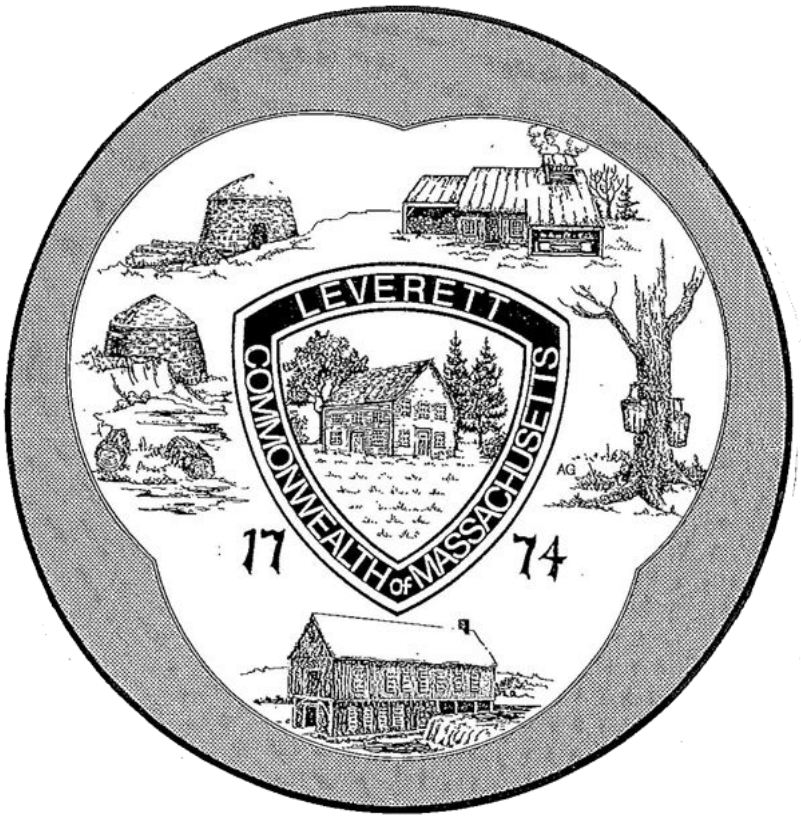
Town of Leverett
2024 Comprehensive Plan
with Appendices A-I



Plan and Report Delivered by Innes Associates in June 2024
Revised by the Leverett Planning Board in November 2024
Printed April 2025

Town of Leverett

2024 Comprehensive Plan

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In June 2024, Innes Associates made some revisions to the plan based on community feedback. From August to November 2024, The Planning Board used community feedback to write the cover letter for the plan.

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A report on existing conditions data sources produced by Innes Associates and a working group of Leverett volunteers.

Comprehensive Plan Revision History

Draft plan made available by Innes Associates for public comment and Steering Group and Planning Board review.	May 14, 2024
Final plan by Innes Associates delivered to Planning Board.	June 30, 2024
Cover letter finalized by Planning Board for inclusion with the plan.	November 15, 2024
Two documents (*The Leverett Comprehensive Plan* and *Appendix A: Phase 2 Report (June 2024)*) printed by Collective Copies in Amherst for distribution to Town Hall (five copies), the Leverett Library (five copies), and one to each Steering Group member (eleven copies). Note: an earlier version of the Planning Board cover letter was included in the *Plan* by mistake. The up-to-date version with a note of correction was appended to copies distributed to Town Hall and the Library and can be found on pages 5-6 below.	March 5, 2025
Document prepared for printing including *The Leverett Comprehensive Plan* and all appendices A through I: • Page numbers and a table of contents were added to improve usability. Original page numbers have been retained in the printed volume for accurate reference to the digital files. • Decorative end-pages removed; • Consultant presentation slides removed if they lacked information or contained only the words "Q&A" or "Discussion". • Plan Revision History added.	March 31, 2025

Find digital versions of all plan documents on the Leverett town website:

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

Comprehensive Plan Revision History

Continued

Amendments section added after Financial Resources in the Leverett Comprehensive Plan. The new section establishes a living-draft revision log and incorporates Addendum #1, supporting the establishment of a Leverett cultural district. The consolidated plan and appendices were updated with revised tables of contents and continuous page numbering.	October 2026



TOWN OF LEVERETT
Massachusetts 01054

Town of Leverett, Planning Board

November 15, 2024

Dear Leverett Community,

Over the past two years, the Town crafted its *first-ever* Comprehensive Plan.

Above all, the members of the Planning Board are grateful to the dozens of community volunteers who helped with this challenging and illuminating process. This would not have been possible without our community's dedication and hard work. The purpose of the Comprehensive Plan is to ask and answer important questions about our residents' priorities for the town of Leverett both now and in the future. The current Plan is a wealth of information about Leverett's past and present, demographics, land use, natural resources, housing, economy, and community-driven goals and values. This detailed landscape of key factors shaping Leverett offers guidance on important challenges for the Town to address. More than just a document, the Plan is a shared institutional process whereby community members can deliberate over these matters in open forum and private reflection.

The Planning Board is united in thinking of the Plan as a draft from which we will draw inspiration; however, we are not beholden to its contents. We intend for the Plan to be a living document evolving over time with Community input. Thanks to the community's response to surveys, open meetings, workshops, and other data collection events, this Plan has gathered the voices of at least 400 Leverett community members. During the planning process, the Steering Group sought to craft an inclusive and pluralistic interpretation of community data. They synthesized both similarity and difference of perspectives, values, and goals as a constructive multitude rather than distilling a singular vision that risks becoming exclusionary of minority perspective.

While this document provides a good foundation, the Planning Board also acknowledges that additional work needs to be done to refine and improve it over time – with the help of our community. There are a multitude of comments, thoughts and reflections that were not fully incorporated into the main document due to time limitations, but will live on as part of the document in a series of appendices. These appendices will likely inspire future improvements to the Plan.

Overseeing the maintenance and implementation of a comprehensive plan is the Planning Board's responsibility. Amending a plan at any time is an authority available to a Planning Board. Regarding this responsibility and authority, the Planning Board makes the following commitments to Leverett:

- We will continue to listen and build consensus before amending the Plan and before promoting recommended actions in the Plan.

- We will revisit the prioritization of recommended actions listed in the Plan and provide additional opportunities for community input. We heard, for example, from many residents who were dissatisfied with the context and clarity of information provided at in-person planning workshops. We understand that this caused confusion and prevented workshop participants from thoroughly examining and discussing the issues. As a result, the process created the risk that important perspectives and ideas were overlooked.

- We will continue to collect, study, debate, and communicate local and regional data, trend analysis, and scenario planning relevant to recommended actions in the Plan.

- We will continue to hear and respect community perspectives and new lines of argument that may challenge what we have learned from this Plan.

- We will hold fast to the community values and goals - described on pages 28-29 - in all plan implementation and amendment activities including the importance of preserving Leverett's natural resources and maintaining a climate resilient future of our Community;

- We will hold fast to the principle of incremental change in all decision-making to do with stewardship of our collective resources and how we will meet community needs.

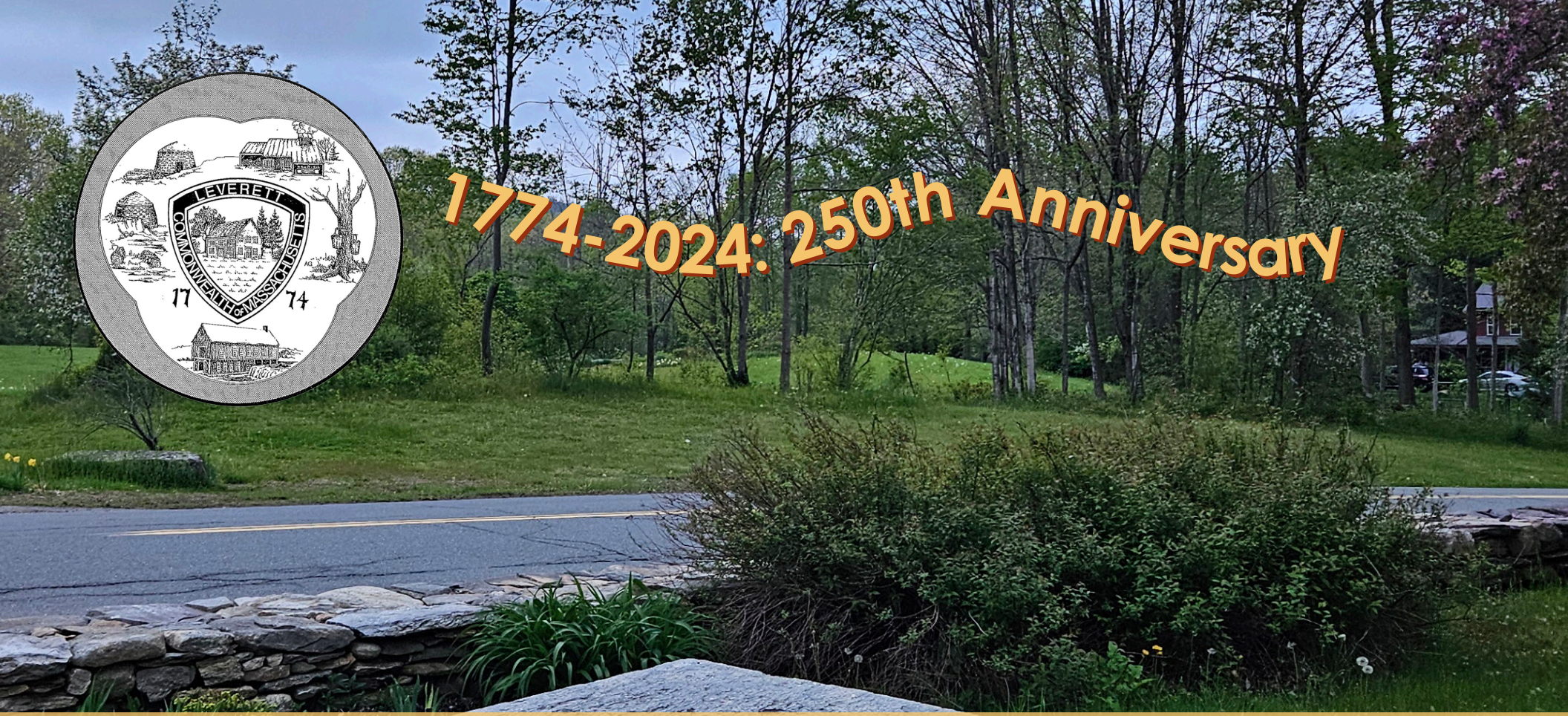
Although responsibility and authority are with the Planning Board, this is the Town's Plan. It is a guiding star intended to serve the people of Leverett. The Plan does not determine Leverett's future; the people of Leverett determine the Plan. At any time, every community member is invited to challenge it, raise questions about it, and propose to change it. At any time, we are all empowered to use it to reinforce our positions, inform deliberation, resolve conflict, and organize the activities of citizen groups and municipal boards, committees, and departments. It is not law, and it creates no obligations. If this Plan motivates proposals to change the Town code or zoning bylaw, it will be up to the voters at Leverett Town Meeting to approve or reject the change.

Thank you again to the entire community, the Comprehensive Plan Steering Committee, Town Boards and Staff, and Innes Associates, for crafting this Plan.

Thank you,

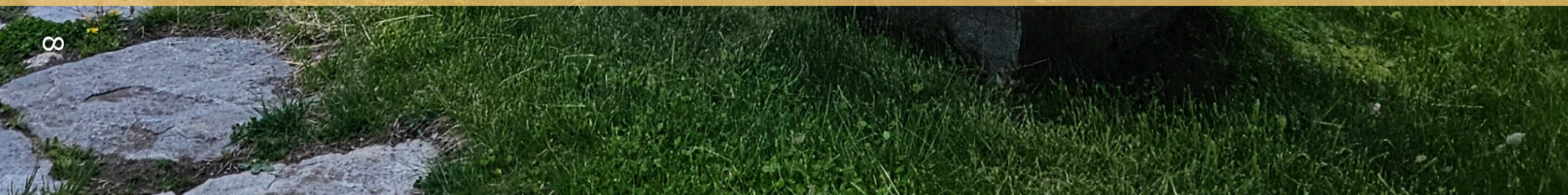
Leverett Planning Board

Notice of correction: This is the most up-to-date version of the cover letter. The version on pages 4-7 of the plan is a previous version of the cover letter included with the printed plan by mistake.



Town of Leverett

Comprehensive Plan: Phase 2 (2023-2024)



What is a Comprehensive Plan?

A comprehensive plan is a document that **provides guidance to a municipality for its policies, actions, and investments over a defined period,** often ten years. In Massachusetts, comprehensive plans are enabled by **Section 81D.**

The **Planning Board** is responsible for **creating, adopting, and updating** the municipal master – or comprehensive – plan.

Town Departments, Boards and Committees are responsible for implementation. Specifically, the **Planning Board** is responsible for **proposing and reviewing zoning changes**; the **Select Board** is responsible for **directing policy and advocating for funding**; **Town staff** are responsible for **day-to-day actions**, and **Town Meeting** is responsible for **approving the budget and adopting zoning changes**.

The full §81D text is in the Phase 2 Report.

Section 81D requires nine elements. Of these, the Goals and Policies Statement (this is often called Vision and Goals) and the Implementation Plan are the most critical components in terms of defining the future policies, actions, and investments of the Town.

Comprehensive planning grew out of land use planning and the other seven elements reflect this. Those elements are as follows:

- Circulation (which originally referred to the roadways in a town and now includes transportation, transit, and mobility)
- Economic development
- Housing
- Natural and cultural resources (which include historic resources)
- Open Space and Recreation
- Services and facilities (which refer to Town services and facilities and include water, wastewater, and stormwater management)
- Land use plan (which brings together the land use recommendations of the plan)

Communities may also add other topics. Common topics include public health, climate resiliency, environmental and economic sustainability, and other topics of importance to that community.

introduction

What is in this document?

This 2024 Comprehensive Plan summarizes the planning process and provides the following information:

- Brief overview of comprehensive planning.
- Timeline of the 2023-2024 planning process.
- Recognition of the participants.
- A list of suggestions for immediate next steps.
- Chart of responsibilities and potential partners.
- Timeline of past planning efforts.
- Recommended action steps from those plans, organized by the Section 81D planning element.
- Seven key topics identified by the Steering Group at their meeting on January 15, 2024 and action steps for the Leverett community to consider.
- Financial resources.

This plan is accompanied by additional appendices that provide more background about the planning process:

A. Phase 2 Report, June 2024
B. Letters from Department Heads
C. Steering Group: Meetings
D. Steering Group: Small Group Summaries
E. Community Workshops: Summaries
F. Fall 2023 Community Survey
G. Spring 2024 Survey and Additional Public Comments
H. Planning Board: Consultant Presentations
I. Phase 1 Report, June 2022

Find these appendices on the town website:
https://leverett.ma.us/g/95/Comprehensive-Planning

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TOWN OF LEVERETT
Massachusetts 01054

November 15, 2024

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cover letter

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While this document provides a good foundation, the Planning Board also acknowledges that additional work needs to be done to refine and improve it over time – with the help of our community. There are a multitude of comments, thoughts and reflections that were not fully incorporated into the main document due to time limitations, but will live on as part of the document in a series of appendices. These appendices will likely inspire future improvements to the Plan.

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workshop participants from thoroughly examining and discussing the issues. As a result, the process created the risk that important perspectives and ideas were overlooked.

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cover letter

the activities of citizen groups and municipal boards, committees, and departments. It is not law, and it creates no obligations. If this Plan motivates proposals to change the Town code or zoning bylaw, it will be up to the voters at Leverett Town Meeting to approve or reject the change.

Thank you again to the entire community, the Comprehensive Plan Steering Committee, Town Boards and Staff, and Innes Associates, for crafting this Plan.

Thank you,

Leverett Planning Board

Greg Tuzzolo, Chair
Molly Daniell
Stephen Freedman
Swan Keyes
Richard Nathhorst
Tim Shores
Kimberly VanWagner

timeline

What was the Community Engagement timeline?

8

timeline

Meeting descriptions are in the Phase 2 Report.

12/06/23 Data Walk 2: Alternatives

12/10/23: Shutesbury Group

01/15/24

01/19/24: Council on Aging

01/31/24: Survey Results, Zoning, and Historic Development Patterns

02/05/24

02/12/23

02/28/24: Leverett 2040

03/11/24

04/17/24: Zoning and Comprehensive Planning

04/23/24

Saturdays at the Library
03/30/24 -06/08/24

05/08/24: Draft Plan Framework

05/14/24-06/10/24: Survey 2: 23 responses

06/04/24

06/12/24: Comments on First Draft

Who participated in the process?

thank you to elected officials and town staff

Select Board

- Patricia Duffy
- Jed Proujansky
- Tom Hankinson

Special Thanks to:
Marjorie McGinnis, Town Administrator
Lisa Stratford, Town Clerk

Planning Board

- Molly Daniel
- Steve Freedman
- Swan Keyes
- Richard Nathhorst
- Tim Shores
- Greg Tuzzolo, chair
- Kimberly VanWagner

Special Thanks to:
Tom Ewing
former Planning Board Chair

thank you to the volunteers

Phase 1 Working Group (2022)

- Lizzie Alwan
- Melissa Colbert
- Molly Daniell
- Arlyn Diamond
- Charles Bagley
- Silas Ball
- Stephen Ball
- Mike Fiscella
- Denzel 'Jamie' Hankinson
- David W Henion
- Miles Palmer
- Kathryn Stoddard
- Kimberly VanWagner

Phase 2 Steering Group (2023-2024)

- Silas Ball
- Matt Boucher
- Jenny Daniell
- Arlyn Diamond
- Jim Field
- Gary Gruber
- David Henion
- Isaiah Robison
- Kimberly Van Wagner
- Andrew Vlock
- Nicole Vajda
- Bob Weitzman

The 2023-2024 planning process was supported by Innes Associates, including the preparation of the June 2024 versions of this doucment and the accompanying volume 2 report and appendices. RKG Associates and Tighe & Bond contributed to the data collection process in 2023.

participants

thank you to the Leverett community

people who responded to survey one

105 out of 411 respondents shared their names.

Adam Bauer
Alice Feldman
Andrea Garvey
Ann Ferguson
Ann Jones
Ann Jones
Annaliese Bischoff
Anne-Elise Olsen
Apple Ahearn
Ashley Winn
Barbara Appel
Barbara Carulli
Becky Tew
Ben Goldburg
Bob Hopley
Bradley Woody
Brian Boyles
Brian J. Clifford
Camila Hwang-Carlos
Candice Novak
Carole Desanti
Charles Bagley
Charles Dana
Charles Paulin
Chris Nelson
Christine Di Stefano
Christopher Carlisle
Clarissa Lyons
Courtney Jane Brown
Craig Asche
Cynthia Baldwin
Dan Cooley
Daniel Emery
Daniel Warner
David Mcdannald
Diana H. Balmonte
Donna Rae Gould
Eliza A. Strickland
Ellen E. Drews
Eric Donnelly
George Drake
George Lockwood
Gillian M. Cook
Grant Firl
Hannah Blunt
Helene D. Lambert
J. Cheplick
Jacob Park
Jean Bergstrom
Jean Lukens
Jennifer Storey
Jernigan
Joan Godsey
Joan Snowdon
John Jernigan
Joseph Costello
Joseph Nowicki
Jude Wobst
Judi Fonsh
Judith Davidov
Judy (Aka Jr) Raphael
Jya Plavin
Kate Rice
Kathleen Winkworth
Ken Kahn
Kip Fonsh
Lauren Kaplan
Lauren Kendrick
Hannigan
Lia Raz
Linda Aubry Bullock
Linda Hoer
Lisa Vittori
Marielle Emond
Matt Lorenz
Michael Shick
Mike And Claudia Rhodes
Mike Bullock
Miriam Aylward
Noah S. Paessel
Patricia Duffy
Portia Weiskel
Rebecca Reid
Rebecca Reid
Rebecca Schwartz
Richard Nathhorst
Rick Pouliot
Robert Piotrowski
Roberta C. Bryant
Roy Kimmel
Sarah Bing-Owen
Sarah Manteiga
Sean Mahoney
Shannon R. Gamble
Shawn M. Flynn
Stacey Wenczel
Stephen Dydo
Steve Freedman
Susan Altabet
Susan Connell Biggs
Susan Walker
Suzanne Starling
Tara Pauliny
Thomas B. Daniels
Tony Dinsmore
Wes Goscenski

Survey two did not request respondents' names.

participants

attendees at the three community workshops

(this does not include attendees from the Planning Board or Steering Group)

workshop one
october 17, 2023
session 1

Ann Ferguson
Barbara Appel
Barbara Carulli
Bob Haply
Brian Cook, Fire Chief
Brooke Thomas
Cheryl Boucher
Chris Condit
Courtney Jane Brown
Cynthia Thomas
Daniel Warner
George Drake
George Lockland
Jean Bergstrom
Jill Palmer
Judith Davidov
Krista Gile
Lauren Kendrick Hannigan
Lizzie Alwan, BoH Chair
Marnie Genre
Martin Pittman
Mary Barnett
May Russo
Millie Thayer
Patricia Duffy, Select Board
Paul Boucher
Ray Kimmel
Sandra Susse
Sean Mahoney
Shirley Thomas
Steve Freedman
Susan Cornell Biggs
Thomas Masterton

workshop one
october 17, 2023
session 2

Bethany Seeger
Brieta Goodwin
Cameron Lownie
Carol Helm
Daniel Sargent
Don Robinson
Eva Gibavic
Frank Iglehart
Gillion Cook
Grant Firl
Hollie Kalkstein
Jacob Park
Janine Roberts
Joel Juniro
Julia Latady
Laune Miller
Lauren Kaplon
Lisa Stratford, Town Clerk
Maela Mae
Maureen Ippolito
Michael Dover
Peter Daniell
Philip Carter
Ray Basara
Rebecca Bing
Rebecca Reid
Sadie Graham
Sara Robinson
Sarah Bing-Owen
Skip Fournier
Stephen Dydo
Steve Ferrarone
Susan Mareneck
Susan Walker
Will Stratford

attendees at the three community workshops

(this does not include attendees from the Planning Board or Steering Group)

workshop two december 6, 2023*

* Although this session was planned and set up as two sessions, it was advertised as a single open house.

Ann Watson
Apple Ahearn
Barbara Carulli
Barky Field
Bob Sieruta
Brian Cook, Fire Chief
Brooke Thomas
Carol Heim
Christina Barber
Craig Cohen
Cynthia Kimmel
David McDannald
Diane Bella
Eliza Strickland
Gene Stamell
George Drake
Gordon Kramer
Hollie Kalkstein
Jacob Park
Janice Telfer
Jim Staros, Board of Assessors
Jim Watson
Joe Costello
Joe Nowicki
John Jernigan
Judith Davidov
Marilyn London Ewing
Mary Barnett
Matt Lorenz
Naudiwan Fuller
Patrick Jernigan
Peter Daniell
Philip Carter
Ray Kimmel
Rocky Adriance
Shirley Thomas
Susan Mareneck
Tara Pauliny
Thomas B. Daniels
Thomas Masterton
Tom Wolff, Council on Aging

workshop two december 6, 2023*

Barbara Osborne
Benjamin Eddy
Clarissa Lyons
Cynthia Baldwin
Eric Donelly
George Lockwood
Jean Lukens
Laune Miller
Lisa Werner
Rich Karsten
Sam Black
Seth Hemingway
Steve Freedman
Will Stratford

workshop three february 28, 2024 session 1

Ann Ferguson
Candice Pinault Novak
Carol Heim
Cindy Cormier
Courtney Jane Brown
Cynthia Baldwin
Diane Crowe
Fay Zipkowitz
Frank Iglehart
George Drake
George Lockwood
James Perkins
Joseph Nowick
Judith Davidov
Martha Field
Neal Woodard
Pat McGiffin
Robert Sieruta
Sam Black
Seth Hemingway
Stephen Dydo
Susan Walker

workshop three february 28, 2024 session 2

Anne-Elise Olsen
Barbara Carulli
Ben Goldberg
Brian Boyces
Chip Dana
Clarissa Lyons
Eric Donnelly
Hollie Kalkstein
Jacob Park
Jessica Rochelean
Jim Staros, Board of Assessors
Kristan Bakker
Pat Duffy, Select Board
Ruoqi Zhong
Shannon Gamble
Susan Mareneck
Tilman Wolf

thank you for sharing your time and thoughts

What happens next?

The Town of Leverett should consider the following additional planning studies that would provide additional information for the seven topics below.

- **CONTINUE COMMUNITY CONVERSATIONS.** Comments from members of the Steering Group and other participants in this process suggest that many people were unhappy that there were not more opportunities to discuss the topics identified during the planning process in more depth. At its meeting on June 12, 2024, the Planning Board discussed how to keep these conversations going beyond the June 30 ending to this phase 2 of the planning process. This document is intended to support those potential ongoing conversations by tying comments in the 2023 survey to the seven topics identified by the Steering group at their January 15, 2024 meeting.
- **UPDATE THE OPEN SPACE AND RECREATION PLAN.** The Town's Open Space and Recreation Plan expires in 2026. The Town should update this plan because protecting the environment is the major priority for residents. An outdated plan reduces the Town's ability to compete for grants. The Town can apply for a grant to update the plan. The Conservation Commission should reactivate the OSRP Update Committee to help develop a scope of work for the process, based on state requirements. See https://www.mass.gov/info-details/open-space-and-recreation-plans for more details.
- **APPLY FOR A GRANT FOR A HOUSING PRODUCTION PLAN.** Participants in the planning process expressed significant concerns about the need for affordable housing, especially to assist Leverett seniors in aging-in-place. The Town is also well below the 10% requirement for units on the Subsidized Housing Inventory. The Town can address both concerns by undertaking a planning study for the Housing Production Plan. Towns that have such a plan, and are making progress towards their goal, can achieve a safe harbor from a comprehensive permit (MGL Chapter 40B). The Affordable Housing Trust, with support from the Selectboard and the Planning Board, could take the lead on this project. See https://www.mass.gov/info-details/chapter-40b-housing-production-plan for more details.
- **STUDY POTENTIAL GATHERING SPACES AND OTHER ENHANCEMENTS IN THE TOWN CENTER.** Community members expressed a consistent need for more gathering spaces, but were divided on how to accommodate that need. Many people identified options around the Town Center for addressing the desire for enhanced community spaces; such spaces could be outdoor, re-purposed existing spaces, or additions to existing spaces. A study, which could be funded by one of the Community One-Stop grants, could delve further into the need and specific options to meet that need.

Responsibilities for Next Steps

Planning Board

The Planning Board is enabled by Section 81D of Chapter 41 of the Massachusetts General Laws to make a master plan of the town or part of the town. (Note that "comprehensive plan" is used interchangeably with "master plan.") Once the Planning Board accepts or adopts the plan (by majority vote), the Town should send it to the Executive Office of Housing and Livable Communities.

There is no penalty for not completing an action identified in a comprehensive plan. The plan is supposed to be a guide to the Town in allocating resources to meet the needs of the community. Comprehensive plans can be used to support grant applications, many of which are competitive.

Other Responsibilities

Although the Planning Board is responsible for the development and adoption of the Comprehensive Plan, addressing the recommendations of this plan is shared across all elected and appointed officials, town staff, and community volunteers. The Town of Leverett has a small staff, and is fortunate that many community members have stepped forward to participate in town government. Current town boards, committees, departments (BCD) and their roles in implementation are listed in the table below.

The other critical committees for future actions are the following:

- **SELECTBOARD.** Develop policies for implementation and direct resources, including staff time, towards policy implementation. Work with the Finance Committee and the Capital Planning Committee to direct operating and capital funds to support the policy direction.
- **FINANCE COMMITTEE.** Become familiar with the recommendations of this plan and support operating and capital budgets that assist with the implementation of those recommendations.
- **CAPITAL PLANNING COMMITTEE.** Become familiar with the recommendations of this plan and develop long-range capital budgets that assist with the implementation of those recommendations.
- **TOWN MEETING.** Become familiar with the recommendations of this plan and support budgets and zoning changes that assist with the implementation of those recommendations.

Boards, Committees, and Departments (BCD)

BCD/Role	BCD/Role	BCD/Role	BCD/Role
Council on Aging Continue to evaluate senior needs as aging population increases; partner on developing a community gathering space; and collect data on senior community to evaluate change in population and needs over time. (https://leverett.ma.us/g/37/Council-on-Aging-COA)	**Cultural Council** Continue to support local artists and arts in conjunction with the Massachusetts Cultural Council. Assist other town boards and committees with applications for cultural grants to support community initiatives.	**Historical Commission** Collaborate on strategies and actions in this plan related to the historical and cultural assets of the town, including conversations about community gathering places.	**Recreation Committee** This committee does have members, but does not appear to be active. The desire for more community activities and gathering spaces, and the opportunity to update the Open Space and Recreation Plan in 2026 may provide additional direction for the committee.
Leverett Library; Library Trustees The Library is a valued part of the Leverett community and provides event programming as part of its offerings. The Trustees should be partners with the Council on Aging and Leverett Elementary School in providing more opportunities for community-wide gatherings (both spaces and events).	**Affordable Housing Trust** Focus on funding and affordable housing creation; partner in a Housing Production Plan. **Kimball Trust** Continue to support children in need, as determined by the provisions of the trust.	**Scholarship Committee** Support development of the future workforce by continuing to provide access to education to community members who meet the requirements.	**Tax Relief Committee** Continue to assist vulnerable seniors and those with disabilities with tax rebates. Track the number of applications relative to the ability to support the need. Assist seniors with applications for the Senior Circuit Breaker Credit (https://www.mass.gov/info-details/massachusetts-senior-circuit-breaker-tax-credit).

responsibilities

BCD/Role	BCD/Role	BCD/Role	BCD/Role
Board of Health Evaluate potential pilot programs for wastewater management; address an anticipated increase need for health services to vulnerable seniors; track and evaluate impact on public health from climate change (e.g., heat events and flooding).	**Police Department** Continue to share data about the needs of vulnerable people within the community, especially as the population continues to age. Establish a list of vulnerable residents for which participation is voluntary. Police officers may be the first to interact with vulnerable residents, such as seniors living alone.	**Leverett-Wendall Police Services Oversight Committee** Members are split between Leverett and Wendall and, among other topics, review the joint police budget.	**Energy Committee** Continue to support the Leverett Community Choice Power Supply Program. Collaborate on energy-related strategies and actions in this plan, including the community solar study.
		Emergency Planning Board Continue role in planning for hazard mitigation.	
Highway Department Continue to address infrastructure repairs, maintenance, and capital projects, especially when addressing the negative impacts of climate change.		**Fire Department** Continue to share data about the needs of vulnerable people within the community, especially as the population continues to age.	**Municipal Light Plant Department** **Leverett MLP Board** Continue to support community broadband and phone service. Participate in community conversations about connectivity, especially in emergency situations.
Conservation Commission Continue to fulfill statutory responsibilities. Reconstitute the Open Space and Recreation Committee to update the OSRP. Consider reconstituting the Trails Committee.	**OSRP Update Committee** The Open Space and Recreation Committee is a subcommittee of the Conservation Commission. It is not currently active, but the plan is due to be updated in 2026. The committee should be reconstituted and begin working on a scope of work and grant application for the planning process for that report.	**Trails Committee** This committee is sponsored by the Conservation Commission and the Rattlesnake Gutter Trust. The committee currently has no members and participants in the planning process identified a need to reconstitute this committee. This committee could have an important role in recommendations to address community desires for opening and maintaining trails.	**Zoning Board of Appeals (ZBA)** The ZBA will continue to address applications for special permits, variances, appeals, and comprehensive permits. This role is an important contribution to land use and zoning decisions in the Town. Members should track the types of applications received as this information will indicate if zoning changes have the desired impact on land use.

BCD/Role	BCD/Role	BCD/Role	BCD/Role
Town Hall • **Town Administration** • **Town Administrator** • **Accounting** • **Animal Control Officer** • **Tax Collector** • **Town Clerk** • **Veterans** Continue to support community functions and needs, including those duties required under Massachusetts General Law. Advise Town Boards and Committees about any data that can easily be collected to support measurement of trends and progress against the values and goals identified in the comprehensive plan.	**Board of Assessors** Provide data for benchmarks to show change in development volume and valuation of asset classes. **Personnel Board** Review staff roles and support staffing needs with respect to these recommendations and any resulting policy changes from the Selectboard.	**Leverett Elementary School** **School Committee** School needs are not normally included in a comprehensive planning process as the budget and long-range planning are under the jurisdiction of the School Committee. However, schools are an important part of a community's culture. The School Committee could work with other members of the community to consider how school spaces could be used to support the expressed desire for more gathering spaces. Adult Education programs, community gardens on school property, and other shared uses on the weekends and evenings could include the entire community. While safety for the children is critical, as the Leverett population ages, shared use of the space could provide continued support for the school; a concern of many of the participants in the planning process.	

partners

Potential Partners

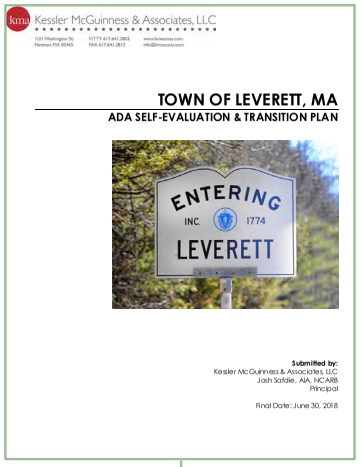
Other potential partners in implementation include the following local organizations or community groups:

Partner Name	Website
First Congregational Church of Leverett	https://www.leverettcongregationalchurch.org/current-missions
Friends of Leverett Library	https://leverettlibrary.org/p/37/Friends
Friends of the North Leverett Sawmill	https://leverettsawmill.org/
Friends of Leverett Pond	https://friendsofleverettpond.org/
Kestrel Land Trust	https://www.kestreltrust.org/
Leverett Crafts & Arts	https://www.leverettcraftsandarts.org/
Leverett Educational Foundation	https://www.leveretteducationfoundation.org/
Leverett Firefighters Association	https://www.facebook.com/leverettfirefightersassociation/
Leverett Historical Society	https://leveretthistorical.org/
Leverett Together	https://www.leverett.ma.us/g/72/Board-of-Health
Life Path	https://lifepathma.org/about/
Moore's Corner Church	https://moorescornerchurch.com/
New England Peace Pagoda	https://newenglandpeacepagoda.org/
North Leverett Baptist Church	https://www.nlbcma.org/
Rattlesnake Gutter Trust	https://rattlesnakeguttertrust.org/
Village Neighbors	https://www.villageneighbors.org/

Data for Future Discussions

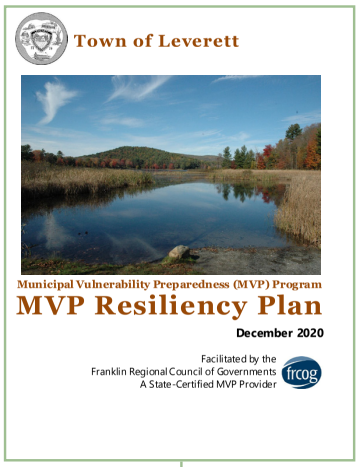
This timeline includes the planning process undertaken over the last ten years. These documents, unless dated 2023 or later, were summarized in the Phase 1 report. The Phase 1 report also includes summaries of older documents and plans that are of historical importance. The reports listed below, have recommendations that should be considered for implementation over the next ten years.

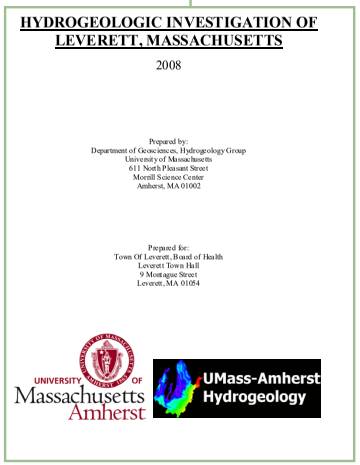
The 2008 Hydroecologic Plan is included because of the critical importance of this information to future planning efforts in Leverett.



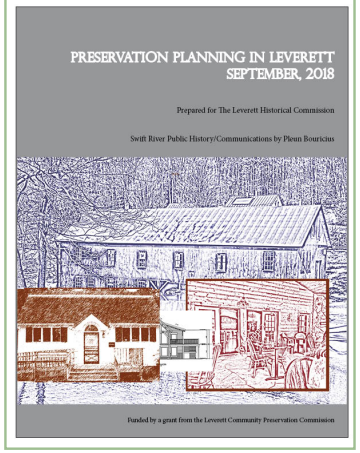
2018 Town of Leverett, MA ADA Self-Evaluation & Transition Plan (included as an appendix to the 2019 OSRP)

2020 Municipal Vulnerability Program (MVP) Resiliency Plan

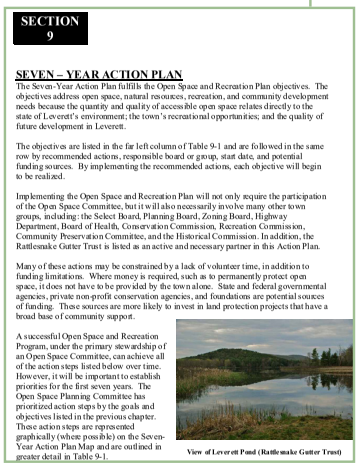




2008 Hydroecologic Investigations of Leverett, Massachusetts (2008)



2018 Preservation Planning in Leverett



2019 Open Space and Recreation Plan (this will expire in 2026)



2020 Hazard Mitigation Plan

past plans

2021 Report of the Revenue Committee (now the Sustainable Economy Committee)

Leverett Revenue Committee

FY21 Year-end Report to Select Board

Committee Members: Michael Dover, Pat Duffy, Don Emerg, Tom Ewing, Susan Lynton, Susan Monreck, & Tim Shores, with Select Board Liaison Tom Hankinson

Introduction 1
Survey 2
In Pursuit of an Economic Development Study 3
Local Economic Forecast 4
Liability 8
The Levers of Leverett 10
Recommendations to the Select Board 12
Fix the broken road maintenance funding formula 12
Partner to maintain and celebrate historical assets 13
Support the Leverett Economic Development Committee to advocate for State education funding equity 14
Conclusion 15
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2022 Community Preservation Report and Plan

COMMUNITY PRESERVATION

REPORT AND PLAN

LEVERETT, MASSACHUSETTS

2022

2022 Leverett Comprehensive Plan: Phase 1 Report

COMPREHENSIVE PLAN PHASE 1

PHASE 1 REPORT JUNE 2022

Executive Summary

[author abstract / extract summary here]

Introduction

Only a small fraction of Leverett residents (about 10%) currently attend Town Meeting and even fewer attend town committee meetings. That Leverett Social Justice Committee (LSJC) created this survey to find out why so many residents choose not to participate in local democracy and what could be done to improve it as a whole. This survey was intended to identify factors that impact the effectiveness of our democratic process, especially disenfranchisement, government transparency, and ease of engagement. Those findings were then used to make recommendations to the Select Board on how to improve the democratic process in Leverett and beyond. The survey's results show that residents want to know more about how town government works, and want more opportunities to engage with town officials. Specifically, residents who are parents, people of color, women, people of color, and younger residents. Finally, these findings and conclusions were presented to the community in a virtual town forum where residents had the opportunity to ask questions and provide feedback. Together, the survey results and the feedback from the forum helped inform the LSJC's recommendations and suggestions, and our resulting recommendations to the Select Board.

Background

[We just need a work. Dumped in some language from the old abstract.]

LSJC mission: Assess policies and practices of the Town of Leverett and recommend changes to address inequities and injustices, and to foster racial justice.

Big questions:

How engaged are Leverett residents feel about town government? How could that be improved? If they want to be more informed and involved, what suggestions do they have?

Do Leverett residents face any barriers that prevent them from attending town meeting? How informed do they feel? How engaged are residents in discussion? What ideas do residents have of improvement?

Methodology

The SLC hoped to learn about the experiences of all residents, not just the most civically engaged, so we sent a wide net to survey responses. Data collection spanned two months (December 2020 – January 2021). Residents were informed about the survey through a variety of channels. Flyers were distributed around town and in the Leverett Elementary School to those without computer access. The survey was advertised in every way possible, through a number of different channels: a notice in the town newsletter, posts to LeverettConnects,

2023 Community Solar Action Plan for the Town of Leverett

Community Solar Action Plan

for

the Town of Leverett

Date Guide Issued/Current

July 19, 2023

Prepared by

UMass Clean Energy Extension

209 Agricultural Engineering

250 Natural Resources Way

Amherst, MA 01003-9295

413.545.8510

energyextension@umass.edu

https://ag.umass.edu/clean-energy

Completed using the *Community Planning for Solar* Toolkit available at https://ag.umass.edu/solarplanning

Terms, Abbreviations, and Acronyms used in the Plan

Term

Photovoltaic, or "PV," systems are solar arrays composed of panels that generate electricity from sunlight. There panels are a different type of technology than the types of panels used in "solar hot water" or "solar thermal" systems.

Voltage of an electric power line can be thought of as the equivalent of pressure in a water line. The higher the voltage, the greater the electrical energy that is pushing through the line. In the United States, electrical wires within a household carry electricity at 120 V. One kilo-volt is equivalent to 1000 volts (V). In residential use in the United States, electrical

2024 Phase 2 Report

2024

PHASE 2 REPORT

TOWN OF LEVERETT

DRAFT JUNE 2024

Tighe&Bond

AGE-FRIENDLY

Franklin County & North Quabbin

Regional Action Plan

2024-2028

Community Solar Action Plan

for

the Town of Leverett

Date Guide Issued/Current

July 19, 2023

Prepared by

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Erving School Union #28 Operational Efficiency Study 2023

2024-2028 Leverett Age-Friendly Franklin County & North Quabbin Regional Action Plan

Recommendations from Existing Plans

The following actions are identified by the planning document in which they originated. The boards or committees identified as responsible for the actions may be different from those identified in the original documents. For the 2020 Hazard Mitigation Plan, longer entries have been summarized to the primary action in each recommendation.

The actions have been grouped by the Section 81D planning elements. Significant gaps include housing (the Town does not have an active Housing Production Plan) and economic development. The recommendations are heavily weighted towards open space, recreation, and mitigating the impacts of natural hazards because the two most recent plans are based on state requirements for content and action plans.

Land Use/Zoning

Explore the use of agricultural zoning, cluster zoning, wetland protection bylaws, Low Impact Development (LID) bylaws, water supply protection bylaws, and floodplain management regulations.

- **RESPONSIBILITY.** Planning Board, Conservation Commission
- **SOURCE.** 2019 Open Space and Recreation Plan

Explore zoning and other public levers that might be utilized to create a welcoming and encouraging environment for preservation — without lowering the tax base.

- **RESPONSIBILITY.** Historical Commission, Planning Board
- **ORIGINAL PLAN.** 2018 Preservation Planning in Leverett

Review and amend existing land use regulations to reduce the risk of landslides (a list of options is provided in the plan).

- **RESPONSIBILITY.** Building Inspector, Conservation Commission, Planning Board, Zoning Board of Appeals
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Review and update the Leverett bylaws to add requirements to ensure adequate support and anchoring systems are used for temporary mobile homes to reduce the risk to life and property from high winds.

- **RESPONSIBILITY.** Building Inspector, Planning Board
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Update and amend the zoning bylaw to include a Dam Safety Overlay district based on the maps produced under other action items.

- **RESPONSIBILITY.** Planning Board, Zoning Board of Appeals, Emergency Management Director
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Adopt a bylaw or amend existing regulations to address new driveway openings or "curb cuts" that include grade and design standards to reduce the risk to residents from roadway icing and snow build-up.

- **RESPONSIBILITY.** Planning Board, Highway Superintendent
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Work with a consultant to review zoning bylaws to encourage climate resiliency and incorporate findings from the MVP and Hazard Mitigation Planning processes into the zoning review. (Highest Priority)

- **RESPONSIBILITY.** Planning Board
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Continue to review and update land use regulations to include climate resiliency provisions (a list of options is provided in the plan).

- **RESPONSIBILITY.** Planning Board, Conservation Commission
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Review and amend the Required Improvements section of the Town's Subdivision Rules and Regulations to include the construction of an underground water tank(s) (10,000 gal. minimum) in new subdivisions for fire suppression purposes.

- **RESPONSIBILITY.** Fire Department, Planning Board
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Update the Vulnerability Assessment from the 2020 plan for properties located within the 100-year floodplain.

- **RESPONSIBILITY.** Planning Board, Assessors
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Circulation/Mobility

Participate in the MassDOT Complete Streets funding program.

- **RESPONSIBILITY.** Selectboard, Highway Department
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Hire a consultant to complete an assessment of all culverts in the town, including an evaluation of the condition and the GIS location of each.

- **RESPONSIBILITY.** Highway Department, Conservation Commission
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Share FRCOG's River Corridor Toolkit and high-risk culverts/stormwater flooding inventory with all Town Boards and Committees.

- **RESPONSIBILITY.** Planning Board, Highway Department, Conservation Commission
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Implement flood mitigation solutions on Teawaddle and East Leverett Road, Roaring Brook, Dolittle Brook, Route 63/ Depot Road and Long Plain Road at Depot Road where flooding is a problem using the prepared hydraulic analysis.

- **RESPONSIBILITY.** Conservation Commission, Board of Health, Highway Department
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Monitor the Sawmill River and Doolittle Brook and along Teawaddle and Cushman Roads for potential ice buildup and ice jams to reduce the risk of damage to infrastructure and homes from flooding.

- **RESPONSIBILITY.** Emergency Management Director, Fire Department, Highway Department
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Secure funding and hire a consultant to evaluate alternative designs, locations, or needs for the Mill Yard Road bridge.

- **RESPONSIBILITY.** Emergency Management Director, Fire Department, Highway Department
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Prepare a map of beaver dams in the town and neighboring towns (Montague) that have the potential to flood private property and town infrastructure if the dams were to fail.

- **RESPONSIBILITY.** Conservation Commission
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Improve drainage on gravel roads throughout the town. (Highest Priority)

- **RESPONSIBILITY.** Selectboard, Highway Department
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Evaluate and implement nature based solutions to increase flood resiliency on Long Plain Road and Teewaddle Hill Road. (Highest Priority)

- **RESPONSIBILITY.** Highway Department, Conservation Commission
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Inventory culverts, bridges, and roads and prioritize climate resilient solutions based on need. (Highest Priority)

- **RESPONSIBILITY.** Highway Department
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Economic Development

Support the use of Slarrow Mill (North Leverett Center) as a site for a small business.

- **RESPONSIBILITY.** Selectboard, Planning Board
- **ORIGINAL PLAN.** FY2021 Report of the Sustainability Committee

Support adaptive reuse of the former Field Library, now the Field Family Museum in Leverett Center, and/or the Moore's Corner Schoolhouse Museum in North Leverett.

- **RESPONSIBILITY.** Selectboard, Planning Board
- **ORIGINAL PLAN.** FY2021 Report of the Sustainability Committee

Inventory land parcels appropriate for development. Determine sites that could support housing, commercial development, or mixed use while conserving open space and maintaining environmental quality).

- **RESPONSIBILITY.** Selectboard, Planning Board
- **ORIGINAL PLAN.** FY2021 Report of the Sustainability Committee

Explore feasible partnership-based low impact commercial development in character with the town and possibly utilizing historical resources.

- **RESPONSIBILITY.** Historical Commission, Planning Board
- **ORIGINAL PLAN.** 2018 Preservation Planning in Leverett

recommendations

Housing

Create affordable housing through the reuse of existing buildings or construction of new buildings on previously developed sites.

- **RESPONSIBILITY.** Leverett Community Preservation Committee
- **ORIGINAL PLAN.** 2022 Community Preservation Report and Plan

Apply for Community Development Block Grant (CDBG) funding to support home rehabilitation work for low to moderate income households to bring existing homes up to code and better withstand high wind events.

- **RESPONSIBILITY.** Selectboard
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Natural and Cultural Resources

Enhance the open space, historic resources, community housing, and recreation opportunities of the town, consistent with the Community Development Plan of 2004, the Open Space and Recreation Plan of 2005-2010, Leverett Zoning Bylaws, and informed by the Heritage Landscape Inventory of 2009, by responding to proposals from the community that meet CPA Guidelines and the Decision Guidelines adopted by the CPC.

- **RESPONSIBILITY.** Leverett Community Preservation Committee
- **ORIGINAL PLAN.** 2022 Community Preservation Report and Plan

Create a Tree Ordinance that provides guidance for the planting, caring for, and removal of trees within the public right-of way.

- **RESPONSIBILITY.** Planning Board, Highway Department, Conservation Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Investigate ways to mitigate the use of road salt in the winters.

- **RESPONSIBILITY.** Highway Department, Conservation Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Survey the archaeological resources and work towards National Historic Register status, whether independently or as part of existing historic districts.

- **RESPONSIBILITY.** Historical Commission
- **ORIGINAL PLAN.** 2018 Preservation Planning in Leverett

Start a dialogue about and planning for one or more local historic districts — in collaboration with the Massachusetts Historical Commission.

- **RESPONSIBILITY.** Historical Commission, Planning Board
- **ORIGINAL PLAN.** 2018 Preservation Planning in Leverett

Start an educational program for residents — a "learn as you play" type program — that explores the various resources the town has.

- **RESPONSIBILITY.** Historical Commission, Leverett Public Library
- **ORIGINAL PLAN.** 2018 Preservation Planning in Leverett

Assemble a focus or working group that represents a collaboration among local committees and organizations that own, maintain, or otherwise have an interest in historical resources.

- **RESPONSIBILITY.** Historical Commission
- **ORIGINAL PLAN.** 2018 Preservation Planning in Leverett

Learn more about public-private partnerships and other collaborations that bring in private funds.

- **RESPONSIBILITY.** Historical Commission, Selectboard
- **ORIGINAL PLAN.** 2018 Preservation Planning in Leverett

Implement recommendations of the 2018 Leverett Veteran's Recognition Project Assessment Report, which examined the conditions of the cemeteries in Town.

- **RESPONSIBILITY.** Historical Commission, Community Preservation Committee
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Discuss the preservation of the flood storage capacity of undeveloped land to mitigate flooding impacts.

- **RESPONSIBILITY.** Emergency Management Director, Conservation Commission
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Review forest cutting plans filed under Ch. 61 to ensure that forest stewardship practices produce more stable, successional forested landscapes and reduce the risk of landslide hazards.

- **RESPONSIBILITY.** Conservation Commission, Fire Department, Planning Board
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Create an inventory of Town trees that should be pruned and prioritize based on risk.

- **RESPONSIBILITY.** Highway Department
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Identify Town-owned forested areas that are at higher risk for wildfires and implement climate resilient forest management practices that reduce the risk of fire hazards.

- **RESPONSIBILITY.** Conservation Commission, Fire Department, Utility Companies
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Develop climate resilient forestry practices for Town-owned land and privately owned land. (Highest Priority)

- **RESPONSIBILITY.** Selectboard, Conservation Commission
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Open Space and Recreation

Implement the recommendations of the 2018 Preservation Planning Report based on the 2017-18 Historical Assets Survey.

- **RESPONSIBILITY.** Historical Commission, Community Preservation Committee, Planning Board
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Use GIS tools (such as MAPPR from Mass Audubon) and field assessments to prioritize areas for protection.

- **RESPONSIBILITY.** Conservation Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Place Conservation Restrictions on Rattlesnake Gutter lands and town-owned Conservation Areas for permanent protection.

- **RESPONSIBILITY.** Rattlesnake Gutter Trust, Conservation Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Work with the Town, private landowners, and state agencies to protect parcels in the Stoddard Hill area to connect state-owned parcels and protect NHESP Priority Habitat of Rare Species

- **RESPONSIBILITY.** Rattlesnake Gutter Trust, Conservation Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Explore the tax title process for the town to formally acquire lands to be protected.

- **RESPONSIBILITY.** Selectboard, Conservation Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Set aside protected lands for wildlife that limit or prohibit active and/or passive recreation.

- **RESPONSIBILITY.** Conservation Commission, Rattlesnake Gutter Trust, Trails Committee, Historical Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Install wayfinding signage, information kiosks, and other amenities at trailheads, parking lots, and other facilities. Create parking facilities at trailheads, when feasible.

- **RESPONSIBILITY.** Selectboard, Conservation Commission, Rattlesnake Gutter Trust, Trails Committee, Historical Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Create GIS-based maps for existing recreational resources (hiking, skiing, fishing, etc.) within town to be published in print and/or online.

- **RESPONSIBILITY.** Conservation Commission, Rattlesnake Gutter Trust, Trails Committee, Historical Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Work with [library staff] to create an informational space and supply educational materials about recreation, open space, historical resources in Leverett. Post information on town website.

- **RESPONSIBILITY.** Conservation Commission, Historical Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Make resources available to landowners about the benefits and options of private stewardship of land (ex. information about landowner liability for trail usage, tax options, etc.).

- **RESPONSIBILITY.** Conservation Commission, Rattlesnake Gutter Trust
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Distribute informational resources about ecological land stewardship to residents.

- **RESPONSIBILITY.** Conservation Commission, Rattlesnake Gutter Trust
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Create themed hikes throughout the year on trails in town.

- **RESPONSIBILITY.** Conservation Commission, Rattlesnake Gutter Trust, Friends of Leverett Pond, Trail Committee
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Continue to implement Nuisance Aquatic Plant Management Plan.

- **RESPONSIBILITY.** Conservation Commission, Friends of Leverett Pond
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Make kayaks available for public use at Leverett Pond.

- **RESPONSIBILITY.** Recreation Committee, Friends of Leverett Pond
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Continue to explore the possibility of creating a trail around Leverett Pond and to increase the accessibility to [Leverett] Pond.

- **RESPONSIBILITY.** Conservation Commission, Friends of Leverett Pond, Trails Commission, Historical Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Work with willing private landowners to establish trails to connect public conservation areas and historic resources.

- **RESPONSIBILITY.** Conservation Commission, Rattlesnake Gutter Trust, Historical Commission
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Create an ADA accessible public trail that all residents could use, either at the [Leverett] Elementary School or in other locations.

- **RESPONSIBILITY.** Conservation Commission, Trails Commission, Recreation Committee
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Improve accessibility to existing resources by implementing recommendations of the 2018 ADA Self-Evaluation & Transition Plan.

- **RESPONSIBILITY.** Conservation Commission, Trails Commission, Recreation Committee, Selectboard
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Services and Facilities

Require that all public board and committee meetings are accessible remotely. Record and post the meetings for later viewing.

- **RESPONSIBILITY.** Select-board, Town Clerk
- **ORIGINAL PLAN.** 2021 Social Justice Report

Use LeverettConnects to provide weekly updates on board and committee postings and other important information.

- **RESPONSIBILITY.** Select-board
- **ORIGINAL PLAN.** 2021 Social Justice Report

Improve navigation on the Town's website and regularly update the information provided.

- **RESPONSIBILITY.** Select-board, Town Clerk
- **ORIGINAL PLAN.** 2021 Social Justice Report

Budget for and provide childcare at Town Meeting.

- **RESPONSIBILITY.** Select-board
- **ORIGINAL PLAN.** 2021 Social Justice Report

Provide supplemental information on warrant articles. Possibilities include a pre-Town Meeting public forum and a summary of articles with pro/con analysis.

- **RESPONSIBILITY.** Select-board, Town Clerk
- **ORIGINAL PLAN.** 2021 Social Justice Report

Adopt the Town Ballot Act to separate voting for elected positions from Town Meeting.

- **RESPONSIBILITY.** Select-board, Town Clerk
- **ORIGINAL PLAN.** 2021 Social Justice Report

Consider ways to allow a private vote at Town Meeting.

- **RESPONSIBILITY.** Select-board, Town Clerk
- **ORIGINAL PLAN.** 2021 Social Justice Report

Conduct a town-wide drinking water study to map groundwater sources and potential vulnerabilities, including septic systems.

- **RESPONSIBILITY.** Select-board, Conservation Commission, Board of Health
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Become a MVP certified community and implement recommendations from the MVP planning process.

- **RESPONSIBILITY.** Select-board, Board of Health, Conservation Commission, Highway Department
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Continue to participate in the Franklin County Regional Emergency Planning Committee (REPC) on the flood debris management plan.

- **RESPONSIBILITY.** Highway Department, Franklin County REPC
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Promote the installation of communication towers for emergency response.

- **RESPONSIBILITY.** Select-board, Planning Board
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Gather information about the current condition and status of small dams that are on private property.

- **RESPONSIBILITY.** Planning Board, Conservation Commission
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Prepare a map of significant hazard dams, low hazard dams, and their potential inundation areas.

- **RESPONSIBILITY.** Emergency Management Director, Planning Board, Conservation Commission
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Distribute information to dam owners in town on the Dam and Seawall Repair and Removal Fund.

- **RESPONSIBILITY.** Selectboard
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Adopt a standardized system for departments, property owners and business owners to record costs and property damage from natural hazard events.

- **RESPONSIBILITY.** Emergency Management Director, Highway Superintendent, Fire Chief
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Seek funding and technical assistance to hire a consultant to evaluate the town's critical facilities and infrastructure to determine if they are particularly vulnerable to earthquake damage and determine appropriate retrofitting measures to reduce the risk of damage from earthquakes.

- **RESPONSIBILITY.** Building Inspector, Fire Department, Police Department
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Provide information to residents to assist with emergency preparedness.

- **RESPONSIBILITY.** Emergency Management Director, Volunteers
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Develop an energy resiliency plan, including a feasibility assessment of microgrids and/or three phase power, to address current vulnerabilities of the electrical grid to storms.

- **RESPONSIBILITY.** Energy Committee, Planning Board
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Seek funding and technical assistance and convene a team to develop a beaver management strategy to reduce the risk to infrastructure, private property and residents from flooding associated with beavers.

- **RESPONSIBILITY.** Conservation Commission, Board of Health, Highway Department
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Educate homeowners about the risk of wildfires and brushfires and how to reduce the risk by adopting general fire safety techniques.

- **RESPONSIBILITY.** Fire Department
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Assess dry hydrants located near old Coke Kiln Bridge, Leverett Pond, and on Cave Hill Road and Shutesbury Road for wildfire fighting capabilities.

- **RESPONSIBILITY.** Fire Department
- **ORIGINAL PLAN.** 2020 Hazard Mitigation Plan

Develop a plan to address the recommendations of the 2018 Town of Leverett, MA ADA Self-Evaluation

& Transition Plan for recommended policies.

- **RESPONSIBILITY.** Select-board, Town departments
- **ORIGINAL PLAN.** 2019 Open Space and Recreation Plan

Develop an energy resiliency plan for Leverett, which could include a feasibility study for a microgrid. (Highest Priority)

- **RESPONSIBILITY.** Select-board, Town departments
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Develop a potable water resiliency plan. (Highest Priority)

- **RESPONSIBILITY.** Emergency Management Director, Highway Department
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Create a communications plan for the Town. A plan should be made for infrastructural improvements and a village level plan to ensure residents have a way to communicate with one another during emergencies. Continue to enroll residents in the Town-wide emergency contact system. (Highest Priority)

- **RESPONSIBILITY.** Emergency Management Director, Highway Superintendent, Fire Chief
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Review existing sheltering plan and update to include warming and cooling shelters. Investigate private/public agreements with businesses and community members. (Highest Priority)

- **RESPONSIBILITY.** Select-board, Emergency Management Director
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Inventory current beaver activity and develop a comprehensive management plan. (Highest Priority)

- **RESPONSIBILITY.** Highway Department
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Join the regional Mosquito District. (Moderate Priority)

- **RESPONSIBILITY.** Board of Health
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Install additional cell towers and Wi-Fi boosters to increase access for all residents. (Moderate Priority)

- **RESPONSIBILITY.** South Hadley Electric Light Department (SHELD)
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Routinely remove aquatic species from Leverett Pond. (Lower Priority)

- **RESPONSIBILITY.** Conservation Commission
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Develop a public education program that covers insect borne diseases. (Lower Priority)

- **RESPONSIBILITY.** Board of Health
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Periodically clear the dry hydrants in Town in order to ensure they are usable during an emergency event. (Lower Priority)

- **RESPONSIBILITY.** Fire Department, Highway Department
- **ORIGINAL PLAN.** 2020 MVP Resiliency Plan

Community Values and Goals

Many communities try to develop a single vision statement for the comprehensive plan that is supported by a series of goals, strategies, and actions. The Steering Group decided on a different path that members felt was more responsive to Leverett and the wide ranges of opinions, experiences, and hopes for the future that community members had expressed over time.

The Steering Group sought to identify shared values and goals that could be used to evaluate different paths to enhancing livability in Leverett for all over the next 10-15 years. They tested a list of values and goals at the first community workshop and in the first community survey. The top ten values and goals from the community survey were shared with participants at the third community workshop and are provided on page 9.

At their January 15, 2024 meeting, Steering Group members identified seven key topics for future discussions:

- Environmental Stewardship
- Climate Resilience
- Affordable Housing
- Zoning
- Aging in Leverett
- Rural Character
- Recreation

For the purposes of this plan, Recreation is included with Rural Character, leaving the remaining six topics as the organizing structure for the data, comments, and recommended strategies in the remainder of this document.

Leverett Indigenous History, Culture and Land Acknowledgment

We acknowledge the Town of Leverett is located on or near the ancestral lands of the Pocumtuck, Nonotuck, and Nipmuc people. Leverett is located in the Kwinitekw (Kwin-eh-tek-wuh) (Connecticut River) Valley, a crossroads of multiple Native nations.

This is still their homeland. Their voices are in the air we breathe. They are still here.

We give thanks and acknowledge that we are standing on land that Indigenous peoples stewarded for generations. The colonization of this area led to the displacement of these Native peoples.

We need to learn and relearn to listen to Native voices as they teach us, guide us, and remind us how to live in balance and reciprocity. This is the critical part of building relationships.

We have been taught by Indigenous elders that we should be grateful and thankful for all that we have been given - the land, the waters, and all creations. We have been given all these things, we do not need to ask for anything. What will we do with what we have been given?

Acknowledgment is not enough. It is a first step in community and self-education. This is just a beginning.

This is now – what will we do now?

Adopted at the 2023 Annual Town Meeting (Article 30) and adapted, with appreciation, from the work of David Brule, the President of the Board of Directors of the Nolumbeka Project: https://nolumbekaproject.org/

values + goals

#	Top Ten Values	Rank from Survey Respondents* %	Rank from Survey Respondents* #	Top Ten Goals	Rank from Survey Respondents* %	Rank from Survey Respondents* #
1	Nature and conservation are important.	92.20%	331	Protect drinking water	95.57%	345
2	Acceptance of others is important.	87.57%	310	Protect forests and nature.	90.70%	322
3	Planning for climate change is important.	83.24%	298	Protect soil health.	88.20%	314
4	Maintaining rural character is important.	82.45%	296	Protect farmland.	81.02%	286
5	Peaceful serenity and quiet living are important.	81.07%	287	Promote energy conservation and efficiency.	80.95%	289
6	Social justice, promoting equity, and including everyone is important.	76.26%	273	Support improvement of Leverett Library.	64.66%	225
7	Hazard planning is important.	72.88%	258	Support improvement of Leverett Elementary School.	64.20%	226
8	Strong community ties are important.	72.07%	258	Make housing more affordable.	59.83%	210
9	Affordable housing is important.	61.73%	221	Improve or maintain town infrastructure and Town Hall.	56.90%	198
10	Historic preservation is important.	51.43%	180	Foster arts and culture.	55.30%	193

*362 respondents answered Question 5 (Values). 361 respondents answered Question 4 (Goals).

The Steering Group identified a key problem with this Phase 2, which was the lack of time to have in-depth community conversations. The grant that funded this planning process required the completion of the work by June 2024. In June 2024, the Planning Board began considering possible future outreach and community discussions on the topics in this plan.

This document is designed to identify the questions or areas of disagreement that still need to be discussed by the Leverett community. The discussion of individual topics in this document is intended to support those future community conversations by providing resources and potential talking points for the next steps.

Environmental Stewardship

Town Actions

In addition updating the Open Space and Recreation Plan (page 10), and the relevant recommendations on pages 14 to 21, the Town should consider the following actions:

- Establish a Conservation Corps of volunteers to assist with identifying and removing invasive plants along roadsides. Invasive plants spread through disturbed land, so a focus on the edge of roads can help prevent the plant from spreading into the woods.
- Consider leasing Town land for agricultural production, such as hay, orchards, or other crops.
- Work with landowners to connect and preserve wildlife corridors for the free movement of animals.
- Measure wetland migration as precipitation events increase in number and intensity.
- Publicize the Town's 2020 Forestry Plan and the status of the recommendations of that plan.

Community Actions

Most actions for environmental stewardship are the responsibility of the landowner. Here are some actions than can be small- or large-scale, depending on the property.

- Maintain home septic systems. Failing systems are contributors to poor water quality from contamination of water resources. Systems may be inundated by rising water tables from increased precipitation or by beavers creating dams and flooding land. See https://www.clf.org/blog/climate-change-risks-septic-systems/ and https://www.clf.org/publication/avoiding-septic-shock/ for more information.
- Learn about invasive pests and report sightings to the UMass Center for Agriculture, Food and the Environment: https://ag.umass.edu/landscape/news/need-to-report-invasive-insect.
- Manage invasive plants. Do not plant species that are invasive in Massachusetts (https://www.mass.gov/info-details/massachusetts-prohibited-plant-list) and remove them where possible. MassAudubon has a resource for identification: https://www.massaudubon.org/nature-wildlife/invasive-plants-in-massachusetts.
- Design your property to be fire- and tick-resistant. Two good resources to consider are https://readyforwildfire.org/prepare-for-wildfire/defensible-space/and https://www.mass.gov/info-details/tick-management-around-the-home.
- Plant gardens that provide food for birds, pollinators and wildlife.
- Remove sources of standing water to prevent mosquitoes and mosquito-borne diseases.

Resources
2020 Hazard Mitigation Plan https://leverett.ma.us/files/Final_Leverett_2020_HMP.pdf
2020 MVP Resiliency Plan https://leverett.ma.us/f/0/89/Emergency-Planning
2020 Forestry Plan https://leverett.ma.us/meetings/3301/BillRivers-BirdStew-2020.pdf
2019 Harvard, MA MVP Report: Agricultural Supplement https://www.mass.gov/doc/harvard-agriculture-supplemental-report/download
2023 Farmland Action Report https://www.mass.gov/info-details/massachusetts-farmland-action-plan
Cornell Small Farms Program https://smallfarms.cornell.edu/
UMass Center for Agriculture, Food, and the Environment https://ag.umass.edu/
MassWoods https://masswoods.org/sites/masswoods.net/files/Ch61-v2.pdf
Teawaddle Hill Farm https://www.kestreltrust.org/places/teawaddle-hill-farm/
Paul C. Jones Working Forest https://www.kestreltrust.org/places/paul-c-jones-working-forest/

Community Discussion

Input from the 2023 Survey

In Question 1, the Steering Group asked about factors that contribute to livability in Leverett, including "Preservation and use of nature and forests" (shortened to "Preservation," below) and "Availability of clean water" ("Water," below).

	Yes	Total
Q1: Preservation	90.10% or 364	404
Q1: Water	82.18% or 332	404

The Steering Group used Question 4 to ask about potential goals. Those related to environmental stewardship were "Pave dirt roads and clear edges of roads to prevent run-off and erosion" (Pave); "Promote energy conservation and efficiency" (Energy); Protect farmland" (Farmland); "Protect drinking water" (Water); Protect soil health" (Soil) and "Protect forests and nature" (Forests). Question 5 asked about the importance of specific values: "Nature and conservation are important." Question 8 asked about the importance of specific concerns: "Loss of wildlife habitat due to development" (Loss) and "Contamination of the water supply. (Water)"

The table below shows the responses to these questions:

	Unimportant	Neither unimportant or important	Important	Total
Q4 "Pave"	37.64% or 131	35.06% or 122	27.30% or 95	348
Q4 "Energy"	4.20% or 15	14.85% or 53	80.95% or 289	357
Q4 "Farmland"	3.40% or 12	15.58% or 55	81.02% or 286	353
Q4 "Water"	1.11% or 4	3.32% or 12	95.57% or 345	361
Q4 "Soil"	2.81% or 10	8.99% or 32	88.20% or 314	356
Q4 "Forests"	1.97% or 7	7.32% or 26	90.70% or 322	355
Q5	1.39% or 5	6.41% or 23	92.20% or 331	359
Q8 "Loss"	3.70% or 13	15.96% or 56	80.34% or 282	351
Q8"Water"	4% or 14	14.57% or 51	81.43% or 285	350

Climate Resilience

Town Actions

Actions the Town can take to prepare for and adapt to the impacts of climate change are well-detailed in the 2020 HMP and the 2020 MVP Resiliency Plan. These recommendations are included on pages 14-21.

The Town should continue to work on the Community Solar Project which would contribute to climate resiliency. Agrivoltaics, which is the combination of solar farms and agriculture, may be of interest.

Relevant Town staff and officials should publicize these two plans and hold regular conversations with community members about the hazards, recommendations, and implementation status. Some of the comments from the survey and at the community workshops indicate that some members of the Leverett community are not aware of these two documents.

Elected Town officials will need to incorporate any action steps that have budgetary implications into the Town's operating and capital budgets, and be able to support those requests with references to the plans. The state and federal governments continue to support grant programs that can help address some of the actions, especially those that are related to vulnerable infrastructure.

Climate change has implications for **Topic 1. Environmental Stewardship**, **Topic 3. Affordable Housing**, and **Topic 4. Aging in Leverett**.

Community Actions

The 2020 MVP Resiliency Plan celebrates the strength of the community spirit in Leverett. Community members should be familiar with the projected hazards and the actions the Town is responsible for. At Town Meeting, the Town may ask community members to support actions, including funding and zoning changes, to address the impacts described in both reports. Community actions could include the following:

- Create a phone, email, or text tree to check on vulnerable neighbors during an emergency.
- Set up volunteer neighborhood cooling and warming stations for those who have inadequate cooling or heating in their homes. Seniors and the very young are particularly vulnerable to heat. Distributed volunteer shelters would also help if roads are blocked by fallen trees during a storm.
- Create a set of shared neighborhood resources to provide services (such as snow-shoveling or fallen tree removal) to people who are isolated by storms or fallen trees.
- Participate in community conversations about climate change and potential town-wide measures to address the impacts, such as repairs to roads, culverts, bridges, and necessary tree-trimming or cutting along roads for public safety.
- Advocate for development standards that can be incorporated into zoning so that new buildings can be energy-efficient and climate resilient.

What other data is available?

A second source of information is https://resilient.mass.gov/ which provides detailed resources, including climate resilience design standards, maps, funding sources, and reports from other communities.

MVP toolkits, funding opportunities, plans from other communities, and implementation actions are available here: https://resilient.mass.gov/mvp/. The maps are here: https://resilientma.org/datagrapher/?c=Temp/state/maxt/ANN/MA/

The state's plan for climate resilience: Massachusetts Clean Energy and Climate Plan for 2025 and 2030: https://www.mass.gov/info-details/massachusetts-clean-energy-and-climate-plan-for-2025-and-2030

Agrivoltaics: https://www.climatehubs.usda.gov/hubs/northeast/topic/agrivoltaics-coming-soon-farm-near-you.

General information about climate resiliency: https://www.rand.org/topics/community-resilience.html

Community Discussion

Input from the 2023 Survey

The Steering Group posed one question in the survey related specifically to climate change. Survey Question 5 asked whether certain values were important to respondents as members of the Leverett Community. "Planning for climate change is important" was one of the values. The table below shows the responses:

	Unimportant	Neither unimportant or important	Important	Total
Q5	5.87% or 21	10.89% or 39	83.24% or 298	358

This was the third highest concern in this block of questions. The Steering group also called this out as a concern after the survey closed. Workshop 3 had a major focus on climate change as a future condition because of its impact on people and the environment.

topic two

Affordable Housing

Town Actions

Town government has a few actions it can take to promote affordable housing. Actions for affordable housing will also help seniors aging in place.

These actions are as follows:

- Undertake a Housing Production Plan to assess the need for affordable housing and available resources. See page 10.
- Buy land or vacant buildings and work with a developer to build affordable or mixed income hosing.
- Use funds from the Community Preservation Act to support the creation of housing. The Town has an Affordable Housing Trust that can manage these funds.
- The Town has a homeownership assistance program, although the site has not been updated since 2017, so the program may need to be reactivated. (See https://www.leverett.ma.us/n/2/The-Leverett-Home-Ownership-Assistance-Program).
- Leverett does not have a Housing Authority. Many towns use them to provide housing for seniors, people with disabilities or other special needs, and households with low incomes. Housing Authorities are governed by Massachusetts General Laws, Chapter 121B.
- Explore changing zoning to allow for different types of housing in Leverett which would include smaller units or multiple units on a lot (which could include three or four units).
- Evaluate the proposed state legislation for ADUs and, if it passes, consider appropriate controls for Leverett.
- Consider facilitating the creation of a Community Development Corporation (see resources).

Community Actions

Members of the community can also help to address the need for affordable housing in the town. Actions include the following:

- Hold community conversations about the need for affordable housing and the different ways of achieving both income-based housing and housing that is affordable by design.
- Learn about the different types of housing for people with a wide variety of needs. Understand the income requirements for subsidized affordable housing; the thresholds are generally higher than many people realize and the lack of housing has an impact on who can stay in the community.
- Continue conversations about smaller housing types (for example, two duplexes on a lot) that would create additional density without changing the appearance of the town.
- Work with community members to support initiatives for affordable housing within the community, including at Town Meeting.

Resources
Housing Production Plan https://www.mass.gov/info-details/chapter-40b-housing-production-plan
Community Preservation Act https://www.communitypreservation.org/housing-trusts-conservation-funds
Massachusetts Executive Office of Housing and Livable Communities (EOHLC) https://www.mass.gov/orgs/executive-office-of-housing-and-livable-communities
Massachusetts Housing Partnership https://www.mhp.net/
Mass Housing https://www.masshousing.com/
Citizens Guide to State Services: Housing https://www.sec.state.ma.us/divisions/cis/guide/housing.htm
Hilltown Community Development Corporation https://www.hilltowncdc.org/housing
Net-Zero Cluster Housing in Northampton https://www.pvhabitat.org/about/homes/northampton/
National Low Income Housing Coalition https://nlihc.org/housing-needs-by-state/massachusetts

Community Discussion

Input from the 2023 Survey

Question 2 asked which amenities would improve the quality of life in Leverett. "More quality affordable/low cost housing" was one of the options.

Question 4 asked respondents to rank the possible goals for the process by level of importance to them: Increase housing stock" (Increase); "Improve housing stock" (Improve); "Make housing more affordable" (Affordable); and "Provide additional options for public transportation" (Transit).

Survey Question 5 asked whether certain values were important to respondents as members of the Leverett Community. "Affordable housing is important" was one of the values. Survey Question 8 asked whether certain topics were of concern to the community. "Lack of affordable housing" was one option.

The table below shows the responses:

	Unimportant	Neither unimportant or important	Important	Total
Q2	18.58% or 73	28.75% or 113	52.67% or 207	393
Q4 "Increase"	27.86% or 95	38.71% or 132	33.43% or 114	341
Q4 "Improve"	23.51% or 79	47.02% or 158	29.46% or 99	336
Q4 "Affordable"	15.10% or 53	25.07% or 88	59.83% or 210	351
Q4 "Transit"	18.87% or 67	31.27% or 111	49.86% or 177	355
Q5	10.61% or 38	27.65% or 99	61.73% or 221	358
Q8	14.61% or 51	29.23% or 102	56.16% or 196	349

Aging in Leverett

Town Actions

In addition to actions for **Topic 2. Climate Resiliency** and **Topic 3. Affordable Housing**, the Town should consider the following actions:

- Seek to improve the AARP's Livability Score for Leverett which is 51. Leverett joined the AARP Age-Friendly Network in 2021.
- Continue to engage with regional partners to implement the North Quabbin Regional Action Plan for age and dementia friendly communities.
- Evaluate joining the Franklin Regional Transit Authority to increase access opportunities for residents. The 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 utilization and service levels provided to the Town.
- Consider zoning changes to allow housing types that would promote one-level living in smaller units, perhaps in small cluster developments. This action would provide options within Leverett to downsize so that seniors with strong ties to the community would not have to leave.
- Add additional medical clinics to those that the Council on Aging already provides to support preventive care within the community. Partner with regional medical care providers.

Community Actions

The Steering Group tested "self-sufficiency" as a value and 46.76% (or 166/355) agreed that value was important. However, self-sufficiency becomes more difficult as people age. Many of the recommendations for neighbor-to-neighbor actions under **Topic 2. Climate Change** would also help for aging-in-place.

- Become familiar with the Franklin County and North Quabbin Regional Action Plan.
- Volunteer with existing organizations to assist seniors with certain tasks. Village Neighbors (see page 10) provides transportation and handyman services. The Council on Aging and Lifepath (see page 10) also provide services, including medical. Additional needs that could be met by volunteers include yard-work and snow clearing.
- Explore partnerships between the local religious institutions (see page 15) and local volunteer organizations to coordinate an understanding of the needs of the senior community; particularly of older seniors who may be more vulnerable.

Resources
AARP Age-Friendly Network https://livablemap.aarp.org/member/leverett-ma)
North Quabbin Regional Action Plan https://www.aarp.org/content/dam/aarp/livable-communities/age-friendly-network/2023/action-plans/ma-franklin-county-and-north-quabbin-action-plan-2023.pdf
Massachusetts Aging Services Network https://www.mass.gov/info-details/aging-services-network

Community Discussion

Input from the 2023 Survey

In Question 8, the Steering Group asked about the importance of specific concerns, including "Meeting the needs of an aging population" (Aging); "Opportunities to connect with others" (Connect); Links between poverty and public health" (Health); and "Demographic changes" (Change). The table below shows the responses to the this question:

	Unimportant	Neither unimportant or important	Important	Total
Q8 "Aging"	5.34% or 19	21.35% or 76	73.31% or 261	356
Q8 "Connect"	13.79% or 48	37.07% or 130	49.14% or 171	348
Q8 "Health"	12.14% or 42	37.57% or 130	50.29% or 174	346
Q8 "Change"	20.35% or 69	47.49% or 161	32.15% or 109	339

"Aging" was the third highest concern in this block of questions. This concern is reflected in the other comments provided by respondents to the survey. Poverty and its impact on health are also linked to the needs of more vulnerable seniors; social isolation is also a critical factor in health outcomes and a particular problem for seniors, especially older seniors. Because of these responses, Workshop 3 had a major focus on the aging of the Leverett community.

Recreation

Town Actions

In addition to the relevant recommendations on pages 14 to 21, the Town should consider the following actions:

- Reactivate the Recreation Committee and the Trails Committee.
- Update the Open Space and Recreation Plan before it expires in 2026.
- Undertake a community conversation about gathering spaces. Thoughts on this ranged from a desire for a permanent senior center, expansion of the Leverett Library, and use of the Leverett Elementary School after the school day ends or on the weekends. Consider an inter-generational community center.
- Consider expanding small-scale commercial opportunities, such as a café, within the Town Center to promote the area as a central spot for neighborhood residents. If a permanent home for the Council on Aging were provided elsewhere in the Town Center, then the ground floor of Town Hall could be a café.
- Explore partnerships among the LCA (see page 15), the Historical Society, a reconstituted Recreation Committee, the Leverett Elementary School, and others to provide recreation opportunities, including life-long learning, for all ages in Leverett. The partnership may include space and programming.
- Hold community conversations around tensions about hunting and ATV use. See also **Topic Six. Rural Character**. These tensions were expressed in the survey responses and at the workshops.

Community Actions

The biggest community action would be to volunteer for the Recreation Committee or the Trails Committee so that they can become more active. Members of the organizations listed in the sixth bullet to the left could initiate the joint conversations around partnerships.

While the Town could set up a place for conversations around hunting and ATV use, members of the Leverett community who engage in those uses or are concerned by them should sit down and talk about those issues. Other partners in this conversation could include the Rattlesnake Gutter Trust and the Kestrel Land Trust (see page 15) and the Department of Conservation. Either the Conservation Commission or the reconstituted Trails Committee could sponsor the conversation; a non-Town facilitator is recommended.

Resources
Town of Lenox Community Center https://www.townoflenox.com/community-center
Massachusetts Hunting Regulations https://www.mass.gov/hunting-regulations
Massachusetts Rules for Off-Road Vehicles https://www.mass.gov/off-road-vehicles

Community Discussion

Input from the 2023 Survey

In Question 1, the Steering Group asked about factors that contribute to livability in Leverett, including "Active recreation activities" (Active); "Passive recreation activities" (Passive); "Accessibility of recreation options" (Access); and "Arts and culture" (Arts).

	Yes	Total
Active	36.63%	148
Passive	79.70%	322
Access	32.18%	130
Arts	41.58%	168

The Steering Group used Question 2 to ask about factors related to quality of life. For recreation, these were as follows: "More community gathering spaces" (Gathering); "Improving recreational spaces" (Improve); "Increased public access to Leverett Pond" (Pond); and "More town-wide community events" (Events).

Question 4 asked about potential goals: "Foster Arts and Culture."

	Unimportant	Neither unimportant or important	Important	Total
Q2 "Gathering"	18.78% of 74	41.37% or 163	39.85% or 157	394
Q2 "Improve"	15.50% or 60	49.35% or 191	35.14% or 136	387
Q2 "Pond"	26.03% or 101	48.45% or 188	25.52% or 99	388
Q2 "Events"	17.66% or 68	43.09% or 169	38.44% or 148	385
Q4 "Foster"	8.31% or 29	36.39% or 127	55.30% or 193	349

Rural Character

Overview

Responses to the community survey and from participants in the workshops indicate the members of the Leverett community have different ideas about what rural character means. For some, it is the balance of the historic development patterns and the natural setting. Actions to reinforce that character include those discussed earlier, particularly **Topic One. Environmental Stewardship** and **Topic Two. Climate Resiliency**.

For others, rural character may be more about the lifestyle and economy. Comments received during the process indicate a division of opinion: some value a sense of community in a smaller town, while others see Leverett not as a rural community, but as a suburb, and not as their primary source of community interaction.

Two other factors enter into this split in perception: the first is the tension around hunting and off-road vehicle use mentioned in **Topic Five. Recreation**. Both are considered to be rural activities, and the concern about these activities expressed in the survey may also reflect the differing definitions of "rural" in the community.

The second factor is the low prevalence of traditional rural economic activities within Leverett. Forestry, conservation, and agriculture are traditional components of a rural economy, but few people are employed in these sectors. Most people in Leverett who work (the town has a high percentage of retired people) are employed outside the town. No data was available on the number of people who work from home, but few Leverett businesses are registered with the Town Clerk. Even accounting for the lack of registration, the community appears to have a low level of entrepreneurial activity within the town's borders. The Phase 2 report collected the available information about economic activity within Leverett.

Town Actions

The conversation about rural character may be the first discussion in the proposed continued community conversations (see page 10). Understanding what rural character means to the Leverett community has implications for Town and community actions in the other six topics.

The Town should consider reinstating its Agricultural Commission (the state identifies Leverett as having one; Leverett is also a Right-to-Farm community), but the Town website does not list this commission. An Agricultural Commission could also sponsor conversations about supporting a rural economy in Leverett.

Community Actions

Participate in ongoing community conversations about rural character and the implications that definition has on the other topics, particularly **Topic 3. Affordable Housing**, **Topic 4. Aging in Leverett**, **Topic 5. Recreation**, and **Topic 7. Zoning**.

Consider volunteering to serve on a reconstituted Agricultural Commission.

topic six

Resources
FRCOG Rural Policy Plan https://frcog.org/publications/ma-rural-policy-plan/
Strong Towns https://www.strongtowns.org/
USDA Rural Development https://www.rd.usda.gov/
Massachusetts State Office of Rural Health https://www.mass.gov/info-details/state-office-of-rural-health-rural-definition
Massachusetts Association of Agricultural Commissions https://www.massagcom.org/AboutMAAC.php
Massachusetts Department of Agricultural Resources https://www.mass.gov/orgs/massachusetts-department-of-agricultural-resources

Community Discussion

Input from the 2023 Survey

In Question 1, the Steering Group asked about factors that contribute to livability in Leverett, including "Preservation of and access to historic and cultural resources" (Historic); "Rural character and rural way of life" (Rural); and "Sense of community and strong social ties" (Social).

	Yes	Total
Q1 Historic	39.85%	161
Q1 Rural	78.47%	317
Q1 Social	62.87%	254

The Steering Group used Question 2 to ask about factors related to quality of life. For rural character, these included "Better cellphone coverage or wi-fi" (Wi-fi) and "Traffic calming measures" (Traffic).

Question 4 asked about potential goals: "Preserve historic buildings" (Preserve) and "Adapt historic buildings for new purposes" (Adapt). Question 5 asked about the importance of specific values: "Maintaining rural character" (Maintain); Historic Preservation" (Historic); and "Peaceful serenity and quiet living" (Peace).

	Unimportant	Neither unimportant or important	Important	Total
Q2 "Wi-fi"	11.14% or 44	21.77% or 86	67.09% or 265	395
Q2 "Traffic"	27.86% or 107	35.94% or 138	36.20% or 139	384
Q4 "Preserve"	12.22% or 43	40.34% or 142	47.44% or 167	352
Q4 "Adapt"	8.76% or 31	40.96% or 145	50.28% or 178	354
Q5 "Maintain"	5.29% or 19	12.26% or 44	82.45% or 296	359
Q5 "Historic"	10.29% or 36	38.29% or 134	51.43% or180	350
Q5 "Peace"	2.26% or 8	16.67% or 59	81.07% or 287	354

Zoning

Town Actions

The Town should consider the following actions:

Recommendations from April 17, 2024 Review with the Planning Board

- Review the lot size and frontage restrictions in 4300 Aquifer Protection District.
- Update 4400 Flood Hazard District to refer to the new maps; compare to the model Floodplain Overlay District.
- Evaluate the incentive to use 4800 Flexible Development; it does not appear to work as intended and has not been used to the knowledge of the Board.
- Review 4880 Residential Subdivision Development for clarity of intent.
- Compare 4970 Ground-Mounted Solar Electric to the model bylaw.

Land Use Recommendations from the 2019 Open Space and Recreation Plan Explore the use of [the following]:

- Agricultural zoning.
- Cluster zoning.
- Wetland protection bylaws.
- Low Impact Development (LID) bylaws.
- Water supply protection bylaws.
- Floodplain management regulations.

Land Use Recommendations from the Draft 2020 Hazard Mitigation Plan

- Continue to review and update land use regulations to include **climate resiliency provisions**.
  - Best Management Practices for River Corridor areas (FRCOG's River Corridor Toolkit), further restricting or limiting new development within the 100-year floodplain and River Corridor.
  - Low Impact Development (LID) stormwater practices, etc.
  - Amend the Subdivision Rules and Regulations to require temporary and permanent erosion control measures for streams and surface water bodies.
  - Update the review criteria in the Special Permit process to include topographic change, removal of cover vegetation, risk of erosion or siltation and increased stormwater runoff.
- Review and amend existing land use regulations to **reduce the risk of landslides**.
  - Direct new development to stable slopes and soils.
  - Set limits on land clearing to maintain stable slopes to reduce the risk of landslides.
  - Protect existing development from potential landslides by ensuring that surface water and groundwater are properly managed.
- Review and update the Leverett bylaws to add requirements that ensure **adequate support and anchoring systems are used for temporary mobile homes** to reduce the risk to life and property from high winds.
- Update and amend the zoning bylaw to **include a Dam Safety Overlay district** based on the maps produced under other action items.
- Adopt a bylaw or amend existing regulations to address new driveway openings or "curb cuts" that **include grade and design standards to reduce the risk to residents** from roadway icing and snow build-up.

- Review and amend the Required Improvements section of the Town's Subdivision Rules and Regulations to include the construction of an underground water tank(s) (10,000 gal. minimum) in new subdivisions for **fire suppression purposes**.

Suggestions from Workshop 3 to consider for future zoning efforts:

- Evaluate progress of ADU zoning currnetly (2024) in front of the legislature.
- Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
- Create zoning to encourage senior-friendly housing.
- Update land use regulations to encourage climate resiliency.
- Allow for the development of multi-family units at lower scale (4-20 units).
- Modify the Town zoning to permit low-scale activity for economic resiliency: home-based businesses, twenty-first century rural businesses, and small scale options for retail or services.

Community Discussion

Input from the 2023 Survey

In Question 4, the Steering Group offered a list of goals for respondents to rank. Zoning was not listed but three development-related goals were: "Limit development" (Limit); "Prevent development sprawl by focusing growth near town center" (Prevent); and "Encourage economic development in town" (Encourage).

The Steering Group asked about the importance of values in Question 5, including "Less restrictive zoning is important."

In Question 8, the Steering Group asked about the importance of specific concerns, including "Inability to build/improve on own property due to zoning restrictions and Town oversight" (Inability); "Too much buildable land going into conservation easement" (Buildable); and "Lack of economic development opportunities" (Lack).

The table below shows the responses to the three questions:

	Unimportant	Neither unimportant or important	Important	Total
Q4 "Limit"	23.05% or 80	31.70% or 110	45.24% or 157	344
Q4 "Prevent"	15.99% or 55	38.66% or 133	45.35% or 156	344
Q4 "Encourage"	22.57% or 79	33.71% or 118	43.71% or 153	350
Q5	31.32% or 109	42.53% or 148	26.15% or 91	348
Q8 "Inability"	25.21% or 88	33.81% or 118	40.97% or 143	349
Q8 "Buildable"	53.91% or 186	28.99% or 100	17.10% or 59	345
Q8 "Lack"	22.31% or 77	44.25% or 154	33.62% or 117	348

Financial Resources

A town has four major sources of funding for implementation:

- Operating funds (Town meeting approves).
- Capital funds (Town meeting approves).
- Grant programs (state and federal, sometimes private).
- Partnering with local groups who can raise funds.

The following programs can assist the Town of Leverett with recommended actions. Many of these programs are competitive and may require more than one funding cycle to achieve the funding. Some may also require matching grants from the Town.

Local resources

Local Taxes

Communities in Massachusetts have the option to adopt additional local taxes:

- **Local Option Meals Excise.** Towns who adopt this tax may collect an additional 0.75% of the vendor's gross receipts from restaurant meal sales.
- **Local Option Room Occupancy Excise.** Towns may collect an additional tax on room rentals of up to 6% for 90 days or less.
- **Marijuana tax rate.** The maximum local tax rate on marijuana sales is 3%.

The Community Preservation Act

The Community Preservation Act (CPA) is a tool to help municipalities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities.

The Town of Leverett adopted the CPA and has a Community Preservation Committee (CPC) to administer the funds. According to their 2022 report, the CPC has invested $1.8 million as follows:

- $681,500 (38%) for historic preservation;
- $551,040 (31%) for open space;
- $81,911 (4%) for recreation; and
- $487,570 (27%) for community housing (in trust).

Given the significant desire for affordable housing and more community gathering space, the CPC should work with other Town officials to target its funds towards meeting these needs. As of 2022, the CPC had $1.3 million available of which $900,000 was undesignated.

State Resources

The State Legislature is considering (in 2024) several major bond bills that may provide funding and other resources for the recommendations in this plan. The Town should monitor the status of those bills.

Community One Stop for Growth

In 2021, the Commonwealth of Massachusetts rolled the application process for ten grant programs into a single process. Programs that may be relevant include the following:

- MassWorks
- Massachusetts Downtown Initiative
- Community Planning Grants
- Underutilized Properties

More information can be found here: https://www.mass.gov/guides/community-one-stop-for-growth

MassWorks Infrastructure Program

Administered by the Executive Office of Housing and Economic Development (EOHED); this is a competitive grant program for public infrastructure projects and is part of the Community One Stop for Growth program. Priority is given to those projects that support multi-family housing in walkable mixed-use districts; immediate job creation; and/or economic development in weak or distressed areas. MassWorks grants may be used for streetscape improvements, bridge repairs, and other such improvements. Municipalities must demonstrate that the application is consistent with the Commonwealth's Sustainability Principles and meets the programs investment goals.

More information is available here: https://www.mass.gov/service-details/massworks-infrastructure-grants

Massachusetts Downtown Initiative

The focus of this grant is downtown or town center revitalization. The Technical Assistance program provides a consultant and funding for that consultant's work to communities who need help with specific problems. This grant is part of the Community One Stop for Growth program.

More information can be found here: https://www.mass.gov/service-details/massachusetts-downtown-initiative-mdi

Community Planning Grants

This program provides funding for planning projects at a larger scale than the MDI program. Project recommendations for which this grant would be appropriate might include zoning changes, particularly those that support housing and multimodal connections, or other similar planning processes. This grant is part of the Community One Stop for Growth program.

More information can be found here: https://www.mass.gov/how-to/community-planning-grant-program

Other Grant Programs

District Local Technical Assistance Grant (DLTA)

Funds for this program are allocated to the regional planning agencies. These funds may be used for planning projects. Each Regional Planning Agency (RPA) has a different focus on how these funds may be used to meet the state's funding goals. All municipalities are eligible to apply directly to their RPA. The RPA will work with the municipality on the program; a separate consultant is not usually required. FRCOG is Leverett's Regional Planning Agency.

Mass Cultural Council

The Mass Cultural Council has one-year project grants for specific public programming. Mass Cultural Council defines public programming as activities that engage with the public. The municipality's own Local Cultural Council may have additional grants to support local arts and culture.

https://masculturalcouncil.org/organizations/cultural-investment-portfolio/projects/

MA DEP s319 and 604(b) Grant Programs

These address water quality, including nonpoint source pollution, management planning, and stormwater management. More information can be found here: https://www.mass.gov/info-details/grants-financial-assistance-watersheds-water-quality

MassDevelopment Commonwealth Places

This program supports placemaking projects.

More information can be found here: https://www.massdevelopment.com/what-we-offer/real-estate-services/commonwealth-places/

MassDOT/Chapter 90

Chapter 90 refers to the highway funds in the annual state funding packages provided to municipalities throughout Massachusetts.

Mass EEA: Parkland Acquisitions and Renovations for Communities (PARC) Grant Program

This grant can be used by municipalities to acquire parkland, build a new park, or to renovate an existing park. More information can be found here: https://www.mass.gov/service-details/parkland-acquisitions-and-renovations-for-communities-parc-grant-program.

EEA MVP Program Action Grant

These grants help communities implement infrastructure improvements to address the impacts of climate change. The program prefers those strategies that are nature-based. More information about the criteria to apply can be found here: https://www.mass.gov/service-details/mvp-action-grant-eligibility-criteria

Massachusetts Historical Commission, Survey and Planning Grant Program

This grant is a 50/50 matching program that supports planning activities that help preserve significant historic resources. For communities whose target area contains significant resources,this source may help fund design guidelines that include specific requirements for the preservation of significant historic resources. Interested communities are encouraged to reach out to the Massachusetts Historic Commission directly about this grant; it may be tied to the creation of a local historic district.

https://www.sec.state.ma.us/mhc/mhchpp/surveyandplanning.htm

financial

Hazard Mitigation Grant Program

The Commonwealth provides funding for hazard mitigation plans. More information can be found here: https://www.mass.gov/hazard-mitigation-assistance-grant-programs

Information on this page also includes the Flood Mitigation Assistance Grant; and the Pre-Disaster Mitigation Grant.

Massachusetts Department of Transportation, Complete Streets Funding Program

This program provides funds to municipalities who have adopted a Complete Streets Policy and created a Prioritization Plan. Any street infrastructure recommended in this report should be added to the Prioritization Plan. This grant program can help address recommended improvements for pedestrian and bicyclist mobility, safety, and comfort.

This grant can also assist with design guidelines; these do not have to be limited to the private realm. Creating consistency in a downtown, village, or corridor is an important part of defining its identity both within and beyond the community. As part of a Complete Streets Project, a municipality should identify the specific materials, street furniture, trees, and public signage (including wayfinding) that will be used in the target area. These choices can be incorporated into the overall design guidelines to address both public and private realms.

This program could leverage the municipality's funding under Chapter 90 to ensure that multimodal infrastructure is connected, over time, throughout the community.

https://www.mass.gov/complete-streets-funding-program

Massachusetts Department of Transportation, Shared Streets and Spaces

This program provides funds to support the improvement of "plazas, sidewalks, curbs, streets, bus stops, parking areas, and other public spaces." The focus is on public health, safe mobility, and renewed commerce.

https://www.mass.gov/shared-streets-and-spaces-grant-program

Living Draft Addenda and Plan Amendments

As an evolving, non-binding policy blueprint, the Leverett Comprehensive Plan serves as a living document. The authority to amend or append this plan is implicit in the Comprehensive Plan Cover Letter, which establishes its active draft status and commits to evaluating new community perspectives, upholding town values, and practicing incremental change in resource stewardship.

Key commitments from the Cover Letter include:

> *"We will continue to hear and respect community perspectives and new lines of argument that may challenge what we have learned from this Plan."*

> *"We will hold fast to the community values and goals—described on pages 28-29—in all plan implementation and amendment activities including the importance of preserving Leverett's natural resources and maintaining a climate resilient future of our Community."*

> *"We will hold fast to the principle of incremental change in all decision-making to do with stewardship of our collective resources and how we will meet community needs."*

Draft Revision Log

Addendum No.	Effective Date	Topic / Focus	Status / Board Action
Addendum #1	October 21, 2026	Support for Mass Cultural Council Cultural District	Voted unanimously by Planning Board to amend

ADDENDUM #1: Support for the Establishment of the Leverett Cultural District(s) to Foster Arts, Culture, & Economic Development

Context and Purpose

This policy note records Leverett's strategic intent to support the local creative economy. Following community engagement sessions hosted by the Selectboard, this text establishes the framework for town-level backing of a state-designated cultural district.

A. Statement of Support

On September 9, 2026, the Town of Leverett Planning Board voted unanimously to support the application by the Town of Leverett for a designation by the Massachusetts Cultural Council (MCC) Cultural District by adding this provision to the Draft 2024 Comprehensive Plan.

B. Alignment with Comprehensive Plan Elements

Establishing a cultural district directly advances Leverett's core community identity by intertwining historic assets, conservation spaces, individual artists, authors, and local cultural institutions (such as Leverett Crafts & Arts). This initiative fulfills specific directives cited across the plan:

- Economic Development Element: Fulfills the task to encourage "small-scale, sustainable economic development to increase services for residents while managing the property tax rate" by connecting local studios and galleries to drive low-impact, sustainable economic activity.
- Natural and Cultural Resources Element: Acts as a mechanism to protect and leverage the town's unique historic character and landscape. It bridges physical landmarks and "villages" with the active creative economy, directly advancing the town's goal to preserve community identity and build community ties.

C. Direct Plan Citations & Justification

The proposed district explicitly addresses and activates multiple recommendations, goals, and livability metrics identified during the town's planning process:

- Strategy 5.2.18 (Economic Resiliency): Directly responds to the plan's noted opportunity: "The arts community is a source of cultural and economic development that was not fully explored during this planning process." It supports community conversations about other ways to promote economic development, including small business clusters and home-based businesses.
- Section 5.3 (Recommendations from Existing Plans): Connects directly to the Economic Development, Natural and Cultural Resources, and Open Space and Recreation sections of the 2018 Preservation Planning in Leverett framework.
- Table 6 (Top Ten Goals): Directly advances Goal #10: Foster arts and culture.
- Table 7 (Top Contributors to Livability): Synthesizes core town strengths:
  - #8 Arts and Culture
  - #9 Preservation of and access to historic and cultural resources
  - #10 Support for local business
- Table 8 (Top Needs for Livability): Resolves documented community deficits:
  - #6 More community gathering spaces
  - #7 More town-wide community events
  - #9 More access to Town information

D. Implementation Directives

The Planning Board recommends that Town staff, committees, and cultural stakeholders collaborate to establish optimal district boundaries, finalize application benchmarks, and secure formal authorization from the Selectboard to finalize the designation. This designation will serve as a tool to expand public programming, build vibrant community spaces, encourage formal partnerships among local cultural workers, and unlock eligibility for annual state grant funding to support municipal arts and tourism.

amendments

55







2024

COMPREHENSIVE PLAN:

APPENDIX A: PHASE 2 REPORT

TOWN OF LEVERETT

JUNE 2024

Innes Associates Ltd

RKG Associates Inc

Tighe&Bond

Acknowledgments

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- Patricia Duffy
- Jed Proujansky
- Tom Hankinson

Planning Board

- Molly Daniel
- Steve Freedman
- Swan Keyes
- Richard Nathhorst
- Tim Shores
- Greg Tuzzolo, chair
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- Gary Gruber
- David Henion
- Isaiah Robison
- Kimberly Van Wagner
- Andrew Vlock
- Nicole Vajda
- Bob Weitzman

Special Thanks to:

- Marjorie McGinnis, Town Administrator
- Lisa Stratford, Town Clerk
- Tom Ewing, former Planning Board Chair

Prepared by

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H. Planning Board: Consultant Presentations
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1. Introduction

1.1 PURPOSE OF THIS DOCUMENT

PHASE 2 REPORT

This Phase 2 Report supports the Town of Leverett 2024 Comprehensive Plan, which is a separate document. The report summarizes two parallel efforts that took place during the planning process. The first effort was the public engagement and outreach undertaken by the Steering Group and supported by the consultant team (Innes Associates with RKG Associates and Tighe & Bond). The complete input from this process is in the following appendices:

- **C. STEERING GROUP: MEETINGS**
- **D. STEERING GROUP: SMALL GROUP SUMMARIES**
- **E. COMMUNITY WORKSHOPS: SUMMARIES**
- **F. FALL 2023 COMMUNITY SURVEY**

This report has been revised from an earlier version. When the first draft was made public, the consultant team set up a survey to collect comments. The Steering Group and the Planning Board gathered additional comments through emails and LeverettConnects and sent them to the consultant team. Some comments were sent directly to the consultant team via email. **APPENDIX G. SPRING 2024 SURVEY AND ADDITIONAL PUBLIC COMMENTS** contains the full results of the survey and all the comments received.

The second effort was additional data collection throughout the planning process. The Phase 1 report, completed in June 2022, provided an assessment of the known data available to the Town's Working Group and the consultant team (Innes Associates) at the time. That report is available in **APPENDIX I. PHASE 1 REPORT, JUNE 2022**.

At the June 27, 2023 meeting, the consultant team presented the first round of data updates to the Steering Group. The presentation is available in **APPENDIX C. STEERING GROUP: MEETINGS**. The consultant team made two zoning-related presentations to the Planning Board in January and April 2024. These presentations are available in **APPENDIX H. PLANNING BOARD: CONSULTANT PRESENTATIONS.**

This Phase 2 report collects much of the data from those presentations and attempts to integrate it into a single framework for the future work of the Planning Board described in the 2024 Comprehensive Plan.

2024 COMPREHENSIVE PLAN

The 2024 Comprehensive Plan (a separately bound document) provides the following information:

- Timeline of the 2023-2024 planning process.
- Recognition of the participants.
- A list of suggestions for immediate next steps.
- Chart of responsibilities and potential partners.
- Timeline of past planning efforts.
- Recommended action steps from those plans, organized by Section 81D planning element.
- Seven key topics identified by the Steering Group at their meeting on January 15, 2024 and action steps for the Leverett community to consider, including informational resources where appropriate.
- Financial resources.

1.2 WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a document that provides guidance to a municipality for its policies, actions, and investments over a defined period of time, often ten years. In Massachusetts, comprehensive plans are enabled by Section 81D. The Planning Board is responsible for creating and updating the municipal master – or comprehensive – plan.

81D requires nine elements. Of these, the Goals and Policies Statement (this is often called Vision and Goals) and the Implementation Plan are the most critical components in terms of defining the future policies, actions, and investments of the Town. These elements provide the why (Goals and Policies), what, who, where, when, and how (Implementation Plan) of the comprehensive plan.

Comprehensive planning grew out of land use planning, and the other seven elements reflect this. Those elements are as follows:

- Circulation (which originally referred to the roadways in a town and now includes transportation, transit, and mobility)
- Economic development
- Housing
- Natural and cultural resources (which include historic resources)
- Open Space and Recreation
- Services and facilities (which refer to Town services and facilities and include water, wastewater, and stormwater management)
- Land use plan (which brings together the land use recommendations of the plan)

The Leverett Planning Board undertook the planning process with the expectation that zoning changes would likely be the first action of the Town to address community needs and values for the use of land within the town. (Note that "Town" refers to the government, while "town" refers to the geographic area.) Such changes are a frequent first step after a plan has been adopted by the community through the vote of the Planning Board.

1.3 ABOUT LEVERETT'S PLANNING PROCESS

The Town of Leverett undertook a two-phase process for creating a comprehensive plan to guide the Town's zoning changes, policies, and investment of resources over the next ten years.

The Leverett Planning Board started the planning process for creating a comprehensive plan in 2021, with a request for proposals (RFP) for a consultant to assist with the first phase. This phase, which began in 2022, examined the available data and previous planning efforts and resulted in a Phase 1 report that summarized the existing conditions and provided a path and scope for Phase 2. Phase 2 began in 2023, after the issuance of a second RFP in fall 2022. The funding source for both Phase 1 and Phase 2 was the Community One Stop for Growth program, with a deadline of June 20, 2023 for the first phase and June 30, 2024 for the second phase.

The Town hired Innes Associates for Phase 1 and Phase 2. Innes Associates added RKG Associates and Tighe & Bond to Phase 2 to provide specialized information relative to their respective expertise.

Figure 2. Text of Section 81D

SECTION 81D: MASTER PLAN; ECONOMIC DEVELOPMENT SUPPLEMENT

This is the enabling legislation for master – or comprehensive – plans in Massachusetts. The legislation also defines the planning elements referred to in this document. The text is introduced here to help establish the framework for the planning process. The main focus is on these elements, although the Town can – and did – add other topics for consideration.

> Section 81D. A planning board established in any city or town under section eighty-one A shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan.
>
> Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards, and shall include the following elements:

(1) Goals and policies statement which identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process, to determine community values, goals and to identify patterns of development that will be consistent with these goals.

(2) Land use plan element which identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.

(3) Housing element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.

(4) Economic development element which identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.

(5) Natural and cultural resources element which provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.

(6) Open space and recreation element which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.

(7) Services and facilities element which identifies and analyzes existing and forecasted needs for facilities and services used by the public.

(8) Circulation element which provides an inventory of existing and proposed circulation and transportation systems.

(9) Implementation program element which defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

Such plan shall be made, and may be added to or changed from time to time, by a majority vote of such planning board and shall be public record. The planning board shall, upon completion of any plan or report, or any change or amendment to a plan or report produced under this section, furnish a copy of such plan or report or amendment thereto, to the executive office of housing and livable communities.

A city or town which has an established master or study plan under section eighty-one A and applies for a state grant from the commonwealth shall prepare and keep on file within such city or town an economic development supplement; provided, however, that such city or town shall not be required to prepare such supplement if such city or town has a supplement on file. Such supplement shall be at least one page in length and shall contain the goals of the city or town with respect to industrial or commercial development, affordable housing, and preservation of parks and open space.

1.4 COMPREHENSIVE PLANNING: COMMUNITY ENGAGEMENT

Community engagement is a critical component of any planning process. Comprehensive plans identify a series of policies and actions for a municipality, in this case, the Town of Leverett, to undertake over the next ten years (the typical lifespan of a comprehensive plan). The recommendations for those policies and actions come from two sets of information: the existing conditions and public input. "Existing conditions" refers to the physical (built and natural environment), economic (housing, jobs, and trends), and social (demographics) context within which the planning process takes place. "**Community engagement" seeks to understand the participants' reactions to those conditions and their hopes and expectations for the future of the town and its community**.

1.4.1 LEVEL 1: STEERING GROUP

Engaging the community for a comprehensive plan happens at several levels. A Planning Board will appoint a working group, advisory committee, or other core group of volunteers who provide detailed feedback and assist with outreach.

To assist with community engagement efforts, the The Leverett Planning Board, after calling for volunteers, appointed a Steering Group of thirteen members.

1.4.2 LEVEL 2: IN-PERSON ENGAGEMENT

The second level of engagement is the in-person workshop or meeting. This type of engagement often reaches those who are already involved with town initiatives, and can capture people who become more interested during the process as future options are refined and they better understand the potential impacts.

The consultant team presented two options to the Steering Group at their first few meetings in Spring 2023 for either the standard large-scale community workshops or a series of smaller focus group meetings. In Fall 2023, the Steering Group decided to undertake the small group meetings themselves and asked the consultant team to prepare materials for and facilitate three larger meetings.

The Steering Group sponsored several smaller group meetings that may have captured input from some who were unable to attend the larger meetings.

The first workshop captured 73 attendees, the second had 57, and the third had 41 attendees. The second and third workshops included a mix of participants who had been at the previous workshop and those who were attending for the first time. Workshop attendance often drops during a planning process and table exercises (the third workshop) may interest fewer people than open houses (the first and second workshops), which are more flexible for those with multiple commitments.

Chapter 2 includes more robust summary of the engagement process and the results.

1.4.3 LEVEL 3: SURVEYS

Finally, surveys reach a wider audience, but may only engage them for a limited amount of time. Because of the cost of a process designed to be statistically significant, these surveys are more like questionnaires: respondents are self-selected and may not reach a representative population. However, they are useful a gathering a large amount of information and can be read as "temperature-taking" on topics of interest to community members.

The Fall 2023 survey sponsored by the Steering Group had 411 responses, far more than were able to attend an in-person meeting. A limitation of this survey is that the Steering Group chose not to include the same demographic questions as the Phase 1 survey, so a direct comparison of who responded to the survey in each process was not possible.

In May 2024, the consultant team created a second survey to collect responses to the first draft of the comprehensive plan. This survey only had 28 responses; additional comments were submitted through LeverettConnects and direct email. Unfortunately, because not all comments were submitted through the survey portal, the demographic information for the all respondents to the draft is incomplete.

Splitting the original document into two documents was a recommendation in the comments on the first plan. Where feasible, additional edits in response to the comments are included in both documents.

The Community Survey: Who Responded?

The Steering Group limited the demographic questions to two: the age of the respondent and the length of time they have lived in Leverett. The two pie charts below show the results. Most of the respondents were 65 and over. Most of the respondents had lived in Leverett for over 30 years.

Figure 3. Age of Respondents

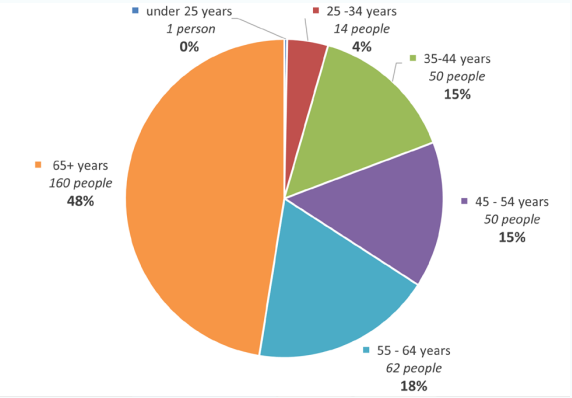
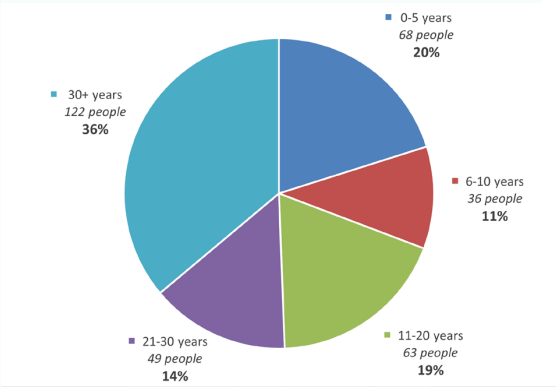


Figure 4. Length of Time Lived in Leverett



2. Listening to the Community

2.1 SUMMARY OF THE PROCESS

2.1.1 STEERING GROUP MEETINGS

The planning process for Phase 2 took place between February 2023 and June 2024. The process began with the Planning Board appointing the members of the Steering Group. The Steering Group had its introductory meeting with the consultants on **April 17, 2023**. Additional meetings between the Steering Group and the consultant team were as follows:

- **MAY 10, 2023.** At the Steering Group's request, the consultant team presented the full scope of work and the roles of the Steering Group and the consultant team in each task.
- **JUNE 27, 2023.** The consultant team presented the updated information on existing conditions as recommended in the Phase 1 report.
- **SEPTEMBER 26, 2023.** The consultant team presented revised options for public engagement for the remaining months of the process to the Steering Group for their review, discussion, and confirmation.
- **NOVEMBER 20, 2023.** The Steering Group and the consultant team discussed the input from the survey and the first public meeting and the framework for the second public meeting.
- **FEBRUARY 12, 2024.** The Steering Group and the consultant team discussed the framework for the third public meeting and tested the draft table exercises.

To support the engagement process, the Steering Group also held its own meetings and outreach efforts. The Steering Group met, without the consultant team, on the following dates:

- July 25, 2023.
- September 19, 2023.
- October 10, 2023.
- November 6, 2023.
- November 27, 2023.
- January 15, 2024.
- February 5, 2024.
- March 11, 2024.
- April 23, 2024.
- June 4, 2024.

The available minutes for all Steering Group meetings are included in **APPENDIX C**.

2.1.2 SMALL GROUP MEETINGS

As introduced in **Section 1.4**, members of the Steering Group hosted small group meetings to raise awareness of the planning process in the fall and early winter. In October 2023, the consultant team provided materials for these workshops, including a map of the town, a Word document for questions and notes for these small groups, and a handout of data resources. These meetings were as follows:

- October 24, 2023. LES Open House.
- November 5, 2023. Teawaddle Hill neighborhood group.
- November 5, 2023. Harvest Fest Village Co-op.
- November 14, 2023. Veterans' Group.
- December 10, 2023. Shutesbury Group.
- January 19, 2024. Council on Aging.
- March-June 2024. Drop-in at the Leverett Public Library.

The available notes for these meetings are included in **APPENDIX D**.

A summary timeline of this process is available in the 2024 Comprehensive Plan.

2.1.3 COMMUNITY WORKSHOPS

The Planning Board and the Steering Group sponsored three community workshops, as listed below. The Steering Group supported these workshops with significant outreach efforts, including a flyer for the Annual Town Meeting in April 2023, posting flyers throughout the town and handing them out at the transfer station on Saturdays. The consultant team prepared the materials and supplied facilitators to help answer questions at the first two workshops. At the third workshop. Steering Group and Planning Board members facilitated the discussion tables.

- **WORKSHOP 1: OCTOBER 17, 2023.** This first workshop was a "data walk" that introduced participants to selected information about existing conditions and invited their comments on both a large-scale map of the town and boards containing charts, graphs, and other data. Participants had the option of dropping into the open house from 3-5pm or 6-8pm. Topics included the following:
  - Draft values and goals based on the input from the Steering Group and the work in Phase 1; and
  - Existing conditions information presented to the Steering Group in June, including demographics, water and wastewater, the municipal budget, current land use and zoning.
- **WORKSHOP 2: DECEMBER 6, 2023.** The second workshop was also a data walk, although the hours were advertised from 3-8pm rather than as two separate sessions. The topics included the following:
  - Larger-scale maps of the Town Center, Route 63, Moore's Corner, North Leverett, and Open Space;
  - Refined list of values, based on the survey and the information from the first workshop;
  - More detailed information about housing and zoning in Leverett; and
  - A series of questions that asked participants about specific alternatives for Town policies and actions.
- **WORKSHOP 3: FEBRUARY 28, 2024.** At the request of participants at the first two workshops and some members of the Steering Group, the final workshop was table-based to allow participants to discuss the presented options with each other. The workshop was again split into two sessions (3-5 pm and 6-8 pm) but was not an open house. Participants were greeted with information about what conditions in Leverett might be like in 2040 based on trends for the aging of the population and the impacts of climate change – two topics with potential for impacts on Town services, facilities, and infrastructure. Each table discussed the same sample recommendations, identified those they agreed or disagreed with, and prioritized the ones with which they agreed.

The full records of these workshops are included in **APPENDIX E**.

2.1.4 COMMUNITY SURVEYS

The Steering Group also sponsored a community-wide survey, which the consultant team hosted on SurveyMonkey. This survey, available online and in paper format, was open from October 17 through December 18, 2023 and received 411 responses. The full results for this survey are included in **APPENDIX F**.

The Planning Board put the first draft of the plan online in May 2024 and a second survey was set up to collect comments. Comments were also sent directly to the consultant team and extracted from a thread on LeverettConnects. The combined comments are included in **APPENDIX G**.

Innes Associates met with the Planning Board four times from January-June 2024 to discuss the plan progress, the zoning analysis, and the draft plan. The January 2024 and April 2024 presentations are provided in **APPENDIX H**.

Finally, the original Phase 1 Report is provided in **APPENDIX I.**

2.2 FALL 2023 COMMUNITY SURVEY

The Steering Group's community-wide survey was available on-line and through paper copies from October 9 through December 18, 2023. Although not everyone answered each question, **411 respondents or just over 22% of the 2020 population of 1,865** took part in the survey. The Steering Group asked about community values, goals, livability factors (contributors to quality of life in Leverett and what could improve them), and concerns for the future of Leverett.

The workshops, survey, and small group discussions, along with the work of the Steering Group, allowed for an interactive process of education, feedback, and iteration. The final content of this plan document is based on the interactions of those discussions.

2.2.1 VALUES, GOALS, AND LIVABILITY

Many communities try to develop a single vision statement for the comprehensive plan that is supported by a series of goals, strategies, and actions. **The Steering Group decided early that a focus on community values was more responsive to Leverett** and the wide range of opinions, experiences, and hopes for the future that community members had expressed.

The Steering Group sought to identify shared values and goals that could be used to evaluate different paths to enhancing livability in Leverett for all over the next 10-15 years. The members identified a list of five key topics that they wanted to address during the initial planning process.

Those topics, which formed the basis of the survey content, are as follows:

- Affordable Housing
- Aging in Place
- Climate Resilience
- Recreation and Rural Character
- Town Services

At their January 15, 2024 meeting, members of the Steering Group expanded the list in response to what they heard from the first two workshops and the results of the survey. This new list is as follows:

- Environmental Stewardship
- Climate Resilience
- Affordable Housing
- Zoning
- Aging in Leverett
- Rural Character
- Recreation

The revised list forms the basis of the recommendations in the 2024 Comprehensive Plan.

This section identifies the top ten values and goals from the community-wide survey and modifications to those based on the third community workshop, which took place after the survey was closed. These values and goals were shared with the Leverett community at the third community workshop.

The lists to the right are the top ten values and the top ten goals of those tested by The Steering Group in the Fall 2023 Community Survey. **These initial discussions of values and goals are critical components of how the Leverett community chooses to proceed once this planning process is complete.**

The Steering Group also wanted to focus on livability – in other words, the quality of life – in Leverett. The top ten responses to the contributors to and needs for livability in Leverett are on page 22.

Table 5. Top Ten Values

#	Potential Value	Respondents Ranking the Value as Important*	
		%	#
1	Nature and conservation are important.	92.20%	331
2	Acceptance of others is important.	87.57%	310
3	Planning for climate change is important.	83.24%	298
4	Maintaining rural character is important.	82.45%	296
5	Peaceful serenity and quiet living are important.	81.07%	287
6	Social justice, promoting equity, and including everyone is important.	76.26%	273
7	Hazard planning is important.	72.88%	258
8	Strong community ties are important.	72.07%	258
9	Affordable housing is important.	61.73%	221
10	Historic preservation is important.	51.43%	180

*362 respondents (of 411) answered Question 5 (Values).

Table 6. Top Ten Goals

#	Potential Goal	Respondents Ranking the Goal as Important*	
		%	#
1	Protect drinking water.	95.57%	345
2	Protect forests and nature.	90.70%	322
3	Protect soil health.	88.20%	314
4	Protect farmland.	81.02%	286
5	Promote energy conservation and efficiency.	80.95%	289
6	Support improvement of Leverett Library.	64.66%	225
7	Support improvement of Leverett Elementary School.	64.20%	226
8	Make housing more affordable.	59.83%	210
9	Improve or maintain town infrastructure and Town Hall.	56.90%	198
10	Foster arts and culture.	55.30%	193

*361 respondents (of 411) answered Question 4 (Goals).

Table 7.Top Ten Contributors to Livability

#	Livability Factors	Respondents Choosing the Factor*	
		%	#
1	Preservation and use of nature and forests.	90.10%	364
2	Availability of clean water.	82.18%	332
3	Passive recreation activities (trails, picnic areas, etc.).	79.70%	322
4	Rural character and rural way of life.	78.47%	317
5	Sense of community and strong social ties.	62.87%	254
6	Proximity to larger communities.	62.13%	251
7	High quality education opportunities.	49.75%	201
8	Arts and culture.	41.58%	168
9	Preservation of and access to historic and cultural resources.	39.85%	161
10	Support for local businesses.	38.37%	155

*404 respondents (of 411) answered Question 1.

Table 8. Top Ten Needs for Livability

#	Livability Needs	Respondents Choosing the Factor*	
		%	#
1	Better cell phone coverage and/or wi-fi.	67.09%	265
2	Town-owned solar/resilient community energy infrastructure.	61.48%	241
3	More quality, affordable/low-cost housing.	52.67%	207
4	Public transportation.	42.86%	168
5	More coffee shops or cafés.	42.13%	166
6	More community gathering spaces.	39.85%	157
7	More town-wide community events.	38.44%	148
8	Traffic calming measures.	36.20%	139
9	More access to Town information.	35.16%	135
10	Improving recreational spaces.	35.14%	136

*406 respondents (of 411) answered Question 2.

2.2.2 SUMMARY OF SURVEY RESULTS

The consultant team provided the raw data from the survey to the Steering Group; this data is provided in **APPENDIX F. FALL 2023 COMMUNITY SURVEY.**

This section is a high-level summary of the initial evaluation of survey results. Respondents to the survey identified specific areas of concern. Many responses included concerns about the lack of amenities within town and how it affects their quality of life. Proximity to neighboring towns such as Amherst and Hadley for access to jobs and amenities is important to Leverett's residents.

Some people support the expansion of the Pioneer Valley Transit Authority (PVTA) into Leverett to help increase access to these amenities. 43% of respondents noted that access to public transportation is important to them.

Many respondents mention Leverett's aging community and concern for lack of senior activities and housing. 73% of survey respondents answered that meeting the needs of an aging population is important to them. Leverett's residents live in Leverett for a reason: they love their community.

Other responses in the survey focused on Leverett's lack of resources for older residents within town and how people rely on neighboring communities for these amenities. Some of these amenities may include grocery stores, health care services, and senior centers in Amherst and Hadley. Respondents who mentioned aging in Leverett also noted that a lack of affordability and inability to maintain upkeep of their home as personal concerns.

Some residents in Leverett are concerned about housing. They want their community to be more affordable and meet the needs of everyday residents. 53% of respondents noted that more quality, affordable housing is important to them. Some residents mention Leverett's high tax rate as a concern: sometimes this is also related to housing affordability.

Over-development is a concern for some residents in Leverett. Residents do not want to see development bring radical change to the community. Of those residents who support development, they want to see it directly benefit their community and not just certain stakeholders. 45% of survey respondents want to prevent development sprawl by focusing growth near town center.

Concerns about the environment expressed by respondents were related to concerns about over-development and its potential impacts and also on quality of life. Residents fell in love with Leverett due to its rural way of life. The consensus is that most residents want to keep this charm. Respondents to the survey also cite a sense of community and strong social ties as contributing positively to their quality of life in Leverett. Some disagreement came from respondents who saw Leverett as a suburb rather than a rural town, but still appreciated the natural environment.

Throughout the survey there were echoes of the need to protect Leverett for climate resiliency. These calls were not for a reactive approach but rather a preventative one to protect Leverett. 84% of respondents answered that "Planning for climate change is important." as important to their values as members of the Leverett community

Leverett is a historic town and 47% of survey respondents want to see preservation of historic buildings. 50% of people support adapting historic buildings for new purposes.

Community spaces are also important places for residents. 65% listed "Support improvement of Leverett Library" as important and 64% listed "Support improvement of Leverett Elementary School as important." 72% of respondents answered that strong community ties are important.

Some residents want to protect and expand the access to outdoor recreation and open space in Leverett. Other residents note there is plenty of protected land already and they want to ease development restrictions to help the tax base. Protecting natural resources such as drinking water, soil, and forests is extremely important to residents. 95% of respondents listed "Protect drinking water as an important goal."

Key Topics for Future Discussions

As the population of Leverett ages, a major concern for senior residents is their ability to age in their community. Residents note that affordability concerns as well as a lack of existing accessibility and resources will make it hard for them to stay in Leverett and support themselves.

Development is a controversial topic. However, many survey respondents are open to thoughtful and planned development that isn't excessive and directly benefits the community. Desires such as affordable and senior housing, community resources, and access to amenities are important to the community.

As much as residents admit the Town's need for some development to address issues (accessibility, senior care, high taxes) they are resistant to see much change in Leverett. The town has a rural way of life that they love, and they want to protect natural resources while improving the town for its residents.

2.2.3 THE FALL 2023 SURVEY AND ITS RELATIONSHIP TO THE COMMUNITY WORKSHOPS

The Fall 2023 Survey opened on October 9, before the first community workshop on October 16, and closed on December 18, after the second community workshop on December 6.

As described in **Section 2.1**, the Steering Group requested that the first two community workshops be data walks. The first workshop shared the new research the consultant team had presented to the Steering Group at their June 27, 2023 meeting but this time tied to the values and draft goals that the Steering Group were also testing in the Fall 2023 survey.

At the second workshop, the data walk was designed to present specific information around a series of choices that the Town could make on certain topics. The consultant team discussed developed the meeting materials after reviewing the results of the first workshop, discussing topics and questions with the Steering Group, and looking at the results of the survey that had been received at the time the materials were developed.

After the survey was closed, the consultant team shared the raw data with the Planning Board and the Steering Group. As part of the January 31, 2024 presentation to the Planning Board, the consultant shared a summary of the results (see 2.2.2, above, and **APPENDIX H. PLANNING BOARD: CONSULTANT PRESENTATIONS**). (This presentation was delayed from the original January 9 date).

Work in analyzing the results of the survey continued, and informed the discussion with the Steering Group on February 12 about planning for the third workshop on February 28; the workshop itself; and the presentation on zoning to the Planning Board on April 17.

2.3 COMMUNITY WORKSHOPS

2.3.1 INTRODUCTION

This section provides a summary of the input from the three community workshops. The full data is provided in **APPENDIX E. COMMUNITY WORKSHOPS: SUMMARIES**. The information from the first two workshops, both data walks, has been combined and condensed based on the Section 81D planning elements and the additional topics (values and climate change) identified by the Steering Group. The voices from the workshops, combined with the comments from respondents to the survey, provide valuable qualitative data to offset the quantitative date gathered by the consultant team and discussed in **Section 3**.

The information from the third workshop is summarized in Table 10 as the table discussion format differed from the data walk.

The consultant team did not receive significant information from the Small Group meetings held by members of the Steering Group. **APPENDIX D. STEERING GROUP: SMALL GROUP SUMMARIES** contains the information that was collected by the facilitators and provided to the consultant team.

2.3.2 VALUES

The values tested at Workshop 1 were the same ones the Steering Group developed for the community survey. For Workshop 2, the Steering Group developed a shorter list of values to test at the second community workshop. These values were as follows:

- Arts and self expression
- Commitment to public assets
- Democratic engagement
- Diversity (economic)
- Diversity (ethnic)
- Environmental Stewardship
- Fairness and Accessibility
- Fellowship and cooperation
- Freedom to have a sustainable cost of living
- Preservation of intergenerational knowledge
- Resilience
- Self-Determination
- Stability
- Tradition
- Transparency

Values: Summary

Comments from Workshops 1 and 2 indicated concerns about age and income diversity. One person saw the draft value of “including everyone is important” and suggested that making town government and social events accessible for those with hearing loss woudl meet that value. Others noted the need to help seniors age in place but were concerned about the lack of housing, including affordable housing, and “regular & frequent” public transit.

Affordability and the lack of housing also fed comments on the ability to have a diverse population with questions of diversity focused on age and income. However, one participant stated, "Not the job of the planning board or sub committee to engage in social engineering."

One comment indicated a concern about the possibility of needing infrastructure upgrades to accommodate more housing. Another suggested the Town should consider incremental improvements to water and sewer.

Comments also indicated a desire to support economic diversity and a reduction of taxes through more businesses. One participant wondered, "Can we capitalize on our concentration of highly educated folks?"

One comment noted the importance of strong community ties, while another wondered how many people in Leverett had volunteered for an activity in the town.

Two comments addressed the idea of community: one person spoke of the "Sense of community connections, looking out for each other, cooperating to ensure we are welcoming + inclusive" and a second confirmed this idea, "Being a welcoming community to new residents."

2.3.3 WORKSHOPS 1 AND 2: SECTION 81D PLANNING TOPICS

The original draft of this report paired the comments from the first two workshops with the data that inspired those comments along with a selection of direct quotes. The format of this report changed in response to feedback received during the public review period, and all workshop summaries have been grouped here. The quotes have been removed to avoid the impression of "cherry-picking," but the complete list of comments, by workshop and data presented, are contained in **APPENDIX E**.

This new section organizes the comments received by topic, starting with the Section 81D elements in alphabetical order, except for land use which is last because it ties many of the other topics together. The materials in the workshops attempted to present these topics in relationship to each other; some of the themes cross the boundaries of the topics defined by Section 81D.

Overview

A common theme throughout the workshops and survey is a concern about potential over-development in Leverett. This concern is certainly not limited to the Leverett community, but may have particular resonance in a community that values its rural qualities. Unfortunately, this high-level concern has, in some cases, led to the rejection or dismissal of potential options to address specific needs in the community because of an assumption that the options require significant changes to the built environment. In some cases that concern is expressed in terms of the impact to the Town budget; in others, the concern is expressed in terms of the impact

to natural resources and the historic built environment.

As the Leverett community continues to discuss the recommendations of this plan, members should keep in mind the scale of solutions for a rural community is very different from that of a large town and that smaller communities may need to stretch their creative muscles to come up with some solutions to the needs expressed by the community to support older adults who wish to age in place and younger adults who have different needs and expectations.

Finally, comments indicated some tension between those who think of Leverett as a rural community and those who see it as a bedroom community or a suburb.

Circulation: Summary

Community members split on whether to pave existing dirt roads, with a strong sentiment in Workshop 1 in favor of leaving them unpaved.

Workshop 2 included a specific question on circulation that had also been raised in the Fall 2023 Survey. The question and summary of responses is as follows:

- **QUESTION.** Should the Town reopen Rattlesnake Gutter to vehicular traffic?
- The overwhelming answer was no – with a few dissenting comments.

Economic Development: Summary

Economic development focuses on businesses and jobs. Comments included thinking about industrial development, the use of recreational land, and rethinking zoning to match the desired business sizes and locations.

One of the first comments asked, "What is meant by "development" Housing? Commercial? Non-profit? Something else?." Section 81D defines the economic development planning element as "[identifying] policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities."

The strength of the Leverett arts community was a frequent comment in this section, including a reference to Leverett Crafts and Arts (LCA) and the need for a performance space. Eco-tourism was also identified as possible business opportunity.

Comments about the business data include the following: wanting to know if the data accounted for people who worked from home (including remote workers and those with employees who live in other states); how many people worked from home; and the services work-from-home employees might need.

Housing: Summary

Housing as a land use is a source of concern, with comments identifying the need for housing, possible solutions, and concern about changing the zoning to make housing easier. Posted solutions, some of which sparked disagreement, include the following:

- Accessory Dwelling Units.
- Smaller plots for affordable housing.
- Easier permitting process for housing that meets community values.
- Tiny house communities.
- Cluster development to preserve open space.
- Allow flag lots.
- Allow multi-family (3+ units) somewhere.

Creative ideas around housing include having the town collaborate with landowners to build tiny homes, subdividing existing buildings to provide more affordable housing, renting rooms in housing for below-market prices, and allowing for shared wells/septic systems for 4-8 units to provide for more moderate housing for families and seniors. Identifying and doing something with condemned housing was another comment.

Workshop 2 asked two questions specific to housing. These are the questions and a summary of the responses:

- **QUESTION.** Should the Town reduce barriers to new construction/ housing to improve housing opportunities and increase economic diversity?
- The responses to this question were mixed. Some participants called out the need for environmental protection, including protecting back lands and the aquifer, addressing the impacts on wells and septic systems, and restrictions because of climate change. A few supported small-scale density, such as allowing Accessory Dwelling Units and four-unit buildings. A few were not in favor of reducing barriers.
- **QUESTION.** Should the Town allow a wider range of housing types in residential areas?
- Most of the responses were positive, with a focus on affordable housing, varied architecture, co-housing, small cluster development, group or multi-family housing for single seniors, and Accessory Dwelling Units. Concerns include protecting the aquifer and the size of the development.

Natural and Cultural Resources: Summary

Workshop 1 focused on presenting the data shared with the Steering Group at their June 27 meeting with the public. This was new data focused on specific gaps; natural and cultural resources were not a gap because of the wealth of resources collected and summarized in Phase 1.

Workshop 2 asked the following question because of interest in the LCA and historic resources from Workshop 1, the survey, and members of the Steering Group.

- **QUESTION.** Should the Town invest in its cultural resources?
- This question had few responses, and the focus was that the artists are a community resource and contribute to economic development. One commenter wanted arts and performance space in existing buildings while another did not want the Town to invest tax revenue in the arts.

Open Space and Recreation: Summary

The Town has a current Open Space and Recreation Plan; again data from this was not shared at the first workshop because of the focus on new data. At the second workshop, the questions focused on two topics that were raised in the survey results available as the Steering Group and consultant team prepared for the workshop.

- **QUESTION.** Should the Town allow more forms of recreation on Town-owned land, such as four-wheeling, snow mobiles, hunting and fishing?
- Comments indicate a split response. Some participants preferred providing limited trails for vehicular use between snowmobiles and ATVs based on time of year, while others thought that trails could be shared or that ATVs and snowmobiles should not be allowed.
- Hunting on Town-owned land produced a similar divide, with some participants in favor and others against.
- **QUESTION.** Should the Town improve access to trails?
- One comment supported space for off-leash dogs and another suggested pickle ball courts on existing paved areas. A few comments requested more adult use of the gym at night and on weekends. Two questions, on trails and recreation on Town-owned land, revealed a split among participants.

Services and Facilities: Summary

Some of the participants at the first workshop really do not want their dirt roads paved! People value the roads for their beauty and expression of rural values. However, it was unclear whether the dirt roads referred to were town-owned or privately owned. One commenter was concerned about the lack of maintenance creating dangerous roads.

Comments were split on the Leverett Elementary School and the Leverett Library, with most comments in support of both and a few detractors.

People also expressed concerns about taxes, with a few comments on a progressive property tax (both positive and negative), and one calling for a split tax rate. One person raised the idea of expanding limited commercial uses to keep property taxes low. Another suggested that reducing Town expenses would be more effective.

Other comments included a desire to enhance the Town Center, use Community Preservation Committee funds to highlight and preserve resources, address public transit needs and include bike lanes, and maintain Town Hall. Participants saw a role for the Town in addressing concerns about Per- and polyfluoroalkyl substances (PFAS) in the water.

The comments did not indicate a consensus on water and sewer. One participant thought the Town should provide it while another disagreed. One comment focused on the need to educate people about conserving water, even with private wells, during dry seasons.

Two comments addressed the need for a conservation agent; one suggested regionalizing the position while another suggested the position (full- or part-time) could include responsibility for trails and act as the town land manager.

- **QUESTION.** Should the Town invest in providing additional public utilities such as solar solutions for the Public Safety Complex, School and Library?

- In general, comments were positive. The strong preference was for solar installations on open land or previously developed land (such as the north parking lot for the Leverett Elementary School). Some commenters were concerned about the preservation of forests.
- **QUESTION.** Should the Town invest in improving cell phone and wi-fi service throughout the town?
- Most comments noted that the wi-fi is great, but that cell phone coverage needs to be improved.
- One person noted the need to increase radio communications for highway, police and fire units and stated that these departments were unable to communicate across town on the Highway system.
- **QUESTION.** Should the Town invest money to improve Town communications?
- The answers to this question were mostly positive. One commenter wanted the newsletter emailed while two others preferred it in print. A few noted the difficulty of finding out what was happening in Town.
- **QUESTION.** 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)?
- This question received a strong positive response from participants, with support for the library as a community resource and gathering place.

Additional comments indicated a desire for some additions to the library's offerings:

- Live music.
- A large space for the community to socialize for meetings social events etc.
- A more comfortable, cozy meeting room.
- **QUESTION.** Should the Town prioritize local control of the school or consider more regionalization?
- The response to this question was mostly negative, with a preference to keep control of Leverett Elementary School local. One commenter wondered if the school would benefit from sharing with other towns. Another commenter mentioned a concern about the Town's ability to support the school. The characterization of Leverett as a bedroom community, seen at the first workshop, also appears here.
- **QUESTION.** 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?
- Answers in this area included rejection of regionalization and acceptance for targeted areas, including infrequently-used services (undefined) and the fire department (to address the difficulty of finding housing affordable to on-call firefighters and EMTs). Two of the twelve responses perceived a threat to the Leverett Elementary School from regionalization while a third suggested using the school for additional services, such as a senior center.

Land Use: Summary

The maps in Workshop 2 zoomed into the Town Center, North Leverett, Moore's Corner, and Route 63 and asked people to think about what past uses and amenities the town had, what is available now, and what should be available in the future.

This is a summary of some of the thoughts:

- A café or gathering space: some identified Cushman's; others suggested something at the Leverett Center for the Arts or elsewhere in the Town Center, including Town Hall itself. Many commenters supported the existing Leverett Village Co-op and some considered expanding it (see Moore's Corner).
- More housing.
- Bus service for the elderly to access groceries.
- Gas station and convenience store.
- Pop-up stores (yarn, books, seasonal); antique store near the Co-op.
- Store with basics to support wider needs in the community.
- Sidewalks/bike lanes from Leverett Center to North Leverett.

Ideas for specific areas included the following:

North Leverett

- Sawmill as a museum, event, community center.
- Guard rail at Cave Hill Road and North Leverett Road.

Moore's Corner

- Historic park or site to recognize the importance of the charcoal industry.
- Traffic calming on North Leverett Road.
- Playground.
- Support the Co-op as an all-purpose space. Thoughts included a liquor license so it could be a pub; community space; events.

Most of the comments in this session focused on the Town Center and Route 63.

Town Center

- Keep the Post Office in its current location.
- Public trail around Leverett Pond with conflicting views on who should manage the pond.
- Pathway between Town Hall and the Public Safety Complex (other comments suggested the sidewalks/ bike lanes notes above).
- Enforcing speed limits.
- Save the Field Library.
- Allow beehives on Town land.
- Rent the Town Hall for events (like Montague Grange).
- Revive/restore the old inn (one commenter noted that it would need water and sewer).

Route 63

- Reliable and frequent public transit.
- Child-safe bike trail.
- Commercial activity (split between those who wanted to see more intense activity and those who were opposed).
- Smaller-scale, environmentally sensitive commercial activity.
- Solar farm.
- Affordable housing.

Many of the comments in Workshop 2 appeared to refer to the Kittredge Estate (a Planning Board meeting on the topic had been announced for the following week). The initial proposal for the Kittredge Estate is outside the discussion of this planning process since the plans for this property were not confirmed during the public engagement process, there was no method of evaluating potential impact. However, the parallel public discussion about the future of this property did bring forward comments and concerns about the impact of larger development on the town.

2.3.4 WORKSHOPS 1 AND 2: OTHER TOPICS

The thematic overlap let to additional topics beyond those identified by Section 81D. Values were one of those topics, and discussed earlier in this section. Other themes include climate change, which was also brought up in Workshop 3, taxes, an issue that was also reviewed in Phase 1, and zoning, a topic that was part of the initial impetus for this planning process.

Climate Change and Energy Resiliency: Summary

A few comments suggested community solar – one at the Transfer Station and other public land; one was specific to Commonwealth land. Another comment raised the need to increase climate resilience for flooding, fires, smoke, pests, and shifting ecosystems.

Conversations about the Town's role in climate resiliency and disaster planning indicated a general unfamiliarity with the Town's MVP Resiliency Plan and the Hazard Mitigation Plan and the recommendations in those documents. The general unfamiliarity with planning work the Town has already done supports a key recommendation of the 2024 Comprehensive Plan.

Comments on energy resiliency included suggestions for solar panels on Town-owned parking lots and the roof of Leverett Elementary School or a town-owned community solar field.

Taxes: Summary

Property taxes are the largest source of revenue for continuing operations of the Town and any new initiatives. Phase 1 and the Fall 2023 Survey indicated concerns about taxes. Workshop 2 asked three questions about taxes; the questions and a summary of the responses are as follows:

- **QUESTION.** Should the Town increase housing density to increase tax base?
- The responses to this question were mixed. Some commenters recognized that more housing would support the tax base, while others focused on increasing affordability by adding more housing. Some commenters felt that any new housing should be in accordance with community needs and goals to address climate change and land conservation, including limitations on location relative to natural resources and existing infrastructure.
- **QUESTION.** Should the Town prioritize keeping taxes as low as possible, even if it may decrease services?
- The nine responses to this question varied significantly, from those who thought the taxes were too high to those who were surprised to see that the tax rate in Leverett was lower than those of nearby towns. Others were worried about increasing housing, because of worries about a parallel increase in services. Some felt that the focus on conservation was at the expense of increasing tax revenues and affordable housing.
- **QUESTION.** Should the Town prioritize reducing expenses, even if it may decrease services?
- The six responses to this question did not provide a clear direction – one respondent wished to maintain the status quo while two others were interested in thinking about increases in tax revenue.

Zoning: Summary

As noted in other parts of this document, Accessory Dwelling Units are a popular option. Other comments echoed the desire for cafés, other local businesses, and a focus on the Town Center. Two creative ideas not heard elsewhere included using the Town grassland for animal feed, and considering future development of the sand pits, possibly for solar.

Figure 9: Then and Now
To spur conversations among participants at the second workshop, the consultant team found historic photos of Leverett and paired them with Google Street Map pictures of the same areas today (similar to the pictures of houses on the walls of the senior center in Town Hall where all three workshops took place). The locations were based on what the team heard at the first workshop.

Then and Now

Leverett Town Center:Old Post Office and Gas Station, Montague Rd





Sources: (left) https://www.leverett.ma.us/gallery/11/35/Old-Post-Office-with-Gas-Station; (right) Google StreetView

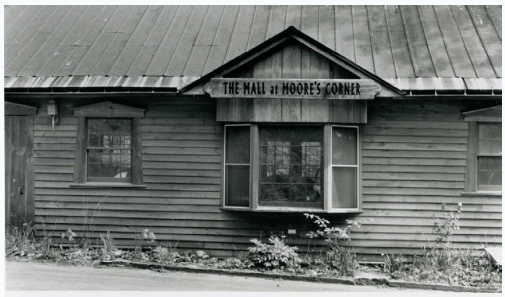
North Leverett: Chapin's Store





Sources: (left) 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; (right) Google StreetView

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





Sources: (left) 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; (right) Google StreetView

2.4.5 SUMMARY OF WORKSHOP 3

For Workshop 3, the Steering Group and the consultant agreed that table sessions would be a better way to discuss options for recommendations. The consultant team prepared information about conditions in Leverett in 2040. Boards with the relevant data, including projects for an increase in cooling days and precipitation events and intensity, the preliminary FEMA map, demographic projections, and other information provided an introduction to some of the known trends that would affect Leverett during the next sixteen years. Participants were asked to review the boards as they entered so they would be "future-focused" (printouts were also available at each table, along with a copy of the top ten values and goals).

Members of the Steering Group and Planning Board volunteered to lead the discussion about potential actions. The consultant team chose the twenty actions in Table 10 from a variety of sources, including past plans, comments from the 2023 survey, and comments from the previous two workshops.

The consultant team had also provided a prioritization matrix to encourage discussions about trade-offs between

Table 10. Workshop 3: Strategies

	Tested Strategy				
1	Modify the zoning to allow for Accessory Dwelling Units (ADUs) on existing single-family lots.				
	High	Med	Low	Partner	Disc.
	7	0	0	0	0
2	Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).				
	High	Med	Low	Partner	Disc.
	6	1	0	0	0
3	Create zoning to encourage senior-friendly housing so that seniors can remain in the community.				
	High	Med	Low	Partner	Disc.
	6	0	0	0	1
4	Apply for grants for dam maintenance and water quality monitoring.				
	High	Med	Low	Partner	Disc.
	5	2	0	0	0
5	Develop a potable water resiliency plan.				
	High	Med	Low	Partner	Disc.
	5	2	0	0	0
6	Prioritize climate resilient solutions for repairs and maintenance of culverts, bridges, and roads.				
	High	Med	Low	Partner	Disc.
	3	4	0	0	0
7	Increase the Fire and Ambulance budgets to allow for 24/7 coverage to support increasing cases of slip/falls with seniors.				
	High	Med	Low	Partner	Disc.
	1	5	1	0	0
8	Establish an energy resiliency plan.				
	High	Med	Low	Partner	Disc.
	4	1	1	1	0
9	Develop a communications plan for the Town for emergencies and other events.				
	High	Med	Low	Partner	Disc.
	4	1	0	0	2
10	Establish a comprehensive beaver management strategy.				
	High	Med	Low	Partner	Disc.
	3	2	0	1	1

	Tested Strategy				
11	Update land use regulations to encourage climate resiliency.				
	High	Med	Low	Partner	Disc.
	3	2	0	1	1
12	Create a Land Stewardship Plan for Town-owned land.				
	High	Med	Low	Partner	Disc.
	1	4	1	0	1
13	Join the Franklin Regional Transit Authority in order to increase access opportunities for residents (especially seniors).				
	High	Med	Low	Partner	Disc.
	2	3	2	0	0
14	Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities.				
	High	Med	Low	Partner	Disc.
	1	3	2	0	1
15	Establish heating/cooling shelters across town that can be used during the school year.				
	High	Med	Low	Partner	Disc.
	2	2	2	1	0
16	Allow for the development of multi-family units.				
	High	Med	Low	Partner	Disc.
	2	1	0	1	2
17	Use CPA funds to purchase parcels to protect the aquifer.				
	High	Med	Low	Partner	Disc.
	2	1	1	0	3
18	Modify the Town zoning to permit activity for economic resiliency.				
	High	Med	Low	Partner	Disc.
	2	1	1	0	3
19	Modify the Town 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.				
	High	Med	Low	Partner	Disc.
	1	2	0	0	3
20	Investigate adding a community center.				
	High	Med	Low	Partner	Disc.
	1	1	4	0	2

recommendations. The facilitators used the matrix to identify High, Medium, and Low priorities, actions that would require partners, and actions that should be discarded as not useful or appropriate for the Town to undertake as part of this planning process.

In Table 10, the prioritization is indicated in the area shaded green below each action. The consultant team had to make some judgment calls: some tables put actions across the dividing lines of the matrix. The full summaries of this workshop are in **APPENDIX E**. The numbers in the boxes refer to the number of tables that assigned that priority.

The workshop had seven tables across the two sessions (4 tables in session one, from 3-5 pm and three tables in session 2, from 6-8 pm). Some groups did not finish their discussion of all twenty items; the point of the workshop was less about the completion and more about the opportunity for group discussions on topics and priorities.

3. Supplemental Research

3.1 OVERVIEW

The focus of Phase 1 was on evaluating and summarizing the existing plans, studies, reports, and other sources of data collected by the Town. This **Section 3** is not a comprehensive research study; the focus on collecting data in Phase 2 was on filling the holes in information identified in the Phase 1 report, including statistics from the 2020 Census that was not available during Phase 1 because of the delay by the federal government in releasing the data. Public comments on the draft identified gaps in information about the environment, natural resources, and climate change projects: these topics are well covered in existing plans and did not need to be updated for the purposes of the data-collection effort in Phase 2.

3.1.1 LAND AND ROADS

Leverett is a town in Franklin County, Massachusetts. Its borders are the towns of Montague to the north, Wendell to the northeast and east, Shutesbury to the southeast, Amherst to the south and Sunderland to the west. State Route 63 runs north to south through the western side of the town, connecting Montague to Amherst. Mt. Toby is to the west of Route 63 in Sunderland, part of the Mt. Toby Wildlife Management Area. To the east of Route 63, is a series of smaller hills (Stoddard, Ingram, Joshua, and Jackson) that parallel the larger Brushy Mountain on the central and east side of Leverett. Brushy Mountain is within the Paul C. Jones Working Forest Wildlife Conservation Easesment (WCE) and adjacent to the Brushy Mountain Wildlife Management Area (WMA), which is in both Leverett and Shutesbury. Stoddard Hill is within the Montague Wildlife Management Area while Ingram Hill is within the Cave Hill Conservation Area. Joshua Hill is also part of the Mt. Toby Wildlife Management Area which includes land in both Sunderland and Leverett.

The Massachusetts Division of Fisheries and Wildlife (MassWildlife) manages Wildlife Management Areas (WMAs), which protect habitat for wildlife and are open for public enjoyment, including "walking, hiking, hunting, fishing, trapping, and wildlife viewing."[1] The Mt. Toby Wildlife Management Area and the Brushy Mountain Wildlife Management Area are within the Connecticut Valley District.

The Cowls Company created the Paul C. Jones Working Forest WCE in 2012. This land – 3,486 acres – is spread across Leverett, Shutesbury, and Amherst. It is the "largest contiguous, privately owned block of permanently conserved

1 https://www.mass.gov/info-details/list-of-wildlife-management-areas-by-district#connecticut-valley-district-, last accessed May 5, 2024)

forest land in the history of the Commonwealth."[2] The WCE allows public access, including hiking and hunting, and continued forestry operations by the W.D. Cowls Inc. Land Use Company. Figure 14 shows how this WCE fits within the area defined by Leverett's major roads, and how the steep topography throughout the town limits the areas available for significant development.

Other defining geographic features that defined development patterns over the years include the Sawmill River, which runs through North Leverett and Moore's Corner, and Doolittle Brook, which parallels Montague Road.

Cars, Trains, and Buses

These natural features shaped the road and development patterns in Leverett. This town is car-dependent, with no regular public transportation and very few commercial uses in town. The map names of Leverett Station and Depot Road recall that Leverett once had rail service, and an active freight rail track still exists parallel to Route 63. This lie, originally owned by the New England Central Railroad (NECR), is part of the Massachusetts Central Railroad System, owned by Genesee & Wyoming, Inc. (G&W) since 2012.[3] The Franklin Regional Transit Authority (FRTA) used to operate the #23 bus route along Route 63 until 2015 when it was rerouted to Sunderland. With this change, Leverett lost its regular public transit and its connection to both the FRTA and the Pioneer Valley Transit Authority (PVTA) routes. Both transit systems connect to regional bus hubs, grocery stores, and medical resources. Despite being a car-dependent community, Leverett does not have a gas station. Whether there is an electric vehicle (EV) charging station is unknown.

2 https://wdcowls.com/forest-management/paul-c-jones-working-forest/, last accessed May 5, 2024.

3 https://www.gwrr.com/necr/, last accessed May 5, 2024.

3.1.2 POPULATION

These past community priorities for land use appear to have kept the population of Leverett low: in 2022, the population was 1,860. The population has remained steady since 2010, when it was 1,851. However, prior to that, the population experienced significant growth from 1970 to 2010, when the population increased from 1,005 to 1,851 – 846 people or an increase of just over 84%.[4]

The people who filled those homes from 1970-2010 are aging, and that is reflected in the analysis of demographic trends. In 2010, at the end of this building boom, 21% of the population was between 0-19 years of age; 62% of the population was the traditional working age of 20-64 years of age; 11% were younger seniors of 65-74 years of age; and 6% were older seniors of 75+ years of age.

The 2020 numbers show that population beginning to age. The most significant change was the decrease in the working population by 11% in 2020, while the school-age population decreases by 4%. Younger seniors increased by 12% and are now a quarter of the population. Older seniors increased by 3%. Younger seniors in 2020 would have been born between 1946 and 1955, representing the early Boomer demographics (1946-1964).

The trends from 2020 to 2040, calculated by the Donahue Institute at the University of Massachusetts, show a potential major demographic change for the Town of Leverett by 2040. The projected school-age population (0-19) drops slightly further and then levels off to 15% of the population. The projected percentage of younger seniors (65-74) also declines during this period, also to 15% of the population. The working-age population (20-64) is projected to increase slightly from the 2020 number, but not to reach the 2010 number; ending up at 53% of the 2040 population. The biggest increase – an 8% jump from 2020 – is the older seniors. At 75+, the youngest members of this group would have been born in 1965 or earlier.

Overall, this means that by 2040, a third of the population will be retired and just over half will be of working age. This trend represents a problem for the Leverett community as the older working population tends to have the most discretionary income while the older senior population tends to have the most restricted income and the highest number of health problems.

4 Municipality Population Table, MassDLS, last accessed May 5, 2024.

Table 11: Projected Population Distribution by Year

Ages	2010	2020	2025	2030	2035	2040	In 2040, this population was born in...
0-19	21%	17%	16%	15%	15%	15%	2021 or later
20-64	62%	51%	49%	50%	51%	53%	1976-2020
65-74	11%	23%	22%	17%	16%	15%	1966-1975
75+	6%	9%	13%	17%	18%	17%	1965 or earlier

Source: UMass Donahue Institute, Innes Associates

2024 Town Census

US Census information can be inaccurate for communities of less than 5,000 people. For this reason, the consultant team reached out to the Town Clerk and requested data from the Town Census to understand who is living in Leverett now, based ont he response of peopl 16 years old or older.

As shown in Table 12, Leverett's current working-age population is 51.6% of the population who responded to the Town Census. In 2040, this age of this population is between 36-80, which represents a wide range of life experiences and needs. Breaking those 678 people into three smaller age ranges (see Table 13) provides a greater understanding of where those age groups will be in 2040, and how many of them may need additional services appropriate for an aging population.

The implication of this data is as follows:

- If everyone living in Leverett now who is today 49 years old or older stays in Leverett for the next 16 years, then **67.5% of the population in 2040 will be 65 years old or over**.
- The working population of 2040 is now aged 3-48. In 16 years, **this working population will be 32.4% of the total population, down from today's 51.6%.** Again, this assumes everyone who is living in Leverett now stays in Leverett.

The limitations of this type of projection should be clear as it assumes no one moves, no one dies, and no new housing is built. Two issues are clear: **the Town must plan for the needs of an aging population and consider how best to attract more working age residents.**

Table 12: Age Distribution of Current Population

Current Ages	#	%	In 2040, today's population will be within these age ranges...
0-19	29	2.2%	16-35
20-64	**678**	**51.6%**	36-80
65-74	306	23.3%	81-90
75+	300	22.8%	91+
	1,313		

Source: Town Clerk's Office, Innes Associates

Table 13: Breakdown of Current Working Age Population

Current Ages	#	%	In 2040, today's population will be within these age ranges...
20-34	190	14.5%	36-50
35-49	217	16.5%	51-65
50-64	271	20.6%	66-80
	678	**51.6%**	

Source: Town Clerk's Office, Innes Associates

3.1.3 POPULATION AND DEVELOPMENT PATTERNS

The few major roads in town wind their way through the hilly terrain, and over the past few decades, the Town has prioritized larger single-family housing lots to accommodate septic systems on poorly draining soils and protect the back areas from development.

The choice to prioritize single-family homes and the increase in population can be seen in the development patterns of the town. An analysis of the 2023 Assessors' data shows that, of the existing buildings in town, 33% (261 buildings) were built between the 1700s and 1959. After 1959, the pace of building begins to pick up: 66 of the buildings existing in 2023 were built in the 1960s; 134 in the 1970s; and 153 in the 1980s. The pace of building then dropped, with 70 buildings built in the 1990s and 82 buildings built between 2000-2009. These buildings are primarily residential; only three new commercial buildings have been built since 1970 – one in each decade from 1970 to 2000.

See Figures 14-16 to view how buildings spread throughout town over these decades.

3.1.4 DEVELOPMENT PATTERNS AND TAX BASE

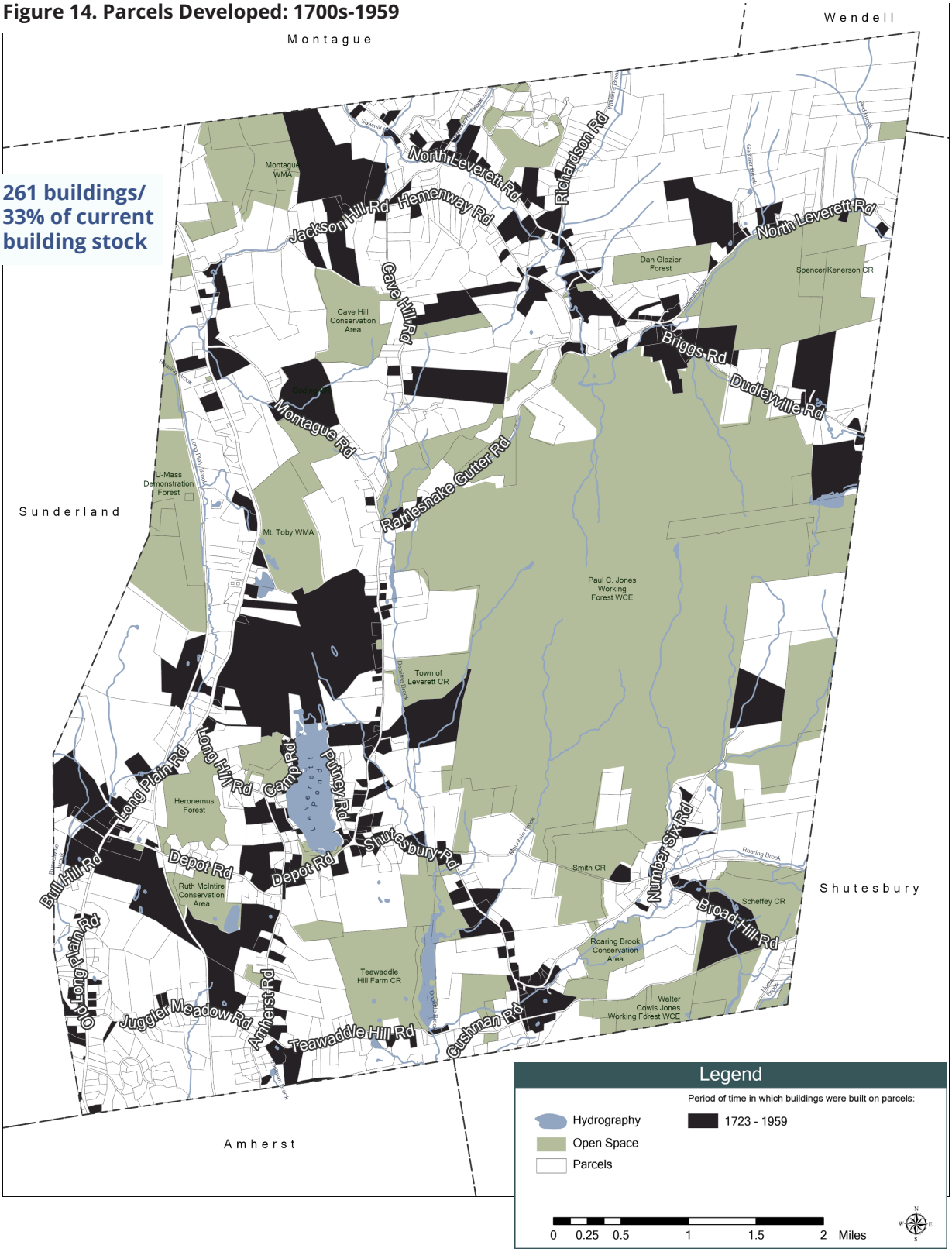
The existing tax base reflects this split: in fiscal year 2024 (FY2024), the assessed value of residential property in the town was $344,769,800. For commercial property, during the same year, the assessed value was $3,081,677. The assessed value of personal property was $45,006,820.

For more information about land use and the tax base, see **Section 3.7**.

Development Patterns and Future Land Use

Given the development patterns of the town and the preferences expressed by many participants in the planning process, commercial and industrial tax growth will not be a major source of future tax revenue as any likely growth will be limited to small-scale enhancements to community life rather than major changes to the economic structure of the town. This means that most people of working age will either commute or work from home, and that future commercial uses will likely either support social interactions (such as the existing Leverett Co-op) or provide small-scale services to the increasing senior population.

Figure 14. Parcels Developed: 1700s-1959



Source: Town of Leverett Assessor's Data, MassGIS, Innes Associates

Figure 15. Breakdown of Parcels Developed: 1700s-2023

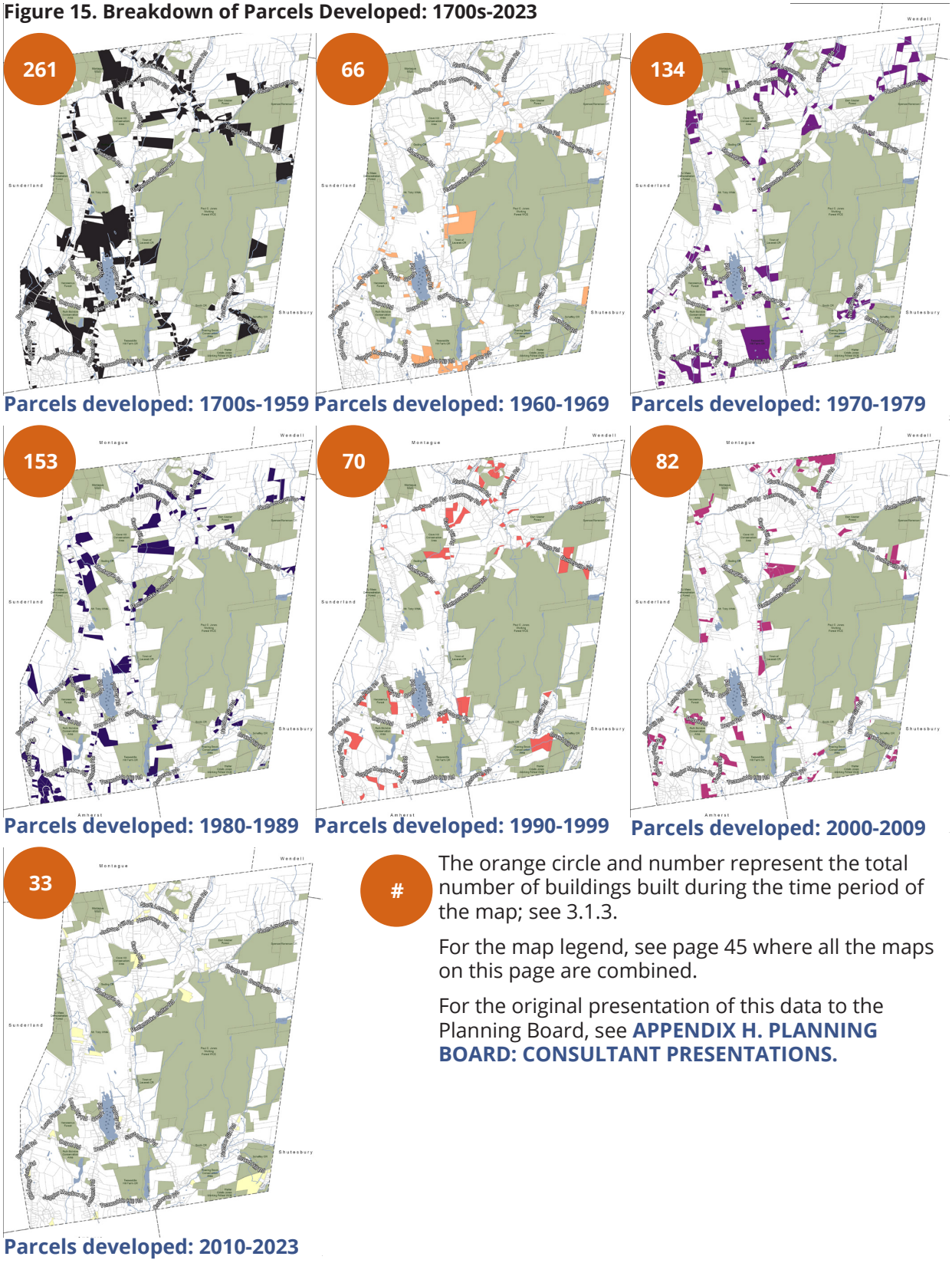
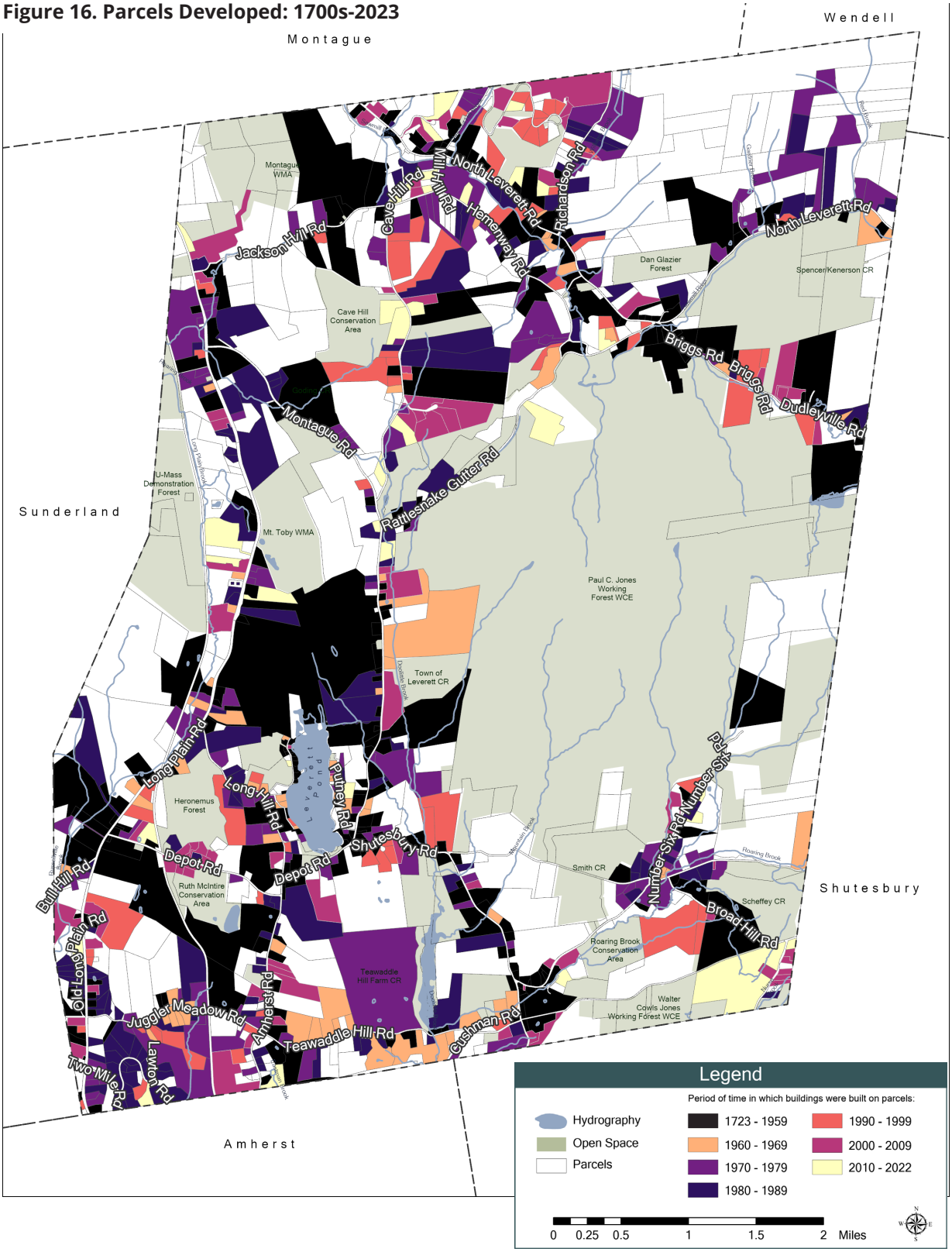


Figure 16. Parcels Developed: 1700s-2023



Source: Town of Leverett Assessor's Data, MassGIS, Innes Associates

3.2 DEMOGRAPHICS

3.2.1 SUMMARY

A comprehensive plan can be a framework for thinking about Leverett's future – the needs and goals of community members, the desire to protect the surrounding environment, built and natural, and the components that support a healthy community: housing, jobs, places to gather and play, and the infrastructure that connects those elements.

To understand the possibilities for Leverett's future, it is important to understand who is here now and who will be here in the Leverett of 2040; sixteen years from now.

Absent other changes – and there are factors that may change Leverett – the population in Leverett will be significantly older than the 2024 population. The aging of the community will have an impact on the type of community Leverett will be in sixteen years. This section explains the population trends showing that aging population.

Leverett's population is aging. In 2040, seniors over 80 will be over 10% of the population. Community members are concerned that the Town will not be able to address the needs of this population. Those needs include elder services, age-friendly housing, and non-driving access to medical appointments and shopping. Those needs also include housing that is suitable for aging within the community.

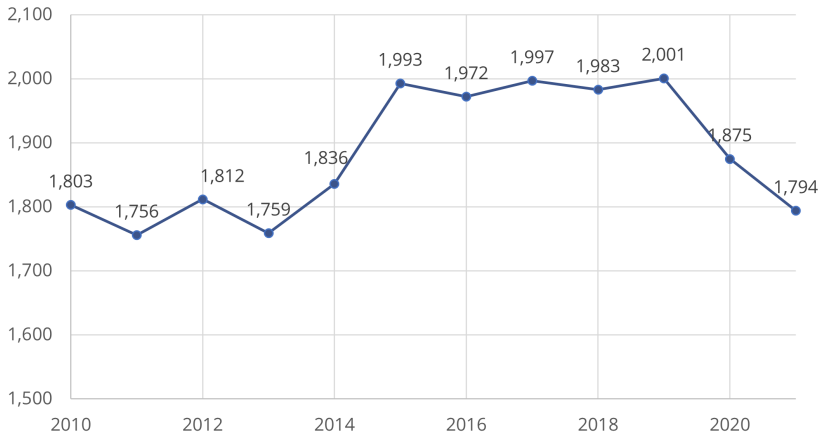
As the population ages, seniors may need to choose between remaining in Leverett, in housing that may not be suitable, affordable, or safe (seniors are more prone to falls), or leaving to find appropriate housing outside the town. Without a variety of age-friendly housing types, as the population ages in place, housing will be less available to younger resident,s leading to a reduction in working-age and school-age populations. Demand for the limited housing stock could drive prices even higher in a community that is already concerned about affordability. The loss of school-age children, over time, has implications for the Leverett Elementary School.

The following analysis provides an overview and insights comparing Leverett to surrounding towns; this includes Amherst, Montague, Shutesbury, Sunderland, and Wendell. Throughout the analysis, Leverett is also compared to the surrounding region which comprises the five surrounding towns plus Leverett.

3.2.2 WHO LIVES IN LEVERETT?

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%.

Figure 17. Leverett Total Population



Source: ACS 5-Year Estimates, 2016-2021; RKG Associates

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.

Table 18. Average Age

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

Source: ACS 5-Year Estimates, 2016-2021; RKG Associates

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.

Figure 19. Leverett: Age Distribution

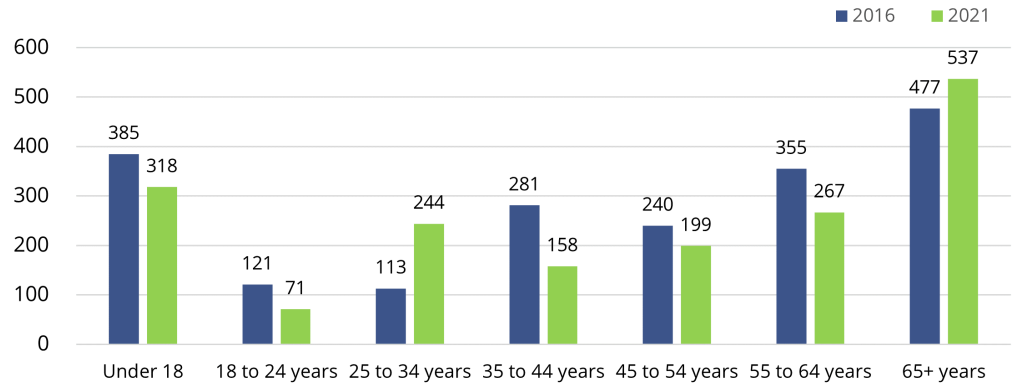
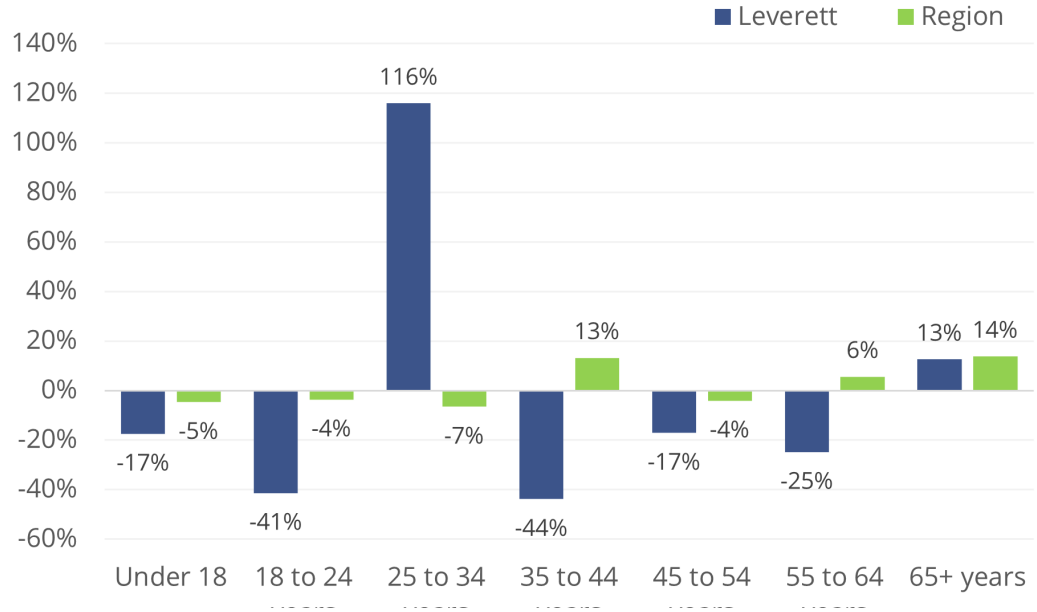


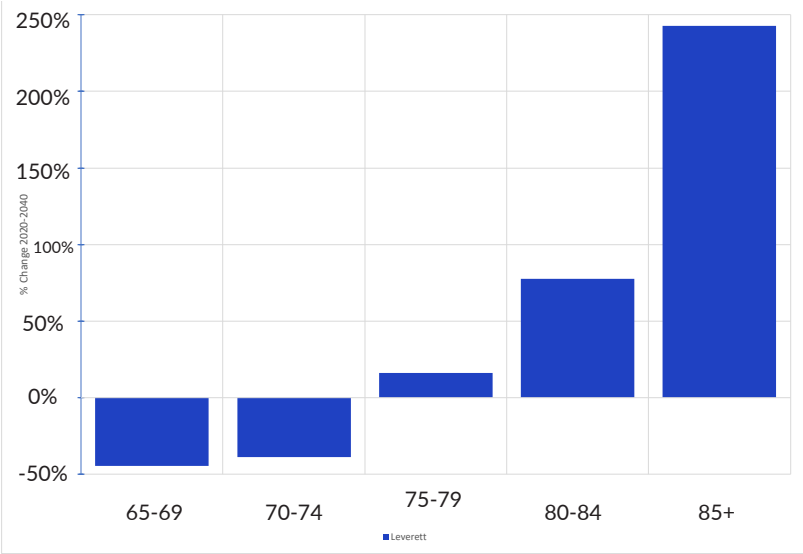
Figure 20. Leverett: Change in Population by Age, 2016-2021



Source for both graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

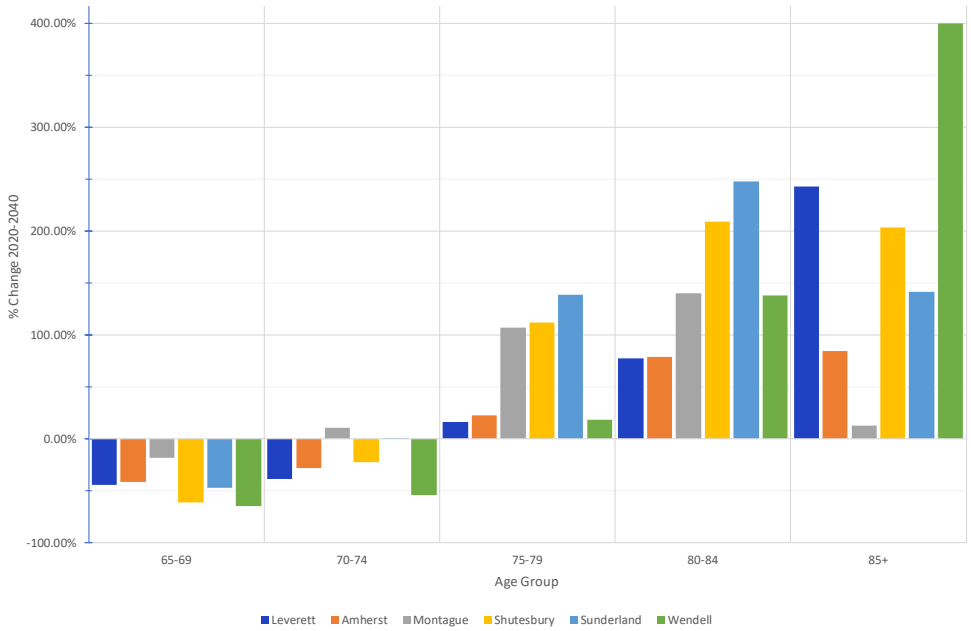
This aging trend is projected to continue: Figure 21 shows how Leverett's post retirement population (those 65+) is estimated to change between 2020 and 2040. The largest increases will be in those 80+.

Figure 21. Leverett: Projected Change in Post-Retirement Ages 2020-2040



The aging trend is not limited to Leverett; Figure 22 shows how Leverett's post retirement population will change in comparison to the surrounding towns. All towns will see a significant increase in the population over 80 which may impact the availability of senior housing and care in the immediate area.

Figure 22. Leverett and Surrounding Communities: Change in Post-Retirement Ages 2020 - 2040



Source for both graphs: UMDI V2022 Long-Term Population Projections for Massachusetts Municipalities and Regional Planning Areas (UMDI V2022 Population Projections) UMass Donahue Institute; Innes Associates

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 residents who identify as Asian, 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).

Figure 23. Leverett: Population by Race/Ethnicity

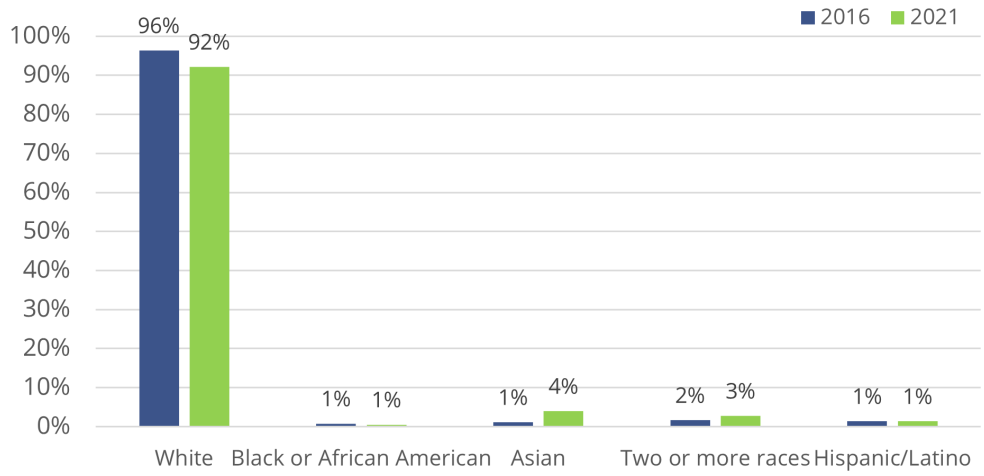
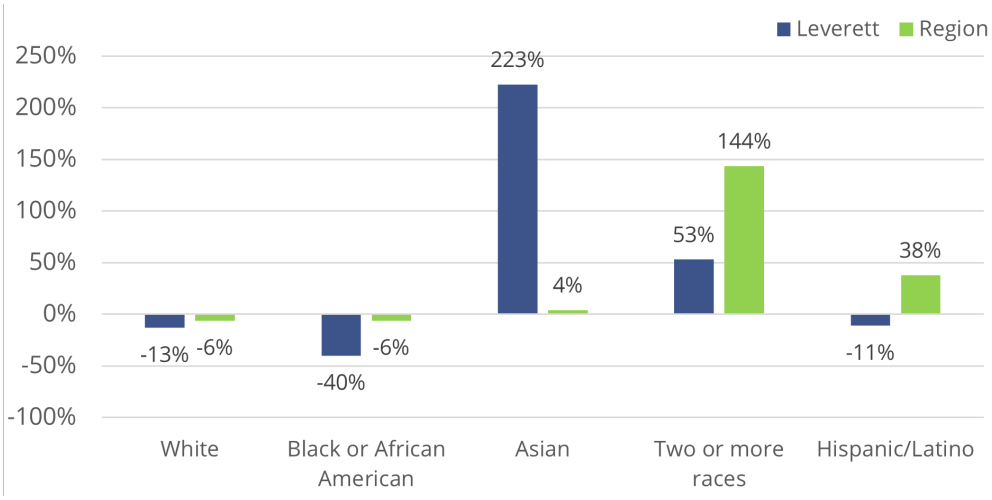


Figure 24. Leverett: Change in Population by Race/Ethnicity



Source for both graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

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. Changes in education have an impact on the workforce, including the availability of certain skill levels and lifetime earnings.

Figure 25. Leverett: Educational Attainment

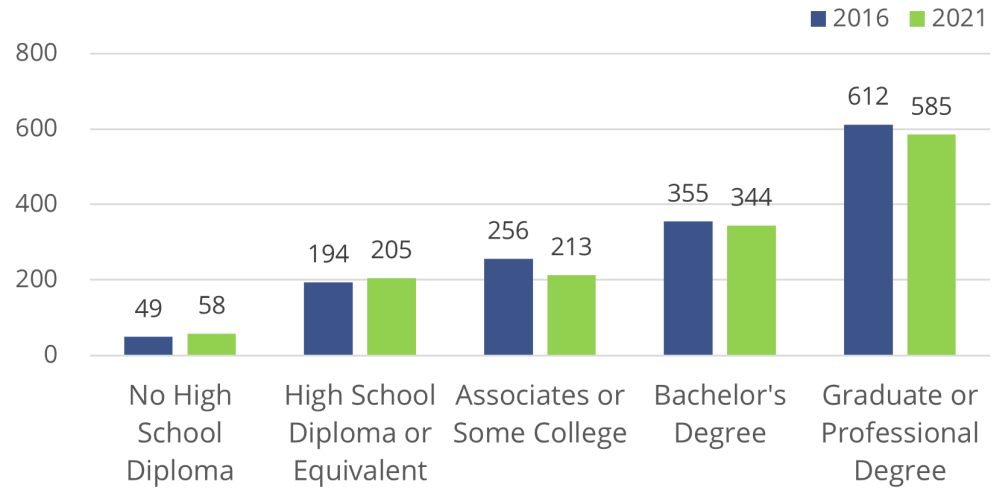
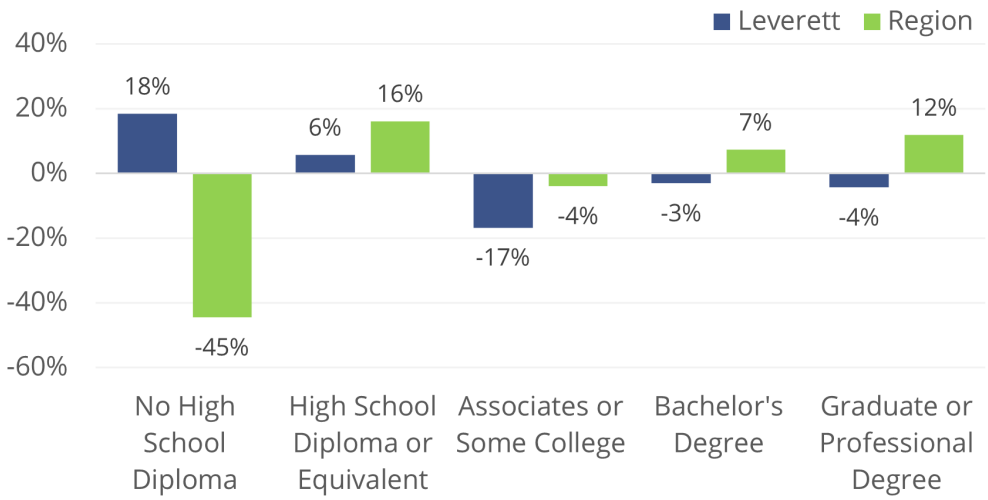


Figure 26. Leverett: Change in Educational Attainment



Source for both graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

Leverett has the highest median household income in the surrounding region. 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 is a key economic driver. This may also mean households have more income to spend on housing as home prices and rents continue to rise. However, **incomes tend to decrease after retirement as people age**; this is the population that is projected to increase by 2040.

Figure 27. Region's Median Household Income

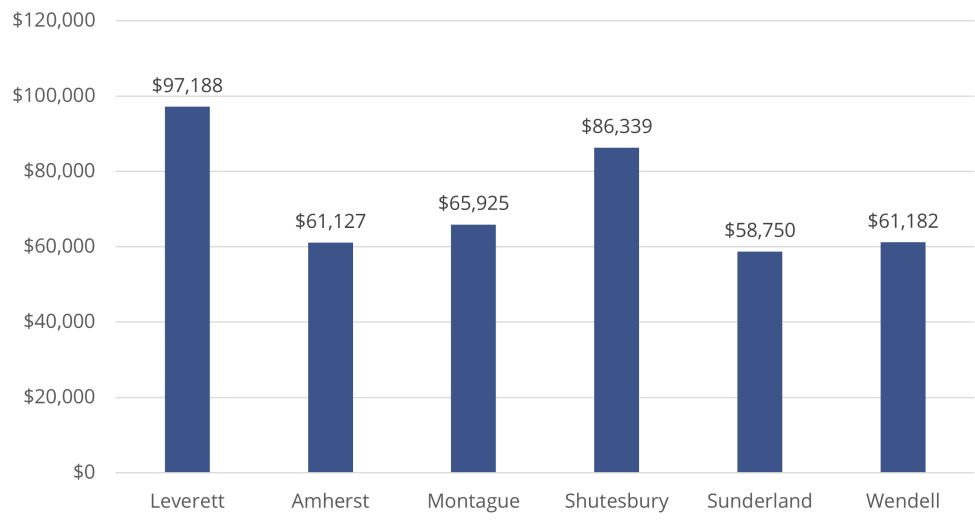
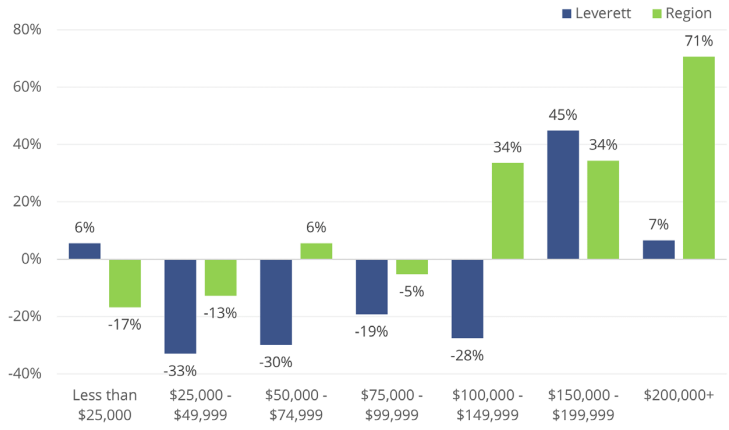


Figure 28. Leverett and Region: Change in Median Household Income



Source for both graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

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, L**everett is the only town whose proportion of family households decreased o**ver the last decade, while family households as a proportion of total households increased in the surrounding towns. This decrease may also be a sign of an aging population.

Shutesbury and Wendell have the most positive percentage change in family households.

Household composition continues to shift as non-family households increase. Following total population trends over the last decade, 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 decreased 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 increase of 637 residents.

Figure 29. Percent of Total Households that are Family Households

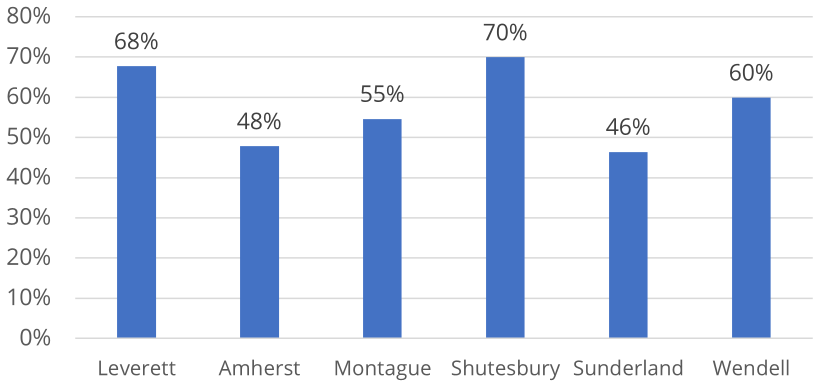


Figure 30. Percent Change of Family Households

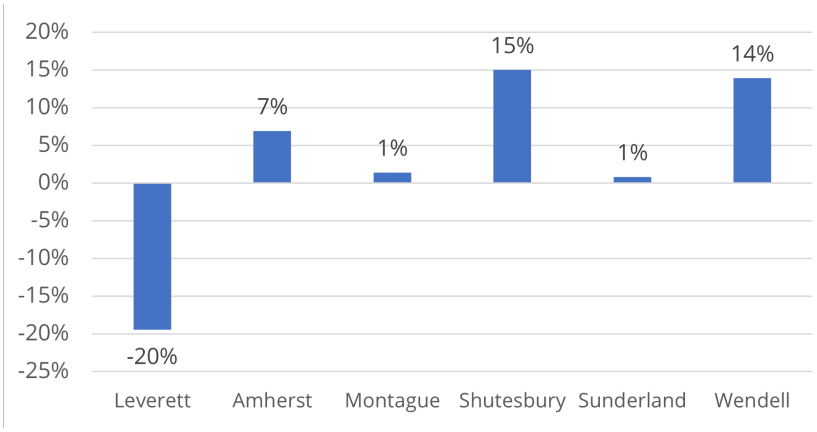
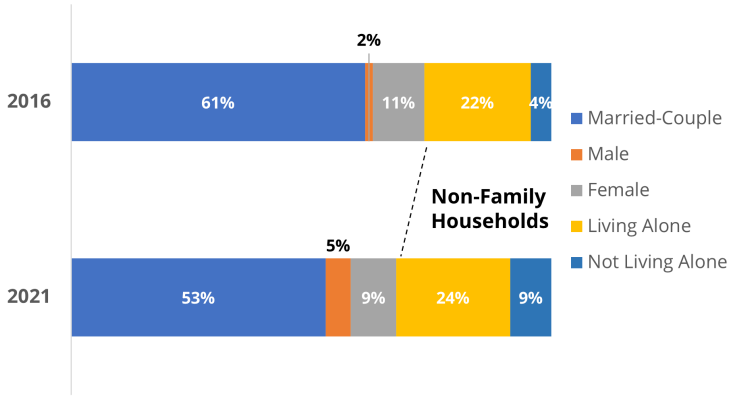


Figure 31. Change in Household Composition



Source for both graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

3.3 HOUSING AND ECONOMY

3.3.1 SUMMARY

Housing and the economy are intertwined. Leverett's housing is primarily single-family, older, and spread throughout the community. The lack of diversity in housing types means that certain populations, such as seniors or young people starting their first jobs, may not find housing that is suitable or affordable. Because this problem is not limited to Leverett, appropriate housing may not be available in adjacent towns. One effect is that Leverett's seniors wishing to down-size or move to one-level living may have to leave Leverett, and therefore their social connections, to find age-friendly housing. Another effect is that people who grew up in Leverett may have to leave to find housing that matches their income levels.

Various elements contribute to a town's economic well-being. Household incomes, educational attainment, labor force composition, commercial and industrial building stock, and zoning decisions all impact the economic output of a town.

Leverett's economy is small, and the town will not be self-sufficient in terms of jobs, goods, or services. Most Leverett residents leave town to work and shop; most Leverett employees do not live in town. Because no regular public transit exists in Leverett, all traffic is by private vehicle, and dependent on the Town for maintaining its roadways, including plowing and repairs, to allow for safe and convenient travel to adjacent communities.

Widely-distributed housing must be connected to these roads and Leverett's current zoning requires large lots. Large lots mean that each lot has its own well and septic system. A study of development patterns since 1960 shows the increasing spread of housing throughout the community which leads to the sprawl that many participants in the workshops identified as less desirable.

The labor force has continued its recovery from the disruption of the onset of the COVID-19 pandemic. While neither the total labor force nor the number of residents who are employed has fully returned to pre-pandemic levels, unemployment rates continue to be at historic lows. Although low unemployment rates can help drive wage growth, Leverett's rate is so extraordinarily low that it makes hiring extremely difficult for businesses.

Nearly everyone who lives in Leverett commutes outside of town to go to work. More than 7 times as many people leave town as arrive every day to go to work. The decrease in daytime population can make it harder to sustain retail and personal services enterprises.

The five most common work destinations for Leverett residents are Amherst, Northampton, Springfield, Greenfield, and Worcester.

This is consistent with the very low number of existing jobs in Leverett, with fewer than 150 people working in town. The largest industries by employment include Construction, Health Care & Social Assistance, Government, Manufacturing, and Other Services (except Public Administration). Of these, only Construction and Health Care & Social Assistance have grown over the last decade.

Leverett only has a small number of parcels and acreage dedicated to commercial and industrial uses, though these uses (along with multi-unit housing) also represent some of the properties with the highest assessed values on a per-acre basis.

3.3.2 HOW AND WHERE DO LEVERETT RESIDENTS LIVE?

Summary

- Leverett saw a boom in housing development in the period up to 1990 (77% of all housing was built by 1990). Since 2010 housing development has declined significantly.
- 88% of all housing in Leverett is single-family detached units
- Lot sizes in Leverett are large and both multi-family and multiple units per lot are not allowed by right in the zoning.
- As the Leverett population ages, seniors have two choices: remain in place (and limiting the turnover of the existing housing stock); or leave Leverett (opening up stock but breaking community ties).
- There is limited scope for further development on the remaining unbuilt parcels.

Housing Tenure

The ratio of renter-occupied and owner-occupied households has stayed consistent. Leverett's owner occupied tenure has decreased 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.

Over the past five years, Leverett saw a total decrease of 7 renter households and a decrease of 94 owner households. There was a loss of approximately 60 4-person owner households.

Table 32. Housing Tenure, Comparable Communities

Town	2016 Owner Occupied	2016 Renter Occupied	2021 Owner Occupied	2021 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%

Source: ACS 5-Year Estimates, 2016-2021; RKG Associates

Leverett owner households skew older, with those 65 and older making up 50% of owner households in Leverett (314 households), while the largest cohort of renter households are aged 25-34 (28 households). This is similar to trends in other communities.

Most of Leverett's housing stock is concentrated in single family units, while the region has a more diverse spread of structures. Ownership units are concentrated in single unit structures and tend to be older than rental units. Leverett's median year built (1973) for housing is similar to surrounding communities.

Figure 33. Leverett: Household Ages by Tenure

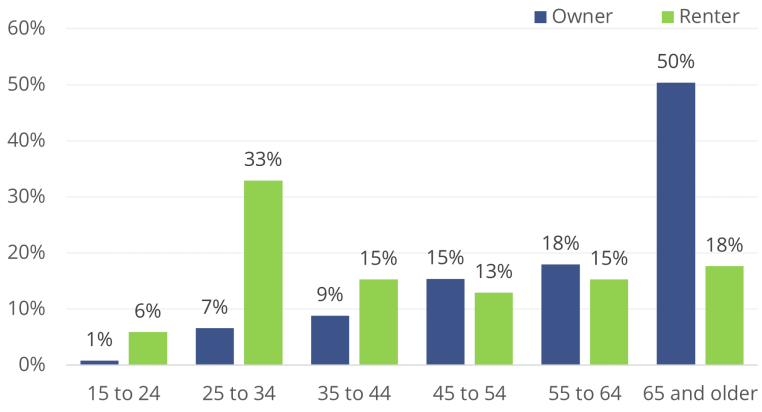


Figure 34. Leverett: Household Size by Tenure

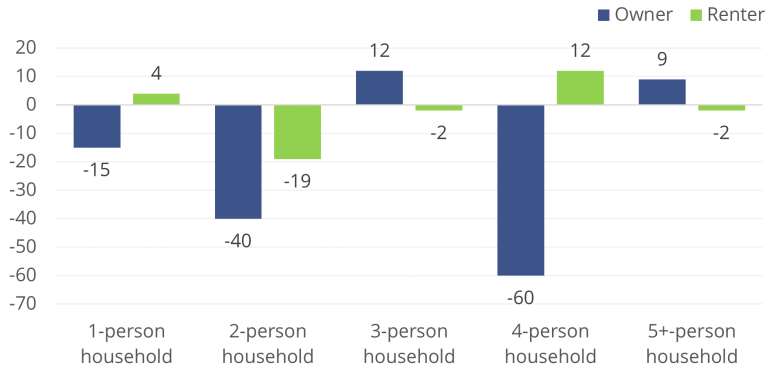
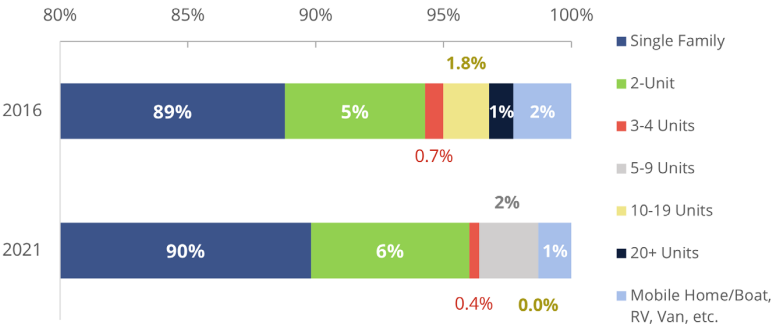


Figure 35. Leverett: Units by Structure, 2016 and 2021



Source for all graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

Ownership units are concentrated in single unit structures.

The majority (92%) of owner-occupied units are found in single unit structures, most of which are single family detached homes. The town has very few ownership units across all other building types. Renter-occupied units are more spread out, though almost half are single unit structures.

In the region, renter-occupied units have a much higher proportion in structures with more than three units.

Ownership units in Leverett tend to be older than rental units. Leverett has a similar median year built for their housing stock to surrounding communities.

Almost 60% of ownership units were constructed over 40 years ago, while about 46% of rental units were constructed over 40 years ago. Between 1980 and 1999, about half of the rental stock was built. Since 2000, the number of structures built has decreased significantly. Older homes can have more maintenance issues and requirements compared to newer homes, something the Town may want to keep an eye on going forward.

Figure 36. Leverett: Units per Structure

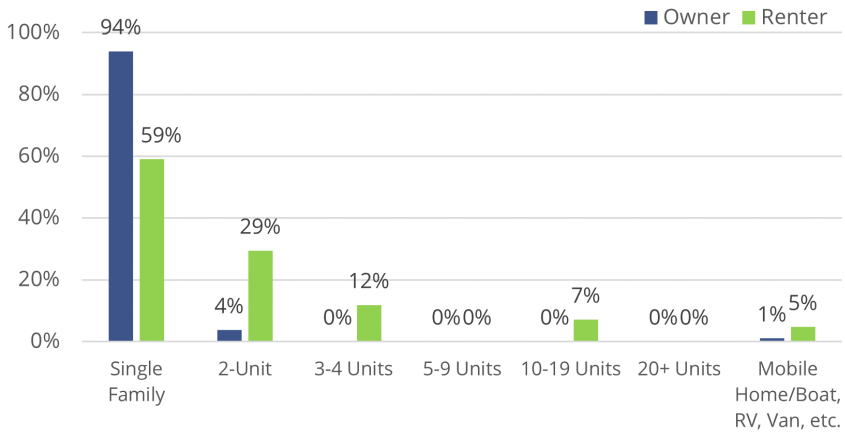


Figure 37. Leverett and Region: Units per Structure

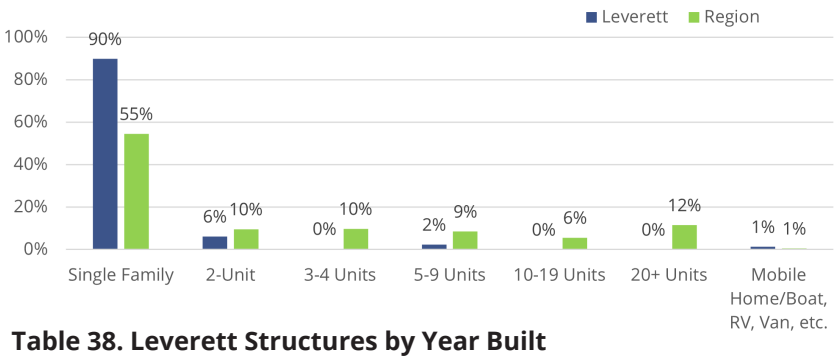


Table 38. Leverett Structures by Year Built

Ownership Structure	Count	Percentage
Built 2000 or later	55	9%
Built Between 1980 and 1999	189	30%
Built Between 1960 and 1979	169	27%
Built 1959 or earlier	210	34%

Rental Structure	Count	Percentage
Built 2000 or later	4	4.7%
Built Between 1980 and 1999	42	49.4%
Built Between 1960 and 1979	15	17.6%
Built 1959 or earlier	24	28.2%

Table 39. Median Year Built by Town

Town	Year
Leverett	**1973**
Amherst	1973
Montague	1953
Shutesbury	1978
Sunderland	1976
Wendell	1977

Source for all graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

Housing Values: Ownership Units

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.

Median home sale prices have fluctuated in the last decade but have reached their highest peak in the past two years. In November 2020, Leverett had the highest median sale price at $710,000. Since then, there pricees have fluctuated between $235,000 to $646,000. The number of homes for sale has decreased drastically in the past two years, with 17 sold in 2021 and 8 sold in 2022. The years between 2013 and 2016 had the most consistent number of homes sold, between 113 and 119 homes sold annually.

Figure 40. Median Home Value by Town

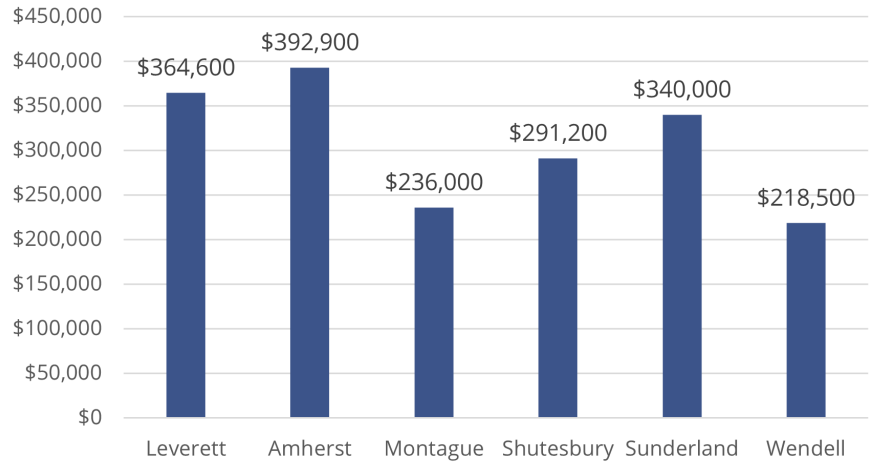
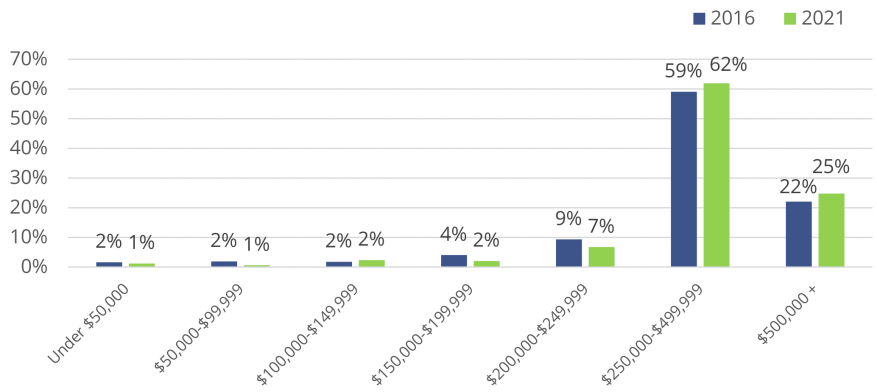


Figure 41. Leverett: Change in Distribution of Home Values



Source for both graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

Figure 42. Leverett: Number of Homes for Sale (2012-2022)

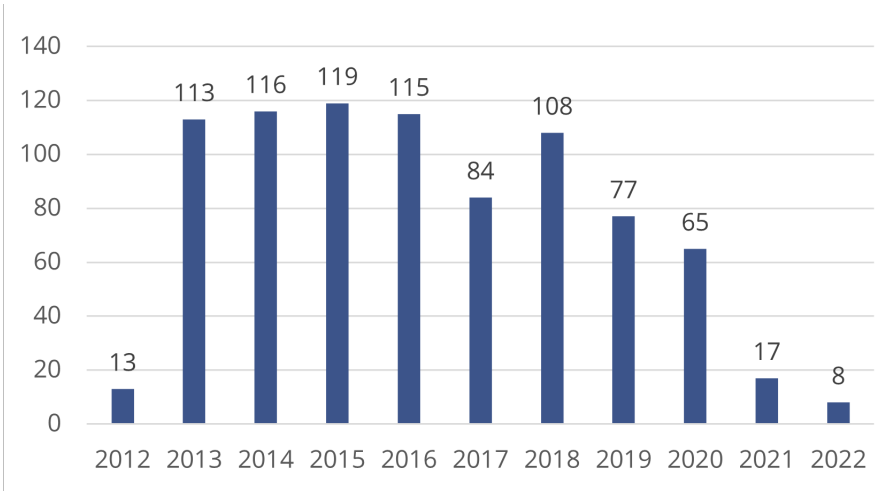
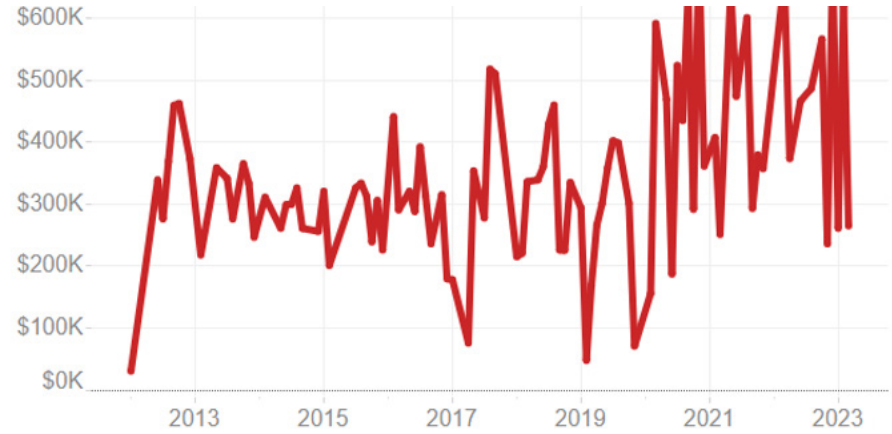


Figure 43. Leverett: Median Sales Price of All Homes (2012-2023)



Source for both graphs:Redfin, 2012-2022; RKG Associates

Housing Values: Rental Units

Rental units are also increasing in price. 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.

Leverett has a similarly high median gross rent in comparison to the region as the second highest. Increasing rents place a financial constraint on many low- to moderate-income households, and make it harder to for businesses to attract and retain employees who may want or need to live in the community where they work.

Figure 44. Leverett: Gross Rent Distribution

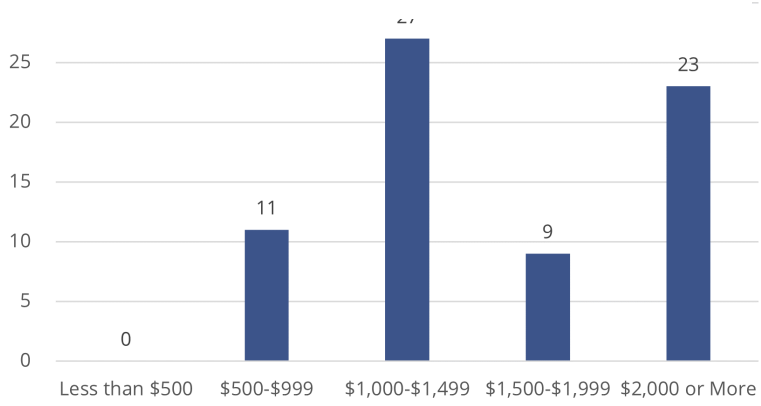


Figure 45. Leverett: Change in Distribution of Gross Rent

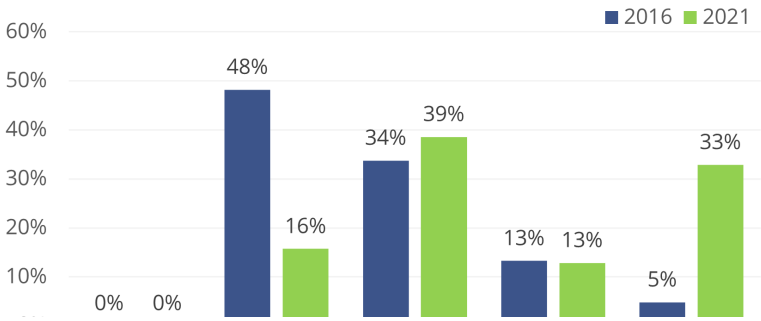
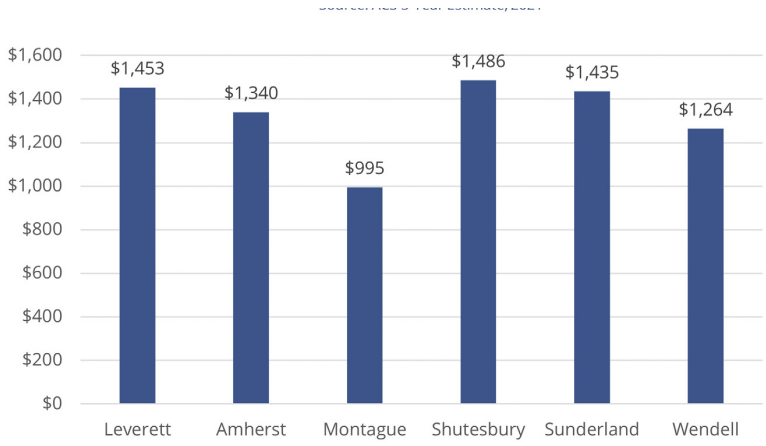


Figure 46. Region: Median Gross Rent



Source for both graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

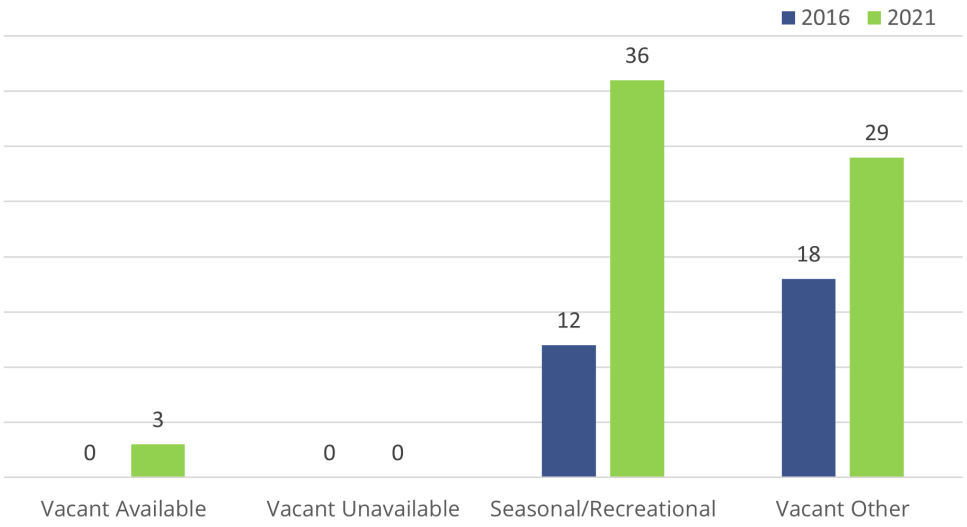
Residential vacancy in Leverett is low for available units. In 2021, Leverett's total vacancy was around 8.8%, with 68 vacant units out of 776 total units. The Census records vacant units a few different ways to comprise the total vacancy count for a particular geography. Housing vacancy is captured in four different categories by the Census, which includes: vacant available, vacant unavailable, seasonal, and vacant other.

- "Vacant available" refers to unoccupied units that are currently for sale or for rent.
- "Vacant unavailable" refers to off market for sale and for rent units.
- "Seasonal and recreation" refers to housing units that are not occupied year-round such as second homes, beach houses etc.
- "Vacant Other" refers to units that are not available for rent or sale and are off the market for different reasons. These include undergoing substantial rehab, uninhabitable units, foreclosure, among others.

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

A healthy vacancy rate for a community is typically between 4% to 6%. Maintaining a healthy vacancy level is important, because the available for sale and for rent units allow households to move in and out of the community and across housing types within the market. This dynamic typically offers some degree of insulation for owners and renters from fluctuations in regional prices because an available supply of units can help buffer against sharp rises in price that a tighter market could experience as has been the case in communities across the state.

Figure 47. Leverett: Vacant Housing Units by Category

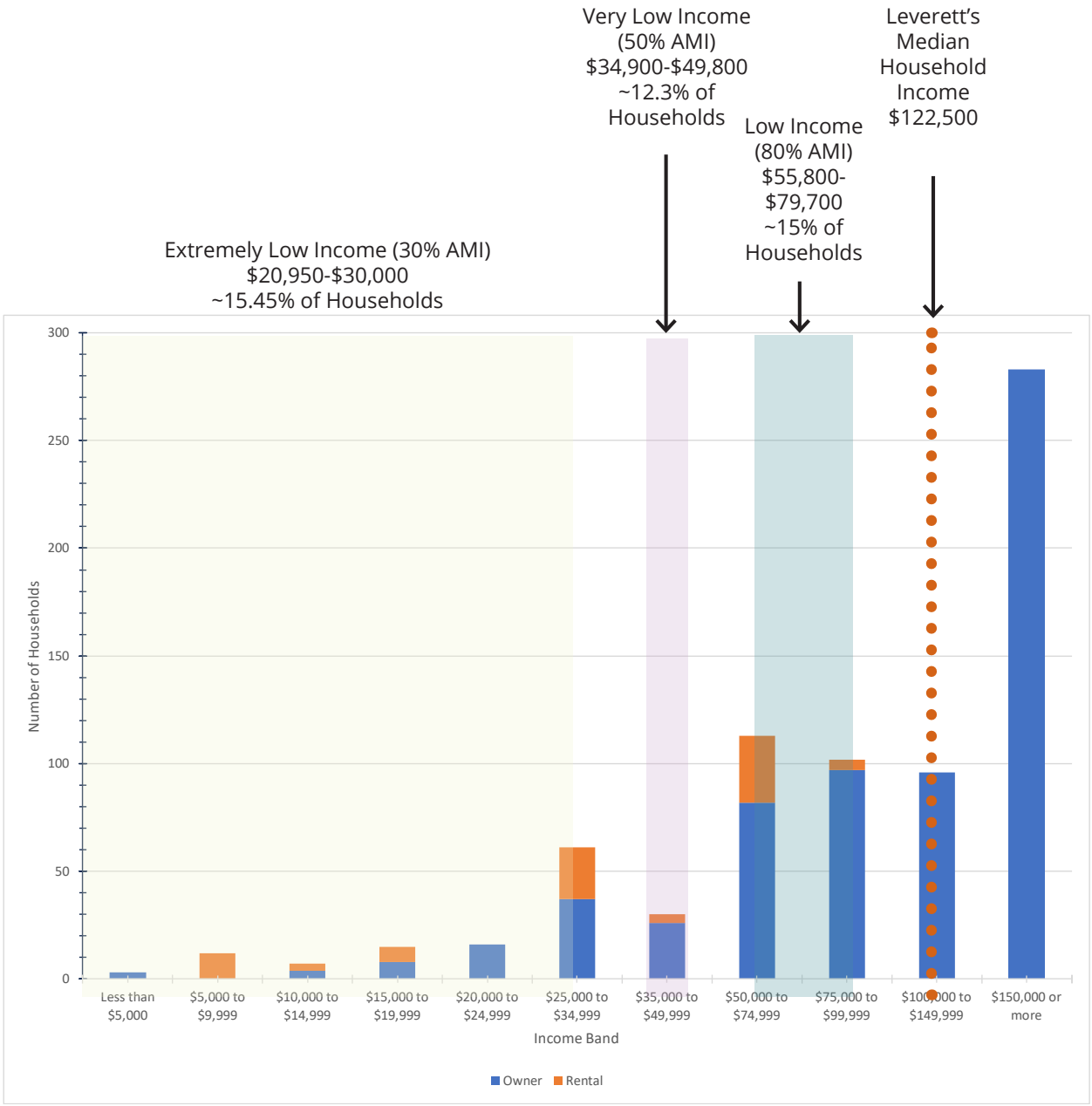


Source for both graphs: ACS 5-Year Estimates, 2016-2021; RKG Associates

Current Housing Affordability in Leverett

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 and determine eligibility for assisted housing programs. Approximately 49% of the households in Leverett are below the AMI for Franklin County, which is between $69,020 and $98,600 depending on household size.

Figure 48. Leverett Household Incomes vs HUD 1-4 Person Households Income Limits



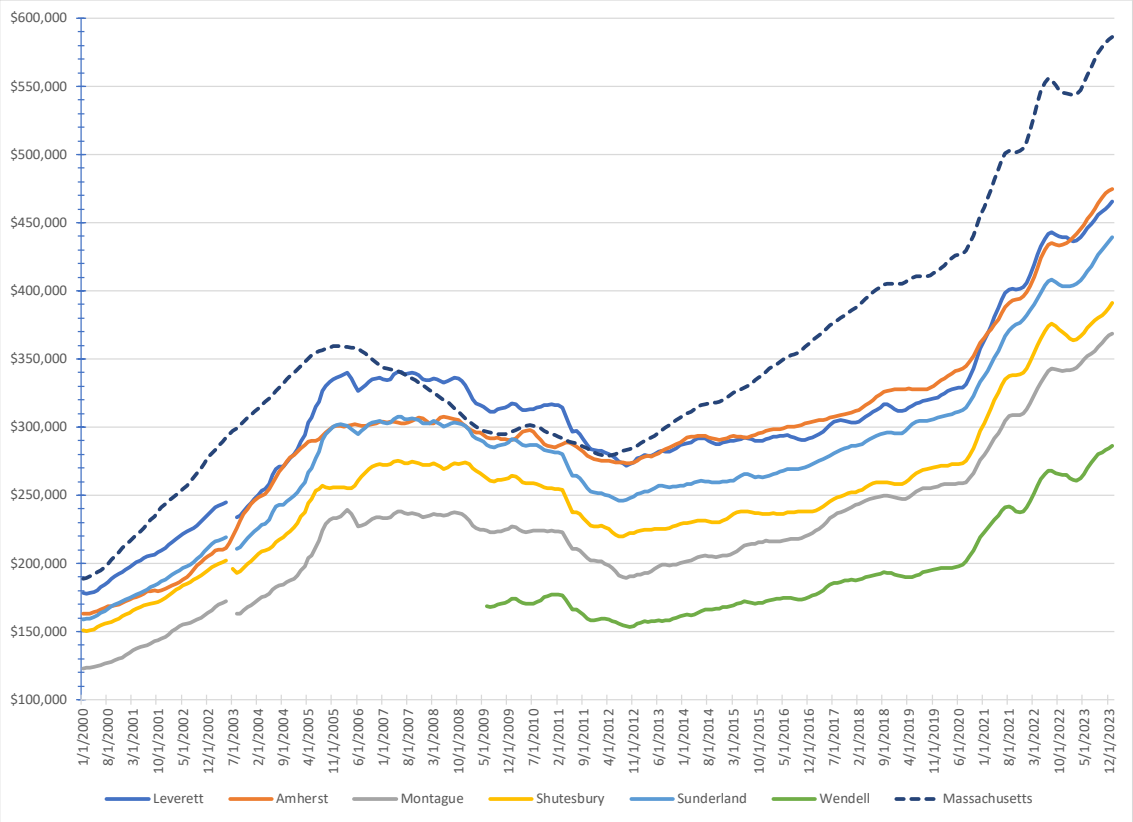
Source: ACS 5-Year Estimates; US Dept of Housing and Urban Development FY2023 Income Limits; Innes Associates

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 these towns have lower housing values than Massachusetts as a whole.

Leverett is the dark blue line.

Figure 49. Monthly Median Housing Values (2000-2023)



Source: Zillow Home Value Index (ZHVI); Innes Associates

3.3.3 HOW AND WHERE DO LEVERETT RESIDENTS WORK?

Labor Force

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 had an average unemployment rate of 2.8%, a return to pre-pandemic numbers.

Leverett and its Workforce Development Area has similar trends in labor force, employment, and unemployment. After notable disruption during the beginning of the COVID-19 pandemic, unemployment levels have once again decreased to historic lows. 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.

Figure 50 Leverett: Unemployment

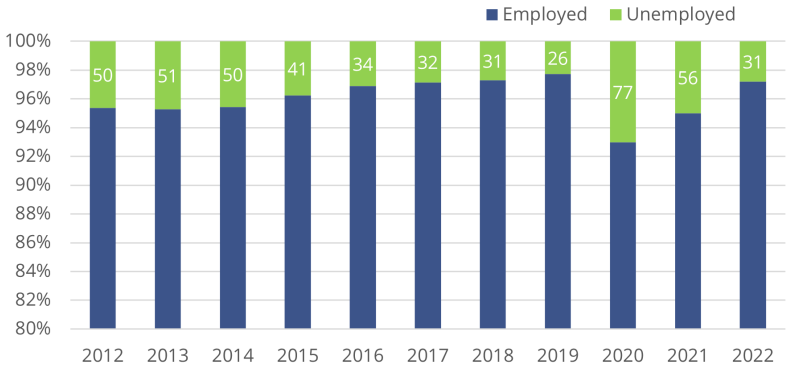


Figure 51. Leverett: Labor Force and Employment

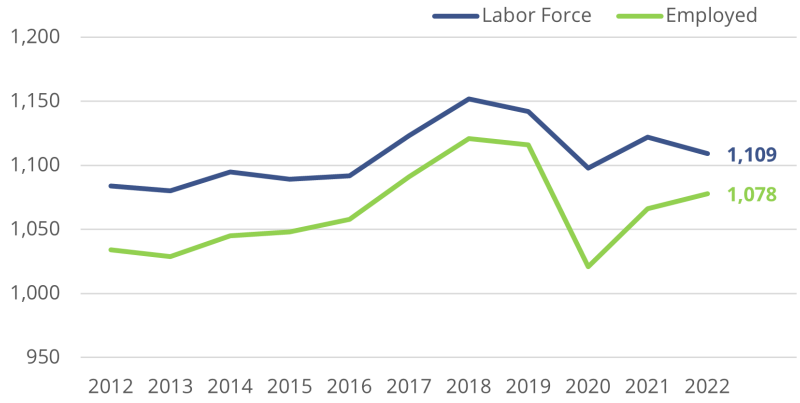
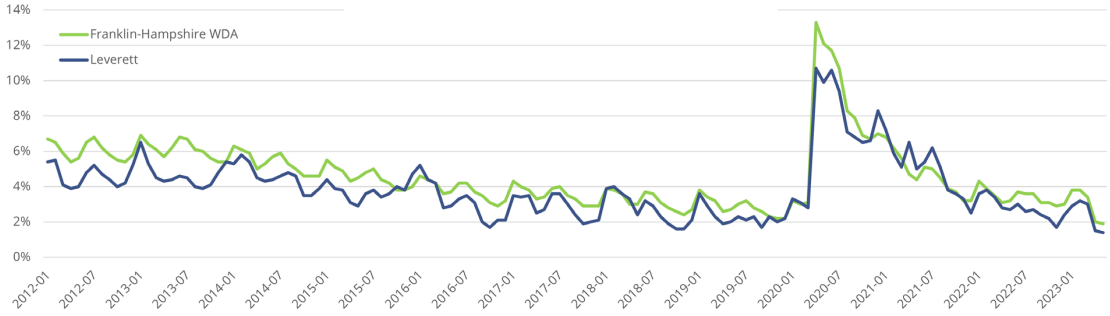


Figure 52. Leverett and Region: Unemployment Rates (2012-2023)



Source for all graphs: MA EOLWD, 2012-2022; RKG Associates

Commuting Patterns

Leverett has 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.

Figure 60 shows the top ten largest employers in Leverett

Leverett's largest employers fall within the educational services and public administration sector of the economy. Leverett Elementary School is the leading employer in Leverett, with an estimated 20-49 employees. Most employers are located along Montague Road or Long Plain Road.

Table 53. Leverett: Top Ten Work Destinations for Residents

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%

Figure 54. Labor Force Efficiency (All Jobs) Among People Living in Leverett

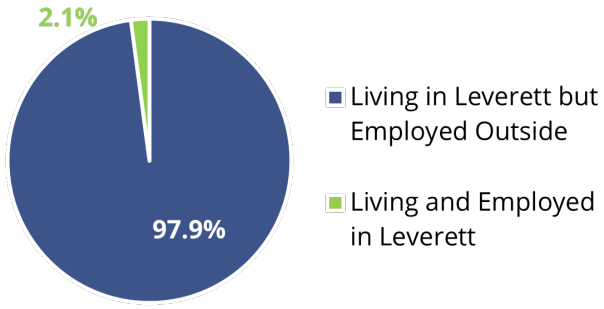
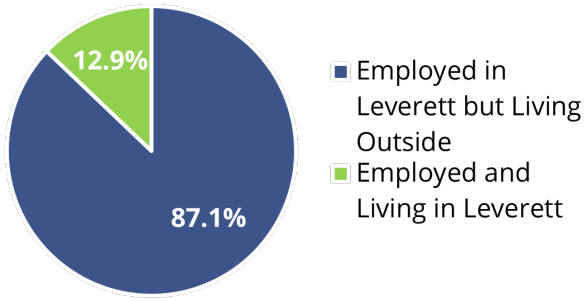


Figure 55. Labor Force Efficiency (All Jobs) Among People Employed in Leverett



Source for all graphs: OnTheMap, 2020; RKG Associates

Leverett's Employment Base

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.

Across the region, government and educational services have seen the most growth and remain the top two sectors.

The Health Care sector has grown the most across the region, with a growth of 30%. Government remains the largest employment sector, with the highest average annual earnings. Other Services and Accommodation & Food Services have decreased over the past decade.

Figure 56. Leverett: Top Six Largest Employment Sectors

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

Figure 57. Region: Top Six Largest Employment Sectors

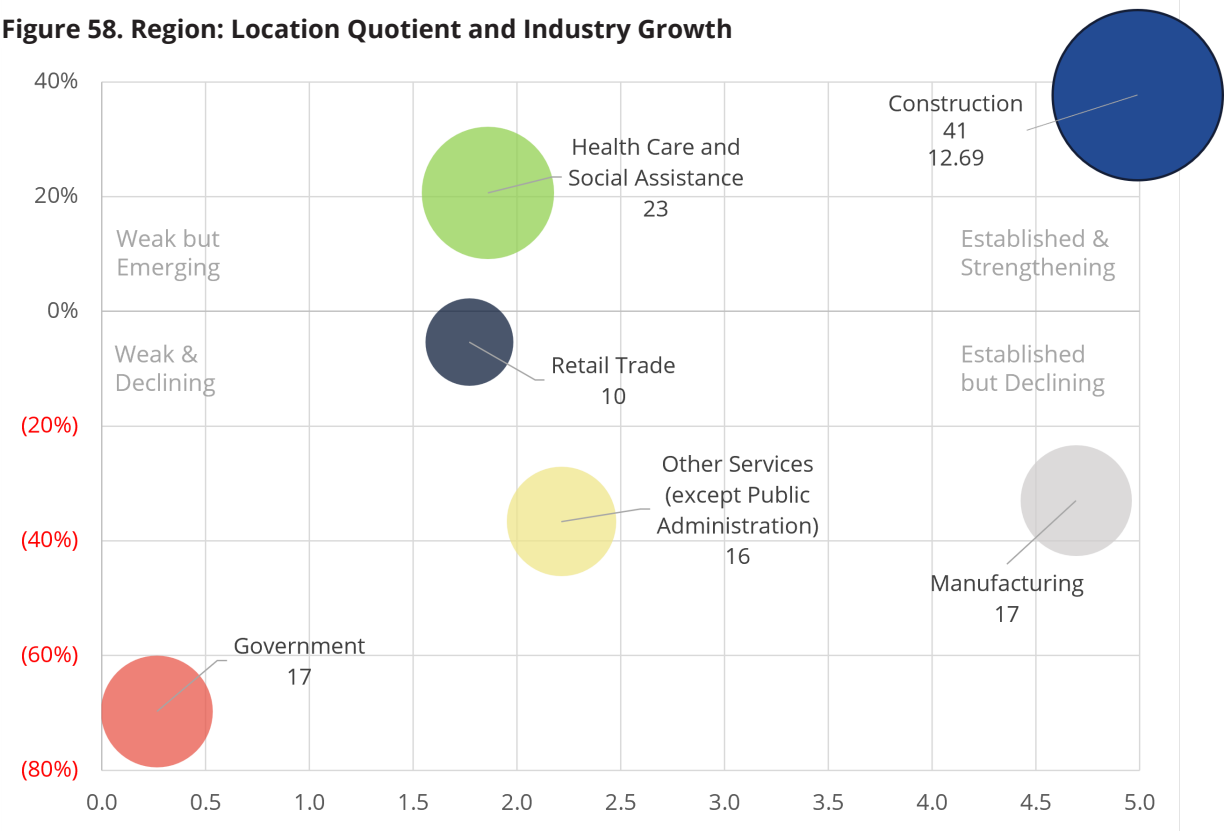
NAICS	Description	2012 Jobs	2022 Jobs	2012-2022 % Change	2022 Average Annual Earnings
90	Government	10,676	11,379	7%	$86,407
61	Educational Services	3,987	4,077	5%	$38,366
62	Health Care and Social Assistance	1,796	2,336	30%	$56,121
81	Other Services (except Public Administration)	2,020	1,325	-34%	$46,437
72	Accommodation and Food Services	1,396	1,244	-11%	$26,010
44	Retail Trade	1,074	1,079	0%	$42,460

Source for both tables: Lightcast 2023; RKG Associates

Leverett's Construction industry is unusually prevalent when compared to the region. Location quotients (LQs) compare employment by industry in two or more geographic areas. The location quotient is a ratio of the percentage of an industry's employment in one geography to that of a larger comparison geography. If the ratio is less than 0.80, the identified industry sector is thought to be under-represented in the local economy. Conversely, a ratio greater than 1.20 can show a specialty within the local economy as compared to the larger geography. The location quotient can be useful in pointing out opportunities for certain industry sectors to gain a larger share of the employment base or a specialty area in the local economy. The comparison geography used for Leverett was the surrounding region.

The graph below shows the location quotients of the top six industries compared to the region. The industry sector with the highest location quotients is Construction, followed by Manufacturing, Other Services, and Health Care & Social Assistance.

Figure 58. Region: Location Quotient and Industry Growth

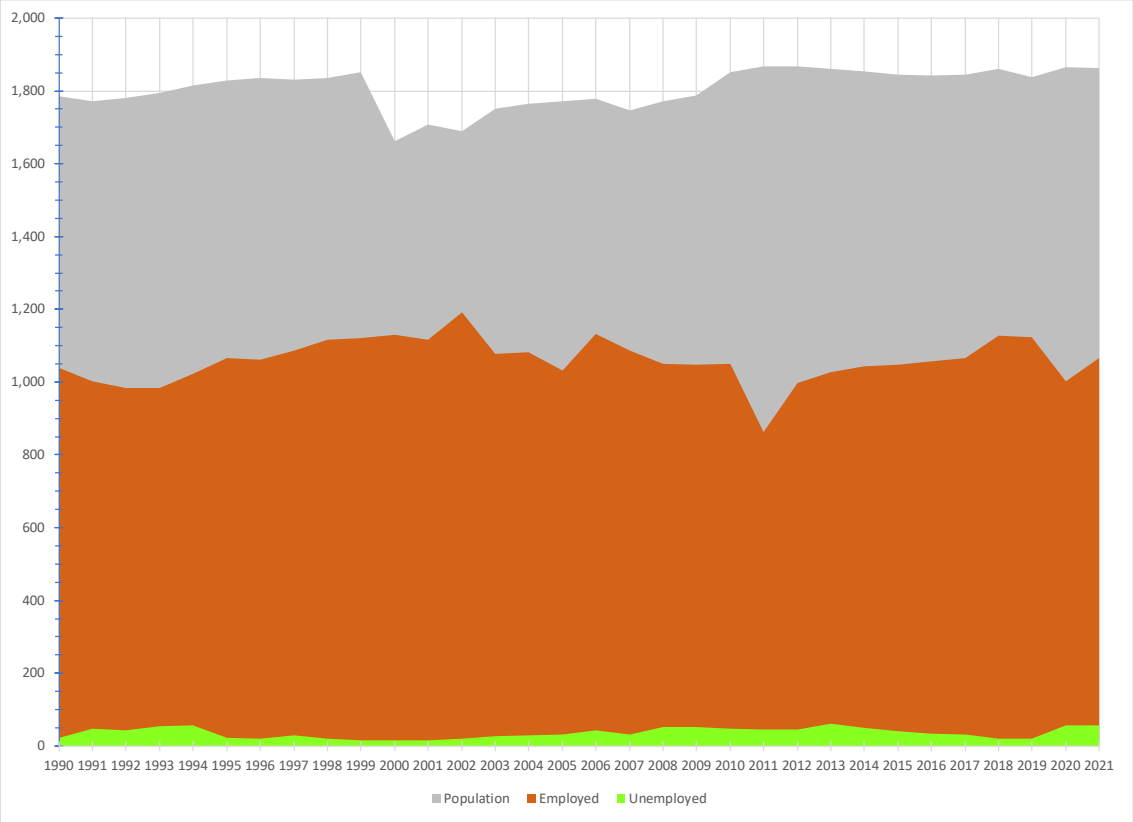


Source: RKG Associates

Changes in Employment in Leverett over Time

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.

Figure 59. Leverett Labor Force 1990-2021



Source: MA Department of Revenue, Division of Local Services; Innes Associates

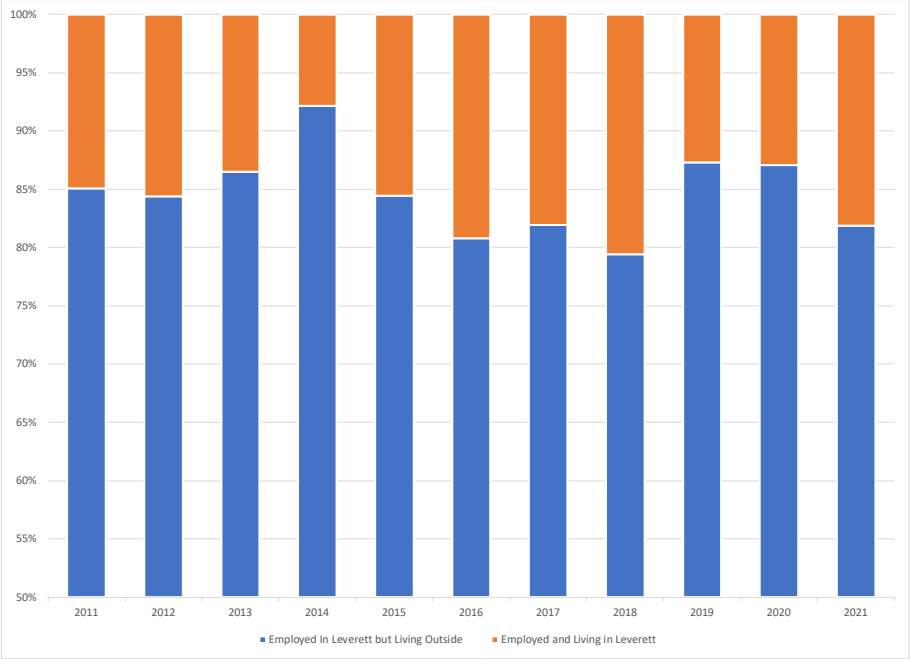
Figure 60. Leverett: Top Employers

Organization Name	Location	Number of Employees	2-Digit NAICS
Leverett Elementary School	Montague Road	20-49	
Leverett Fire Department	Montague Road	20-49	
Leverett Village Co-Op	Rattlesnake Gutter Rd	20-49	
Mudpie Potters	Montague Road	20-49	
Bourke Builders	Long Hill Road	5-9	
Coolcap Fund Inc.	Shutesbury Rd	5-9	
Hampshire Franklin Children's Day Care Center	Long Plain Road	5-9	
L&F Construction	Long Plain Road	5-9	
Leverett Police Department	Montague Road	5-9	
Local Harmony Inc.	Jackson Hill Road	5-9	

Source: MA Department of Economic Research 2023; RKG Associates

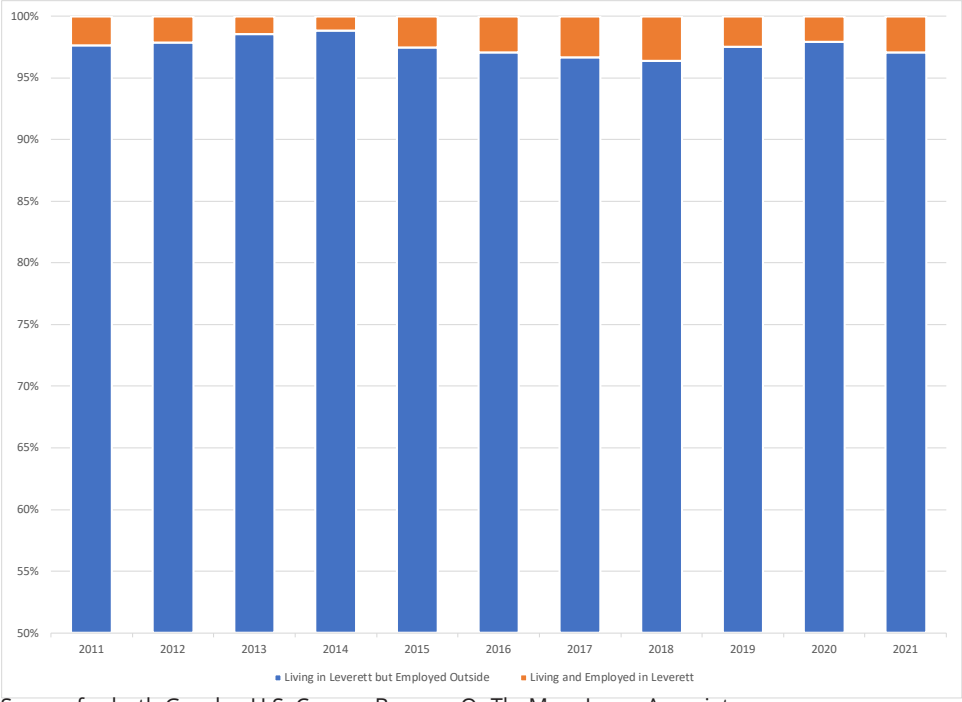
This chart shows where those who are employed in Leverett actually live. In 2021, 82% of those employed in Leverett lived elsewhere.

Figure 61. Employment Patterns: Employed 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.

Figure 62. Employment Patterns: Living in Leverett (2011-2021)

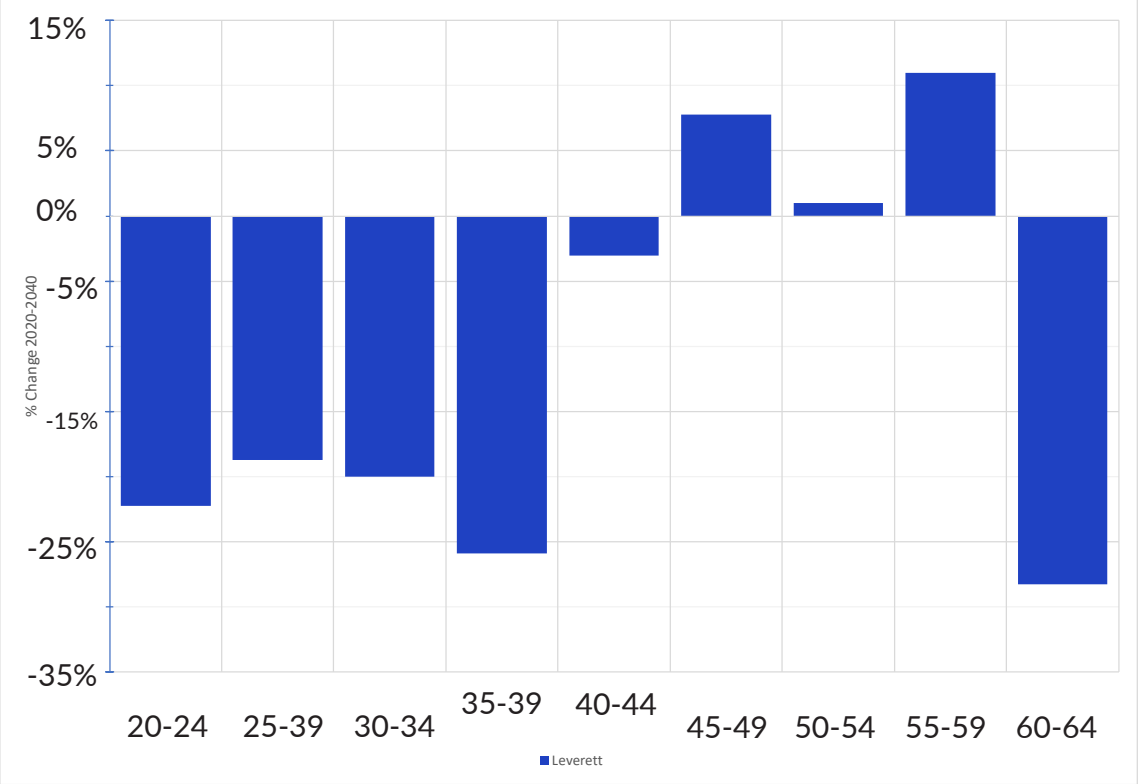


Source for both Graphs: U.S. Census Bureau: OnTheMap; Innes Associates

Employment in Leverett in 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.

Figure 63. Leverett Working Age Population Change 2020 - 2040



Source: UMDI V2022 Long-Term Population Projections for Massachusetts Municipalities and Regional Planning Areas (UMDI V2022 Population Projections) UMass Donahue Institute; Innes Associates

Data from the Town Census

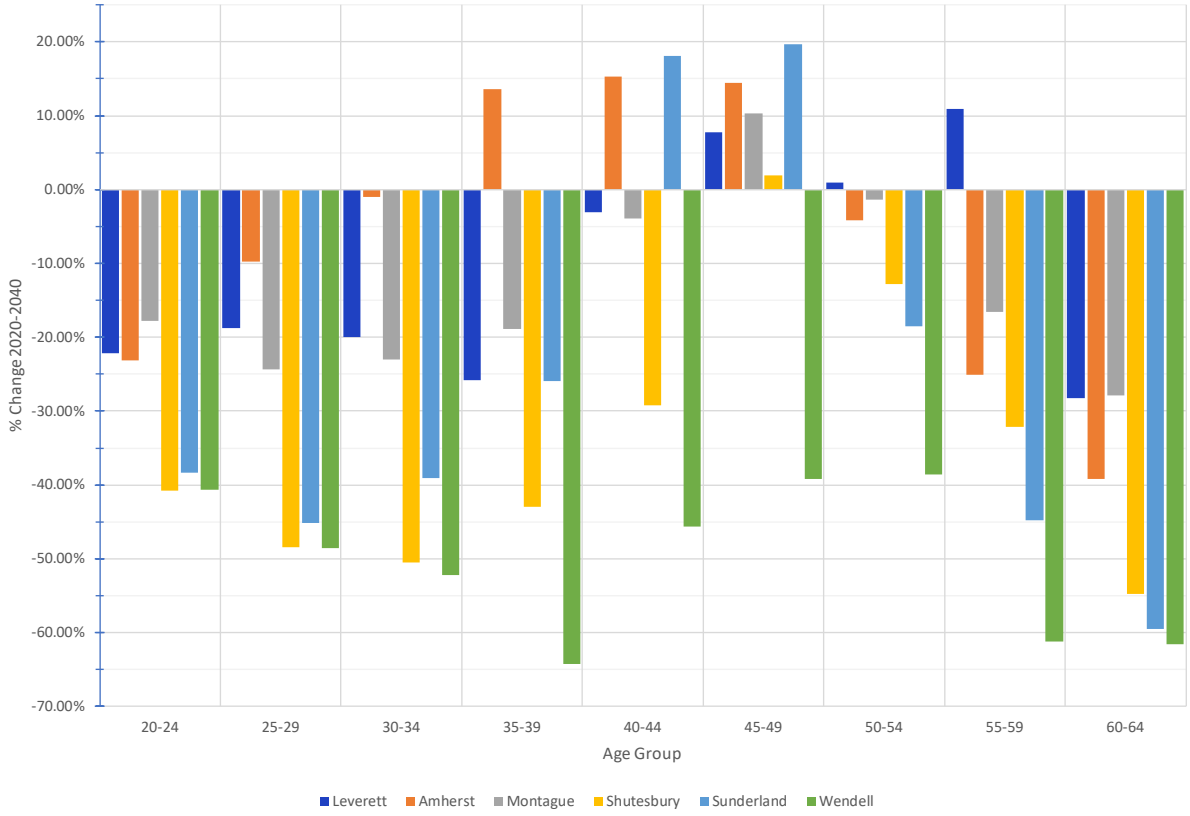
The Town Clerk provided the information on residents' professions from the 2024 Town Census. Of the 1,313 people over the age of 16 who responded, approximately 227 did not provide a profession.

From the remaining responses 273 people identified as retired; 78 identified as students; 69 as teacher or educator (with varying descriptions); and 56 as professors.

Approximately 27 identified a self-employed or a business owner, 24 identified as contractor, construction, or landscape, and 23 identified themselves as part of the nursing profession, another 23 as an artist, musician, writer, or craftspersons, and 11 identified as some form of farm, forestry, or conservation worker. The rest were a mix of professions, but not in significant clusters.

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.

Figure 64. Leverett and Surrounding Communities Working Age Population Change (2020-2040)



Source: UMDI V2022 Long-Term Population Projections for Massachusetts Municipalities and Regional Planning Areas (UMDI V2022 Population Projections) UMass Donahue Institute; Innes Associates

Business Certificates from the Town Clerk

Another way of understanding the local economy is to review the current business certificates. Business certificates are filed by local businesses who are "doing business as" (DBA) or who need a certificate to open a bank account or file other forms.

The Town Clerk provided the business certificates filed between 2022 and 2024. There are 18 certificates, with businesses that include consulting, construction, carpentry, painting and other similar businesses.

3.4 CLIMATE CHANGE

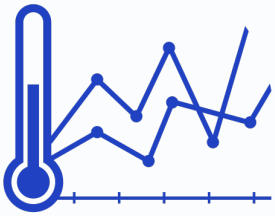
3.4.1 SUMMARY

Typical New England houses are built to protect us from our winters, not our summers. As the climate continues to change, our winters will become milder and our summers hotter, leading to a greater need for cooling our houses rather than heating them. In addition, older people are more sensitive to heat. Strategies include retrofitting existing houses to make them more energy-efficient and cooler, building new energy-efficient housing stock (especially those that rely on natural cooling), establishing warming/cooling centers to help those who are vulnerable during power outages, and creating microgrids to support additional electrical demands from cooling needs.

Climate change leads to increased precipitation from storms: events that are more frequent and of greater intensity. It also creates a shift in the pattern of temperature and precipitation, increasing periods of drought during certain months. The shift in temperature, precipitation, and drought places stress on vegetation and animals. Leverett is heavily wooded; such shifts can weaken trees, making them more prone to infestation. Pests such as the Emerald Ash Borer, which has wreaked havoc on ash trees in Massachusetts, are moving north as the weather warms and are likely to further stress plants in our forests. With warmer average temperatures, pests that used to die off with the cold will no longer do so.

Increased precipitation also leads to increased flooding both along surface waters, such as ponds, rivers, and streams, and from stormwater rushing off paved surfaces (with the potential for contaminating surface water with nonpoint source pollution). In Leverett, the topography of the roads may require more frequent repairs as higher-intensity storms wash away gravel or cracked asphalt. Heat will have a negative impact on paved surfaces, causing further degradation.

Figure 65. Change in Temperatures

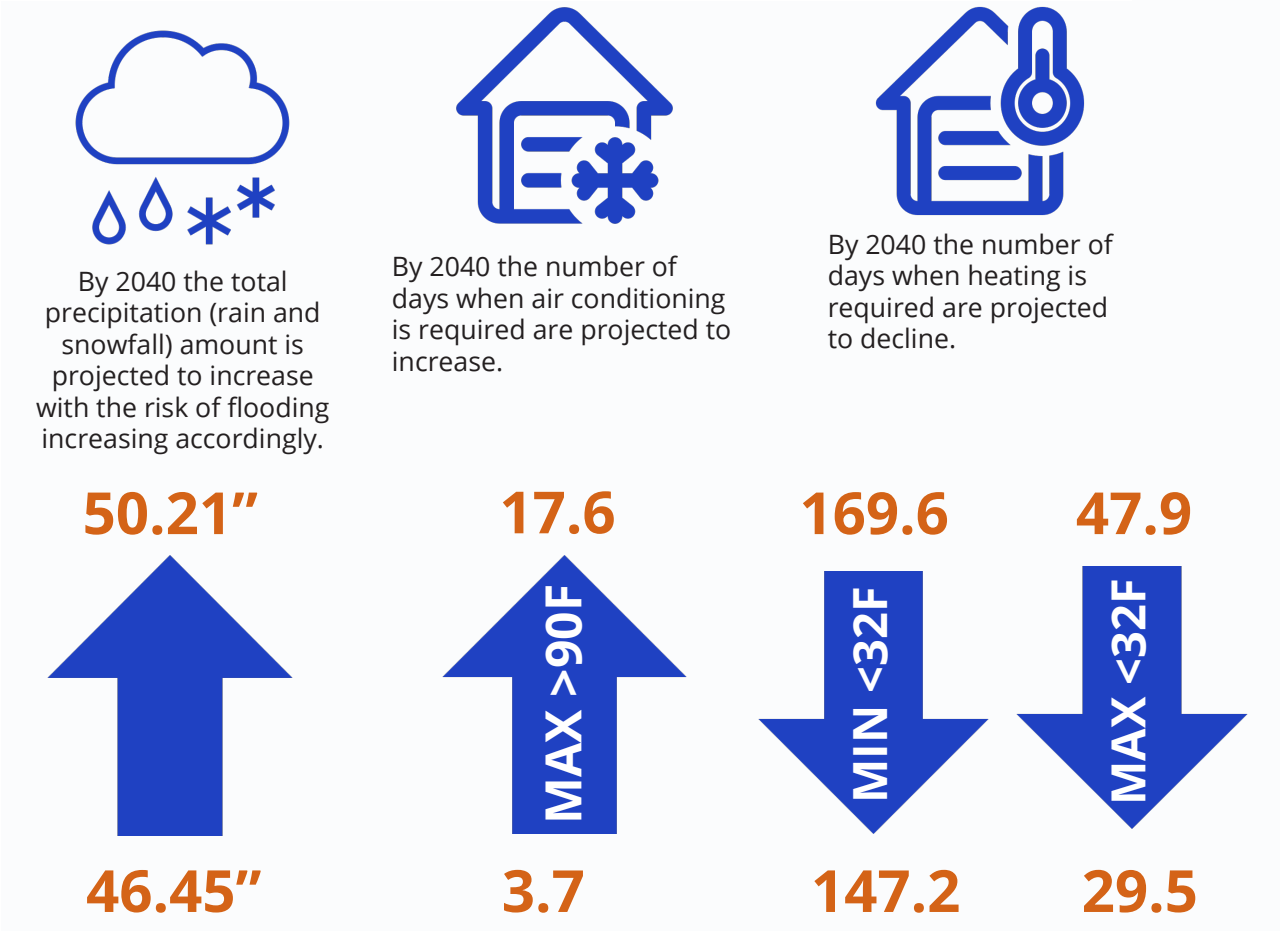


By 2040 the average minimum and maximum temperatures are projected to increase from the baseline of data from 1961-1990.

- Average Maximum: from 56.3F to 60.7F
- Average Minimum: from 33.6F to 37.9F

Source: National Environmental Modeling and Analysis Center; Innes Associates

Figure 66. Climate Data



Source: National Environmental Modeling and Analysis Center; Innes Associates

Figure 67. Summary of MVP Resiliency Plan

MVP Resiliency Plan

The intent of this introduction is to provide a summary of the MVP plan to aid in future community conversations.

The Town's 2020 MVP Resiliency Plan defines the three major drivers of climate change risk in Leverett:[2-1]

- "An increase in average temperature, as well as more extreme heat and extreme temperature fluctuations;
- An increase in annual precipitation and an increase in very heavy precipitation events – where more rain, snow, or ice falls in a short period of time – interspersed at times with very dry periods;
- Stronger storms with higher winds, due to an overall warmer climate with more moisture in the atmosphere."

The focus of the MVP Resiliency Plan was a workshop with Town staff and officials to define the greatest vulnerabilities to these drivers.[2-2] The participants in the workshop identified the following conditions as the top four hazards affecting Leverett:[2-3]

- Drought;
- Invasive species;
- Severe storms; and
- Extreme temperatures

The participants also identified four areas of concerns that would be negatively impacted by the top four hazards. These areas are as follows:[2-4]

- Infrastructure and buildings;
- Transportation;
- Public sanitation and water;
- People; and
- Ecosystems and natural resources.

Specific concerns included the following:[2-5]

- Unpaved roads without sufficient drainage that suffer from a changed freeze/thaw cycle;
- Bridge closures;
- Power grid that is vulnerable to outages from storms;

[2-1] Noake MacPhee K. Rhodes M. Farrell H. Sylvain A. Gage A. (2020) Town of Leverett Community Resilience Building Workshop Summary of Findings. Franklin Regional Council of Governments., December 2020, p. 3. ("MVP Resiliency Plan")

[2-2] The plan identifies a 2010 Forest Management Plan that was not available to the consultant team.

[2-3] ibid, p. 5.

[2-4] ibid, p. 6.

[2-5] ibid, pp. 8-10.

- Extended periods of drought that cause private wells to run dry;
- Water supplies vulnerable to contamination from the landfill and beaver dams;
- Lack of shelter for vulnerable residents during periods of extreme temperatures;
- Areas prone to flooding, including Route 63;
- Invasive species, particularly those that affect trees;
- Non-working forests that are vulnerable to wildfire because of diseased trees; and
- Insect-borne diseases that affect humans.

The workshop participants identified five high-level, priority recommendations as action steps for the Town to undertake:[2-6]

[2-6] ibid, p. 12.

- Develop an energy resiliency plan;
- Improve gravel roads and drainage;
- Prioritize culvert repairs and replacements;
- Develop a communications plan;
- Develop a potable water resiliency plan.

The remainder of the plan is a matrix of the input from the participants and a list of recommended actions that the Town can take, listed from highest to lowest priority. Similar to a comprehensive plan, the MVP process is focused on what the Town's responsibilities for implementation are given the existing conditions, municipal responsibilities for those conditions, and municipal resources (time and money).

The plan identifies the Town's strengths; including a strong sense of community and neighbors helping each other, distributed water and septic systems that prevent town-wide outages, prohibition of industrial uses to prevent contamination of water supplies, and active conservation groups who help protect open space.[2-7]

[2-7] ibid, p. 11.

3.4.2 CURRENT CHALLENGES

The main source of data on potential actions the Town of Leverett can take to address the impacts of climate change are the 2020 MVP Resiliency Plan and the 2020 Hazard Mitigation Plan. The MVP Resiliency Plan was a workshop-based assessment of vulnerabilities, needs, and next steps. The 2020 Hazard Mitigation Plan is a significant overview and assessment of the current assets and vulnerabilities in Leverett, the projected impacts from climate change, likely hazards that could affect the town, a detailed action plan for addressing the impacts of climate change (including prioritization of those actions) and potential funding sources.

- The Town has experienced problems maintaining water storage for fire protection for wildfires with hydrants running out of water
- The Town does not have a designated year-round warming or cooling location for vulnerable groups (e.g. seniors) to go to in the event of extreme cold or hot periods in winter and summer. As the population ages this may become a larger issue for seniors in Town.
- 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.

The hydrography map in Figure 68 shows the DRAFT updated 2024 FEMA flooding data which was given to the consultant team by the Town of Leverett. Once finalized, this map will replace the existing FEMA flood map that was last updated in 1980.

The map shows the location of protected land relative to the major resources: the aquifer, surface water, and streams.

The map also shows where built structures and infrastructure may be threatened by flooding. As noted in **Section 3.6**, the Town will need to update the Zoning Bylaw once the final maps are released.

If the Planning Board, or other boards or committees, sponsor future conversations about the impacts of climate change on Leverett, the 2020 Hazard Mitigation Plan provides the base dataset and recommendations for those conversations.

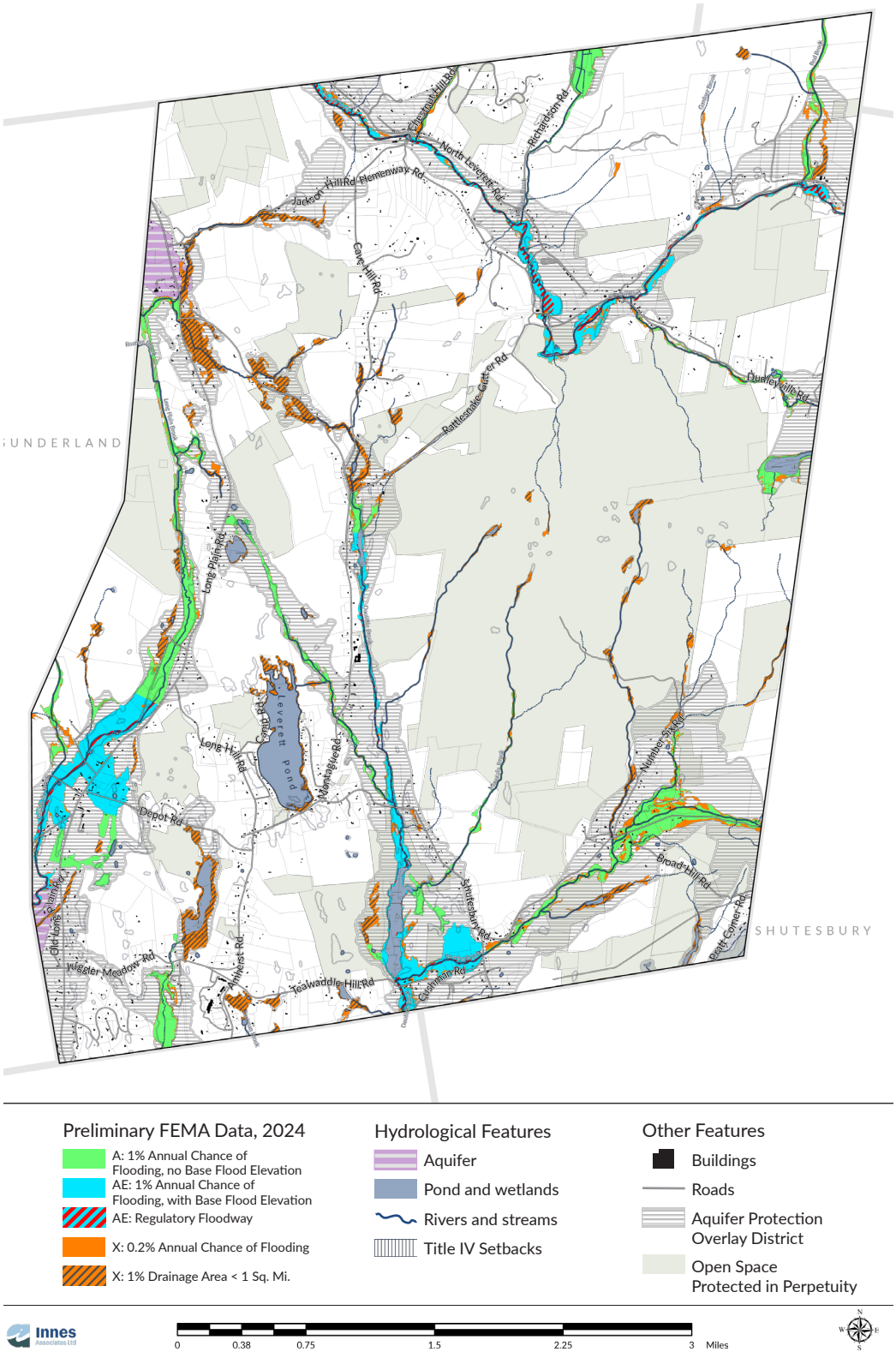


Figure 68. Draft Hydrography Map

3.5 TOWN SERVICES AND FACILITIES

3.5.1 WATER AND WASTEWATER

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 2020 Hazard Mitigation Plan, groundwater is susceptible to contamination due to flooding hazards that may affect the widespread septic systems in Town.

Water

- The public water supply system serves the Leverett Library, the Leverett Public Safety Complex, and the Leverett Elementary School.
- Private wells / water supplies serve most of the town.
- Non-Transient Public Water Supplies:
  - Willow Blossom Learning Center
  - Mt. Toby Meeting of Friends Church
  - Leverett Elementary School
  - Leverett Village Co-Op

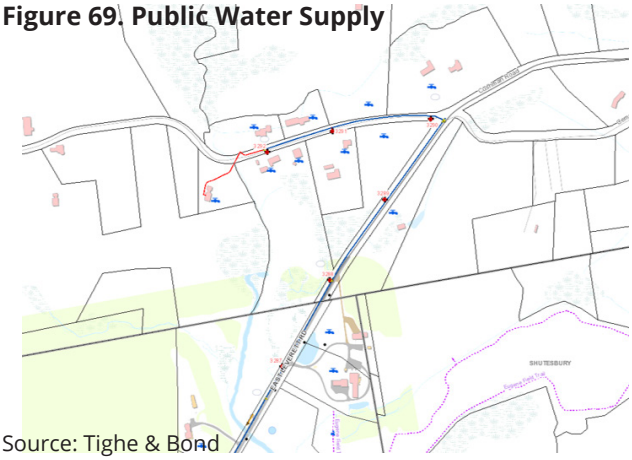
Wastewater Treatment

Wastewater treatment is a constraint on new development and failing septic systems are a potential environmental hazard. Most systems are primarily on-site subsurface sewage disposal systems in areas with poor soil conditions for such systems. Amherst is the closest municipal wastewater system at about one mile from the Leverett border. All uses in Leverett are therefore dependent on the on-site treatment of wastewater.

Public sewer was a topic during part of the planning process. In general, soil conditions are not favorable for groundwater discharge associated with a wastewater treatment plant.

The Board of Health's requirements for wastewater treatment are more restrictive than the state's Title V requirement. The consultant team's understanding is that the stricter requirements are because of the Town's concerns about the potential negative impact of failing or improperly installed septic systems on the water resources within the town.

Figure 69. Public Water Supply



Source: Tighe & Bond

Table 70. Comparison of Leverett Board of Health and Title V Requirements

Criteria	Title 5 Requirement	Leverett Requirement	Notes
218-3.1 Applicability to Repair Existing Systems - sebacks to abutting lot line or potable water supply	Allows for reduced setbacks.	Reduced setbacks by variance from Board of Health	
218-4 Site Evaluation and Description	Requires test pits & perc tests within the primary and reserve soil absorption system areas.	BOH agent may required additional observation holes within 25 feet of proposed system.	
218-4 Site Evaluation and Description	Requires topo within the proposed septic area.	Requires topo extending a min. of 40 feet from system, reserve area, and any associated grading.	
218-5 Required Upland Area for Groundwater Recharge	These areas are considered as land available for recharge	Impervious areas, BVW, Land Under Water not considered land area available for recharge	
218-6.1 Well setbacks in highly permeable soils	100 foot setback from SAS to potable water supply	150 foot setback	
218-6.2 Property Line Setbacks	10 foot setback from abutting lot line or public roadway layout line	25 foot setback	
218-7 Vertical Separation			
218-7.1 Depth to water table in the Aquifer Protection District	Requires separation distance of 5-feet if percolation rate is 2min/inch or less	Requires distance of 5-feet or greater in Aquifer Protection District, regardless of perc rate	
218-7.2 Depth to Bedrock in highly permeable soils	Requires separation distance of 5-feet if percolation rate is 2min/inch or less	Requires distance of 5-feet or greater in Aquifer Protection District, regardless of perc rate	
218-8.0 System Venting	Vents required if portion of SAS is under pavement.	SASs that rely on gravity distribution required to be vented.	
218-8.1 Maximum Vertical Loading Rate	Max. vertical loading rate of 0.74 gpd/sf	Max. vertical loading rate of 1.25 gpd/sf.	May be error - Title 5 is more restrictive

Source: Tighe & Bond

Criteria	Title 5 Requirement	Leverett Requirement	Notes
218-8.3 Speed Levelers	Requires velocity dispersion in the distribution box if it is being pumped to	Requires distribution boxes receiving gravity flow to be equipped with speed levelers	
218-8.4 Septic Tanks & Pump Chambers	Requires water tightness, but not testing in front of the Board of Health	Requires testing water tightness in front of member of Board of Health or agent	
218-8.5.A Site Hydrology/ Hydraulics	No maximum effective width for soil absorption systems.	Maximum effective width of a SAS: 12 feet	
218-8.5.B Site Hydrology/ Hydraulics	Requires no ponding above the system.	Requires no ponding within 50 feet of proposed SAS.	
218-8.5.C Site Hydrology/ Hydraulics	Vertical offset to high groundwater in SAS area only. No setbacks for fill.	High groundwater elevation within 25 feet down-gradient of proposed SAS must be >24 inches below finished ground surface. Fill can be used to meet requirement, provided setback is in accordance with 219-9.1 of regulations.	Reference should be to 218-9.1 (fill setbacks)
218-8.6 System Access for Pumping	Does not specify maximum access distances.	Requires septic tanks and pump chambers to be located within 100 feet horizontally and 15 feet vertically of a driveway, street, or other all-weather truck access.	
218-8.7 Effective leaching area	Allows reduction for innovative technologies.	Does not allow reduction in effective leaching area, except when SAS is preceded by secondary treatment unit with general use certification that allows for 50% reduction in effective leaching area.	
218-9 Design Standards -Mounded Systems	Allows for mounded systems	Effectively bans construction of or upgrades to systems on properties where groundwater is within 24"	
218-9.1 Limit on extent of fill	No setbacks for fill	No fill can be placed within 10 feet of property line, public roadway layout line, or private ROW. Setback may be reduced to 5 feet.	
218-9.2 High Groundwater elevation Less than 48 Inches from the surface	Does not have additional requirements for systems with groundwater within 48" of the surface	Additional requirements outlined below	

Source: Tighe & Bond

Criteria	Title 5 Requirement	Leverett Requirement	Notes
218-9.2.A		Min. time between doses: 2 hours; min. single dose volume: 5 times distribution pipe network volume + volume required to initially charge system if it drains back; max. single dose volume: 0.2 inches over bottom area of SAS.	
218-9.2.B		Requires additional foot of vertical separation from Title 5 requirements for systems with high groundwater	
218-9.2.C	10 foot setback from abutting lot line	75 foot setback from property lines; 100 foot setback to property lines in Aquifer Protection District	
218-11 Review by Outside Consultant	No provisions for peer review	Provisions for peer review at discretion of Board of Health.	

Source: Tighe & Bond

3.5.2 SUMMARY OF UTILITIES

Broadband and Phone

- LeverettNet through South Hadley Electric Light (post-2022)
- Cell Phone Service Scores (Coverage Critic.com)
  - AT&T (7.8/10)
  - T-Mobile (7.4/10)
  - Verizon (5.5/10)

Electricity

- Leverett Community Choice Power Supply Program (Dynergy Energy Services)
- Eversource
- Phase 3 service (220v) along Route 63

Natural Gas

- No service within Leverett

3.5.3 SUMMARY OF ROADS

- 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
- Current Projects
  - Shutesbury Road culvert improvements are underway
  - Funding received for Dudleyville Road restoration

3.5.4 COMMUNITY-RELATED SERVICES

The Town has jurisdiction over the following departments:

- Leverett Library
- Transfer Station
- Elder Services
- Police
- Fire

The Leverett School Committee oversees the Leverett Elementary School (LES) which educates children from preschool - 6th grade. Under state law, school budgeting and planning is done by the school committee, not the municipality. Although LES is seen as a significant resource for the community, its operations are not part of the comprehensive planning process.

3.5.5 FUTURE NEED FOR SENIOR SERVICES

Leverett has an aging population with the population of seniors (65+) constituting over 30% of the total population. In 2020, the majority of seniors were between 65 and 74, and by 2040 the senior population will be split almost evenly between those 65-74 and those 75+.

Seniors over 75 tend to require more medical services and have greater needs in terms of transportation and access to services (groceries, pharmacies etc.). The Leverett Fire department has seen 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).[2]

- PVTA provides a dial-a ride-service in Leverett
- Village Neighbors is a volunteer non profit that services Leverett and offers many services including transportation, household task, errands and home visits.

Figure 71 on the following pages shows the location of the closest medical facilities, grocery stores and gas stations to Leverett. Seniors need to drive or have other transportation in order to get to medical appointments or shop for groceries.

2 Provided by Brian J. Cook, Leverett Fire Chief, February 6, 2024 email from Andy Vlock to Emily Innes and Tim Shore

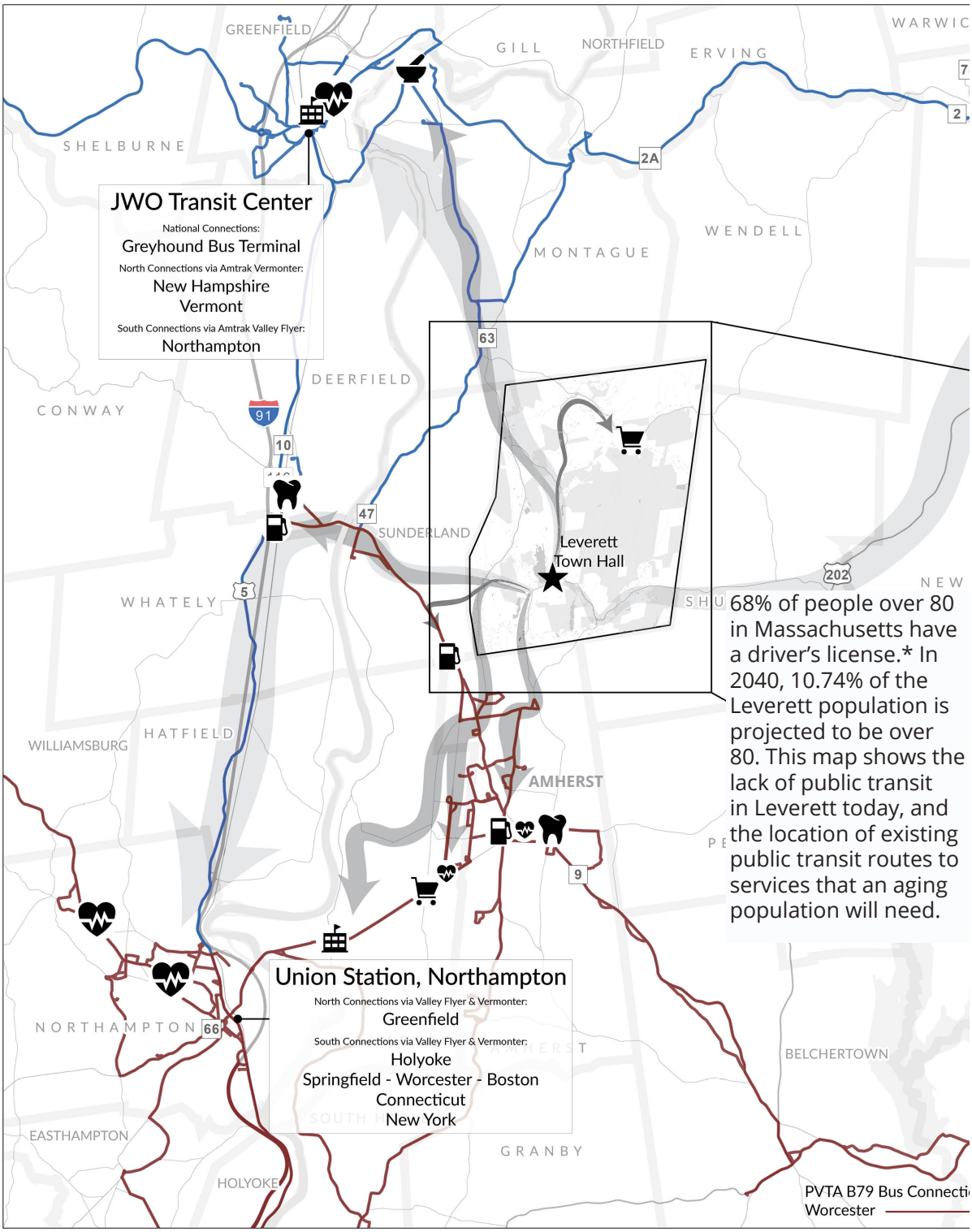
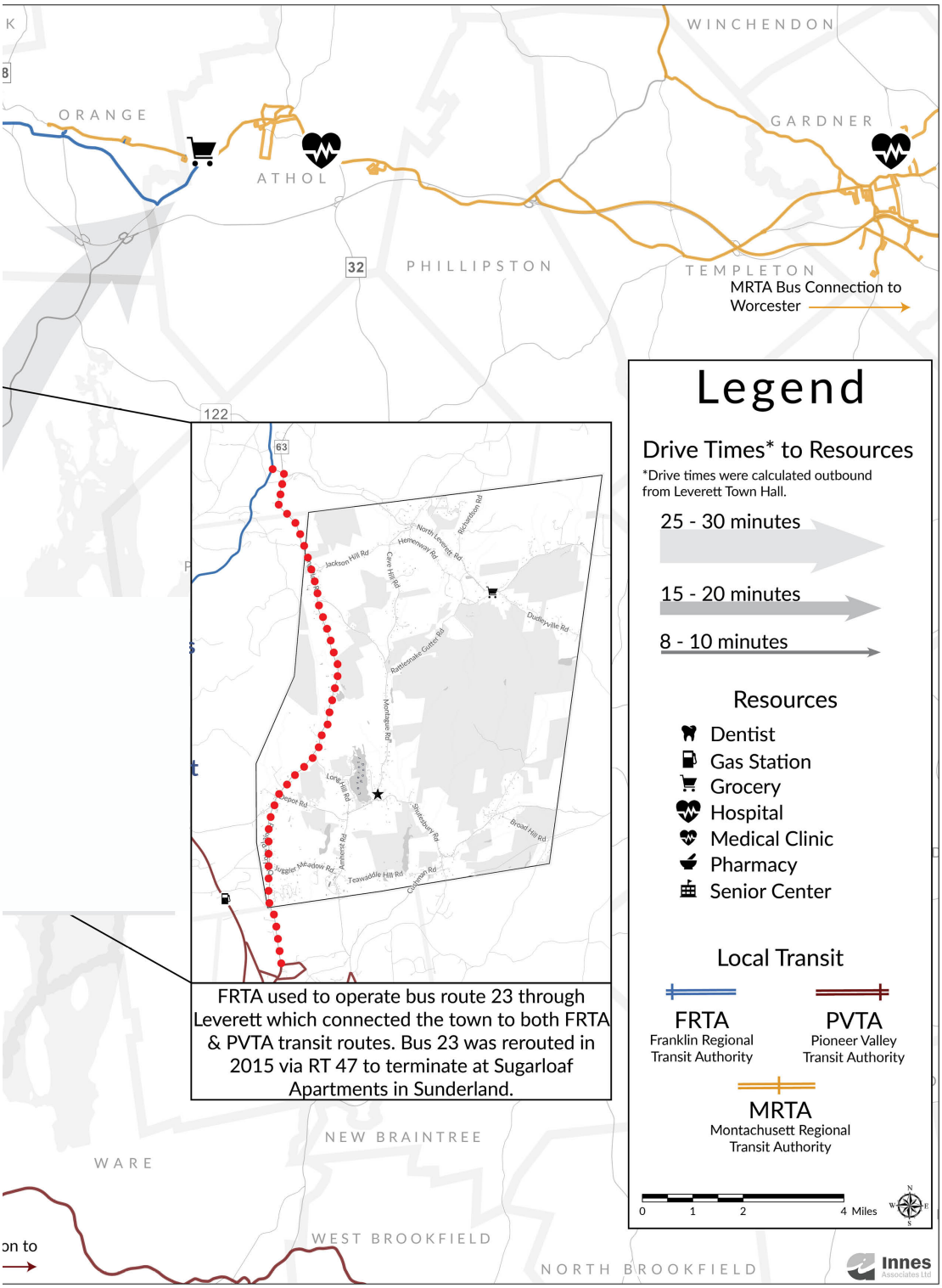


Figure 71. 2024 Accessibility of Services to Seniors


WINCHENDON
ORANGE
GARDNER
ATHOL
PHILLIPSTON
TEMPLETON
32
MRTA Bus Connection to Worcester
122
63
Jackson Hill Rd
Hemenway Rd
North Leverett Rd
Richardson Rd
Cave Hill Rd
Dudleyville Rd
Rattlesnake Gutter Rd
Montague Rd
Long Hill Rd
Depot Rd
Juggler Meadow Rd
Amherst Rd
Shutesbury Rd
Broad Hill Rd
Teawaddle Hill Rd
Cranmere Rd
FRTA used to operate bus route 23 through Leverett which connected the town to both FRTA & PVTA transit routes. Bus 23 was rerouted in 2015 via RT 47 to terminate at Sugarloaf Apartments in Sunderland.
Legend
Drive Times* to Resources
*Drive times were calculated outbound from Leverett Town Hall.
25 - 30 minutes
15 - 20 minutes
8 - 10 minutes
Resources
Dentist
Gas Station
Grocery
Hospital
Medical Clinic
Pharmacy
Senior Center
Local Transit
FRTA
Franklin Regional Transit Authority
PVTA
Pioneer Valley Transit Authority
MRTA
Montachusett Regional Transit Authority
0 1 2 4 Miles
NEW BRAINTREE
WARE
WEST BROOKFIELD
NORTH BROOKFIELD
on to
Innes Associates Ltd

3.6 CURRENT ZONING AND REGULATORY LIMITATIONS

3.6.1 INTRODUCTION

Zoning governs how a community can change. It may not match the existing built environment. Zoning may also not match community values for future development/ preservation strategies. Land use, and the zoning and other regulations that control land use, has a significant impact on the following:

- 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.
- 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.

Zoning controls the uses of land; including residential, commercial, and industrial and the intensity of those uses, including height, massing, position on a lot, and relationship to other buildings and the street. Zoning can also place conditions on the use, such as development standards for landscaping, vehicular and pedestrian access, and stormwater management.

The Town of Leverett has five base zoning districts:

- Rural Residential (RR)
- Residential/Village (RV)
- Rural Outlying Residential (RO)
- Commercial (COM)
- General Business (GB)

Table 72. 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

Source: Town of Leverett Zoning Bylaws; Innes Associates

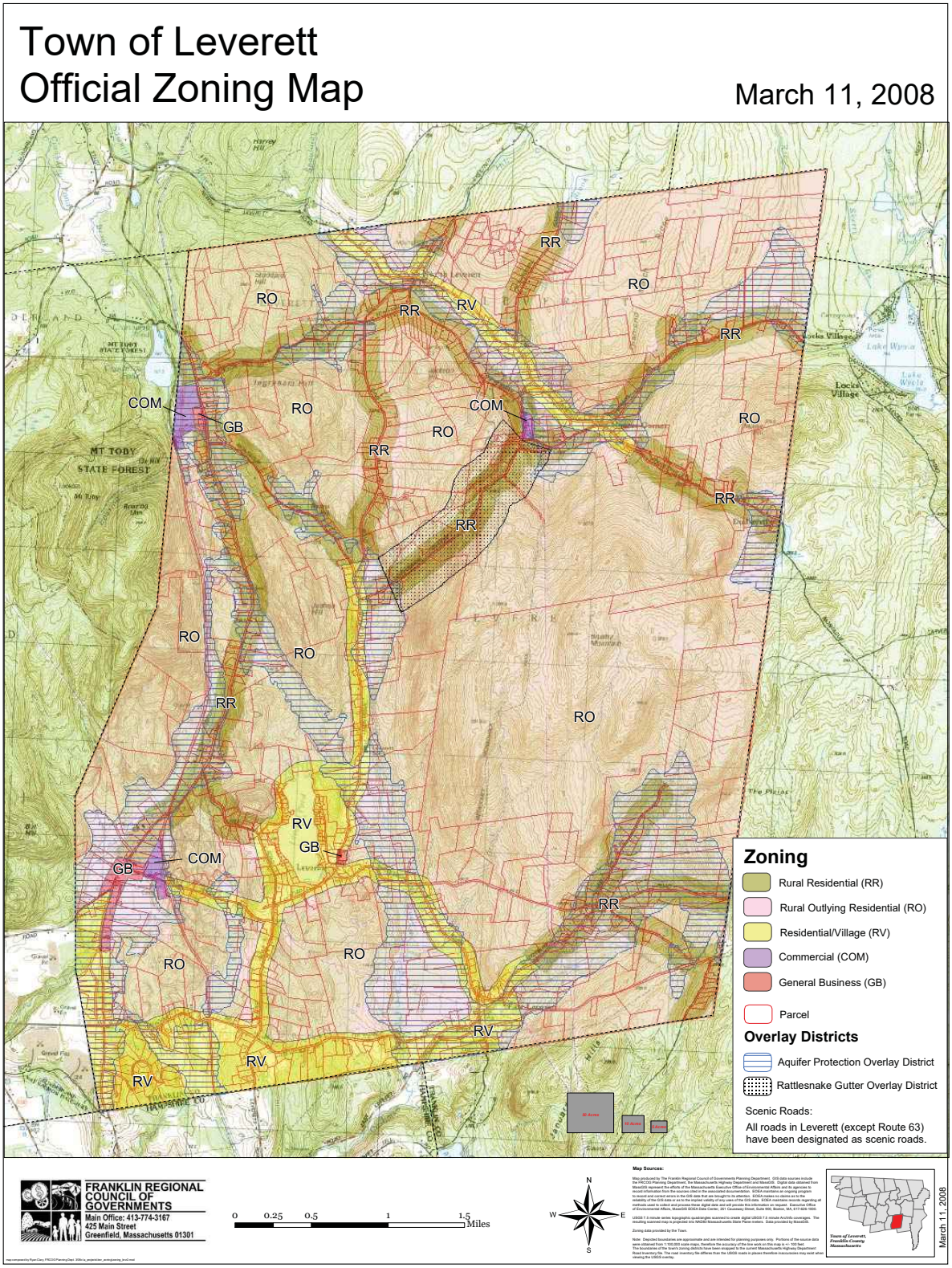


Figure 73. Town of Leverett Zoning Map Source: FRCOG

3.6.2 DIMENSIONAL STANDARDS

Dimensional restrictions for the districts are as follows:

Table 74. Dimensional Standards

Zoning District	Minimum Lot Size	Yards*	Coverage**
Rural Residential (RR)	60,000 SF	F 40 ft S 25 ft R 30 ft	B 10% L 35% OS --
Residential/ Village (RV)	40,000 SF	F 40 ft S 20 ft R 30 ft	B 15% L 35% OS --
Rural Outlying Residential (RO)	200,000 SF	F 40 ft S 25 ft R 30 ft	B 10% L 25% OS --
Commercial (COM)	40,000 SF	F 40 ft S 25 ft R 30 ft	B 20% L 50% OS 40%
General Business (GB)	40,000 SF	F 40 ft S 25 ft R 30 ft	B 20% L 50% OS 40%

*Yards: Minimum Front (F), Side (S), and Rear (R)
**Coverage: Maximum Building (B) and Lot (L); Minimum Open Space (OS)

Source: Town of Leverett Zoning Bylaws; Innes Associates

The restrictive lot size for the residential districts is consistent with a more rural environment. The community has expressed concerns about the need to keep the lot sizes large to provide enough room for septic systems and to reduce the impact on the environment by restricting development. See **Section 3.1.4** for a discussion of how these lot sizes have contributed to a wider distribution of housing than the community may have anticipated when establishing these standards.

Nonconforming parcels

Figure 75 shows parcels that are nonconforming in all Leverett's zoning districts. A total of 126 parcels were found to have a lot size under 40,000 SF. Most of these are around the historic centers: Town Center, North Leverett, and Moore's Corner. Nonconforming parcels require a variance from the Zoning Board of Appeals for most actions, depending on the how the lot or structure does not conform (lot size, yards, etc.). The parcels shown, because they are nonconforming by lot size, would not be considered buildable under the current zoning regulations. Such nonconforming lots are typical of New England villages built prior to the introduction of zoning in the 1930s (and later in some communities).

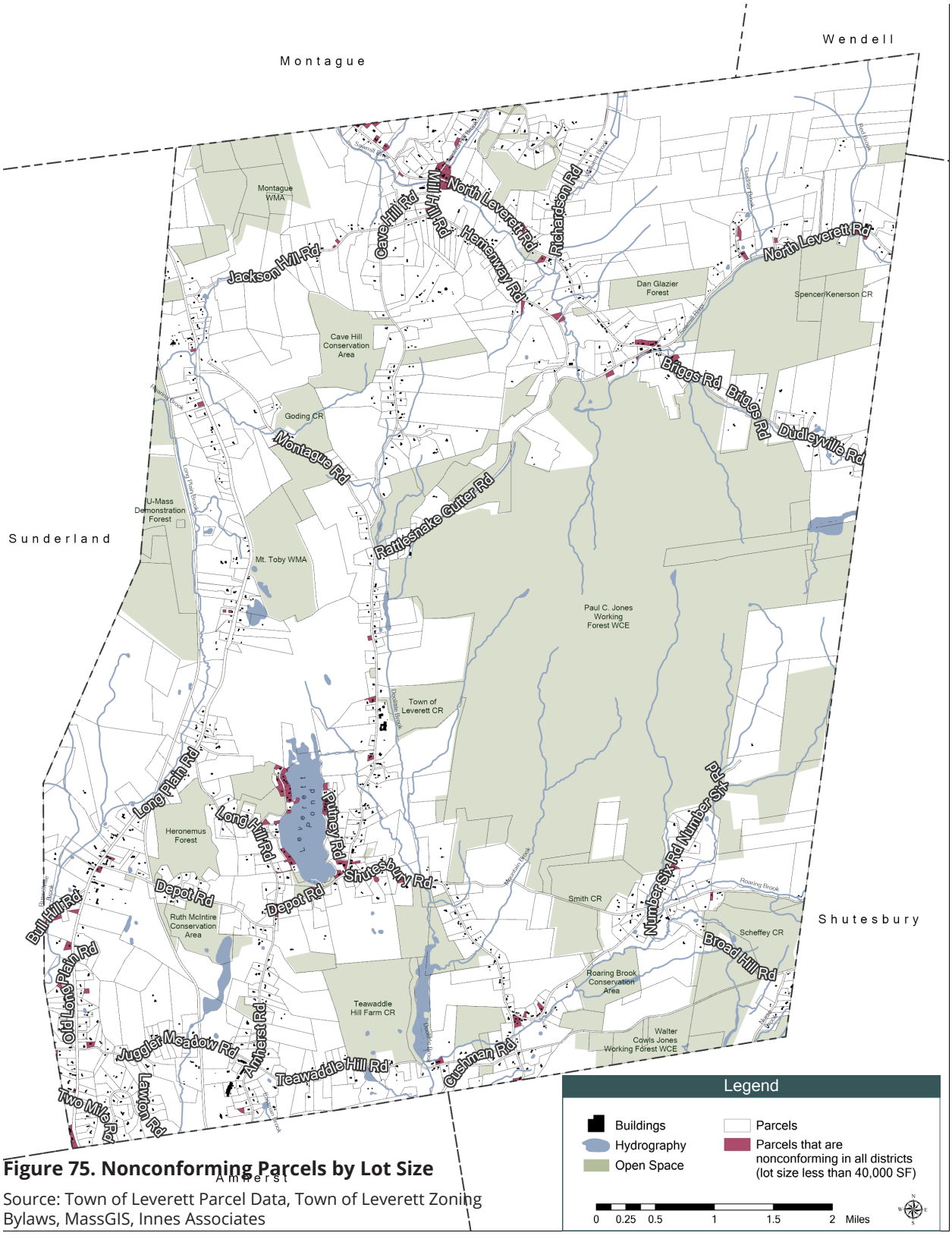


Figure 75. Nonconforming Parcels by Lot Size

Source: Town of Leverett Parcel Data, Town of Leverett Zoning Bylaws, MassGIS, Innes Associates

3.6.3 ALLOWABLE USES

Allowable uses and dimensional standards vary by district. A summary of allowable uses is as follows:

- Selected Uses: All districts
  - Single and two-family are 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 COM 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).

3.6.4 PERMITTING PROCESSES

As-of-right uses require only a building permit, unless the zoning also requires site plan review. Uses that require a Special Permit from the Planning Board have the highest level of review as the Planning Board holds a public hearing and may deny the use if the applicant does not meet the conditions for a Special Permit. Site Plan Review is in between the two level of controls; the Planning Board can require a public hearing but may not deny the use if it satisfies the conditions. The following shows the varying approval requirements in special zoned districts:.

- Special Permit – ZBA
  - Flood Hazard District
  - Stream and Lake Protection District
  - Wireless Telecommunications Facilities
- Site Plan Review (SPR) – Planning Board
  - Rattlesnake Gutter Overlay District
  - Flexible Development
  - Residential subdivision
  - Upper Elevation Site Plan Review
  - Ground-Mounted Solar Electric (also Special Permit – Planning Board)
- Other Review Process
  - Scenic Road Protection (Hearing – Planning Board)

3.6.5 ANALYSIS OF PROTECTIVE AND RESTRICTIVE DISTRICTS

This section summarizes the current protective and restrictive overlay districts and identifies potential actions, identified by the consultant team, and included as part of the recommendations in the 2024 Comprehensive Plan.

4300 Aquifer Protection District

- **APPLIES TO.** Any property within the district boundaries as shown on a map held by the Town.
- **RESTRICTS.** Certain uses and structures that are deemed detrimental to the aquifer.
- **MODIFICATIONS.** May reduce certain dimensional requirements through the special permit process.
- **REQUIRES.** Special permit from the Board of Appeals.
- **INCENTIVES FOR USE.** Ability to modify the dimensional requirements provides added flexibility.
- **PROBLEM.** Restriction on lot sizes and frontage appears arbitrary. Could the goal be achieved by the Special Permit for design capacity of the on-site disposal system?

4400 Flood Hazard District

- **APPLIES TO.** All areas delineated on the Flood Insurance Rate Map.
- **RESTRICTS.** Uses within the floodplain.
- **MODIFICATIONS.** None.
- **REQUIRES.** Special permit from the Board of Appeals.
- **INCENTIVES FOR USE.** None – this is a highly restrictive bylaw that significantly reduces the uses within the designated floodplains.
- **PROBLEM.** Will need to be updated to refer to new flood maps and requirements in the model Floodplain Overlay District.

4500 Stream and Lake Protection District

- **APPLIES TO.** Land within 100 feet of a Major Stream or the highwater line of a standing open body of water, or 50 feet of a Minor Stream. Major and Minor Streams are shown on a map.
- **RESTRICTS.** Septic tanks or leachfields and dumping filling, excavation etc. within the boundary.
- **MODIFICATIONS.** None.
- **REQUIRES.** Special permit from the Board of Appeals required for a building or structure. Such building or structure may not be used for human residence.
- **INCENTIVES FOR USE.** None – this is a restrictive overlay.

4600 Scenic Roads Protection

- **APPLIES TO.** All public ways in Leverett are Scenic Roads.
- **RESTRICTS.** Cutting of trees over 10" in diameter at breast height or tearing down stone walls.
- **MODIFICATIONS.** None.
- **REQUIRES.** Planning Board public hearing.
- **INCENTIVES FOR USE.** None – this is a restrictive bylaw.

4700 Rattlesnake Gutter Overlay District

- **APPLIES TO.** All land 1,000 feet on both sides of Rattlesnake Gutter Road.
- **RESTRICTIONS.** No structure within 500 feet of the centerline of the traveled

portion of the road; no excavation or removal of vegetation within 250 feet of the centerline of the road.

- **MODIFICATIONS.** Design review required.
- **REQUIRES.** Site Plan Review.
- **INCENTIVES FOR USE.** None – this is a restrictive overlay.

4800 Flexible Development

- **APPLIES TO.** Creation of 7 or more lots from a single parcel.
- **ALLOWS.** Single-family (60,000 SF lot) or two-family dwelling (90,000 SF).
- **MODIFICATIONS.** May reduce yards by no more than 50% and increase lot coverage by up to 50%.
- **REQUIRES.** At least 35% of the total parcel area is permanently protected open space. A Conservation Restriction is required for 50% or greater of the total area unless the Protected Open Land is offered to and accepted by the Town (Conservation Commission).
- **INCENTIVES FOR USE.** An increase in the number of residential lots up to 20% of the base is allowed if 10% of the lots qualify for the Subsidized Housing Inventory SHI). In other words, if ten lots are allowed under the base, 2 additional lots are allowed if 1 lot qualifies for the SHI. Lots may have single-family or two-family dwellings. The total additional units cannot exceed 20% of the base units allowed. The base units are the number of single-family units that could be allowed under a normal subdivision.
- **PROBLEM.** The incentive does not work as planned; the base maximum limits the number of units that could be added even though, in theory, two-families would be allowed on all lots.

4880 Residential Subdivision Development

- **APPLIES TO.** Any subdivision of land into 2 or more lots.
- **ALLOWS.** Greater flexibility in the design of subdivisions.
- **MODIFICATIONS.** Appears to be a variation of 4800 Flexible Development.
- **REQUIRES.** Two subdivision plans – conventional and flexible, economic impact analysis.
- **INCENTIVES FOR USE.** Flexibility in determining lot lines.
- **PROBLEM.** It is unclear whether this only applies to the RO District (4883 Procedures). See also 4899 Flexible Development. As with 4800, the allowable number of units is determined by the conventional subdivision.

4970 Ground-Mounted Solar Electric

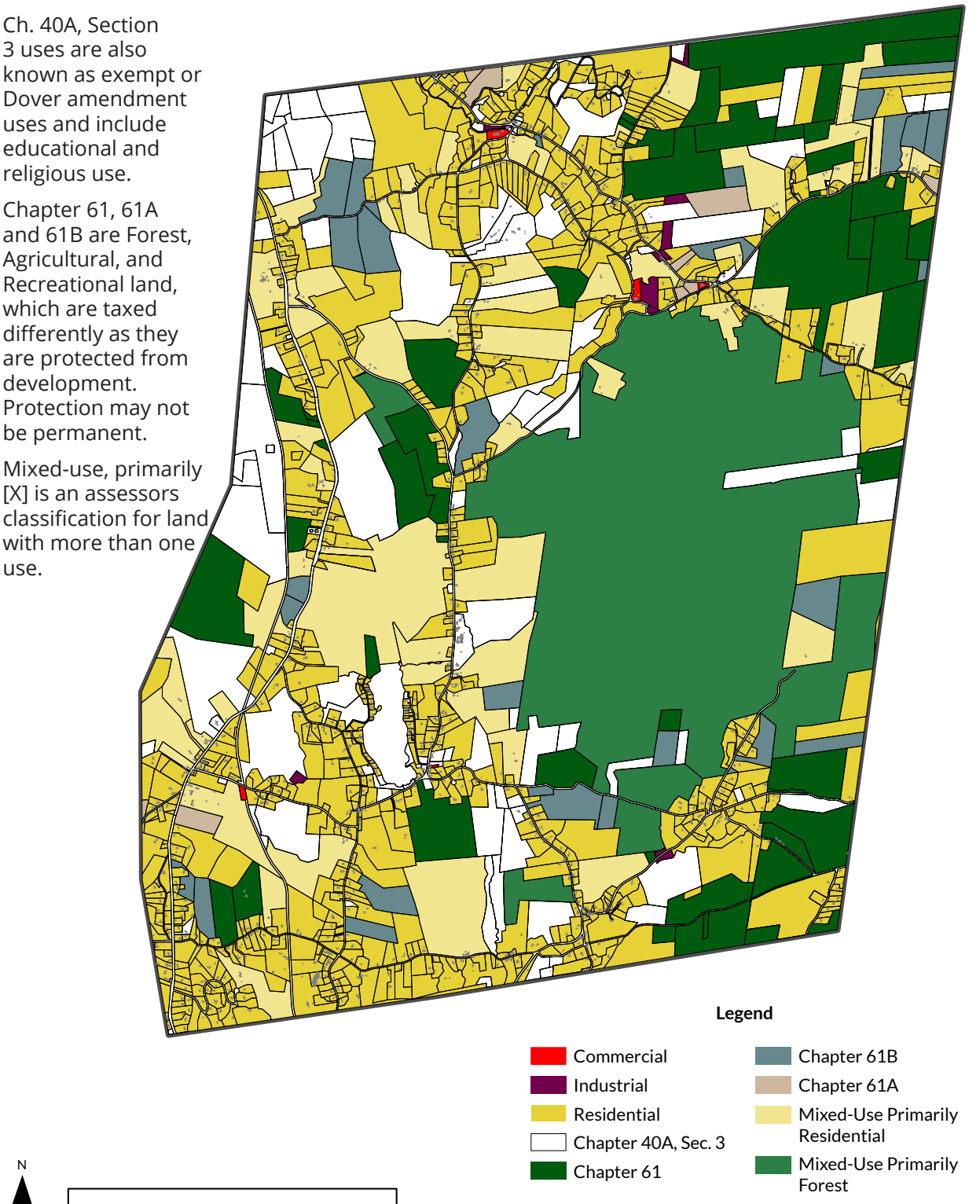
- **APPLIES TO.** Siting of medium-scale and large-scale ground-mounted solar electric installations.
- **ALLOWS.** Greater flexibility in the design of subdivisions.
- **MODIFICATIONS.** Appears to be a variation of 4800 Flexible Development.
- **REQUIRE.** Two subdivision plans – conventional and flexible, economic impact analysis.
- **INCENTIVES FOR USE.** Flexibility in determining lot lines.
- **PROBLEM.** The bylaw broadly follows the outline of the state's model bylaw. There are some differences, including the definition of different scales (Leverett is number of panels; model bylaw is kilowatts).

Notes:

Ch. 40A, Section 3 uses are also known as exempt or Dover amendment uses and include educational and religious use.

Chapter 61, 61A and 61B are Forest, Agricultural, and Recreational land, which are taxed differently as they are protected from development. Protection may not be permanent.

Mixed-use, primarily [X] is an assessors classification for land with more than one use.



Source: Town of Leverett Parcel Data, Town of Leverett Zoning Bylaws, MassGIS, Innes Associates

Figure 76. Consolidated Land Use Map

3.7 LAND USE, DEVELOPMENT PATTERNS, AND PROPERTY TAXES

3.7.1 PROPERTY TAX ANALYSIS

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 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 (see page 96).

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.

Of the non-residential uses, mixed use land has the highest total valuation at approximately $13.5 million. However, on a per-acre basis, Commercial land is nearly twice as valuable as Residential land, and within Residential uses, multi-unit housing has the highest value.

The existing tax base reflects this split: in fiscal year 2024 (FY2024), the assessed value of residential property in the town was $344,769,800. For commercial property that same year, the assessed value was $3,081,677. The assessed value of personal property was $45,006,820. (The FY2023 numbers in Tables 73-75 were provided as part of the community workshops.)

The valuations of these asset classes translate to the breakdown of the tax levy, or funds raised on property taxes seen in Table 79. Property taxes represent the largest contributor to the town's budget, funding operating expenses and capital expenditures.

The Massachusetts Department of Local Services provides a wide range of information from past tax years. The oldest data readily available for property taxes is from FY2003.

As shown in Table 80, Leverett's tax levy increased by 50.8% over this twenty-one-year period, but the changes in the tax levy for each asset class is very different. The industrial tax levy dropped by 1.1% and the commercial tax levy increased by 28.3%, but these two asset classes are a negligible part of the tax structure and these changes have no significant impact on the tax levy.

The tax levy from the residential asset class increased by 46% over the same period while the increase from the personal property asset class increased by 90.1%. The purpose of this discussion is not to delve deeply into the Town's finances, but to demonstrate that the tax base of the Town is residential and personal property taxes and that the proposed actions in this plan will need to be funded either from the existing tax base, growth in the tax base, or state, federal, and private loans and grants.

Table 77. Fiscal Year 2023 Tax Rates by Class

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

Source: Mass. Department of Revenue, Division of Local Services, 2023; Innes Associates

Table 78. General Land Use

Land Use Type	# of Parcels	Total Parcel Area (Acres)	2023 Total Assessed Value (AV)	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

Source: Town of Leverett Property Assessment Database, 2023; Innes Associates

*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.

Table 79. Fiscal Year 2023 Tax Classification

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	

Source: Mass. Department of Revenue, Division of Local Services, 2023; Innes Associates

Table 80. Fiscal Year 2003 to 2024 Comparison

	FY2003		FY2024		
Tax Classification	Tax Levy	% of Total Levy	Tax Levy	% of Total Levy	FY03-FY24 Difference
Residential	$2,928,126	96.2%	$5,419,781	87.6%	46.0%
Commercial	$34,739	1.1%	$48,444	0.8%	28.3%
Industrial	$10,445	0.2%	$10,328	0.2%	-1.1%
Personal Property	$69,889	2.3%	$707,507	11.4%	90.1%
Total	$3,043,199		$6,186,060		50.8%

Source: Mass. Department of Revenue, Division of Local Services, 2024, Innes Associates

3.7.2 RESIDENTIAL TAX BASE

The residential tax base is often the largest source of property tax revenue, and Leverett's assessed valuation is primarily residential, especially as much of the protected land in the Town is either not taxable or taxable at a lower valuation. Table 81shows the high-level breakdown of tax valuation across the town's single-family and multi-unit housing, showing little difference in the land valuation between the two asset classes.

Table 81. Residential Breakdown

Land Use Type	# of Parcels	Total Parcel Area (Acres)	Total Assessed Value (AV)	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

Source: Town of Leverett Property Assessment Database, 2023; Innes Associates

Calculating the Tax Bill

The relationship between the tax levy and an individual homeowner's property taxes is not always clear, and misunderstandings about how residential taxes are calculated are common. Participants in the second workshop could review Table 82 which explains how the property levy is reflected in an individual homeowner's tax bill. Individuals can substitute their property value for the average value in the table.

Table 82. How to Calculate the Average Tax Bill

Step	Calculation
(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

Source: Town of Leverett Property Assessment Database, 2023; Innes Associates

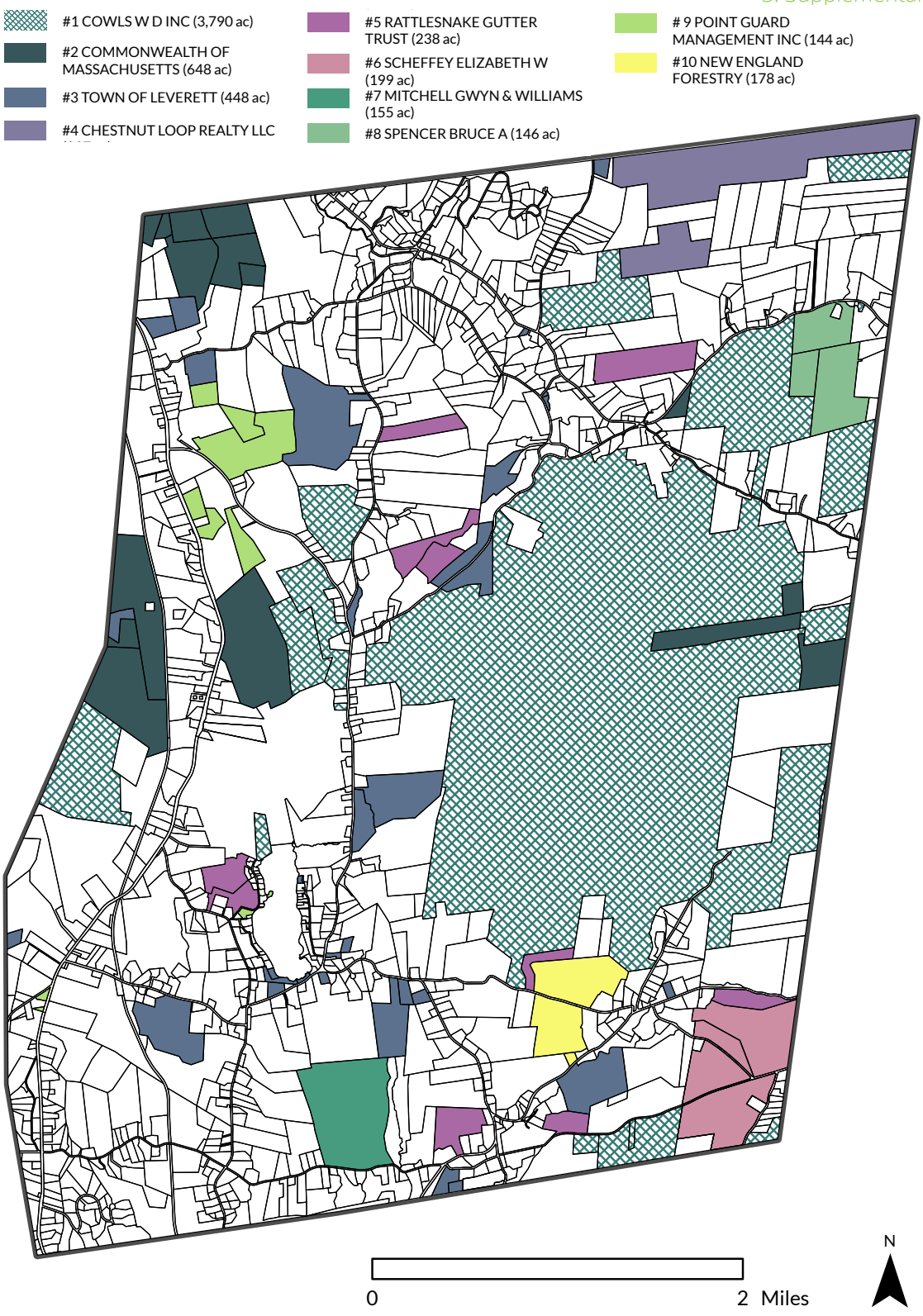


Figure 83. 2023 Ownership Map: Top 10 Owners by Acreage

Source: Town of Leverett Property Assessment Database, 2023; MassGIS, Innes Associates

3.7.3 MUNICIPAL REVENUE SOURCES

Land use directly impacts what the Town can spend for its operating and capital budgets as the value of land drives the amount of property taxes that can be raised. To the right are figures showing the pattern of revenue and expenses from FY2001 through FY2023. On the revenue side, property taxes have risen as a proportion of the budget while the proportion of state aid has remained relatively steady.

On the expense side, education is the largest proportion of the budget, and that is growing. In recent years, the increase of expenditures debt service, Town buildings, and other costs is a steeper curve than in previous years.

Below is a description of all funding sources available to the Town.

Property Taxes

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

State Aid

Monies provided by 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 and state grants, etc.).

Federal and State Grants

Federal and state grants provide 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.

Sources for both graphs: MA Department of Revenue, Division of Local Services; Innes Associates

Figure 84. Revenue Sources FY2001-FY2023

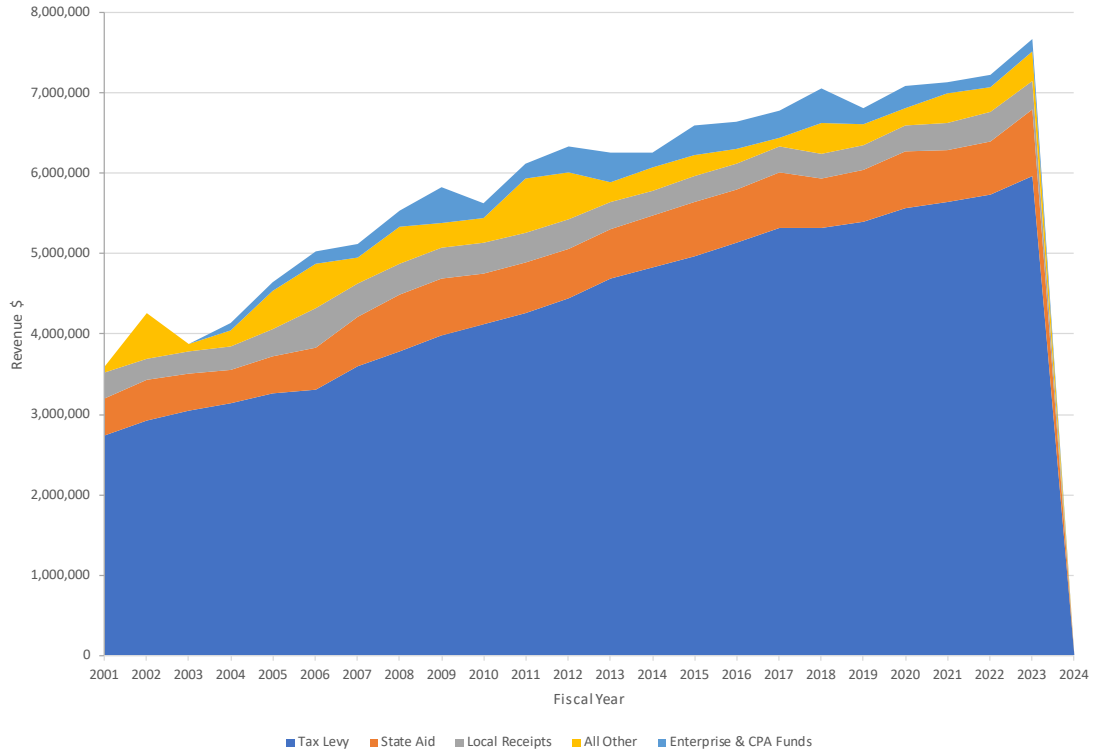
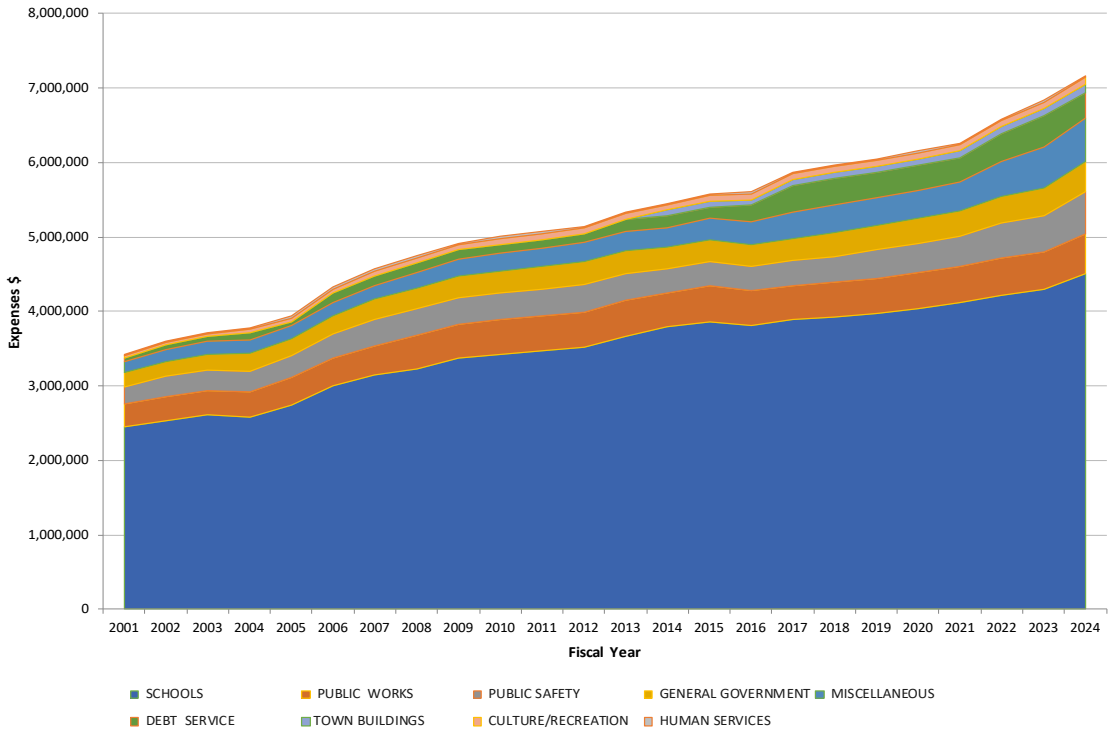


Figure 85. Expenditures FY2001-FY2023





APPENDIX B

LETTERS FROM DEPARTMENT HEADS

TOWN OF LEVERETT

JUNE 2024

LEVERETT FIRE DEPARTMENT

95 Montague Road
Leverett, MA 01054
Phone: (413) 548-9225

Brian J. Cook - Fire Chief

4/18/2024

To Whom It May Concern:

I hope this letter finds you well. I am writing to you today to discuss a matter of utmost importance: affordable housing for our Leverett firefighters. As we all know, the role of on-call firefighters is vital in ensuring the safety and security of our residents and community, particularly in responding promptly to medical and fire-related incidents. However, without access to affordable housing close to the Leverett Public Safety Complex (ideally in Leverett), the effectiveness of their response is severely compromised.

For the town of Leverett, on-call firefighters play a critical role in our emergency response system. The fire chief is the only full-time employee and the remaining twelve members are paid on-call. As on-call firefighters they have no regular fire department hours, all work other full-time jobs causing them to be unavailable during weekday day time hours, and respond from home to the station and then to the medical and fire related emergencies. The further away on-call firefighters live from the station the more time it takes for them to get to the station, assemble, and respond to the incident.

Even with this on-call firefighters are often the first to arrive at the scene of an incident. Their ability to quickly assess and address emergencies can mean the difference between life and death, and every minute counts in such situations. Therefore, it is imperative that they are able to reside close enough to the station to ensure rapid response times. Unfortunately, the reality is that many of our on-call firefighters struggle to find affordable housing within a reasonable distance of the station. The last three firefighters who left the fire department did so because two purchased homes and one rented in nearby towns but the distance (and response time) was too great for them to stay on with us. Two of our most recent on-call firefighter hires live outside of Leverett. Only four of our firefighters (three on-call and the fire chief) own their own residences in Leverett. The remaining either rent in Leverett or live outside of town.

Overall rising housing costs have made it increasingly difficult for younger on-call firefighters to find long term or permanent housing in the communities they serve. This not only poses a logistical challenge but also undermines the effectiveness of emergency response efforts. Imagine a scenario where a medical emergency or fire breaks out in the middle of the night, and the nearest available on-call firefighter lives miles away due to unaffordable housing options. By the time they arrive at the scene, precious minutes have been lost, potentially leading to devastating

consequences. Ensuring affordable housing for on-call firefighters is not just a matter of convenience; it is a matter of public safety. When these dedicated individuals can afford to live close to their stations, they are better equipped to respond promptly to emergencies, safeguarding lives and property in the process.
Moreover, providing affordable housing options for on-call firefighters also fosters a sense of belonging and camaraderie within the fire department. When firefighters live in the communities they serve, they develop stronger ties with residents and gain a deeper understanding of local dynamics, ultimately enhancing the effectiveness of their response efforts.

In light of these considerations, I urge you to prioritize the issue of affordable housing for on-call firefighters. By investing in initiatives that make housing more accessible and affordable for these essential responders, we can strengthen our emergency response capabilities and ensure the safety and well-being of our communities.

Thank you for your attention to this matter. I look forward to your support in addressing this critical need.

Sincerely,



Brian J. Cook
Fire Chief



APPENDIX C

STEERING GROUP MEETINGS

TOWN OF LEVERETT

APRIL 2023 - JUNE 2024

STEERING GROUP MEETING #1

TOWN OF LEVERETT

APRIL 17, 2023

Town of Leverett
Master Plan Steering Group
Meeting #1
Zoom (see details below)
April 17, 2023
7-8:30 pm

Zoom Link

https://leverett.ma.us/d/32024/Leverett-Comprehensive-Plan-Steering-Group-Meeting-1

Doodle Poll for Next Three Meetings

https://doodle.com/meeting/participate/id/engY885a

Agenda

1. Welcome and introductions.
2. Review scope and timeline.
3. Discuss format of Community Visioning Groups and identify volunteers.
4. Discuss message to Town Meeting (April 29).
5. Next steps:
    a. May: Existing conditions and scenarios
    b. June: Continued scenarios (may need second meeting)
    c. June/July/August: Community Visioning Groups

Attendees

Committee members

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

Consultant

- Emily Innes, Innes Associates

Timeline for Phase 2

Task	Meetings	Deliverables	Timeline
1	Project kick-off and site walk.	Updated work plan with timeline. Assistance with recruitment process for Steering Group.	February 2023
2	**Orientation meeting for Steering Group.**	Updated Outreach and Engagement Strategy.	April 2023
3		Completed evaluation of existing conditions. Slide deck of existing conditions.	April 2023
4	**Steering Committee (up to 3 meetings).** Town officials and staff (up to 5 meetings). **Community Visioning Groups (10-15, but not all will require consultant presence).** Community event if timing is appropriate.	Draft and final scenarios for discussion. Materials for Community Visioning Groups. Facilitation instructions and training for volunteer facilitators. Community-wide surveys (2).	Completed by August 2023
5	**Steering Committee (up to 2 meetings).** Town officials and staff (one meeting).	Draft plan, zoning recommendations, and septic regulation changes. Second draft. Appendix of public comments during review process.	Completed by September 2023
6	Steering Committee (one meeting). Planning Board (one meeting). Community meeting (one meeting).	Slide deck for presentation to Planning Board. Final plan.	Completed by October 2023

Project to be completed by the end of November 2023.

Resources

- https://leverett.ma.us/g/95/Comprehensive-Planning
- https://leverett.ma.us/p/2105/Leverett-Comprehensive-Plan-project-timeline

Work Plan through September

- April Steering Committee meeting
    - Introduce planning process, timeline, expectations.
    - Discuss format for Community Visioning Groups and identify volunteers. Establish timeline.
- May Steering Committee meeting.
    - Present existing conditions.
    - Discuss economic development scenarios with analysis of fiscal impacts and tradeoffs.
- June Steering Committee meeting(s)
    - Discuss and refine scenarios for Community Visioning Groups.
    - Facilitation training for volunteers.
    - Discuss first community-wide questionnaire.
- July/August/September
    - Community Visioning Groups

Community Visioning Groups: Background for Discussion at Meeting

From the RFP: Scope of Work

FACILITATE COMMUNITY VISIONING. Community Visioning will occur in meetings with groups of Leverett residents, to include a sufficient number and diversity of Town residents and points of view. Each Community Visioning group may need more than 1 meeting to cover all activities necessary to support each group's level of participation and decision-making process. The consultant may choose to train members of the Steering Committee or other volunteers to help with the outreach and facilitation process for this effort. Each facilitated Community Visioning group should strive to accomplish five goals in a facilitated meeting format like the following example:

- Idea generation and innovation roundtable discussion of the future vision of Leverett, to elicit values and priorities that are important to the Leverett community according to the participants in that group;
- Problem-solving activities to help participants resolve disagreements and make respectful space for differences;
- Issue analysis activities to help group participants understand, compare, and internalize the complexity of existing conditions, economic development scenarios, fiscal impacts, and trade-offs;
- Design-thinking activities to synthesize the group's preferred future vision, values, priorities, conditions, scenarios, impacts, and tradeoffs.
- Collective decision-making process to conclude with the group's recommendation for the Plan.

Additional Information from the Consultant Team's Proposal

The process for the Community Visioning Groups establishes common expectations for the groups. We anticipate that team members will be involved in this process in four ways:

- Providing materials to support the groups meetings that include the scenarios and supporting existing conditions.
- Training Steering Committee members as facilitators to conduct some of the meetings.
- Being present at the first meeting of each group to help set the stage for the process.
- Analyzing the input collected by facilitators and documenting that input for inclusion in the draft plan and subsequent presentations.

One possibility might be to establish the groups based on specific topics identified in the planning process and tied to the master plan elements from Section 81D. Such organization would allow in-depth discussion of the scenario plans from a specific focus point for each group while allowing the conversation to also consider the high-level topics from other groups. For example, one group might focus on housing needs in more detail, while recognizing the work of other groups on recreation and economic development, two topics with close relationships to housing.

Given the Historical Commission's experience with small group facilitation and oral history gathering, we would value their input into developing the visioning process and the training materials for interested Steering Committee members.


Comprehensive Plan: Phase 2
Town of Leverett
Public Meeting
April 17, 2023
Innes Associates Ltd.
RKG ASSOCIATES INC
Tighe&Bond
HISTORICAL SOCIETY MUSEUM

AGENDA

1. Welcome and introductions.
2. Review scope and timeline.
3. Discuss format of Community Visioning Groups and identify volunteers.
4. Discuss message to Town Meeting (April 29).
5. Next steps:
    a. May: Existing conditions and scenarios
    b. June: Continued scenarios (may need second meeting)
    c. June/July/August: Community Visioning Groups

STEERING COMMITTEE MEETINGS

Roles

- Review draft reports and materials.
- Provide feedback on public outreach and input.
- Circulate flyers, social media tags, and emails about workshops and meetings.
- Encourage people to attend meetings and answer surveys.
- Staff public meetings and events.



TIMELINE



Accelerated timeline to complete project by November 30, 2023.

SCOPE

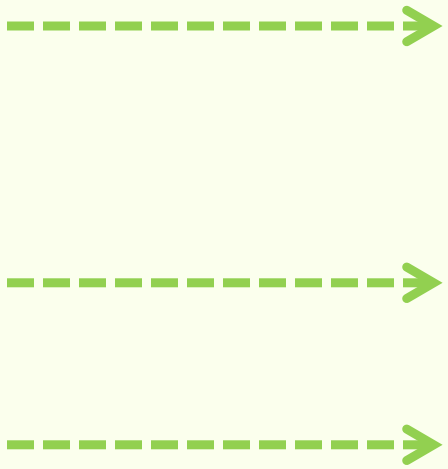

Task 2:
Update Community Outreach and Engagement Strategy
Task 4:
Community Visioning
Task 6
Community Approval Process and Final Comprehensive Plan
Task 3:
Complete Documentation of Existing Conditions

COMMUNITY VISIONING PROCESS

- Introduction to the process; vision
- Options and goals
- Recommendations and actions

- Surveys/ Questionnaires/ Interviews as needed by the process.

COMMUNITY VISIONING PROCESS



Mid-July through mid-August

Late August or post-Labor Day
Could be repeated as a virtual meeting.

COMMUNITY VISIONING PROCESS

- Steering Group will take the lead on outreach to the public to encourage them to come to the meetings.
- Sufficient volunteers (two volunteers per community group would be ideal – facilitator and notetaker).
- Some small groups could be town committees.
- Materials (provided by the consultant team).
- Locations (could be "house party," Town Hall, other location, or on-line for those who find physical attendance difficult).
- Completed materials (sent by volunteers to consultant team).
- Likely to have the most in-depth conversations.
- Relies on volunteers to step up!
  - Go through the training on the materials.
  - Organize the meeting location.
  - Follow-up with people who signed up.
  - Take good notes!
  - Return the materials quickly.
- Discussion/results may vary by facilitation team.

COMMUNITY VISIONING PROCESS

Mid-July/early August
Could be repeated as a virtual meeting.

Late August or post-Labor Day
Could be repeated as a virtual meeting.

COMMUNITY VISIONING PROCESS

- Steering Group will take the lead on outreach to the public to encourage them to come to the meetings.
- Consultant team will provide all materials and run all meetings.
- Volunteers will be needed for individual table exercises.
- Consultant team will aggregate the data and discuss with the Steering Group.

- Opportunity for group conversations is limited to the event.
- Experience may be more consistent for all participants.
- Less effort required of Steering Group members – facilitation is only required at three events.

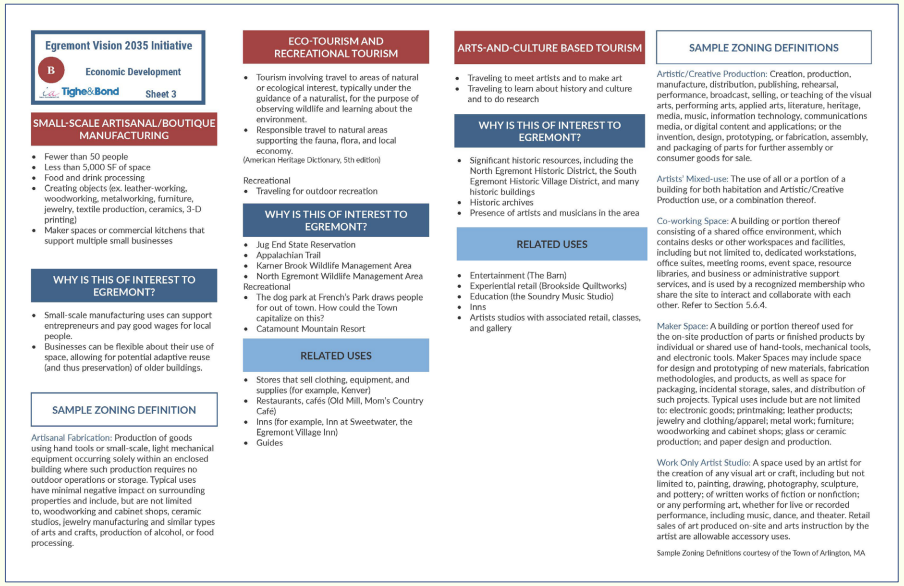
COMMUNITY VISIONING PROCESS

- After the initial meeting to test responses to the visioning exercises.
- After the small group meetings; initial responses reported at the second community-wide meeting.
- After the initial meeting to test responses to the visioning exercises.
- After the second community-wide meeting; initial responses reported at the third community-wide meeting.

COMMUNITY VISIONING PROCESS: SCENARIO PLANNING

- Goals and Policies Statement
- Circulation
- Economic Development
- Housing
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Land Use Plan
- Implementation Plan

COMMUNITY VISIONING PROCESS: MEETING MATERIALS



Egremont Vision 2035 Initiative

B Economic Development

Tighe&Bond Sheet 3

SMALL-SCALE ARTISANAL/BOUTIQUE MANUFACTURING

- Fewer than 50 people
- Less than 5,000 SF of space
- Food and drink processing
- Creating objects (ex. leather-working, woodworking, metalworking, furniture, jewelry, textile production, ceramics, 3-D printing)
- Maker spaces or commercial kitchens that support multiple small businesses

WHY IS THIS OF INTEREST TO EGREMONT?

- Small-scale manufacturing uses can support entrepreneurs and pay good wages for local people.
- Businesses can be flexible about their use of space, allowing for potential adaptive reuse (and thus preservation) of older buildings.

SAMPLE ZONING DEFINITION

Artisanal Fabrication: Production of goods using hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.

ECO-TOURISM AND RECREATIONAL TOURISM

- Tourism involving travel to areas of natural or ecological interest, typically under the guidance of a naturalist, for the purpose of observing wildlife and learning about the environment.
- Responsible travel to natural areas supporting the fauna, flora, and local economy.

(American Heritage Dictionary, 5th edition)

Recreational

- Traveling for outdoor recreation

WHY IS THIS OF INTEREST TO EGREMONT?

- Jug End State Reservation
- Appalachian Trail
- Karner Brook Wildlife Management Area
- North Egremont Wildlife Management Area

Recreational

- The dog park at French's Park draws people for out of town. How could the Town capitalize on this?
- Catamount Mountain Resort

RELATED USES

- Stores that sell clothing, equipment, and supplies (for example, Kenver)
- Restaurants, cafés (Old Mill, Mom's Country Café)
- Inns (for example, Inn at Sweetwater, the Egremont Village Inn)
- Guides

ARTS-AND-CULTURE BASED TOURISM

- Traveling to meet artists and to make art
- Traveling to learn about history and culture and to do research

WHY IS THIS OF INTEREST TO EGREMONT?

- Significant historic resources, including the North Egremont Historic District, the South Egremont Historic Village District, and many historic buildings
- Historic archives
- Presence of artists and musicians in the area

RELATED USES

- Entertainment (The Barn)
- Experiential retail (Brookside Quiltworks)
- Education (the Soundry Music Studio)
- Inns
- Artists studios with associated retail, classes, and gallery

SAMPLE ZONING DEFINITIONS

Artistic/Creative Production: Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.

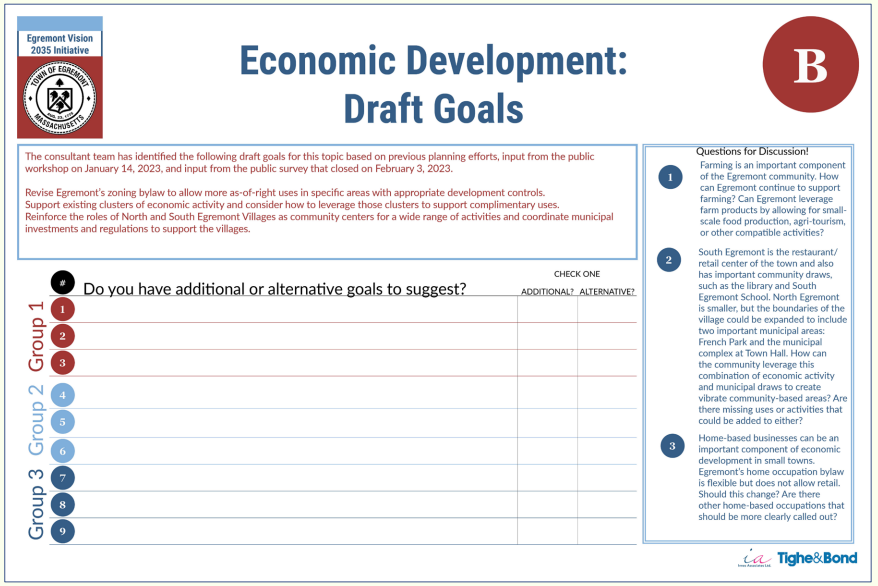
Artists' Mixed-use: The use of all or a portion of a building for both habitation and Artistic/Creative Production use, or a combination thereof.

Co-working Space: A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other. Refer to Section 5.6.4.

Maker Space: A building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand-tools, mechanical tools, and electronic tools. Maker Spaces may include space for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to: electronic goods; printmaking; leather products; jewelry and clothing/apparel; metal work; furniture; woodworking and cabinet shops; glass or ceramic production; and paper design and production.

Work Only Artist Studio: A space used by an artist for the creation of any visual art or craft, including but not limited to, painting, drawing, photography, sculpture, and pottery; of written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance, and theater. Retail sales of art produced on-site and arts instruction by the artist are allowable accessory uses.

Sample Zoning Definitions courtesy of the Town of Arlington, MA



Egremont Vision 2035 Initiative

TOWN OF EGREMONT MASSACHUSETTS

Economic Development: Draft Goals

B

The consultant team has identified the following draft goals for this topic based on previous planning efforts, input from the public workshop on January 14, 2023, and input from the public survey that closed on February 3, 2023.

Revise Egremont's zoning bylaw to allow more as-of-right uses in specific areas with appropriate development controls.
Support existing clusters of economic activity and consider how to leverage those clusters to support complimentary uses.
Reinforce the roles of North and South Egremont Villages as community centers for a wide range of activities and coordinate municipal investments and regulations to support the villages.

	#	Do you have additional or alternative goals to suggest?	CHECK ONE: ADDITIONAL?	ALTERNATIVE?
Group 1	1			
	2			
	3			
Group 2	4			
	5			
	6			
Group 3	7			
	8			
	9			

Questions for Discussion!

1. Farming is an important component of the Egremont community. How can Egremont continue to support farming? Can Egremont leverage farm products by allowing for small-scale food production, agri-tourism, or other compatible activities?
2. South Egremont is the restaurant/retail center of the town and also has important community draws, such as the library and South Egremont School. North Egremont is smaller, but the boundaries of the village could be expanded to include two important municipal areas: French Park and the municipal complex at Town Hall. How can the community leverage this combination of economic activity and municipal draws to create vibrate community-based areas? Are there missing uses or activities that could be added to either?
3. Home-based businesses can be an important component of economic development in small towns. Egremont's home occupation bylaw is flexible but does not allow retail. Should this change? Are there other home-based occupations that should be more clearly called out?

ia Innes Associates Ltd. Tighe&Bond

COMMUNITY VISIONING PROCESS: MEETING MATERIALS

DEVELOPMENT INTENSITY CONSIDERATIONS

There are benefits and drawbacks to allowing different intensities of development....

	LOW INTENSITY	MID INTENSITY	HIGHER INTENSITY
Creates more housing, more affordable housing.		X	X
Opportunities for first floor commercial along Main St.	X	X	X
Incentivize redevelopment of challenged properties.	X	X	X
Increased property taxes to the City.	X	X	X
Opportunity to support job growth.	X	X	X
More opportunity to negotiate public benefits.	X	X	X
Retaining existing character of the area.	X	X	

COMMUNITY VISIONING PROCESS: MEETING MATERIALS

North Andover
Downtown Zoning Study

Proposed Center Subdistrict Dimensional Standards

PUBLIC MEETING #3
APRIL 12, 2023

	Current Downtown Overlay	Center Subdistrict
LOT AREA Minimum	Per underlying	No minimum
LOT COVERAGE Minimum	Per underlying	80%
HEIGHT Maximum, New construction	3 stories/45 feet	3 stories/45 feet
STREET FRONTAGE Minimum	Underlying	50 feet
SETBACKS Minimum	Underlying	20'
Floor Area Ratio Maximum		1.0

Proposed Parking Changes

Multifamily: 1.75 spaces per unit

Restaurant: 1 space for every three seats.

Existing Conditions



Possible Future Condition
For illustrative purposes only; not a proposed project.



Photo Credit: Google Earth Pro

Questions for You

Are these the right dimensional standards for this district?

Comments/Questions

COMMUNITY VISIONING PROCESS: MEETING MATERIALS



DRAFT MESSAGE TO TOWN MEETING

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 for the Town's comprehensive plan.

The Steering Group 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! The Planning Board will sponsor an initial meeting on **XYZ, XYZ, 2023 from 7-8:30 pm at XYZ**. At that meeting, you will learn more about the planning process, and how and when you can contribute. Please turn this page over for the topics for discussion during this planning process and an initial timeline.

Your voices are important to us and we hope to see you at the first meeting and to hear from you throughout this process.

Members of the Planning Board and the Steering Group

Leverett Planning Board

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

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

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

SCAN ME

or type in the short link below:

https://qrco.de/bdtLaC



Comprehensive Plan 101

A Comprehensive Plan is a plan for the whole community. The planning process relies on input from community members to develop the vision for the community and set priorities for goals that will support that vision. Your voice is an important part of the process!

A Comprehensive Plan will have a vision statement, supported by goals. Town government, either staff or elected officials, generally implement the policies and actions defined in the plan, but members of the community continue to have an important voice over the ten-year life of the plan.

The plan will seek to define where the Town should invest its resources (time and money) to address the vision, goals, and priorities identified by the community. As directed by the Planing Board, for this planning process, the consultant team and volunteers will help facilitate discussions around options to enhance livability and affordability and the implications of those goals on the municipal budget (both revenue and expenses).

Plan Topics

Economic Development
Housing
Natural, Historic, and Cultural Resources
Open Space and Recreation
Town Services and Facilities
Transportation
Affordability
Climate adaptation and sustainability
Regionalization of Town services
Social and economic equity

TIMELINE

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

NEXT STEPS

1. **May 10:** Existing conditions and scenarios
   a. Meet other consultant team members.
   b. Appoint chair and vice-chair of Steering Group.
   c. Discuss outreach for visioning process.
2. **June 13:** Continued scenarios (may need second meeting on **June 27**)
   a. Continued outreach for visioning process.
   b. Set schedule for facilitation training.
2. June/July/August: Community Visioning Groups

Town of Leverett
Comprehensive Plan Steering Group
Meeting #1: Meeting Minutes
April 17, 2023
7 pm to 8:45 pm

Attendees

Consultants in attendance: Emily Innes
Steering Group members in attendance: Silas Ball, Matt Boucher, Jenny Daniell, Arlyn Diamond, Jim Field, Gary Gruber, David Henion, Isaiah Robison, Kim Van Wagner, Steve Weiss, Bob Weitzman
Planning Board members in attendance: Tim Shores, Tom Ewing, Ken Kahn
Others in attendance: Andy Vlock

Minutes taken by Tim Shores.

Resources:

- Emily's presentation:
  - https://leverett.ma.us/files/CP_Phase_2_-_Steering_Group_Meeting_1_Presentation.pdf
- 2020 Leverett Zoning Bylaws:
  - https://leverett.ma.us/files/2020_Leverett_Zoning_Bylaws.pdf
  - https://leverett.ma.us/files/2020_Leverett_Zoning_Bylaws_Index.pdf
- 2005 Leverett Subdivision Rules and Regulations:
  - https://leverett.ma.us/files/2005_revision_Subdivision_Rules_and_Regulations.pdf
- Other files are available on the Planning Board page:
  - https://leverett.ma.us/g/58/Planning-Board
- Comprehensive Planning pages:
  - https://leverett.ma.us/g/95/Comprehensive-Planning
  - https://leverett.ma.us/p/2105/Leverett-Comprehensive-Plan-project-timeline

Meeting began at 7pm.

Minutes

1. Opening remarks

Tom Ewing described the background and goals of this planning project, summarized as follows:

- The Planning Board has been interested in revising Leverett's zoning bylaw to better meet the current and future needs of Leverett and the people who live here. The zoning of a town has significant impacts on how that town changes over time, what it's like to live in that town, and who is able to live in that town. Leverett's current zoning bylaw was written according to ideas and planning efforts in the 1970s and 1980s when a top concern in Leverett was avoiding rapid over-development. Given the work and research required to revise zoning, the Planning Board decided to apply for state grants to fund a comprehensive plan, as defined by Massachusetts General Law.
- The job of the Steering Group will be to learn about the existing conditions of Leverett, the future of Leverett that residents would like to work towards, and to assist with reports written by consultants, including guidance on changes we could make to help us achieve that future -- such as changes to the zoning bylaw, if zoning bylaw changes would be appropriate to achieve that future.
- It will be a lot of work, but Tom believes everyone on Steering will come away with a stronger connection to each other and to the future of Leverett as envisioned by the community.

2. Welcome and Introductions.

Emily welcomed everyone and introduced her process. Everyone took turns introducing themselves. Shared themes of introduction were love for Leverett and personal commitment to working in the best interests of the town.

- Andy Vlock is considering joining the SG but is not yet decided.

3. Review scope and timeline

- Jenny Daniell asked about the language of 'growth' and 'development', and whether this word choice indicated an assumption being made before inviting the community to provide their vision of Leverett's future. Emily replied that there was no assumption on the consultants' part in terms of what actions that town would take or should take, but that part of the consultants' analysis would be to determine what actions the town could take, given the evidence of existing conditions, if the town chose to do so. That is, given the evidence of matters such as land usage history and patterns, water and soil resources, septic regulations, housing density, demographic change, and other items of interest to Leverett, what future scenarios of growth and development could conditions in Leverett support? What would

the tradeoffs be of each of those scenarios? The consultants present scenarios in terms of development and tradeoffs in order to provide accessible meeting materials for a Community Visioning process.

- Steve Weiss suggested that the timeline is very tight, and seems unrealistic. He asked if there's a reason to try to finish the Steering Group scope of work by October.
- Tim replied:
    - We can be flexible. The Phase 1 grant award had a grant end date that was less than one year after the grant start date. Planning Board applied for the Phase 2 grant assuming it would have a similar duration of less than a year. After winning the Phase 2 grant, we learned that the grant end date was more than a year away.
    - (Tim followed up with Margie after the meeting and learned that the Phase 2 grant end date is the end of June, 2024).
    - Tim also observed that the role of the Steering Group is meant to be independent from Planning Board oversight, and this is by design to ensure a fair process. The Planning Board's role has been to decide the overall goals of the planning project, win grants, define the RFP, select the consultant, appoint Steering Group members, and communicate progress to the town. The Planning Board will also have final approval over the contents of the Comprehensive Plan. But the Steering Group is free to decide its own process (within the constraints of planning defined by MGL Chapter 41 Section 81D, and the overall goals defined by the Planning Board's grant application and RFP).
    - Planning Board members will not attend future SG meetings, except as liaisons when it is supportive to do so. For example, Tim will help with Town Hall access, and will help with posting updates and meetings to the town website.
    - Emily confirmed that the consultants will be able to be flexible about this, as well.
    - Tom observed that an early goal of the Planning Board was to have zoning changes ready to propose by Town Meeting 2024. This is no longer realistic, even given an accelerated timeline, so we shouldn't consider this a need for the accelerated project timeline.
    - Nobody objected to lengthening the Steering Group timeline. The Group will pick this topic back up at future meetings.

4. Discuss format of Community Visioning Groups and identify volunteers.

Emily described two options for Community Visioning Group meetings:

- Option 1:
  - Initial community-wide meeting with consultant team to introduce process
  - People sign up at that meeting for small groups discussions
  - Members of the Steering Group (and other volunteers) facilitate the meetings with materials/instructions from the consultant team and report back
  - Second community-wide meeting to present aggregate results of small group meetings
  - Pros and Cons of Option 1
    - Likely to have the most in-depth conversations
    - Relies on volunteers to step up
    - Discussion/results may vary by facilitation team
- Option 2:
  - Community-wide meeting with consultant team to introduce process (including existing conditions) and begin visioning
  - Second community-wide meeting to discuss evolving vision and goals
  - Third community-wide meeting to present recommendations and receive feedback
  - Pros and Cons of Option 2
    - Opportunity for group conversations is limited to the event.
    - Experience may be more consistent for all participants.
    - Less effort required of Steering Group members – facilitation is only required at three events
  - Kim Van Wagner asked if we need to decide on an option at this meeting. Emily said no, but we should try to decide by the May meeting.
  - Discussion: Arlyn Diamond, Kim Van Wagner, Gary Gruber, and Isaiah Robison expressed a preference for Option 1.
  - David Henion and Arlyn suggested gathering input at Town Meeting, along with the printed message (see next agenda item). Tim said that he'd be tabling at Town Meeting with copies of the Phase 1 report and the Comp Plan Logic Model, and would add this to the table.
  - Jim Field suggested that we hold off on deciding between options before we need to. The decision between options remains on the table for meeting #2.

5. Discuss message to Town Meeting (April 29).

- Emily presented her draft letter and invited feedback.
- Arlyn suggested that the first paragraph of the letter should express a strong statement of our commitment to this project. Jenny Daniell agreed. Emily asked for volunteers to write this paragraph -- Jenny and Arlyn volunteered, with no objections from the rest of the Group.

6. Next steps:

- May: Existing conditions and scenarios
    - Per Doodle poll, May 10 at 7pm will likely be the second meeting. Emily will keep the poll open until this Friday, April 21.
    - When the meeting day and time is decided, Tim will send to Town Clerk to reserve Town Hall. There are currently no schedule conflicts on Leverett website calendar.
- June: Continued scenarios (may need second meeting)
    - Per Doodle poll, June 13 (and possible second meeting on June 27) will likely be the third (and fourth) meeting.
    - When decided, Tim will send to Town Clerk to reserve Town Hall. There are currently no schedule conflicts on Leverett website calendar.
- June/July/August: Community Visioning Groups. May extend into September, depending on Steering Group input.

Meeting ended at 8:45 pm.

STEERING GROUP MEETING #2

TOWN OF LEVERETT

MAY 10, 2023

Town of Leverett
Comprehensive Plan Steering Group
Meeting #2
In-person at Town Hall and via Zoom (see details below)
May 10, 2023
7-8:30 pm

Zoom Link

https://us02web.zoom.us/j/83957683443?pwd=MUwzMmxmOWtKTy9tQjI4cTNHd2pudz09

Agenda - REVISED

1. Welcome and introductions. (10 minutes)
2. Approval of Minutes from April 17, 2023.

Discussion 1: Elections!

1. Elect Chair and Vice-chair.
    a. Role: Keep order in meetings.
    b. Communicate with consultant team on logistics in-between meetings.
    c. Work with members to check schedules for meetings.
    d. Distribute minutes and agendas to members.
2. Establish rotation for taking minutes.

Discussion 2: Community Engagement and Outreach (40 minutes)

3. Discuss format of Community Visioning Groups.
    a. Two big meetings, smaller meetings in-between?
    b. Three big meetings?
    c. Other?
4. Identify volunteers from committee and potential volunteers from outside committee.
5. Identify locations and establish outreach to people in charge.
6. Develop schedule for meetings.
7. Discuss outreach options.

Discussion 3: Format and Content (40 minutes)

8. Discuss meeting format.
    a. Existing conditions, options, recommendations?
    b. Pre-meeting readings, guided group conversation, reaching consensus?
    c. Scenario building and evaluation?
    d. Other?
    e. Length and number of meetings per group?
9. Discuss meeting content.
    a. What information should be provided **before** the meeting?
    b. What information should be provided **during** the meeting?
    c. What does the Steering Group need from meeting participants?
    d. What are the requirements for a comprehensive plan in Massachusetts and how does this engagement process we establish help us meet those requirements?
    e. How do we follow up with participants after the meeting? After the meeting process is complete?

Attendees

Committee members

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

Consultant Team

- Emily Innes, Innes Associates
- Chris Herlich, RKG Associates
- Tracy Adamski, Tighe & Bond

Town of Leverett
Comprehensive Plan Steering Group
Meeting #2: May 10, 2023
Summary of Supplemental Materials

Comprehensive Planning 101

What is a Comprehensive Plan?

A comprehensive plan is a document that provides guidance to a municipality for its policies, actions, and investments over a defined period, often ten years. In Massachusetts, comprehensive plans are enabled by Section 81D.

https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter41/Section81D

81D requires nine elements. Of these, the Goals and Policies Statement (this is often called Vision and Goals) and the Implementation Plan are the most critical components in terms of defining the future policies, actions, and investments of the Town. These elements provide the why (Goals and Policies) and the what, who, where, when, and how (Implementation Plan) of the comprehensive plan.

Comprehensive planning grew out of land use planning, and the other seven elements reflect this. Those elements are as follows:

- Circulation (which originally referred to the roadways in a town and now includes transportation, transit, and mobility)
- Economic development
- Housing
- Natural and cultural resources (which include historic resources)
- Open Space and Recreation
- Services and facilities (which refer to Town services and facilities and include water, wastewater, and stormwater management)
- Land use plan (which brings together the land use recommendations of the plan)

A major action of the Town may be zoning changes that address preferences for land use within the town. (Note that "Town" refers to the government, while "town" refers to the geographic area.)

For planning resources, please see the full supplemental materials document.

Schedule

Based on the discussions at the first Steering Group meeting, we will need to refine the schedule to address concerns about community engagement over the summer. I have modified the draft schedule to address those concerns. Part of the task on May

10 will be to confirm the schedule for the next few months. Task 6 should be completed in Spring 2024.

For additional notes on the schedule and the draft schedule, please see the full supplemental materials document.

Flow of the Planning Process and Roles and Responsibilities of the Parties

The Planning Board developed a Scope of Work based on the draft provided in the Phase 1 report. The consultant team responded to the RFP that contained the scope of work. This flow summarizes the scope of work and identifies the roles of the Consultant team and the Steering Group for the relevant tasks.

The consultant team's main task is to help the Town of Leverett prepare a comprehensive plan that the Planning Board can adopt. The Steering Group's main task is to assist the Planning Board and the consultant team with the planning process required to develop the plan. The goal of the planning process is to gather community input that will inform the vision, goals, and actions of the plan.

The tasks below are the remaining tasks in the planning process. **For a full description of each task and the role of the consultant team, please see the full supplemental materials document.**

Task 2: Updated Community Outreach and Engagement Strategy

Role of the Steering Group in Task 2:

- Assist the consultant team with the refinement of the outreach and engagement process, including meeting formats, content, places, and scheduling.

Task 3: Complete Documentation of Existing Conditions

Role of the Steering Group in Task 3:

- Review consultant team's data on existing conditions, which will follow the elements in Section 81D.
- Help consultant team fact check (especially with mapping).
- Provide feedback on the presentation of data – is the presentation clear? Is there anything the community is likely to need more information about or be surprised by?
- For Leverett: Can this data be developed into scenarios, or does the Steering Group need to hear from the community first?

Task 4: Community Visioning

Role of the Steering Group in Task 4:

- Spread the word about the meetings.

- Facilitate meetings.
- Provide additional feedback about input. Who was in the room(s)? Will past community discussions affect the input received? Who was missing from the conversations?
- Work with the consultant team to develop the questionnaires.
- Work with the consultant team to develop and refine the vision and goals based on public input.
- Work with the consultant team to develop the implementation plan, including identifying appropriate actions, partners, and suggested timeline.

Task 5: Draft Comprehensive Plan and Presentations

Role of the Steering Group in Task 5:

- Review and comment on the draft plan in a timely manner.
- Continue to promote the planning process, especially once the draft is available for review.

Task 6: Community Approval Process and Final Comprehensive Plan

Role of the Steering Group in Task 6:

- Attend the Planning Board-sponsored public meeting.
- Publicize the meeting and encourage community members to attend.

Town of Leverett
Comprehensive Plan Steering Group
Meeting #2: May 10, 2023
Supplemental Materials

Comprehensive Planning 101

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81D requires nine elements. Of these, the Goals and Policies Statement (this is often called Vision and Goals) and the Implementation Plan are the most critical components in terms of defining the future policies, actions, and investments of the Town. These elements provide the why (Goals and Policies) and the what, who, where, when, and how (Implementation Plan) of the comprehensive plan.

Comprehensive planning grew out of land use planning, and the other seven elements reflect this. Those elements are as follows:

- Circulation (which originally referred to the roadways in a town and now includes transportation, transit, and mobility)
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- Open Space and Recreation
- Services and facilities (which refer to Town services and facilities and include water, wastewater, and stormwater management)
- Land use plan (which brings together the land use recommendations of the plan)

A major action of the Town may be zoning changes that address preferences for land use within the town. (Note that "Town" refers to the government, while "town" refers to the geographic area.)

Examples of Recent Comprehensive Plans from the consultant team

- Town of South Hadley: https://www.southhadley.org/1277/2020-Master-Plan#liveEditTab_widgets
- Town of Scituate: https://www.scituatema.gov/sites/g/files/vyhlif3781/f/pages/20210625_scituate2040_master_plan_final.pdf

Examples of Local Comprehensive Plans

- Town of Amherst: https://www.amherstma.gov/526/Master-Plan
- Town of Montague: https://www.montague-ma.gov/files/1999_Montague_Comprehensive_Plan_Part_1.pdf
- and https://www.montague-ma.gov/files/1999_Montague_Comprehensive_Plan_Part_2.pdf
- Town of Northfield: https://www.northfieldma.gov/master-plan-roundtable/pages/final-master-plan-documents
- Town of Shutesbury: https://www.shutesbury.org/sites/default/files/offices_committees/planning_board/MasterPlan.pdf and website for their Working Group: https://www.shutesbury.org/master_plan_working_group
- Town of Sunderland: https://www.townofsunderland.us/planning-board/links/master-plan
- Town of Wendell: Interesting discussion of community meeting in 2021: https://www.wendellmass.us/home/calendar/subscribe-export/icalrepeat.detail/2021/11/09/50176/-/what-kind-of-wendell-do-we-want-planning-board-public-forum-november-9-on-zoom.html

Resources

As many of the committee members are new to planning, these resources may also be of interest:

- American Planning Association (APA)
  - https://planning.org/aboutplanning/
  - https://planning.org/educators/whatisplanning/
- Franklin Regional Council of Governments (this is also your regional planning agency)
  - https://frcog.org/
- Commonwealth of Massachusetts
  - Rural Policy Plan: https://frcog.org/publications/ma-rural-policy-plan/)
  - Discussion of rural rescue plan: https://www.mass.gov/massachusetts-needs-a-rural-rescue-plan
  - Public infrastructure report: https://www.mass.gov/report/public-infrastructure-in-western-massachusetts-a-critical-need-for-regional-investment-and-revitalization
- Federal resources
  - USDA Rural Development: https://www.rd.usda.gov/

- Center for Rural Pennsylvania:
    - Planning for the Future: a Handbook on Community Visioning: http://www.rural.palegislature.us/visioning3.pdf
- State of Rhode Island Division of Statewide Planning
    - Comprehensive Planning Guidance Handbook (especially the first chapter: https://planning.ri.gov/documents/comp/2021/Comp-plan-Guidance-Handbook-Revised-Abridged-Approved-8-12-21.pdf)

Topic-based resources

These websites address some of the topics that have been part of general planning discussions and you may find them of interest.

https://missingmiddlehousing.com/

https://www.strongtowns.org/

https://www.aarp.org/livable-communities/

Schedule

Based on the discussions at the first Steering Group meeting, we will need to refine the schedule to address concerns about community engagement over the summer. I have modified the draft schedule below to address those concerns. Part of the task on May 10 will be to confirm the schedule for the next few months.

The scope of work (see below) assumes attendance from Innes Associates at five to six total meetings with the Steering Group, four to six total meetings with Town officials and staff, one meeting with the Planning Board for plan approval and one community meeting prior to plan approval. One or more other members of the consultant team will attend as appropriate.

The estimate of 10-15 community meetings noted in the scope assumes that most will not require attendance by the consultant. However, the consultant will support those meetings with materials and documentation.

The list of tasks, meetings, and deliverables from the contracted Scope of Work is below:

Task		Meetings	Deliverables
1	**Project Initiation**	**Planning Board #1: February 8, 2023** **Steering Group #1: April 17, 2023**	Orientation Updated work plan
2	**Updated Community Outreach and Engagement Strategy**	**Steering Group #2: May 10 , 2023**	Updated Outreach and Engagement Strategy.
3	**Complete Documentation of Existing Conditions**	**None**	Completed evaluation of existing conditions. Slide deck of existing conditions.
4	**Community Visioning**	**Town officials meeting(s): TBD** **Steering Group #3: June 27, 2023** **Steering Group #4: TBD** **Community meetings: (TBD)** **Steering Group #5: TBD**	Draft and final scenarios for discussion. Materials for Community Visioning Groups. Facilitation instructions and training for volunteer facilitators. Community-wide surveys (2).
5	**Draft Comprehensive Plan and Presentations**	**Town officials meeting: TBD** **Steering Group #6: TBD**	Draft plan, zoning recommendations, and septic regulation changes. Second draft. Appendix of public comments during review process.
6	**Community Approval Process and Final Comprehensive Plan**	**Planning Board-sponsored Community meeting: TBD**	Slide deck for presentation to Planning Board. Final plan.

Task 6 should be completed in Spring 2024.

Flow of the Planning Process and Roles and Responsibilities of the Parties

The Planning Board developed a Scope of Work based on the draft provided in the Phase 1 report. The consultant team responded to the RFP that contained the scope of work. This flow summarizes the scope of work and identifies the roles of the Consultant team and the Steering Group for the relevant tasks.

The consultant team's main task is to help the Town of Leverett prepare a comprehensive plan that the Planning Board can adopt. The Steering Group's main task is to assist the Planning Board and the consultant team with the planning process required to develop the plan. The goal of the planning process is to gather community input that will inform the vision, goals, and actions of the plan.

The tasks below are the remaining tasks in the planning process.

Task 2: Updated Community Outreach and Engagement Strategy

The Phase 1 report proposed a strategy for outreach and public engagement. Our first task is to refine that strategy. We began that work on April 17; we need to complete those discussion on May 10. Please see the agenda for some options.

Role of the Consultant Team (from the Scope of Work) in Task 2:

- Review the Engagement Strategy (from the Phase 1 report).
- Review existing surveys (from the Phase 1 report).
- Update the Phase 1 Outreach and Engagement Plan, with input from the Planning Board and the Steering Group.
    - Refine the approach.
    - Assign dates to meetings and deliverables.
    - Set deadlines for the delivery of engagement materials.
    - Organize outreach and engagement assets (such as a website).

Role of the Steering Group in Task 2:

- Assist the consultant team with the refinement of the outreach and engagement process, including meeting formats, content, places, and scheduling.

Task 3: Complete Documentation of Existing Conditions

This task is for the consultant team and will result in a deliverable – a presentation – for the Steering Group to review at the June 27 meeting.

- Existing conditions refer to what is here now (physical conditions, demographics, trends, past or current planning efforts).
    - Focus on the elements defined in Section 81D.
    - Remember that some of this work was already completed in Phase 1.

    - Phase 1 also helped define some community-specific topics.
    - A SWOT analysis can be a useful exercise. Here is one viewpoint on this method: https://www.useful-community-development.org/SWOT-analysis.html

Role of the Consultant Team (from the Scope of Work) in Task 3:

- Review the Phase 1 Report.
- Complete the evaluation of existing conditions.
    - Planning topics from Section 81D.
    - Leverett-specific topics identified by the Phase 1 survey.
- Prepare a presentation for use in Tasks 4 and 5.

Role of the Steering Group in Task 3:

- Review consultant team's data on existing conditions, which will follow the elements in Section 81D.
- Help consultant team fact check (especially with mapping).
- Provide feedback on the presentation of data – is the presentation clear? Is there anything the community is likely to need more information about or be surprised by?
- For Leverett: Can this data be developed into scenarios, or does the Steering Group need to hear from the community first?

Task 4: Community Visioning

This is the task that could contain the small group meetings we discussed in April. It is also the most critical component of the planning process – the vision, goals, actions, and priorities are a result of the input gained during this task. At the end of this task, we should have the following information:

- Sufficient community feedback to develop a draft vision and supporting goals.
- If scenario planning is used, as requested in the scope of work, sufficient input on the scenarios to develop a final scenario that is consistent with the draft vision (and may assist with developing both vision and goals).
- Priorities for the goals and actions defined during this task.

Stage 1: Community visioning

Community input can be divided into stages, depending on the needs of the process. This stage can include one or more of the following: visioning exercises, reactions to presentation of existing conditions (which could be presented as information only or as components of scenarios), area- and topic-based discussions, and goal-oriented discussions. The goal of this first stage is to define where areas of consensus about the future already exist and where further discussions are needed.

Stage 2: Developing draft vision, goals, and actions.

- Develop a draft vision based on community input. (Visioning should be a components of Step 3, but will likely need refinement, especially if there are many visions.) Visions are future-based: what is Leverett like in 2033? The vision is the first part of the "why" of the Implementation Plan.
- Develop draft goals based on the draft vision and community input. How does Leverett achieve the stated vision? Each goal should cover one or more of the planning elements from 81D and may include others identified by the Steering Group or the community engagement process. The goals are the second part of the "Why" for the Implementation Plan.
- Goals are "buckets" for actions. Actions are specific steps that the Town, or the Town with partners, should take to achieve the goals of the plan. Actions are the "what" of the Implementation Plan.
- Actions are accompanied by the following:

    - Who – usually a Town board, committee, or department is the lead. Partners may include other Town boards, committees, or departments; FRCOG, the Commonwealth of Massachusetts, and local institutions.
    - When – usually represented in terms of time (short-, med-, or long-term) and priority (high, medium, or low).
    - Where – some of the actions will be specific to a geographic location. These actions are usually related to a zoning change or an investment in infrastructure. Actions related to where can be mapped.
    - How – often falls into three buckets: policy change, zoning change, or funding source.

Stage 3: Prioritization.

- A critical component of the draft plan is the prioritization of actions. The final component of the public engagement should include a prioritization exercise.

Role of the Consultant Team (from the Scope of Work) in Task 4:

- Work with the Steering Group to develop several economic development scenarios, with an analysis of fiscal impacts and tradeoffs.
- Work with the Steering Group to refine the scenarios for discussion by the community.
- Meet with Town staff and officials to discuss the initial scenarios.
- Work with Steering Group members to facilitate community meetings. Provide relevant materials and develop a presentation of the results.
- Develop two questionnaires to reach people who are not able to attend meetings and to allow follow-up from participants in the visioning process.

- Work with the Steering Group to leverage community events during the planning process.

Role of the Steering Group in Task 4:

- Spread the word about the meetings.
- Facilitate meetings.
- Provide additional feedback about input. Who was in the room(s)? Will past community discussions affect the input received? Who was missing from the conversations?
- Work with the consultant team to develop the questionnaires.
- Work with the consultant team to develop and refine the vision and goals based on public input.
- Work with the consultant team to develop the implementation plan, including identifying appropriate actions, partners, and suggested timeline.

Task 5: Draft Comprehensive Plan and Presentations

The purpose of this task is to develop a complete draft of the written plan. This will include the elements as required by Section 81D, including the draft Implementation Plan.

This task will include two levels of review:

- The first iteration will be reviewed by the Planning Board, the Steering Group and Town staff.
- The second iteration (after comments are addressed by the consultant team) will be reviewed by the public.

Role of the Consultant Team (from the Scope of Work) in Task 5:

- Prepare the draft plan that includes the following content:
    - Executive Summary.
    - Vision and goals statement.
    - Discussion of the existing conditions of the planning topics in Section 81D
    - Discussion of Leverett-specific themes that address multiple planning topics.
    - Recommendations for future actions.
    - Implementation plan.
    - Discussion of benchmarks to track to measure progress in implementation.
    - Recommend zoning and subdivision changes.
    - Recommend septic regulation changes.

Role of the Steering Group in Task 5:

- Review and comment on the draft plan in a timely manner.
- Continue to promote the planning process, especially once the draft is available for review.

Task 6: Community Approval Process and Final Comprehensive Plan

Under Section 81D, the Planning Board adopts the plan on behalf of the community. There are some options around this process; it makes sense to discuss them as the draft plan is being finalized.

Role of the Consultant Team (from the Scope of Work) in Task 6:

- Prepare the presentation (s) for the public meeting and the Planning Board.
- Prepare the appendix of comments from the public review period.
- Present at Planning Board-sponsored public meeting.
- Prepare the final plan after Planning Board approval.

Role of the Steering Group in Task 6:

- Attend the Planning Board-sponsored public meeting.
- Publicize the meeting and encourage community members to attend.

Minutes: Steering Group meeting #2, May 10, 2023
7pm to 8:30pm

11 out of 14 in attendance (quorum is 8)

Steering Group members in attendance: Silas Ball, Matt Boucher, Jenny Daniell, Arlyn Diamond, Jim Field, Gary Gruber, David Henion, Kim Van Wagner, Andrew Vlock, Steve Weiss, Bob Weitzman

Steering Group members not in attendance: Isaiah Robison, Sarah Dolven, Nicole Vadja

Consultants in attendance: Emily Innes (Innes Associates), Tracy Adamski (Tighe & Bond, Inc.), Juliane Ding (RKG Associates), Chris Herlich (RKG Associates)
Planning Board members in attendance: Tim Shores

Minutes taken by Tim Shores

Resources:

- 2020 Leverett Zoning Bylaws:
  - https://leverett.ma.us/files/2020_Leverett_Zoning_Bylaws.pdf
  - https://leverett.ma.us/files/2020_Leverett_Zoning_Bylaws_Index.pdf
- 2005 Leverett Subdivision Rules and Regulations:
  - https://leverett.ma.us/files/2005_revision_Subdivision_Rules_and_Regulations.pdf
- Other files are available on the Planning Board page:
  - https://leverett.ma.us/g/58/Planning-Board
- Comprehensive Planning pages:
  - https://leverett.ma.us/g/95/Comprehensive-Planning
  - https://leverett.ma.us/p/2105/Leverett-Comprehensive-Plan-project-timeline

1) Meeting began at 7pm
2) **Welcome and Introductions:** Since this is the first meeting for consultants from T&B and RKG, everyone took turns introducing themselves.
3) **Minutes:** No changes proposed to minutes of April 17 meeting, submitted by Tim Shores. Silas observed that he had not seen the minutes. Gary moved to accept the minutes, Arlyn seconded, the vote to accept the motion was unanimous. Kim said she would help Silas get a printed copy of future minutes.
4) **Organizing:**
   a. **Chairs:** Andrew proposed that the Group vote on two co-chairs, and volunteered to be one of them. Jenny volunteered to be the other. Matt moved, Gary seconded, unanimous vote to accept the motion to appoint Andrew and Jenny as Steering Group co-chairs.

b. Clerk: The group discussed options for taking minutes. Gay asked if Tim would consider acting as SG clerk, taking minutes. Tim said he was willing if nobody objected to having a Planning Board flunkie hanging around. Tim also made several very funny jokes. Everyone approved of the plan with absolute enthusiasm.

5) **Community engagement and outreach plan (CE+O)**
   a. Emily led discussion of the task to review and update CE+O developed by last year's Working Group.
   b. **Community Visioning Meeting format:** Emily framed the primary SG decision as the choice about Community Visioning Meeting format. Based on her experience in other towns and her understanding of what works well in Leverett, she recommends the following three options:
      i. **Two big community vision meetings** bookending **a series of small meetings** in between; or
      ii. **Three big meetings** and no others; or
      iii. **All small meetings**.
   c. **Order of meeting presentation:** A secondary SG decision about CE+O meetings is the order the two meeting topics --
      i. **First, listening and facilitating discussion of hopes, dreams, and concerns; Second, presenting materials about existing conditions.** Drawback to this order is hoping and dreaming about the unicorn farm and having difficulty letting that dream go.
      ii. **First, presenting materials about existing conditions; Second, listening and facilitating discussion of hopes, dreams, and concerns.** Drawback to this order is that people become intimidated by the factual details and self-censor.
   d. Lively SG discussion about CE+O:
      i. Steve: What number of people should we set as CE+O targets?
         1. Jenny: +1, and we should also think about setting diversity targets by reaching people from different income brackets, people with children actively in school and those not in that group, those who own and those who rent, and other criteria.
      ii. Arlyn:
         1. People who find it convenient to attend a small gathering will be more likely to attend bigger gatherings, or other small gatherings.
         2. If I host a meeting, would the goal be to identify issues of concern? Or to identify ideas for solutions?
            a. Emily: Yes, and. An advantage of small groups is having the flexibility to tune into the group participants – some will want to focus more on problems, some more on solutions. This flexibility helps people feel more engaged, more included, and that their points of view will be well-represented at the larger meetings and in the plan.

3. Feels disturbed by low response to last year's Working Group survey for Phase 1. We can overcome that with networking among established groups.
    a. Tim observed that the big problem with Phase 1 survey is that we didn't give people enough time to respond – only 3 weeks. Leverett generally shows up with high response rate to surveys. Recent examples include the Revenue Committee survey, the LifePath Age-Friendly Communities survey.
    b. Emily: 100 to 200 people would be a good response for Leverett. Consultants will get latest demographic data so we can monitor survey performance by demographic segments and promote diversity. Also, many people who don't want to attend meetings will respond to survey.
    c. Kim: Reminded about Steve's question about number of people to target. She advocates for a month-long kickoff at the transfer station and other sites to raise awareness and enthusiasm.

iii. David: Not everyone goes to the transfer station, but a lot of people do. However, some go on Wednesday, some Saturday, some Sunday. A CE+O program sustained for a few weeks would net a lot of residents.

iv. Gary:
    1. +1 to David's sustained transfer station presence idea.
    2. We want to reach every pocket of Leverett. We should each spend time on CE+O in our own neighborhoods. Silas could focus on Hemenway Road, for example. Andrew can focus on Teawaddle Hill, etc.

v. Kim:
    1. Advocates for creating a brief form with information and questions that SG members can use for small meetings, helping to standardize the qualitative data we collect. This can also help us avoid the temptation of bringing personal agendas by guiding consistent messaging.
    2. Rattlesnake Gutter Trust plan giveaway is happening soon and would be a great CE+O buzz opportunity.
    3. Based on her union organizing experience, she recommends that everyone on the SG adopt individual performance goals, for example: "I will talk to 145 people by a certain date." They could organize territories to avoid overlap.

vi. Andrew: Important to think about how we frame and communicate, our word choice, will determine CE+O effectiveness. Being willing to hold casual conversations with people will be just as effective as a mailer.

vii. Steve:

1. People are less available for this kind of work in summertime.
2. Important to talk to people about tangible terms and decisions – specific options for infrastructure, commercial zoning, cell phone towers – these are what will attract people to discussions, where they may then contribute to less tangible discussion of vision.
    a. Emily: +1 and scenario forecasting by consultants will provide a lot of content for this approach. Consultants will need community vision meeting results as part of the data for forecasting.

viii. Jenny: Expressed concern that some details of existing conditions are beyond the scope of the Comprehensive Plan, but still necessary to obtain before the town can make decisions with lasting impact (such as zoning changes, housing density, number of size of buildable lots). An example is hydrological study to learn the capacity for development that would impact drinking water demand and septic use, as well as update flood zone mapping, and the impacts of Leverett water use for the purposes of climate change preparedness. Would issues where further research is needed become a blocker for the recommendations of the Comprehensive Plan?
    1. Emily:
        a. Yes, the SG and consultants could identify important blockers in the final Plan. Since the work is grant-funded and time-bound, it's inevitable to find topics that we can't address because they lack sufficient on-the-ground study. These can become further-research-is-needed (FRIN) items identified in the final plan.
        b. But there's a caveat: by state law, the Comprehensive Plan must converge on a set of recommendations that the town government will be able to implement with available resources and without reliance on additional 3rd parties (such as environmental engineers to conduct further hydrological study). Part of the plan, by design, will be to produce a realistic implementation plan that can be executed within the constraints of existing conditions and community vision.
        c. It will also still be Leverett's plan, and its use will be up to Leverett, according to the town's established democratic processes of decision-making.
        d. Even without data that reaches 100% confidence, a town can still strike a balance by identifying topics of

concern in which we have *enough* data to make policy changes that help achieve a community vision.

2. Matt and Jim: Leverett does now have a climate preparedness plan, finalized in 2022. Jim will send it to Emily for inclusion in existing conditions data.

e. Guidance from Emily in response to SG questions and concerns:
    i. It will help if SG members become familiar with the maps that consultants have developed and will develop in existing conditions analysis. These maps will be a useful tool for communicating effectively with people.
    ii. The SG can use a variety of small meeting formats: small subgroups of SG members -- as few as 2, and as many as quorum minus 1 (which is 7 people, quorum is 8 now that SG has grown to 14 people) – such as household parties, neighborhood group meetings, transfer station tabling and polling (aka “at the dump” – with appreciations to Jim Field), meeting with affiliation groups (churches, civic organizations, gardening clubs, pickleball players, etc.)
    iii. Reminder that consultants will provide materials for SG to distribute and use at meetings. Materials will include documents about existing conditions, polling and survey items. Consultants will provide design, digital access, and estimates of printing and mailing costs.
    iv. An effective way to prepare for a variety of meetings and people is to prepare some material that’s general (about the whole project) and some that is specific to that group (their geography, their identity, their specific concerns or values, etc.).
    v. Begin by listening to people in the group, supporting their discussion with one another about needs, hopes, and concerns. Then show them materials about existing conditions, and pay attention to how they receive that information, and how it changes the discussion.
    vi. SG members can recruit planning ambassadors and volunteer meeting facilitators who would like to contribute to making great meetings.

6) **Subcommittee formation:**
    a. Arlyn, Kim, and Steve formed a publicity plan subcommittee.
    b. Jenny and Andrew formed a survey subcommittee.
7) **Deliverables:**
    a. By June 27 meeting:
        i. Subcommittees will prepare materials for discussion.
        ii. SG members should think of survey questions.
        iii. Consultants will provide sample materials based on Leverett existing conditions analysis for SG to consider using at community vision meetings.

b. **Longer term CE+O outcome:** SG will work with Emily to develop a consensus statement of community characteristics, vision, and goals, learned by SG members from community vision meetings. This statement is necessary before SG and consultants can begin to address solutions in the form of scenario forecasts.

8) Next steps

a. Next meeting will be June 27, 7pm at Town Hall. This meeting has already been posted.

Meeting ended at 8:30 pm.

STEERING GROUP MEETING #3

TOWN OF LEVERETT

JUNE 27, 2023

Town of Leverett
Comprehensive Plan Steering Group
Meeting #3
In-person at Town Hall and via Zoom (see details below)
June 27, 2023
7-8:30 pm

Zoom Link

Join Zoom Meeting: https://us02web.zoom.us/j/87283141406
Meeting ID: 872 8314 1406
One tap mobile: +16465588656,,87283141406# US (New York)

Agenda

1. Welcome and introductions.
2. Approval of Minutes from May 10, 2023.

Discussion 1: Existing Conditions (40 minutes)

1. Presentation from Consultant Team on Existing Conditions
2. Q&A

Discussion 2: Community Engagement and Outreach (40 minutes)

1. Continued discussion of outreach process.
2. Create schedule of outreach and engagement.

Next steps: Meeting dates and task assignments

Attendees

Committee members

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

Consultant Team

- Emily Innes, Innes Associates
- Chris Herlich, RKG Associates
- Tracy Adamski, Tighe & Bond

MONTH	OPTION 1	OPTION 2
June	Complete Task 3: Existing Conditions	
July	Complete Task 2: Updated Community Outreach and Engagement Strategy Consultant team completes interviews	
August	Task 4 begins.	
	Consultant team prepares materials for community meeting #1.	Consultant team prepares materials for small group meetings.
	Steering Committee meeting #4 – review materials and facilitation training. Steering Committee members begin outreach.	
September	Community-wide meeting #1, led by consultant team. Consultant team prepares materials for community meeting #2.	Small group meetings, led by Steering Group facilitators or other volunteers.
	First questionnaire launched.	
October	Community-wide meeting #2.	Small group meetings continue.
	Steering Committee meeting #5 – discuss engagement and input to date.	
November	Consultant team works on draft plan.	Small group meetings (if needed). Consultant team works on draft plan.
	Second questionnaire launched.	
December	Task 5 begins. Consultant team works on draft plan	
January	Initial Plan due for committee, staff, and Planning Board comment. Steering Committee #6	
February	Consultant team addresses comments.	
March	Revised Draft Due; Team presents revised draft at Community-wide meeting.	
April	Annual Town Meeting; Public comment period	
May	Task 6 begins. Planning Board Review and Adoption	
June	Team prepares final plan. June 20, 2024 – Grant Ends	



Comprehensive Plan: Phase 2

Town of Leverett
Committee Meeting #3
June 27, 2023

Innes Associates Ltd. RKG ASSOCIATES INC Tighe&Bond

AGENDA

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1. Continued discussion of outreach process.
2. Create schedule of outreach and engagement.

Next steps: Meeting dates and task assignments.

STEERING COMMITTEE MEETINGS

Roles

- Review draft reports and materials.
- Provide feedback on public outreach and input.
- Circulate flyers, social media tags, and emails about workshops and meetings.
- Encourage people to attend meetings and answer surveys.
- Staff public meetings and events.



EXISTING CONDITIONS: Phase 1 Report

- RKG Associates: Housing and Economic Development
- Tighe & Bond: Infrastructure

- Interview Town staff (space and maintenance needs) and major landowners

- Open space/recreation areas
- Town Center
- North Leverett
- Moore's Corner
- Route 63
- East Leverett

- Recent planning efforts focused on climate, open space (including natural resources) and recreation, and historic resources (including cultural resources).
- **Gaps in planning will be addressed by this process:**
  - Economic Development
  - Housing
  - Town Services and Facilities
  - Infrastructure, including roads, water, sewer, and energy.

Demographics, Housing and Economic Development

Chris Herlich, AICP
Juliane Ding
RKG Associates

Demographics & Housing

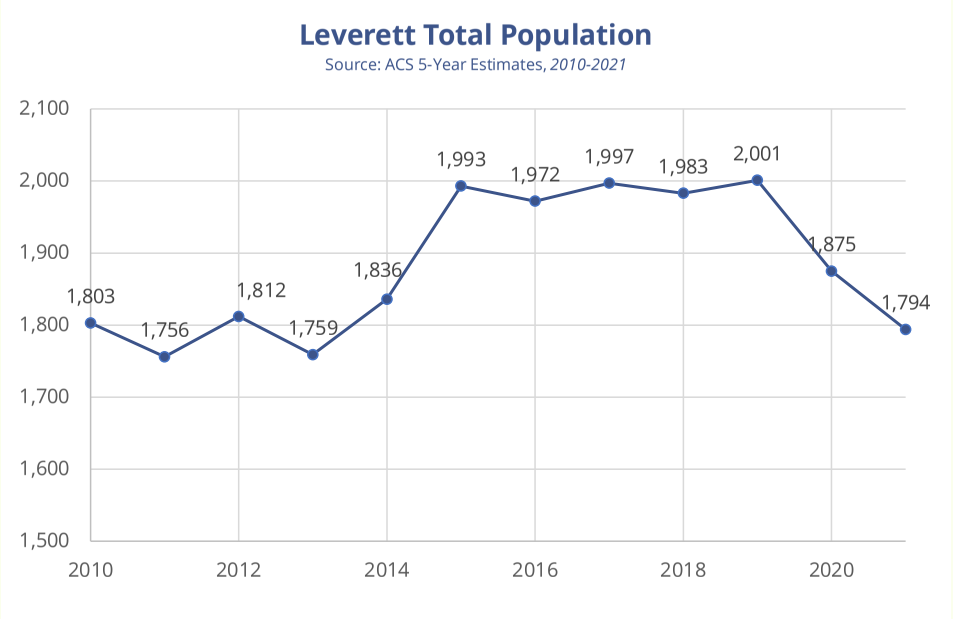
June 27, 2023

Introduction



292 Shutesbury Rd
Source: Realtor.com

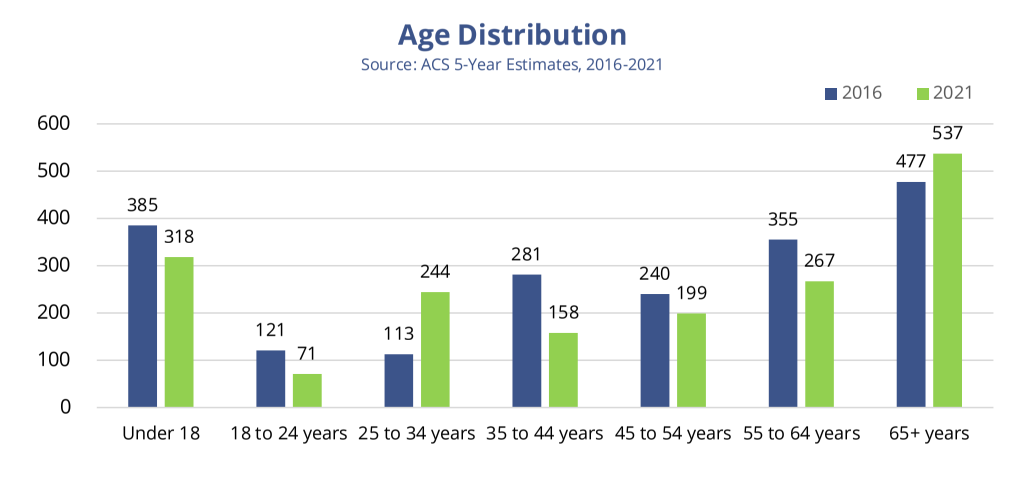
Total Population



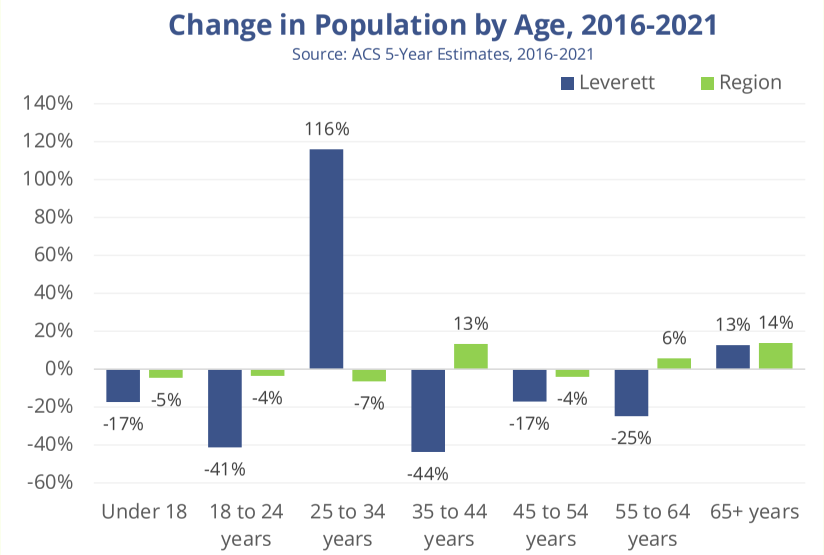
Age Distribution

Median Age
Source: ACS 5-Year Estimates, *2021*

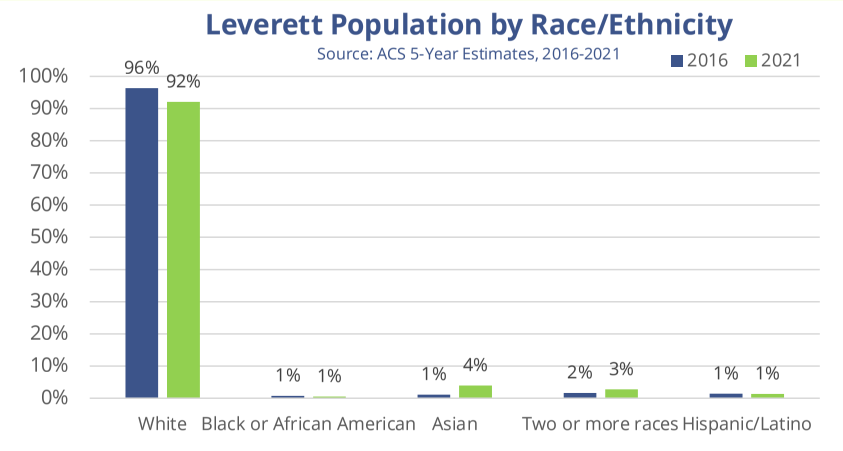
Town	Age
Leverett	50.1
Amherst	21.3
Montague	44.6
Shutesbury	51.2
Sunderland	34.5
Wendell	50.6

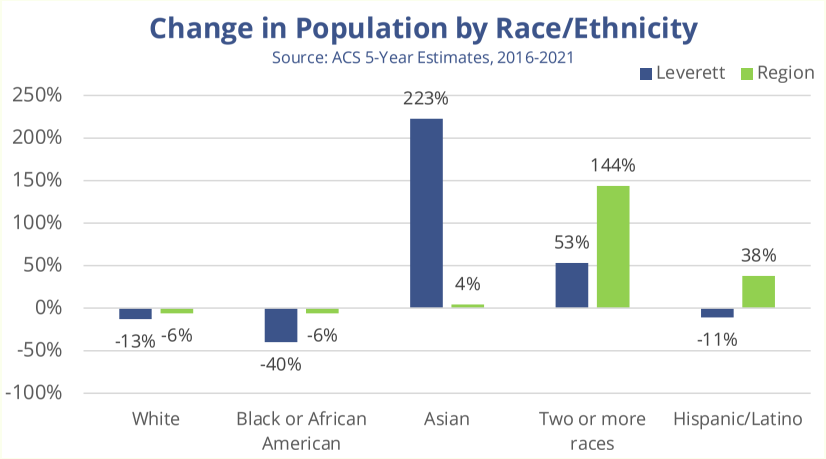


Change in Population by Age

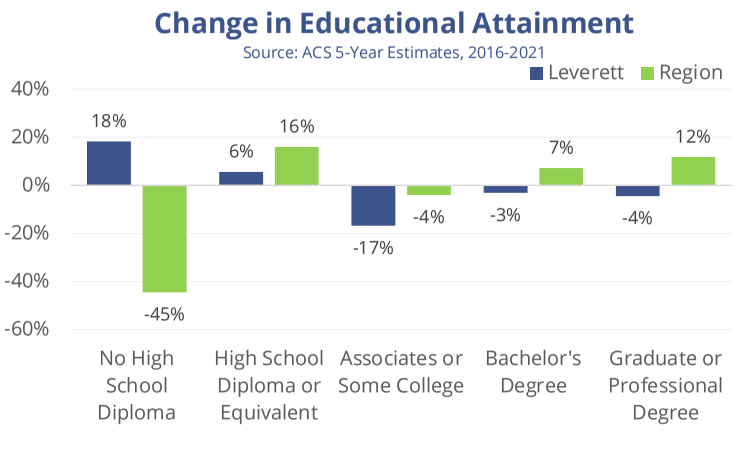


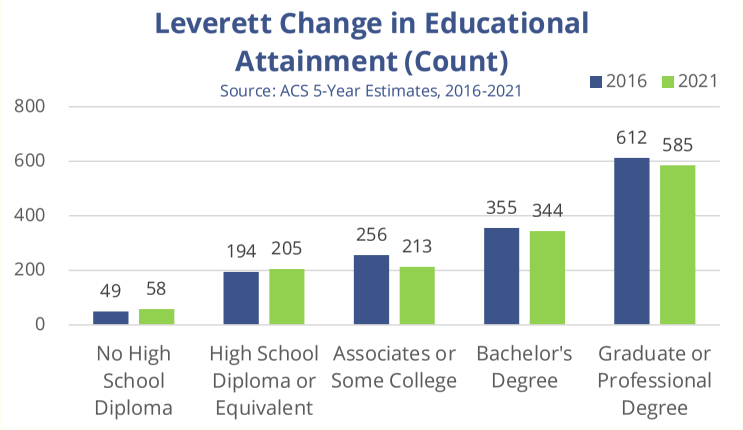
Race & Ethnicity



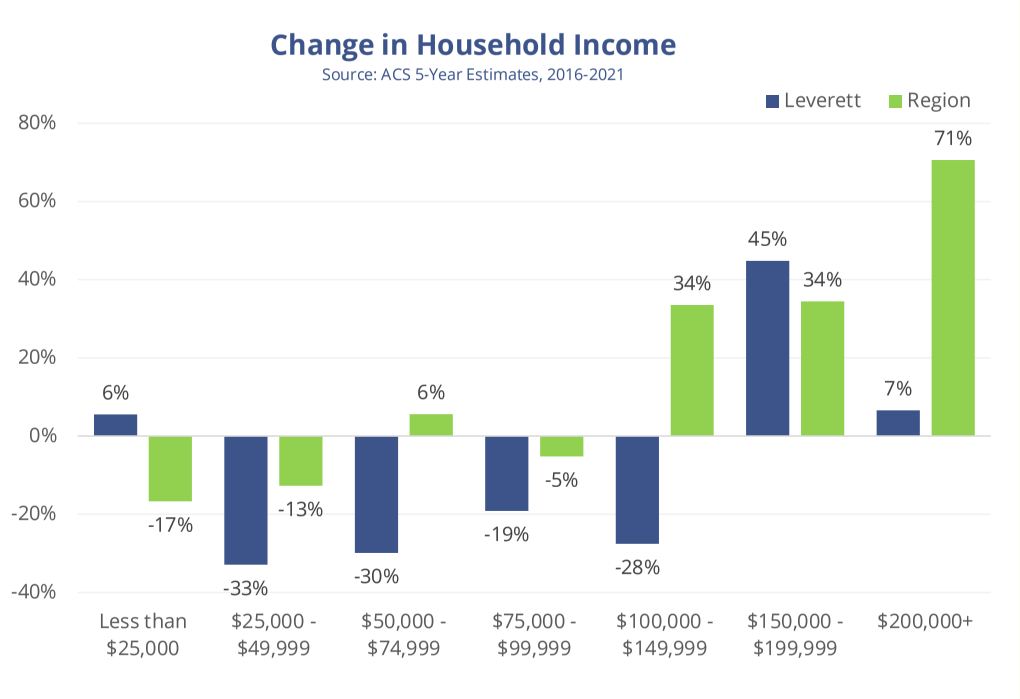


Education

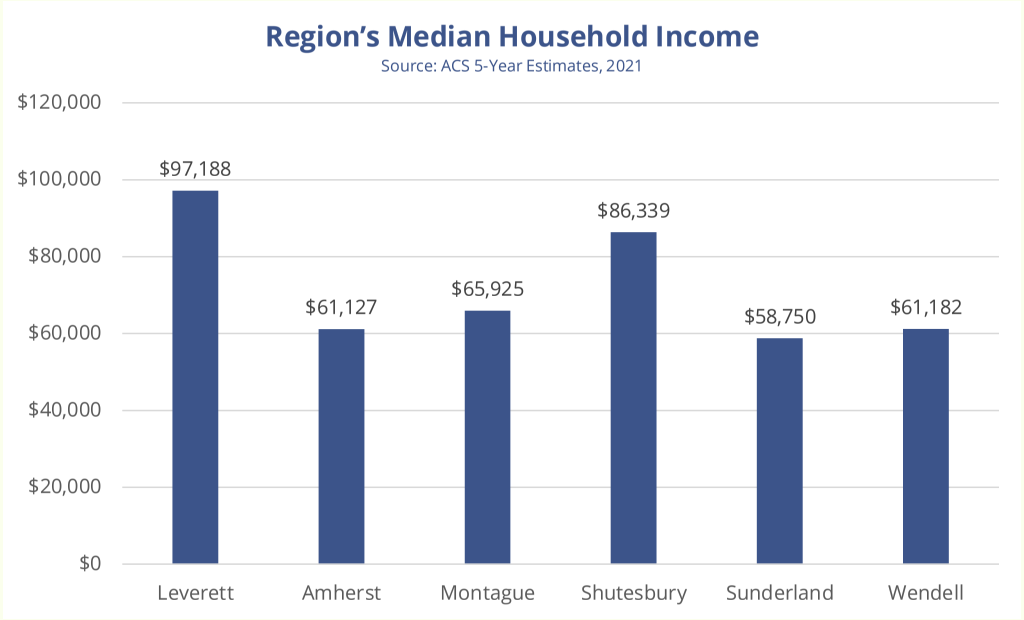

Change in Educational Attainment
Source: ACS 5-Year Estimates, 2016-2021
Leverett
Region
40%
20%
0%
-20%
-40%
-60%
18%
-45%
6%
16%
-17%
-4%
-3%
7%
-4%
12%
No High School Diploma
High School Diploma or Equivalent
Associates or Some College
Bachelor's Degree
Graduate or Professional Degree


Leverett Change in Educational Attainment (Count)
Source: ACS 5-Year Estimates, 2016-2021
2016
2021
800
600
400
200
0
49
58
194
205
256
213
355
344
612
585
No High School Diploma
High School Diploma or Equivalent
Associates or Some College
Bachelor's Degree
Graduate or Professional Degree

Income


Change in Household Income
Source: ACS 5-Year Estimates, 2016-2021
Leverett
Region
80%
60%
40%
20%
0%
-20%
-40%
6%
-17%
-33%
-13%
-30%
6%
-19%
-5%
-28%
34%
45%
34%
7%
71%
Less than $25,000
$25,000 - $49,999
$50,000 - $74,999
$75,000 - $99,999
$100,000 - $149,999
$150,000 - $199,999
$200,000+

Income


Region's Median Household Income
Source: ACS 5-Year Estimates, 2021
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
$0
$97,188
$61,127
$65,925
$86,339
$58,750
$61,182
Leverett
Amherst
Montague
Shutesbury
Sunderland
Wendell

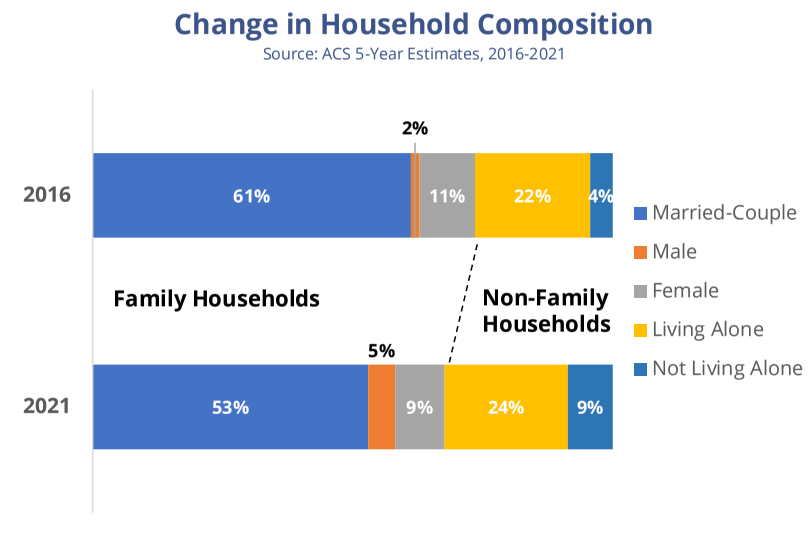
Household Composition

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

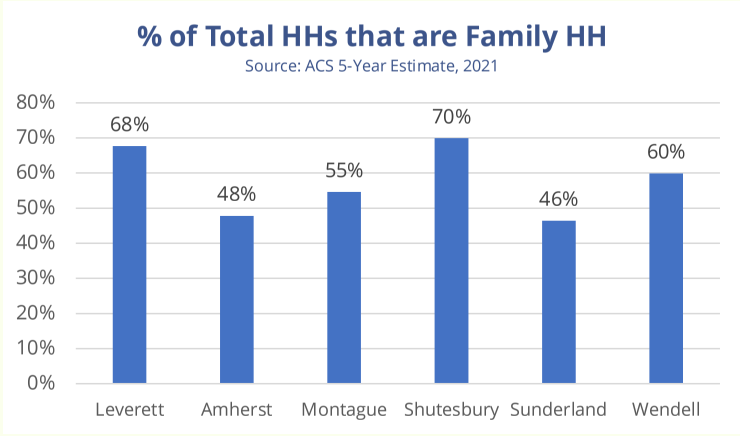
Following total population trends, the number of households decreased from 809 to 708 households.

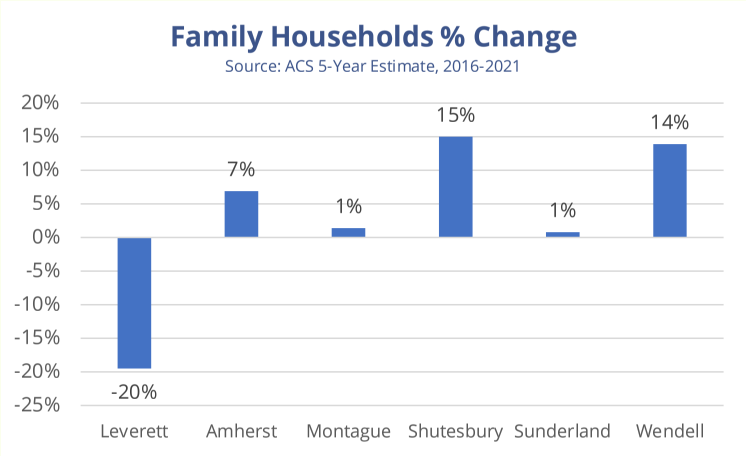
Over the past five years, Leverett saw an increase in the number and percentage of non-family households, primarily driven by the increase in non-family households not living alone . The share of family households decreasing by 116 households. Non-family householders not living alone increased by 26 households.

For the region, the most significant proportional change was in householders living alone, with an increased of 637 residents.



Household Composition





Household Tenure

88% Owner Occupied

12% Renter Occupied

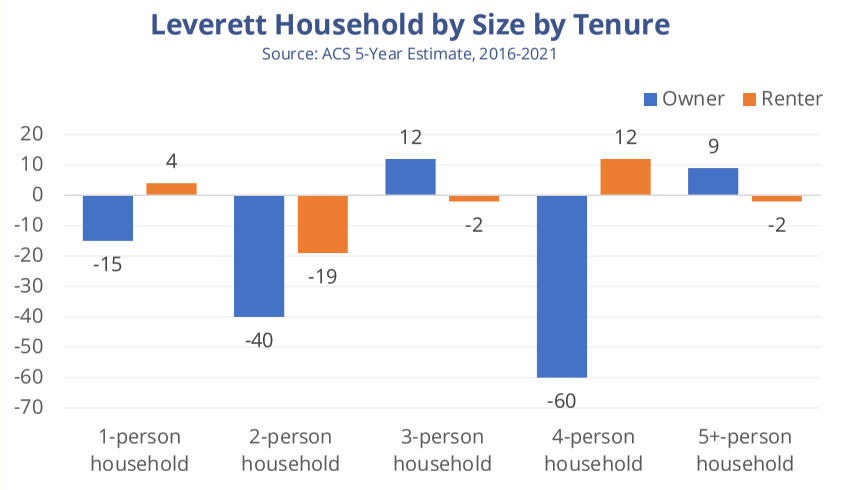
Housing Tenure Comparable Communities
Source: ACS 5-Year Estimate, 2016-2021

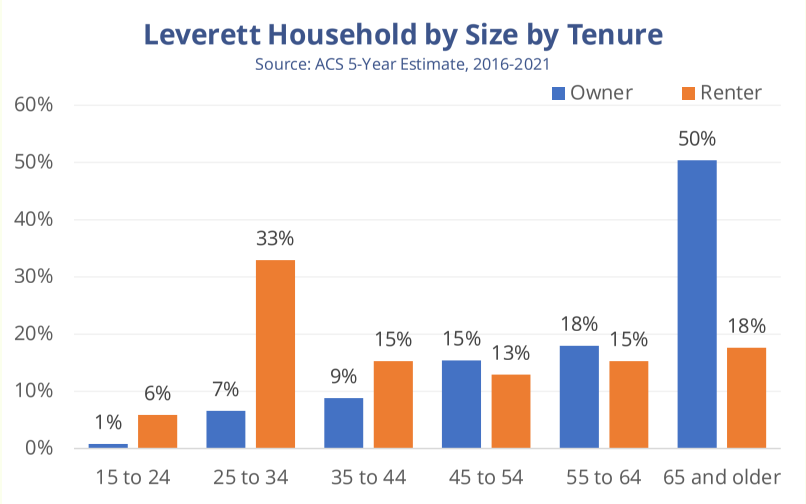
	2016		2021	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Leverett	89%	11%	88%	12%
Amherst	44%	56%	46%	55%
Montague	59%	41%	63%	37%
Shutesbury	89%	11%	91%	9%
Sunderland	43%	57%	44%	56%
Wendell	86%	14%	80%	20%

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

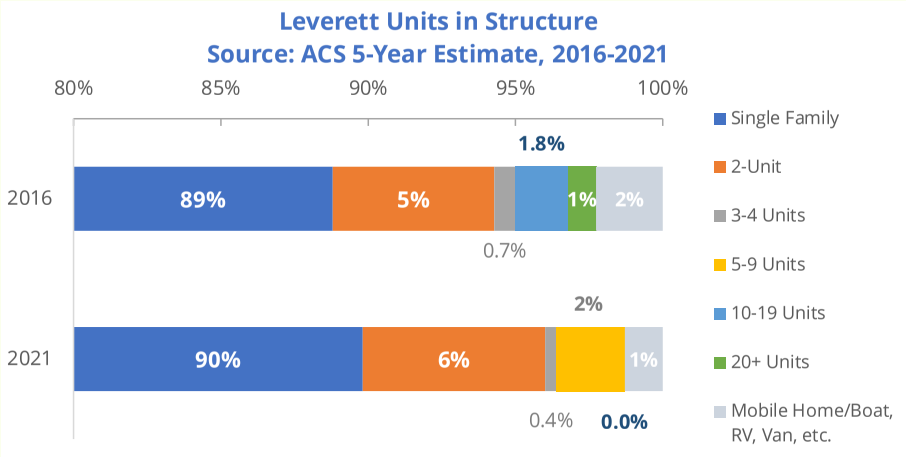
Leverett's owner occupied tenure has decrease by only 1% over the past five years. However, following population trends, households have decreased overall, with owner-occupied households decreasing by 94 households and renter occupied households decreasing by 7 households. Across comparable communities, 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.

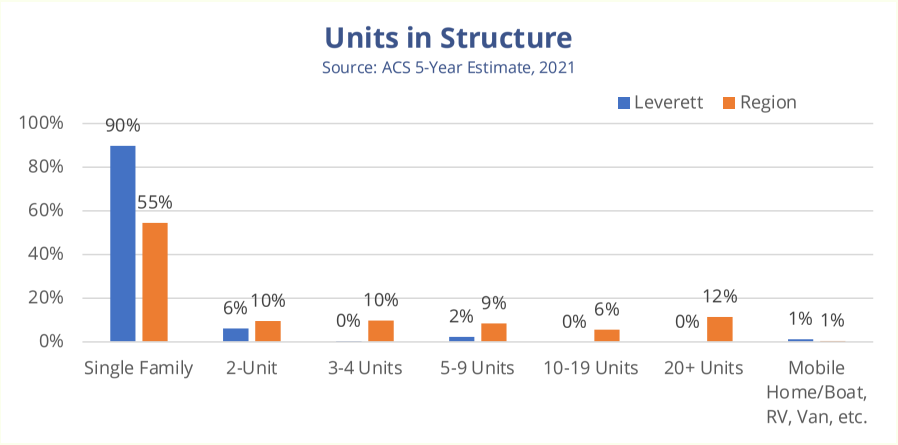
Household Tenure



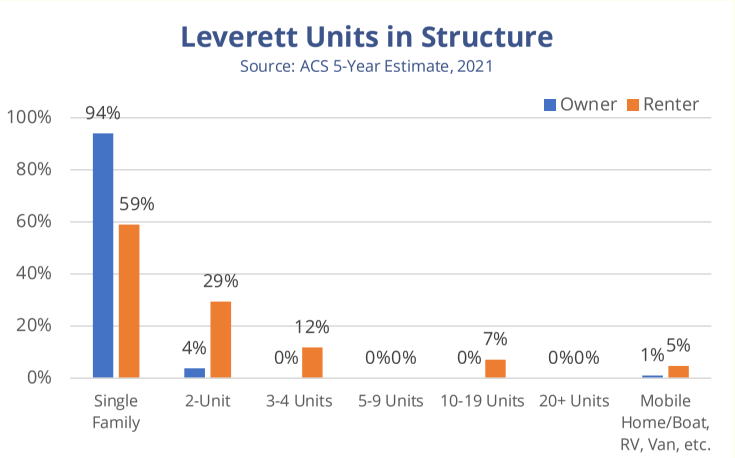


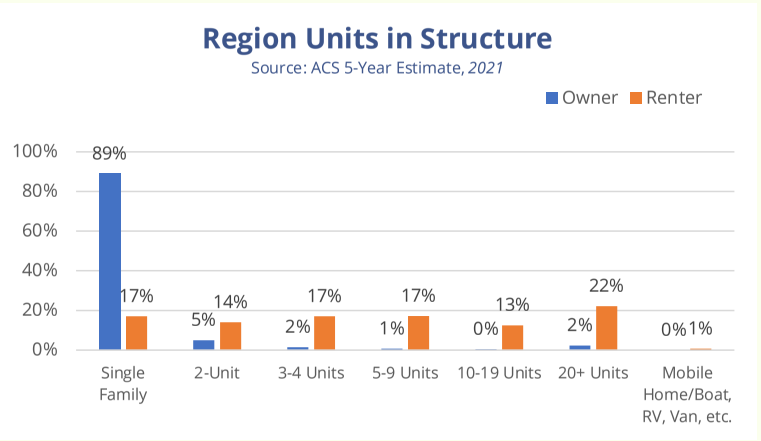
Housing Stock





Housing Stock





Housing Stock

Owner	Count	Percentage
Built 2000 or later	55	9%
Built Between 1980 and 1999	189	30%
Built Between 1960 and 1979	169	27%
Built 1959 or earlier	210	34%
Renter		
Built 2000 or later	4	4.7%
Built Between 1980 and 1999	42	49.4%
Built Between 1960 and 1979	15	17.6%
Built 1959 or earlier	24	28.2%

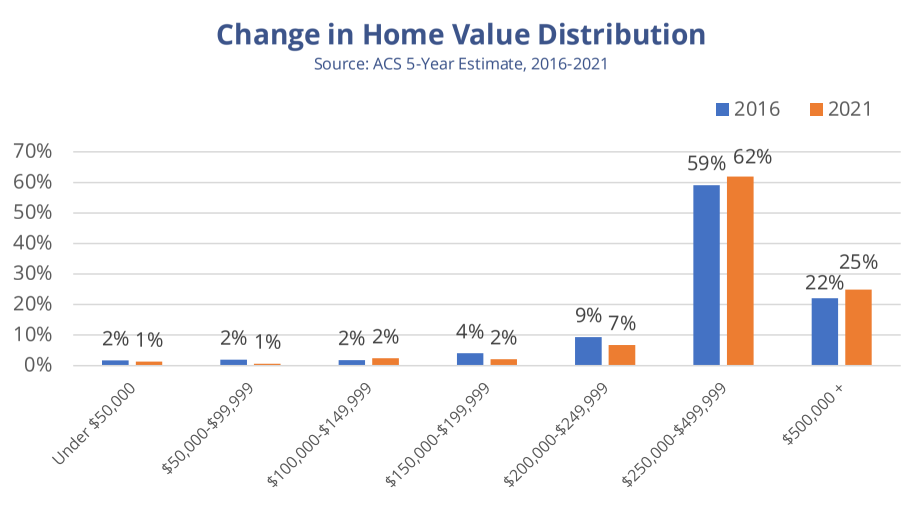
Median Year Built
Source: ACS 5-Year Estimate, 2021

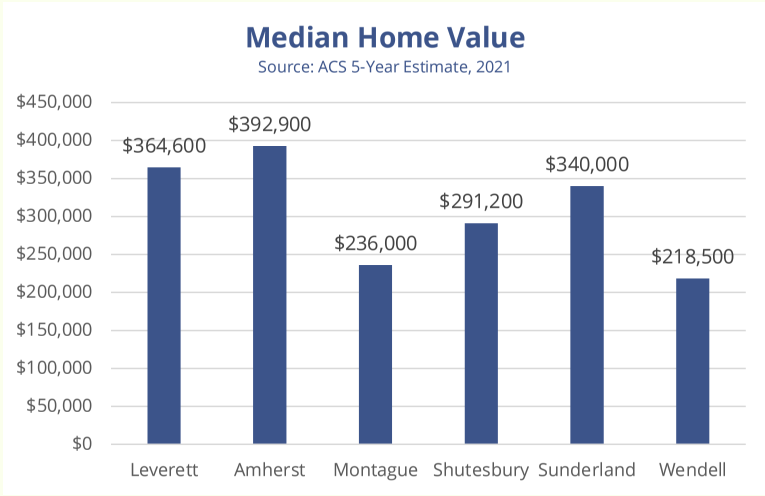
Leverett	1973
Amherst	1973
Montague	1953
Shutesbury	1978
Sunderland	1976
Wendell	1977

Ownership units in Leverett tend to be older than rental units. Leverett has a similar median year built for their housing stock to surrounding communities.

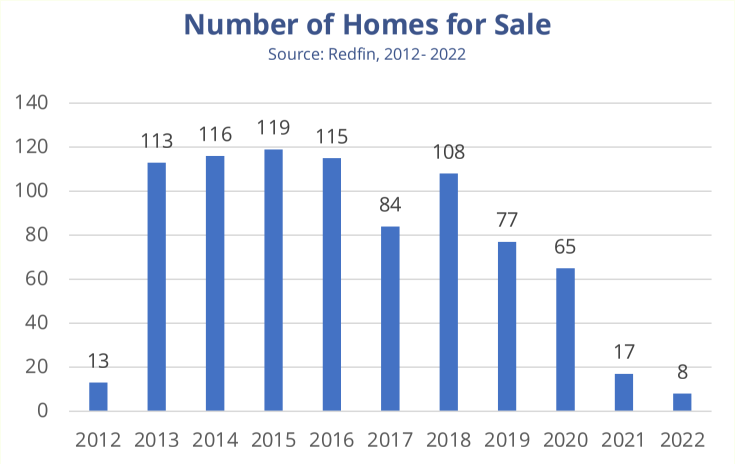
Almost 60% of ownership units were constructed over 40 years ago, while about 46% of rental units were constructed over 40 years ago. Between 1980 and 1999, about half of the rental stock was built. Since 2000, the number of structures built has decreased significantly. Older homes can have more maintenance issues and requirements compared to newer homes, something the Town may want to keep an eye on going forward.

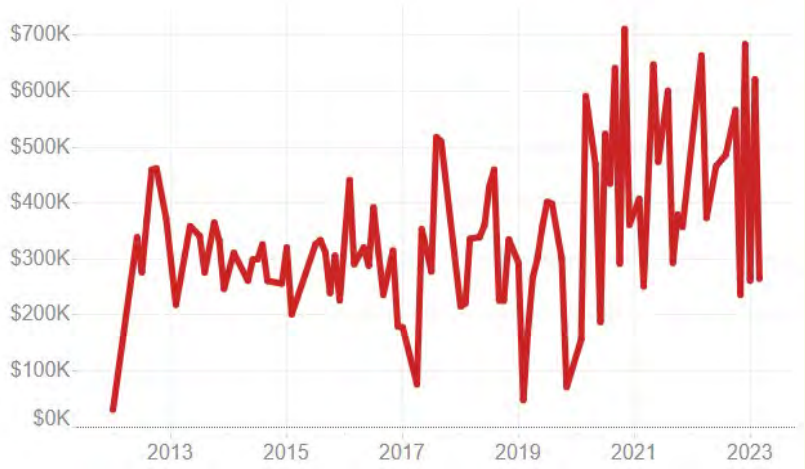
Home Values


Change in Home Value Distribution
Source: ACS 5-Year Estimate, 2016-2021
2016
2021
70%
60%
50%
40%
30%
20%
10%
0%
2% 1%
2% 1%
2% 2%
4% 2%
9% 7%
59% 62%
22% 25%
Under $50,000
$50,000-$99,999
$100,000-$149,999
$150,000-$199,999
$200,000-$249,999
$250,000-$499,999
$500,000 +


Median Home Value
Source: ACS 5-Year Estimate, 2021
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
$364,600
$392,900
$236,000
$291,200
$340,000
$218,500
Leverett
Amherst
Montague
Shutesbury
Sunderland
Wendell

Housing Market | For Sale



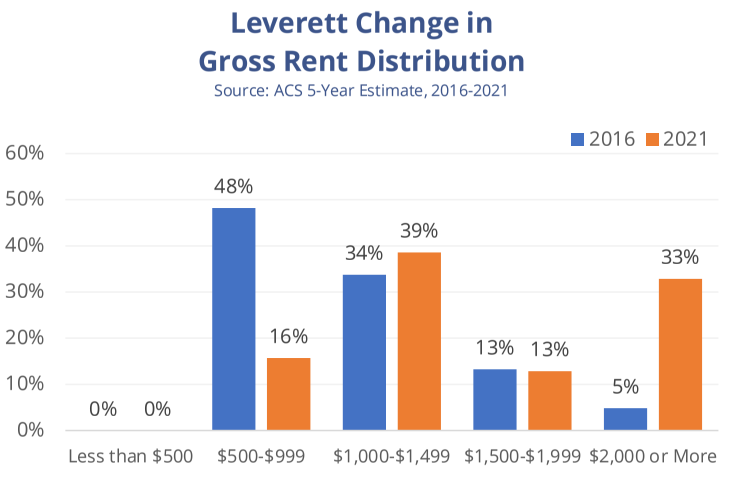


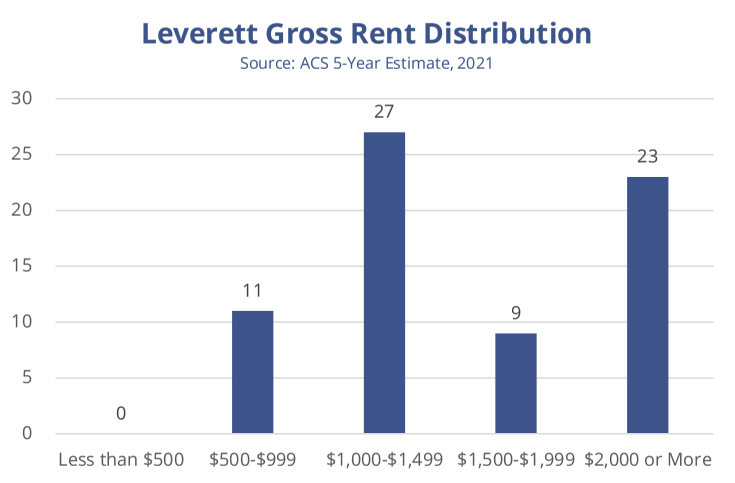
Median home sale prices have fluctuated in the last decade but have reached their highest peak in the past two years.

- In November 2020, Leverett had the highest median sale price at $710,000. Since then, there has been fluctuations of prices ranging from $235,000 to $646,000.

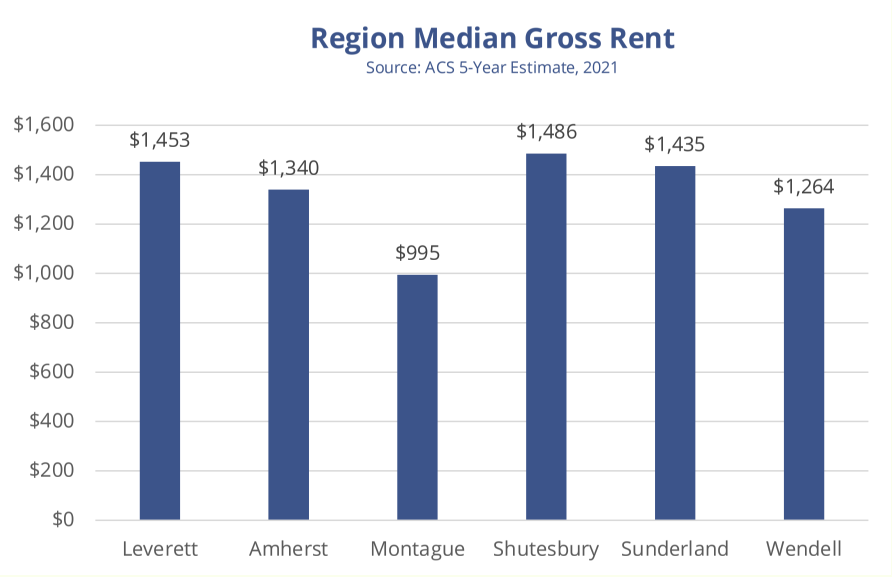
- The number of homes for sale has decreased drastically in the past two years, with 17 sold in 2021 and 8 sold in 2022.
- Between 2013 and 2016 had the most consistent number of homes sold, between 113 and 119 homes sold annually.

Housing Market | Rental

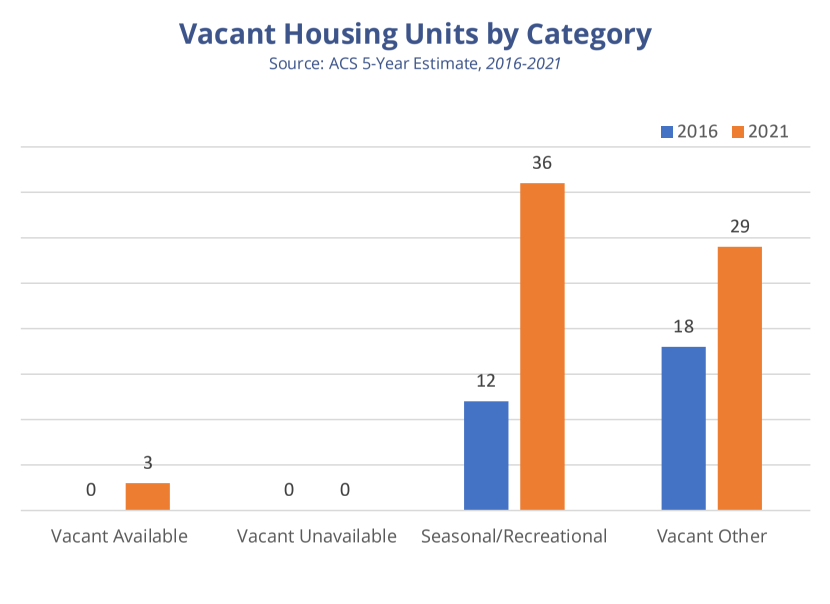




Housing Market | Rental



Housing Affordability



Key Findings | Demographics & Housing

- This mirrors trends seen across the region and indeed much of the state. However, there are nearby communities that are significantly younger.

Economic Development

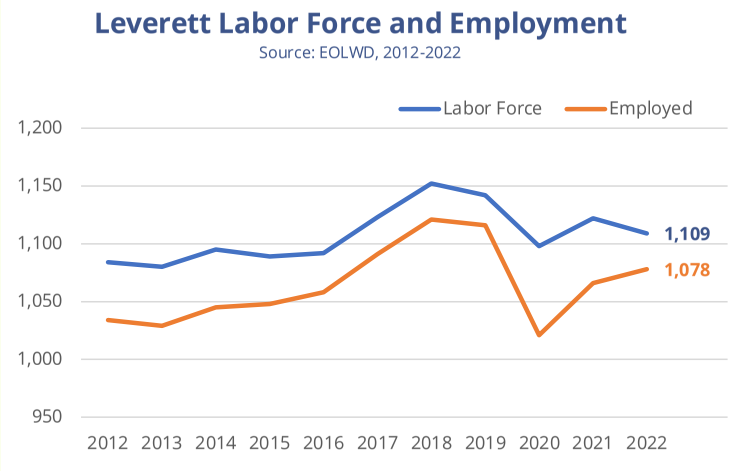
June 27, 2023

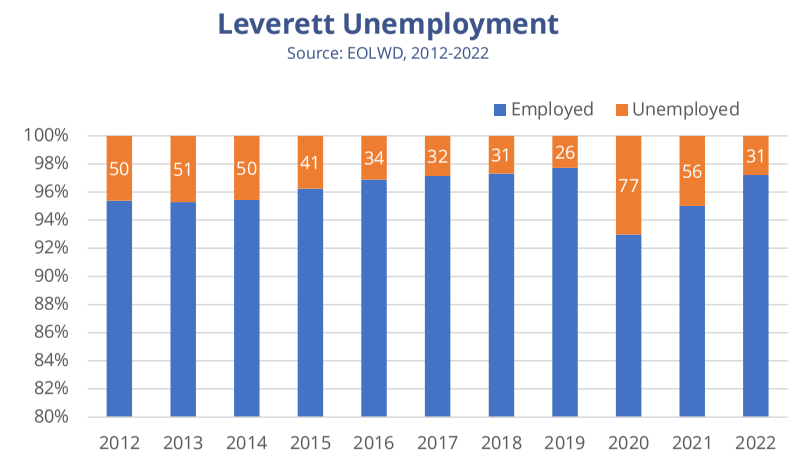
Introduction



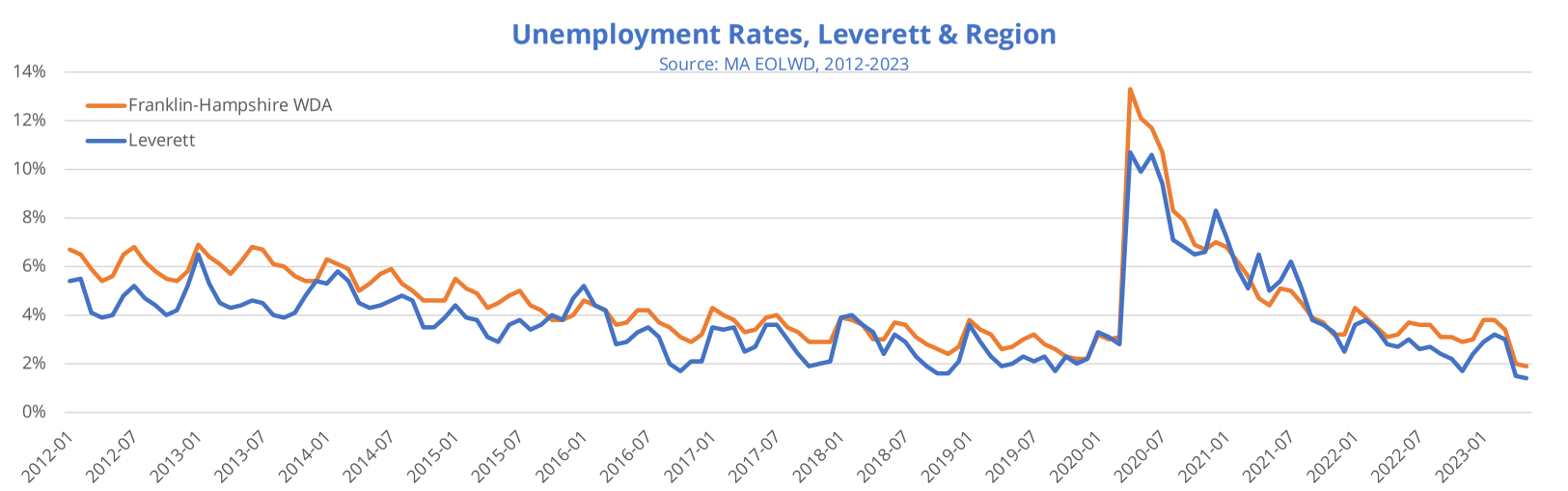
Source: New York Times

Employment Base | Labor Force Participation & Unemployment





Employment Base | Labor Force Participation & Unemployment

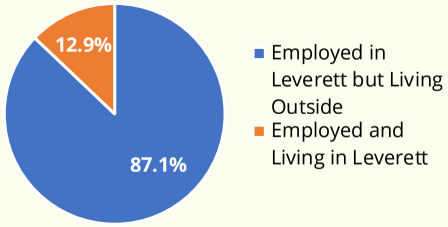


After notable disruption during the beginning of the COVID-19 pandemic, unemployment levels have once again decreased to historic lows. With unemployment both locally and regionally hovering around the 2% mark, Leverett and its neighbors are at what economists call "full employment" – essentially, nearly everyone who wants a job has already found one.

Employment Base | Commuting Patterns

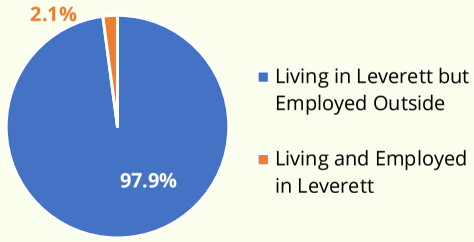
Employment Efficiency (All Jobs) Among People Employed in Leverett

Source: OnTheMap 2020



Labor Force Efficiency (All Jobs) Among People Living in Leverett

Source: OnTheMap 2020



Top Ten Work Destinations of Leverett Residents

Source: OnTheMap 2020

City	Job Count	Share
Amherst Town city, MA	152	16.7%
Northampton city, MA	61	6.7%
Springfield city, MA	48	5.3%
Greenfield city, MA	43	4.7%
Worcester city, MA	38	4.2%
Boston city, MA	21	2.3%
Easthampton Town city, MA	12	1.3%
Gardner city, MA	11	1.2%
Holyoke city, MA	11	1.2%
South Deerfield CDP, MA	11	1.2%

Employment Base | Employment by Industry

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

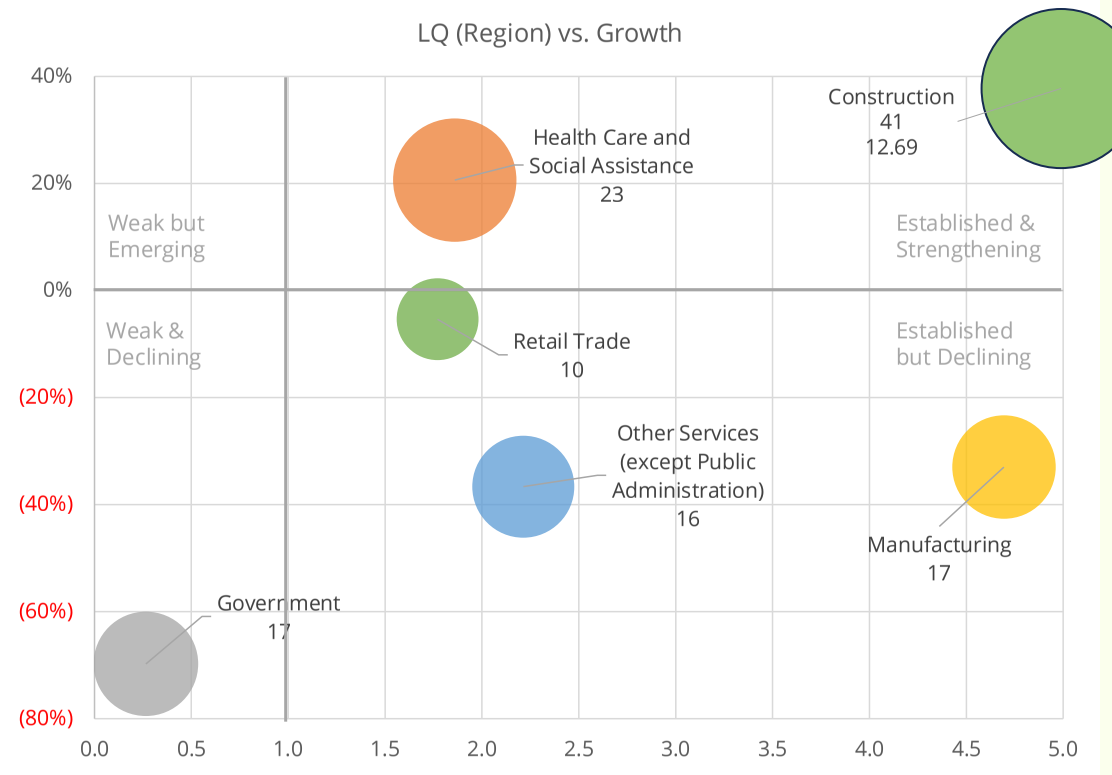
Region's Top Six Largest Employment Sectors
Source: Lightcast 2023

NAICS	Description	2012 Jobs	2022 Jobs	2012-2022 % Change	2022 Average Annual Earnings
90	Government	10,676	11,379	7%	$86,407
61	Educational Services	3,897	4,077	5%	$38,366
62	Health Care and Social Assistance	1,796	2,336	30%	$56,121
81	Other Services (except Public Administration)	2,020	1,325	-34%	$46,437
72	Accommodation and Food Services	1,396	1,244	-11%	$26,010
44	Retail Trade	1,074	1,079	0%	$42,460

Across the region, government and educational services have seen the most growth and remain the top two sectors.

The Health Care sector has grown the most across the region, with a growth of 30%. Government remains the largest employment sector, with the highest average annual earnings. Other Services and Accommodation & Food Services have decreased over the past decade.

Employment Base | Location Quotients



Commercial & Industrial Landscape| Major Employers

Top Employers in Leverett

Source: MA Department of Economic Research, 2023

Organization Name	Location	Number of Employees	2-Digit NAICS
Leverett Elementary School	Montague Rd	20-49	Educational Services
Leverett Fire Dept	Montague Rd	20-49	Public Administration
Leverett Village Co-Op	Rattlesnake Gutter Rd	20-49	Retail Trade
Mudpie Potters	Montague Rd	20-49	Educational Services
Bourke Builders	Long Hill Rd	5-9	Construction
Coolcap Fund Inc	Shutesbury Rd	5-9	Other Services
Hampshire Franklin Children's	Long Plain Rd	5-9	Health Care and Social Assistance
L & F Construction	Long Plain Rd	5-9	Construction
Leverett Police Dept	Montague Rd	5-9	Public Administration
Local Harmony Inc	Jackson Hill Rd	5-9	Other Services

Commercial & Industrial Landscape | Property Assessment Records

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 the majority of 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. The average year built for residential structures in town is 1975.

Of the non-residential uses, mixed use land has the highest total valuation at approximately $13.5 million.

However, on a per-acre basis, Commercial land is nearly twice as valuable as Residential land, and within Residential uses multi-unit housing

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

Land Use Type	# of Parcels	Total Parcel Area (Acres)	Total Assessed Value	Total AV per Acre	Avg Living Area (SF)	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

**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.*

Property Taxes

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

Key Findings | Economic Development

- Although low unemployment rates can help drive wage growth, Leverett's rate is so extraordinarily low that it make hiring extremely difficult for businesses.

- The five most common work destinations for Leverett residents are Amherst, Northampton, Springfield, Greenfield, and Worcester.

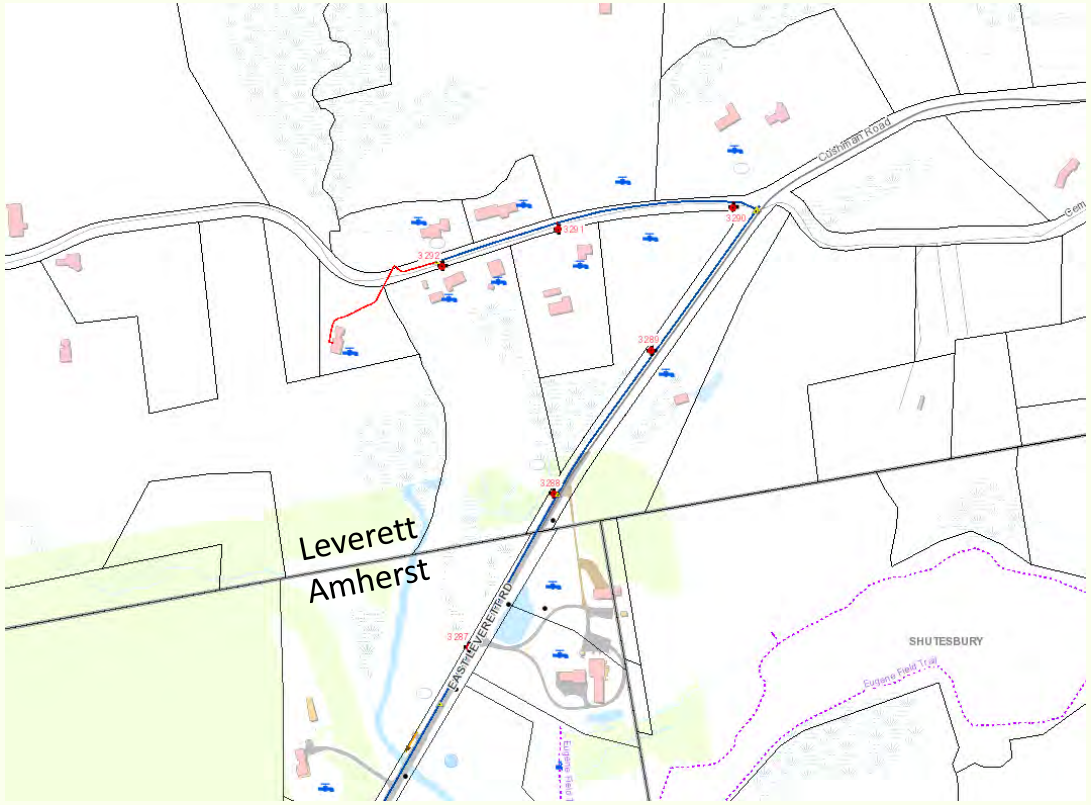
- The largest industries by employment include Construction, Health Care & Social Assistance, Government, Manufacturing, and Other Services (except Public Administration). Of these, only Construction and Health Care & Social Assistance have grown over the last decade.

Infrastructure

Tracy Adamski, AICP
Tighe & Bond

Water Supply

- 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

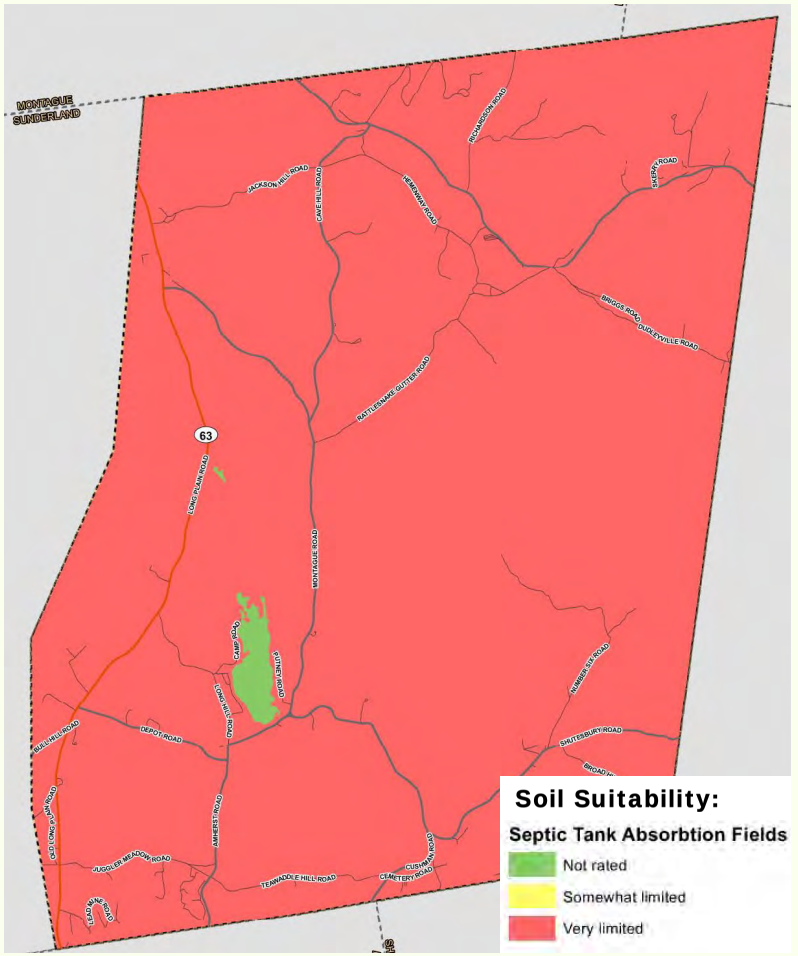


Septic

- On-site subsurface sewage disposal systems
- Poor soil conditions for on-site systems
- Wastewater is a development constraint

Constraints for Expanded Development

- 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





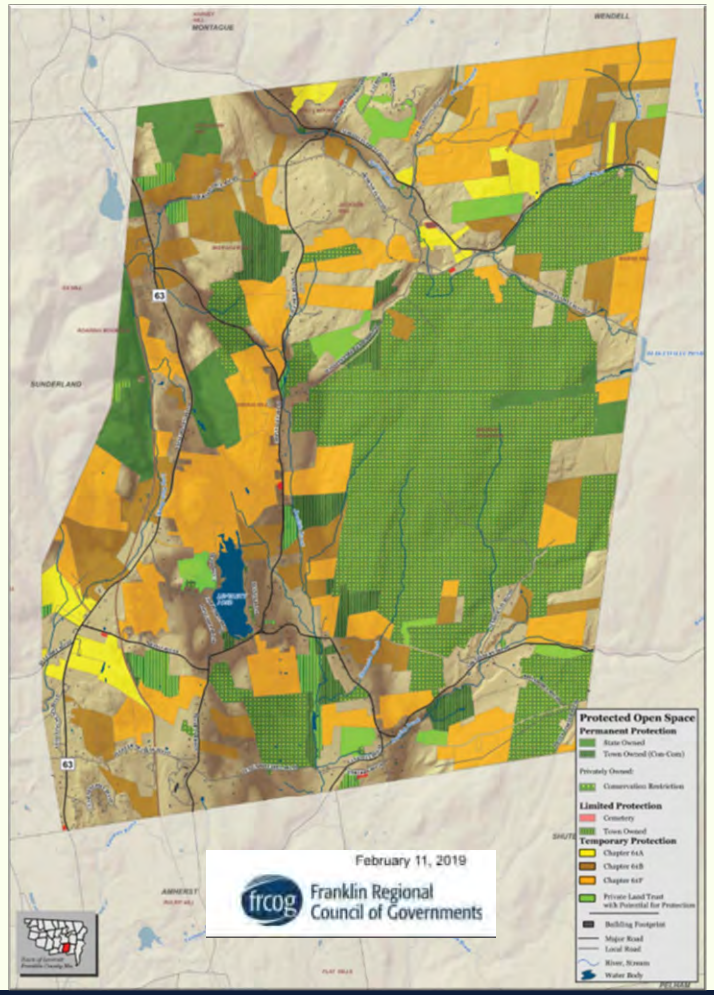
Roadways

- 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



Open Space

- 977.7 acres permanently protected by state agencies and Town
- 3,858.8 acres protected by Conservation Restrictions
- 179.6 acres limited protection (under authority of Board of Selectmen)
- 4,289.1 acres limited protection (Ch 61 programs)
- Key Parcels
  - East Leverett Meadows
  - Rattlesnake Gutter Conservation Area
  - Doolittle Brook Conservation Area
  - Beaver Pond Conservation Area
  - Ruth McIntire Conservation Area

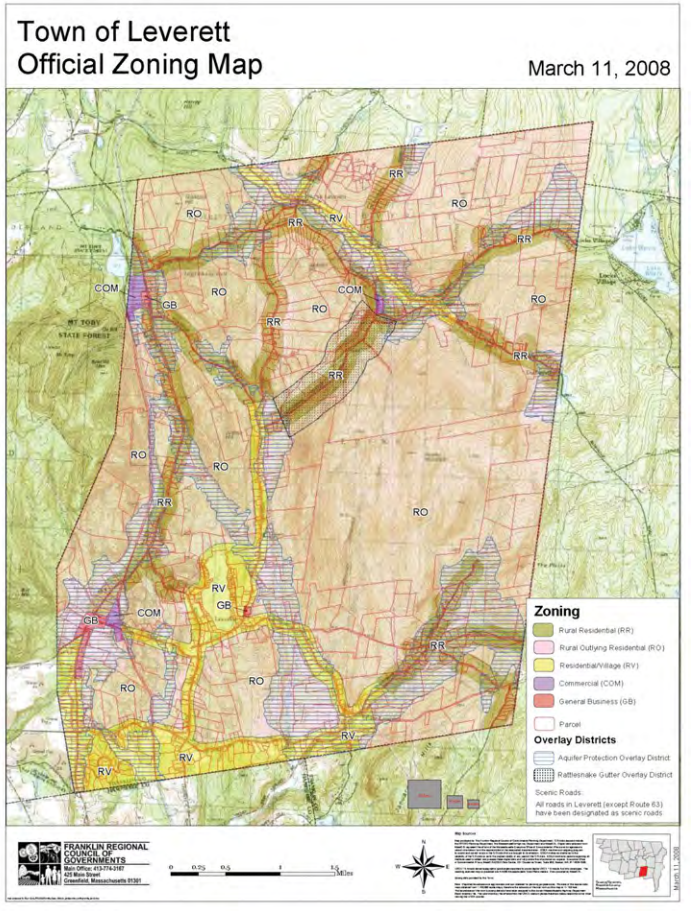


Zoning Analysis

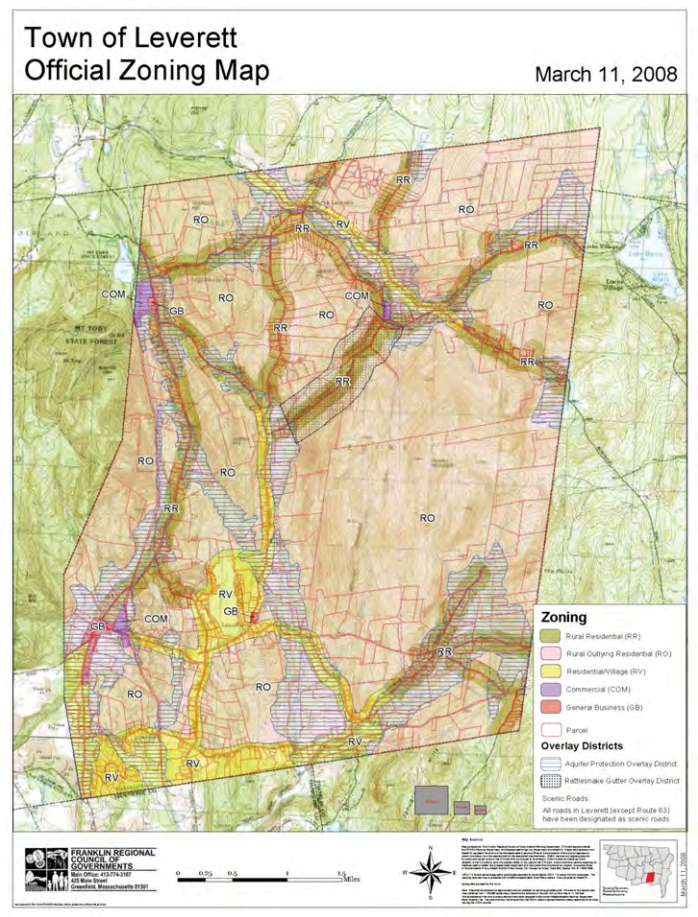
Emily Innes, AICP, LEED AP ND
Innes Associates

EXISTING CONDITIONS: EXISTING ZONING

Zoning District	Minimum Lot Size	Yards	Coverage
Rural Residential (RR)	60,000 SF	F 40 ft S 25 ft R 30 ft	B 10% L 35% OS --
Residential/Village (RV)	40,000 SF	F 40 ft S 20 ft R 30 ft	B 15% L 35% OS --
Rural Outlying Residential (RO)	200,000 SF	F 40 ft S 25 ft R 30 ft	B 10% L 25% OS --
Commercial (COM)	40,000 SF	F 40 ft S 25 ft R 30 ft	B 20% L 50% OS 40%
General Business (GB)	40,000 SF	F 40 ft S 25 ft R 30 ft	B 20% L 50% OS 40%



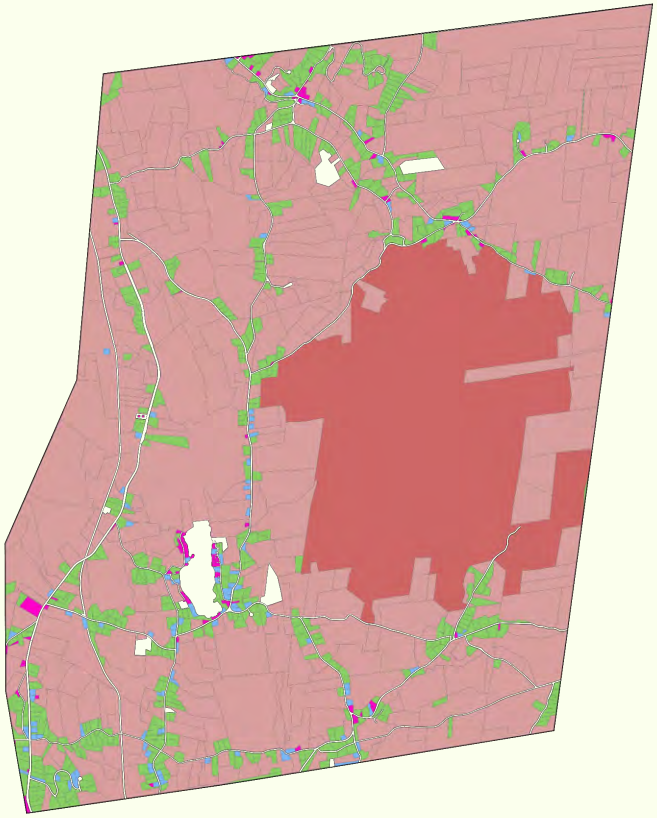
EXISTING CONDITIONS: EXISTING ZONING



EXISTING CONDITIONS: PARCEL SIZES

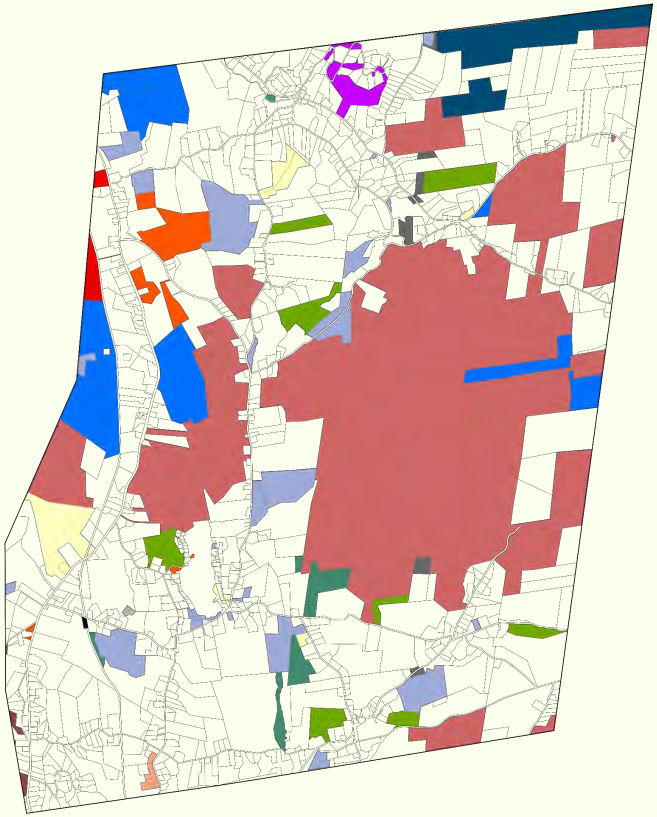
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Commercial (COM)	40,000 SF
General Business (GB)	40,000 SF

- Under 40,000 SF
- > 40k SF; < 60 K SF
- > 60K SF; < 200 K SF
- > 200 K SF
- 2,819 acres



EXISTING CONDITIONS: OWNERSHIP

- COMMONWEALTH OF MASSACHUSETTS
- COWLS W D INC
- DELTA SAND AND GRAVEL INC
- LAUREL HILL/ RATTLESNAKE GUTTER
- LEVERETT CONGREGATIONAL CHURCH; BAPTIST CHURCH AT LEVERETT; BAPTIST CHURCH AT LEVERETT INC; CAMBODIAN BUDDHIST TEMPLE SOC; FIRST CONGREGATIONAL CHURCH; MT TOBY MEETING OF FRIENDS; VILLAGE OF LIGHT INC
- LEVERETT CONSERVATION
- NEW ENGLAND CENTRAL RAILROAD
- NEW ENGLAND POWER CO
- POCOMO ROAD NOMINEE TRUST
- POINT GUARD MANAGEMENT INC
- RATTLESNAKE GUTTER TRUST
- REDBROOK FARM LLC
- TOWN OF LEVERETT
- UNIVERSITY OF MASSACHUSETTS
- WESTERN MASS ELECTRIC CO

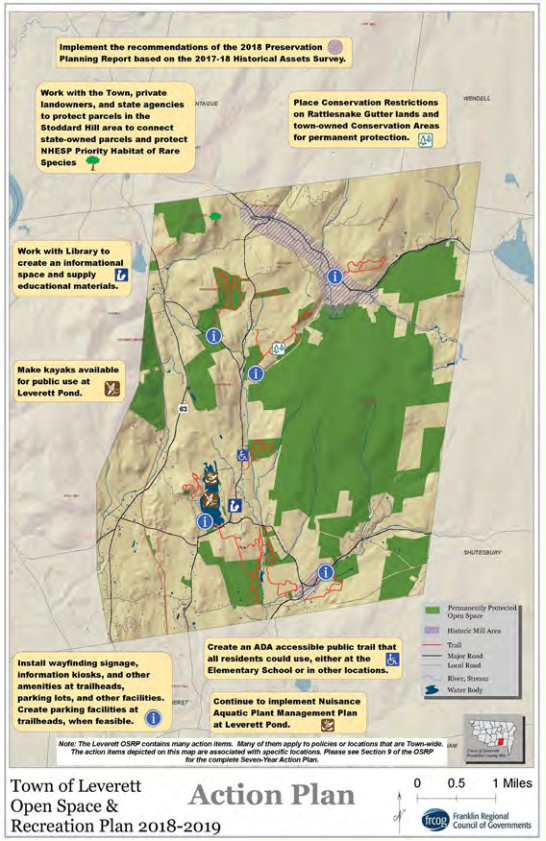


Existing Goals and Actions

Emily Innes, AICP, LEED AP ND
Innes Associates

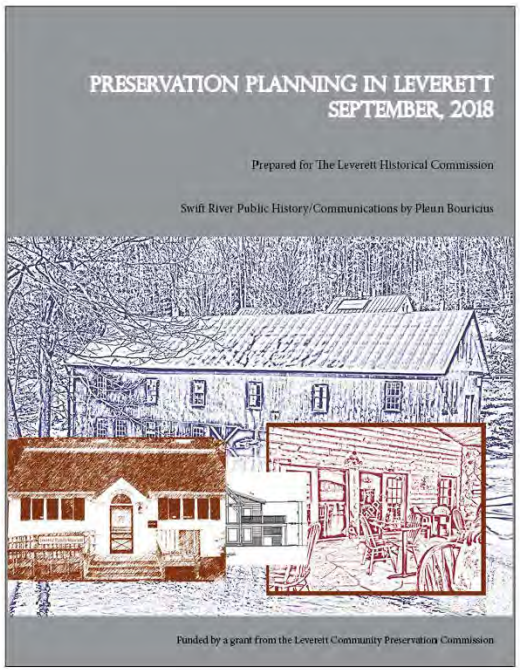
EXISTING GOALS: Draft MVP Resiliency Plan (2020)

EXISTING GOALS: Open Space and Recreation Plan (2019)



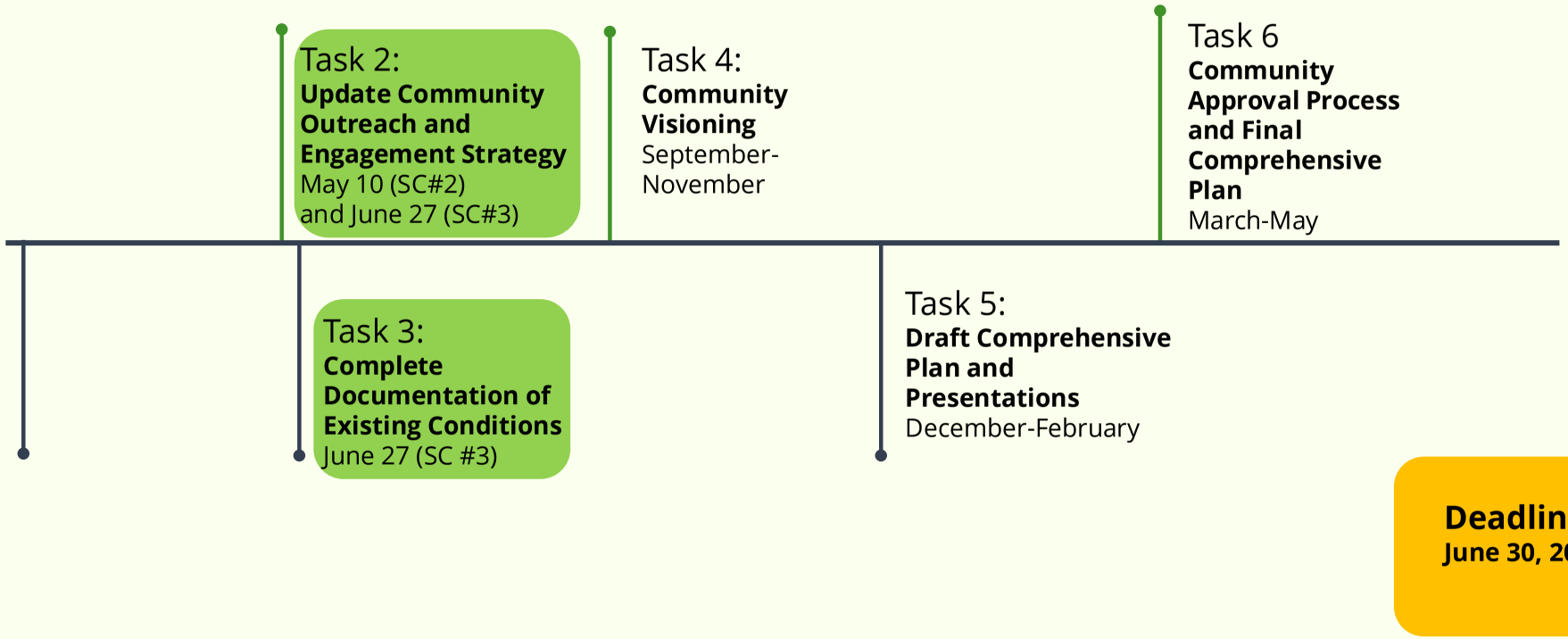
EXISTING GOALS: Open Space and Recreation Plan (2019)

EXISTING GOALS: Preservation Planning Report (2018)



Discussion

REVISED SCHEDULE



Deadline:
June 30, 2024

PROPOSED OUTREACH AND ENGAGMENT SCHEDULE

Month	Option 1	Option 2
June	Complete Task 3: Existing Conditions	
July	Complete Task 2: Updated Community Outreach and Engagement Strategy Consultant team completes interviews	
August	Task 4 begins.	
	Consultant team prepares materials for community meeting #1.	Consultant team prepares materials for small group meetings.
	Steering Committee meeting #4 – review materials and facilitation training. Steering Committee members begin outreach.	
September	Community-wide meeting #1, led by consultant team. Consultant team prepares materials for community meeting #2.	Small group meetings, led by Steering Group facilitators or other volunteers.
	First questionnaire launched.	
October	Community-wide meeting #2.	Small group meetings continue.
	Steering Committee meeting #5 – discuss engagement and input to date.	

PROPOSED OUTREACH AND ENGAGMENT SCHEDULE

Month	Option 1	Option 2
November	Consultant team works on draft plan.	Small group meetings (if needed). Consultant team works on draft plan.
	Second questionnaire launched.	
December	Task 5 begins. Consultant team works on draft plan	
January	Initial Plan due for committee, staff, and Planning Board comment. Steering Committee #6	
February	Consultant team addresses comments.	
March	Revised Draft Due; Team presents revised draft at Community-wide meeting.	
April	Annual Town Meeting; Public comment period	
May	Task 6 begins. Planning Board Review and Adoption	
June	Team prepares final plan. June 20, 2024 – Grant Ends	

TOPICS FOR COMMUNITY/SMALL GROUP MEETINGS

- Open space/recreation areas
- Town Center
- North Leverett
- Moore's Corner
- Route 63
- East Leverett

COMMUNITY ENGAGEMENT

- Decide on Option 1 or 2.
- Decide on schedule. When do meetings start/end/how many per week?
- Use software to manage sign-ups? (especially for Option 2).
- Need:
  - Coordinators (3-4 people to manage logistics)
  - Facilitators (4-5 people who will facilitate meetings)
  - Outreach volunteers (4-5 people who will distribute flyers and encourage people to send notices (email and social media)

NEXT STEPS

Minutes: Leverett Comprehensive Plan Steering Group meeting #3

June 27, 2023

Steering Group members in attendance (no members were absent)

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

Others in attendance

- Emily Innes
- Chris Herlich, RKG
- Juliane Ding, RKG
- Traci Adamski, Tighe & Bond
- Tim Shores, clerk

Minutes taken by Tim Shores

Agenda

1. Welcome & Introductions
2. Approval of minutes from May 10, 2023
3. Discussion 1: Existing Conditions (40 minutes)
    a. Presentation from consultant team
    b. Q&A
4. Discussion 2: Community engagement and outreach (40 minutes)
    a. Continued discussion of outreach process
    b. Create schedule of outreach and engagement
5. Next steps: Meeting dates and task assignments

The meeting began at 7:02pm

1. Welcome & Introductions: Jenny and Andy invited everyone to use 10 seconds to introduce themselves and share something that made them smile.
2. Approval of minutes from May 10, 2023 (agenda item unintentionally skipped)
3. Discussion 1: Existing conditions presentation (refer to PowerPoint file provided by Emily Innes for the content of the presentation). Highlights of the discussion:
    a. During the demographics and housing presentation, several Group members discussed the impact of Leverett's aging population and increased proportion of retired residents.

b. During the housing presentation, the Group asked for more information about the increase in vacant housing in the “seasonal/recreational” and “vacant other” categories. Juliane Ding will look into this.
c. During the employment base discussion, the Group asked whether Leverett Elementary School employment was accounted for in the 2022 Jobs numbers (slide 33). Chris Herlich will look into this.
d. Also during employment base discussion, the Group asked for more information about the growth in home-based businesses and people working from home. Chris will look into this.
e. When the ‘red map’ of Leverett was presented (slide 42, showing the very limited soil suitability for septic tank absorption fields), Isaiah observed that a closer inspection of parcels would reveal more variation in soil suitability, especially with the permeability of gravel fields along route 63.
f. The Group learned that Town Hall lacks potable water.
g. When the open space and zoning maps were presented (slides 44-50), Group members discussed the conservation status of property owned by Cowl’s, which is one of the largest landowners in Leverett, and the recent controversy in Shutesbury over Cowl’s forest-to-solar development plan.
h. Also during the zoning map discussion, Group members discussed the history of the impact of high value residential properties on town finances.

4. Discussion 2: Community Engagement and Outreach
    a. Kim and Arlyn presented their work on the media strategy, which prioritizes these activities:
        i. Begin with a small survey on livability, based on the research done by the Sustainable Economy Committee last year.
        ii. Hold small community visioning discussions as previously discussed.
        iii. Schedule library info sessions on specific Comprehensive Planning topics.
        iv. Organize discussion with affinity groups.
        v. Organize a celebration to culminate all of the community vision work.
        vi. Present the report at the next Town Meeting.
    b. Andy discussed the idea of the Group coming up with a Town Motto that expresses the town’s ethos synthesized with community-driven values. The idea is to come up with a way to promote town unity around the Comprehensive Plan. He invites Steering Group members to think of motto ideas for the next meeting.
    c. Matt asked for clarification on scheduling: can Steering Group members start having community vision meetings, or do we need to wait until everyone is ready. Andy clarified that Group members are welcome to start organizing community vision meetings immediately – he asked that people take notes of what they learned so they the Group collects data.

5. The Group agreed to hold the next meeting at the Safety Complex meeting room, July 25 from 7pm to 8:30pm.

STEERING GROUP MEETING #4

TOWN OF LEVERETT

JULY 25, 2023

22111 – Town of Leverett
Leverett Comprehensive Plan
Notes for Discussion at 9/26 Steering Group meeting

Options for Public Meeting #1

Option 1: Data Walk – good for communities where people can drop in for a short time and where people like to spend time considering data and their response.

- Goal: Participants should familiarize themselves with the data and provide input on specific scenarios for future changes, shown at the stations.
- Short presentation welcoming people to the meeting (client), describing the process (client/consultant), providing initial information (consultant), and explaining the structure of the open house (consultant).
- Short Q&A after the presentation.
- People self-direct around stations reading material and providing comments. Stations may be staffed by consultant team/Steering Group members.
- Second Q&A at the end to capture people's thoughts about what they have read/reviewed.

Option 2: Table Discussions – good for communities where people can spend more time (90 minutes) and want to discuss options with other community members.

- Goal: Participants should familiarize themselves with the data and discuss specific scenarios for future changes, shown at the stations.
- Short presentation and Q&A as above; consultant explains the structure of the table exercises (consultant).
- People gather at tables to discuss topics. Tables may be facilitated by consultant team/Steering Group members.
- Second Q&A at the end to capture people's thoughts about what they have read/reviewed.

Timing	**Action**	**Timing**	**Action**
Hour before start	Consultant team arrives. Volunteers helping with set-up and stations arrive.		
15 minutes before start	Meeting is open, people begin to arrive and register.		
20-30 minutes	Welcome presentation with short Q&A.	15-20 minutes	Welcome presentation with short Q&A.
45-55 minutes	People interact with the stations.	55-60 minutes	Table discussions – length depends on the number of topics. Topics or people could switch part-way through.
15 minutes	Follow-up Q&A		
90 minutes after start	Open House closes; volunteers assisting with break-down begin break-down.	90 minutes after start	Workshop closes; volunteers assisting with break-down begin break-down.
Half-hour after end	Break-down complete.	Half-hour after end	Break-down complete.

Possible Stations/Table Topics (Section 81D topics in parentheses)

Topics	Section 81D Elements and Other Topics	Data for Inclusion/Generation by Participants
Building Community	Services and Facilities, Housing, Economic Development, Recreation, Cultural Resources	Demographics Existing Groups Past Events Neighborhood Maps
Cost of Living/Attracting Younger Families	As above plus Energy and Education	Housing data – new starts, availability, affordability School population projections Resources for families What families want
Cost of Municipal Services/Tax Revenue	All 81D elements, plus Sustainability, Circulation, Infrastructure	Employment Base Housing Projections Infrastructure needs and costs Water supply map Roadway maps
Supporting Rural Activities	Land Use, Resiliency (including Climate), Housing, Economic Development, Open Space, Natural Resources	Open space maps Agriculture maps and activities Relationship of existing neighborhoods to open space/natural resources
Supporting Rural-Appropriate Development	Infrastructure, Housing, Economic Development	Historic development patterns and building types Missing housing types Missing business types Options for supporting infrastructure
Zoning changes and best practices	Land Use, Open Space, Natural Resources, Housing, Economic Development, Infrastructure	Areas to preserve/areas to develop – see map from Phase 1 Existing and potential development controls Initial build-out?
Developing Goals	Test existing goals from recent plans	MVP Resiliency 2020 Open Space and Rec 2019 Preservation Planning 2018
Developing Benchmarks	All	What represents success?

Small Group Discussions

- Depends on which option is chosen for the meeting.
- Will need to know how many meetings are likely to take place and who will be included. This will help tailor materials.

Suggested by the Steering Group	Standard IA Meeting-in-a-Box
Large, printed maps of the town mounted on foam board	What size will be most useful? We usually provide 11x17 for small meetings, but it will depend on the information we show and the number of maps.
Sign in sheets (blank) and clipboards	IA can provide our standard sign-in sheets.
QR code postcards/fliers about survey	IA can design the postcards/fliers and provide the QR code.
Printouts of brief questionnaire or some talking points that get conversations going	IA can provide a talking points sheet.
Notetaking form/guidelines	IA can provide a note-taking template. Also a way to capture: "Can you think of anyone else we should talk to?" and "Can you help us connect with them?"
Something brief to leave with people for them to take home and spread the word	Business cards with links to the Planning Board sites and dates of the next public meeting? Will the small groups start before the first public meeting.
Volunteer sign-up sheets	IA can provide volunteer sign-in sheets. We also recommend sign-in sheets for people who want to participate in the small group discussions at the first meeting.

Note: For expenses by Steering Group members – the Planning Board should confirm the dollar amount of funds remaining after the contract with Innes Associates to understand how much is available. Some was set aside for the postcard printing costs.

Standard Workshop Needs (to be revised by workshop type)

1. Registration table
    a. Sign-in sheets (See PDF)
    b. Easel with instructions
    c. Pens
    d. How-to for the event
    e. Volunteers (1-2)
2. Food table
    a. Food and drink from Planning Board
    b. Volunteers (1-2)
3. For each station:
    a. Volunteer/Staff
    b. One-two boards and easels (10 total)
    c. One table
    d. 3x3 sticky notes
    e. Number dots (see PDF)
    f. Pens
    g. Binder clips for maps
4. Childcare (Provided by Client) “Draw what you like best about Leverett?”
    a. Roll of Kraft paper
    b. Box of crayons
    c. Reward stickers
5. Other needs:
    a. Projector (Venue or IA)
    b. Screen (Venue)
    c. Microphone (IA)
    d. Laptop (IA)
    e. Camera/phone

Minutes: Leverett Comprehensive Plan Steering Group meeting #4

Tuesday, July 25, 2023

Steering Group members in attendance

- Silas Ball
- Jenny Daniell
- Jim Field
- Gary Gruber
- David Henion
- Kim Van Wagner
- Andy Vlock
- Bob Weitzman

Steering Group members absent

- Matt Boucher
- Arlyn Diamond
- Sarah Dolven
- Isaiah Robison
- Nicole Vadja

Note that Steve Weiss announced his resignation from the Steering Group earlier in July 2023. This reduced the number required for quorum from 8 to 7 members.

Others in attendance

- Tim Shores, clerk

Minutes taken by Tim Shores

Agenda

Tuesday the 25 th of July at 7 pm at the Safety Complex meeting room the Comprehensive Plan Committee will meet to discuss:

1. Current and Existing Conditions in Leverett;
2. Public Outreach;
3. Town Motto

The meeting began at 7:00 PM.

1. Andy explained that the consultants would not be at this meeting. The contract with Emily Innes includes a limited number of meetings with the consultants, and it's important to not use those up too quickly. Jenny explained that it's also important for the Steering Group to not let the project

become led by the consultants, as this can create a conflict with the goal of a community-driven project.

2. Jenny and Andy asked Silas to begin with a question that he wanted to ask the group to prompt dicussion.

Silas asked, Why are we here? What is this group trying to achieve, what is its connection to past initiatives like the Revenue Committee and other initiatives currently happening in town? And, are we on track to achieve whatever it is?

The group went around the table to discuss.

- Bob: We're here out of concern about how to solve the town's big problems.
- Gary: We're here as visionaries on what can be done to maintain the town in the future. After the vision is complete, it will be up to the town to figure out how to achieve that vision.
- David: We're here to understand existing conditions, but also to explore different ways of interpreting information about existing conditions, and to use this understanding to develop proactive bylaws that prepare the town to contend with big interests, like big solar installations. Also, the current zoning bylaw has been developed primarily by one person, as a way to protect the town from overdevelopment.
    - This led to discussion: Bob asked about the zoning history. Gary explained that the town worked with a consultant in the 1980s to revise the zoning in such a way that it would slow the sudden growth of housing development that began early that decade or late in the 1970s. Maintenance of zoning bylaw since then has been a matter of tinkering in response to specific issues, but no overhaul of zoning since then, which brings the town to the question of how to adequately prepare zoning for future needs.
- Jenny: We're here to learn the town's vision and values and treat them as guardrails and guides to what is important for the town to prioritize as we plan for the future.
- Kim: Highlighted Silas's second question, which is: Are we on track? To her, this includes the question: Are we including enough people?
- Jim: We're here to figure out how to stimulate a reasonable amount of growth. The town was fiscally conservative in the past. Families who lived here purchased land and held onto it. The zoning changes Gary referred to made it difficult for those families to build on their investments. He asked, how much more land can we afford to take from the tax roll through conservation?

3. Jenny and Andy asked everyone to break out into small groups to discuss topics from the existing conditions presented by the consultants at the previous meeting. After 15 minutes, everyone rejoined the larger group and presented what they discussed on the topics of housing, land use, employment, and demographics.
4. Public outreach: Kim asked for clarification on what Steering Group members are allowed to do at this stage, and reminded everyone of discussion at a previous meeting that Steering Group members work together in pairs or small groups when conducting outreach and dialogue about community vision. Andy responded that Steering Group members should feel free to discuss the plan for community vision meetings, but hold off on collecting data or treating these discussions as

community vision meetings until the Steering Group is further along in the process and has received more supporting materials from the consultants.

5. Due to time constraints, the Town Motto topic was shelved until the next meeting. Jenny and Andy encouraged everyone to think more about the motto and come prepared with ideas.
6. The next meeting will be Tuesday, August 22, from 7pm to 8:30pm, at the Safety Complex meeting room.
7. The group reviewed a diagram that Tim drew on the whiteboard as an answer to Silas's question at the outset of the meeting.

STEERING GROUP MEETING #5

TOWN OF LEVERETT

SEPTEMBER 19, 2023

Leverett Comprehensive Plan Steering Group

Meeting #5: September 19 2023, 6pm to 8pm, Leverett Safety Complex training room

Steering Group members present in person (9): Arlyn Diamond, Jim Field, Gary Gruber, David Henion, Isaiah Robison, Bob Weitzman, Nicole Vajda, Kimberly Van Wagner, Andrew Vlock
Steering Group members absent (4): Silas Ball, Matt Boucher, Jenny Daniell, Sarah Dolven
Clerk present in person: Tim Shores
No attendants by Zoom
Meeting began at 6pm

Andy opened discussion by inviting everyone to take turns answering: What is something you would like to keep unchanged about Leverett, and what is something you would like to change about Leverett?

- **Isaiah, Rattlesnake Gutter Rd, lifelong Leverettian:** He has been working on how he can accept all that has changed in Leverett. Many challenges to town come from conditions that are external to Leverett, beyond our political or economic control. He would like to see the Harvest Festival come back at LES. The pop-up pub that happened before the pandemic was great. This committee and the planning process we support is an opportunity to reconnect with each other and create community events.
- **David, Montague Road:** He could see a lot of people supporting restart of the Harvest Fest. Sees this committee as an opportunity to strengthen the town and prepare the town to deal with and adapt to issues that are bigger than the town and beyond our control.
- **Jim:** His concern is the cost of living, the high taxes, our need to solve water issues, improve affordability, and respond as a town to what he sees as stagnancy. He sees that younger people can't afford to build homes here, and that's going to become harder on the town as time goes on. He wants to explore questions about how to reduce costs, and how to increase tax revenue, while keeping services sustainable. He wants to change zoning and Title V regulations in Leverett to support these goals. He wants to keep agriculture unchanged – rather than building on farm fields, let's look at how to build housing on Brushy Mountain. He wants to keep the serenity and quiet natural setting, where he's only kept awake by the frogs and herons on the pond. He believes the school is very expensive and underutilized---he wants to change how much we use the school, because it can support larger enrollment.

- **Nicole, resident for 1 year:** Moved here from Maynard, a more densely developed community on Route 2. They moved here to have more land and for the rural peacefulness. She would not want to lose that rural character---could see adding more housing, but not commercial development. She would like to increase the number of collective experiences, like community gardens and volunteer get-togethers.
- **Kim, Teawaddle Hill, resident for 3 years:** Would like Leverett to keep its love of nature, the trails and other outdoor recreation. She would like to change the town focus to be highly supportive of the school, and the town center could be more well-defined as a community center. She's found it difficult to connect with other school families. The school could do more to attract choice students from outside of Leverett. Also, she wants to see Leverett put more effort into regionalizing and banding together with other towns in the region.
- **Arlyn:** Values the town's ethos and commitment to the beautiful and accessible natural settings. She really wants to explore the question of how we can preserve that while also bringing in new families and supporting affordable housing solutions.
- **Gary, Cave Hill Rd, resident for 45 years:** He moved here for Leverett Elementary School, and believes that we should preserve about Leverett, because it's the power center of the town. He would change the 6 o'clock start time for this meeting, and he would change the composition of town population because we need more young people able to bring new ideas to town government. The proportions of town expenses haven't changed much: About 2/3 to education, and it used to be 1/3 to highway but now he believes it's less with our expanded police and fire departments, but crumbs go to the rest of our service needs. What changes is who lives here and what they can contribute to town government.
- **Bob, resident for 35 years:** Likes that we get together to meet and discuss the good and the bad in Leverett. "Keep the good, change the bad."
- **Andy, Teawaddle Hill, resident for 4 years:** Agrees about the value of attracting younger people. He knows young people who live in the region and there is zero probability that they'll be able to move to Leverett. A result of this is that we lack diversity---ethnically, socially, politically. He would keep the Teawaddle Hill community that he enjoys in his own neighborhood.

Review and vote to approve or amend all outstanding meeting minutes

- Bob moved to approve with no amendments, Arlyn seconded. Vote: Unanimously approved.

- This approves minutes from meeting #2 (May 10, 2023), #3 (June 27, 2023), and #4 (July 25, 2023). Tim will submit to Lisa Stratford for official filing and will post to the Comprehensive Plan page on the Town website.

Planning for Community Vision meetings from October through December

Kim presented the timeline revised and discussed prior to this meeting between herself and planning consultant Emily Innes, Andy, Jenny, and Tim.

The Steering Group now needs to make decisions to support the community vision timeline:

- Schedule two larger, open community vision events before the end of the calendar year.
- Responsibility for smaller community events conducted by Steering Group members between the two larger events.
- Final decisions on survey questions, and how to distribute the survey. (See next section)

Emily provided dates in October and December when she and other consultants can be available for the two larger format community vision meetings. Based on this availability, the Steering Group approved these dates:

- Tuesday, October 17, 3pm to 5pm and 6pm to 8pm.
- Wednesday, December 6, 3pm to 5pm and 6pm to 8pm.

The Steering Group agreed to plan for a 2-hour long meeting program that takes place twice on each date. This will create opportunities for more people to attend.

Emily and the consultants will prepare information and documents to support vision meeting discussion and data collection. She'll address this in more detail at next week's Steering Group meeting.

Large format event locations: "Town Hall has it all" – Gary Gruber

Discussion of how to organize small meetings:

- Each meeting will be organized by minimum 2, maximum 6, Steering Group members.
- Each meeting will be organized around a focal point: a location or neighborhood, an affinity group or organization, or a topic of special interest.
- Transfer Station tabling: Jim, Bob, Nicole, and Andy will join forces with a poster and handouts. Goal: Four sessions at Transfer Station.
- Leverett Coop Friday pizza night: Arlyn and Isaiah will partner on this location.

- The Group brainstormed locations for other vision meetings with the understanding that everyone in the Steering Group can reach out to prospective vision meeting participants: Library Community Room; N. Leverett Baptist Church and/or pavilion near sawmill; Leverett Crafts & Arts; LES.
- The Group brainstormed affinity groups to reach out to:
    - Leverett Coop members - Isaiah and Gary will reach out ○ the Leverett Alliance and Hands Across the Hills participants ○ North Leverett Baptist Church – Isaiah and Gary will reach out ○ Veterans – Isaiah and Gary will reach out, they meet at Coop each week ○ Hemenway Road: Jim, Isaiah, and Silas (volunteered in his absence) can work together to meet with neighbors on Hemenway Road.
        - The Group discussed whether another Steering Group member should join them, a Group member who doesn't already share social ties with the community of Leverett residents who are from multi-generational families, tend to be working class, and who tend to feel that the town has stopped listening to them and has left them behind---therefore, they may not be receptive to this process.
        - Isaiah shared a story about the insularity of certain social groups, and how it's important to take the right first step and meet people where they are. Kim agreed: our goal is to get as many voices as we can.
    - Volunteer fire department meets each Thursday night. Jim as former Fire Chief and FD volunteer has strong ties and will coordinate meeting with them. Group suggested expanding this to include all Safety Department members: Police, Highway, Fire. ○ Leverett Crafts & Arts members ○ First Congregational Church of Leverett ○ Leverett Community Chorus ○ Rattlesnake Gutter Trust and Friends of Leverett Pond ○ Newcomers to town who may have been less visible ○ Volunteers in Leverett government: members of boards and committees. Tim advised prioritizing the Board of Health and Conservation Committee, as these organs would be significantly affected by the changes to bylaw and regulations typical of Comprehensive Planning.
    - LES parents, PTO, LES staff: Kim and Nicole can organize playground get-togethers.
    - Mount Toby Friends Meeting
    - Monks of Nipponzan-Myōhōji-Daisanga and Wat Kiry Vongsa Bopharam (Swan Keyes from the Planning Board can help make a connection) ○ Council on Aging (Tim's partner Jya Plavin is on the COA and can help make a connection)

    - Porcupine Ridge Runners
- Everyone is permitted---and encouraged!---to continue discussing and coordinating small meeting opportunities outside of the Steering Group's public meetings.

Tim advised: Emily and other consultants will provide materials, including a brief questionnaire to support qualitative data collection at these small format community vision meetings … also, try to end every meeting with two snowball sampling questions:

- "Can you think of anyone else we should talk to?"
- "Can you help us connect with them?"

Expenses: The Community Compact grant that has funded consultant contracts in support of Phase 2 of the Comprehensive Plan is also meant to be used to cover event expenses, and any other expense that supports the grant deliverable (a completed Plan). Submit receipts to Tim and/or Margie at Town Hall.

Planning for distribution of the Comprehensive Plan town survey

Emily, Kim, and Tim have also prepared a draft of the survey, and Kim will send that draft to Steering Group members after this meeting. Kim acknowledged that she had received survey suggestions from Jim prior to this meeting, and she will reconcile his suggestions in the draft before sending it to the Steering Group for review and feedback.

The Group brainstormed distribution channels: Leverett Connects, mail to all resident addresses (expense to the grant), flyers, Transfer Station.

What are respondent goals? Tim advised that two larger surveys that he helped with previously came close to 300 respondents apiece. In his experience, Leverett residents like to take surveys. If we can keep the survey open until mid- to late-December, and promote it smartly, maybe we can exceed 300. Given the comprehensiveness of a Comprehensive Plan, maybe we can exceed 500 respondents.

The Group discussed whether non-residents with a stake in Leverett should be invited to take the survey. Examples include Cinda Jones of Cowl's, Inc., other business owners with assets in Leverett, and LES staff. The Group will table this for now and continue discussing this, and to consider inviting non-resident stakeholders to large format community meetings, and maybe a small vision meeting with a focus specific to this group.

Group dialogue about demographic questions on survey

Kim and Tim explained a question about demographic questions on the survey for the Group to discuss. Emily's version included a question about age, and a question about race/ethnicity. Her rationale is that these categories were prioritized by last year's Existing Conditions Working Group. Tim agreed that these questions are important, but it seems to risk seeming exclusionary to ask about these two categories without also asking about other categories.

Tim explained that in survey design, there is no universal standard for demographic questions, but there are two rules of thumb: ask in a way that doesn't make it harder to take the survey, and ask when it serves to answer research questions.

Following the first rule of thumb is easy: put the questions at the end of the survey, concisely explain their purpose, and make it clear that they are optional.

To follow the second rule of thumb, Tim cited the protected classes of the Federal Fair Housing Act, which prohibits discrimination in housing because of race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability. Given that Leverett is a community almost exclusively of houses and this is a planning and development process, it seems reasonable to use this as a standard for demographic questions. The research questions that these questions would serve are about whether people from different classes have significant differences in their experience of Leverett and in their preferences and vision for Leverett's future. Asking these questions also communicates the intent of safety and inclusivity to people who belong to these classes. Some people may take offense at the presence of these questions, while other people may take offense at the absence of these questions – there's no way to please everyone with this choice.

The downside to Tim of including these questions is that we can't guarantee respondent privacy and confidentiality. Since it's a public survey, according to Emily, someone can use FOIA to request the full data set. This can mean people from some religious communities, or with some gender identities or sexual orientations, will feel at risk if exposed.

The Steering Group deliberated over this decision at length. Some members agreed that these kinds of questions are important, although it's not clear that this is the best way to ask. Some members felt the risk was too high of offending people who would feel these questions are intrusive, and some members did not agree that there was sufficient value to the research question to take that risk. Kim proposed not asking these specific questions, and instead asking one or two fully open form questions along these lines:

> “What are barriers to helping you be your full self as a resident of Leverett?”
>
> “What are barriers to helping you feel represented and able to participate in Leverett?”

The group in general agreed with this compromise. Kim will coordinate this change with Emily, and the discussion of the survey will continue at the next meeting.

Call-in business and housekeeping items

None.

Meeting adjourned at 8:20pm.

STEERING GROUP MEETING #6

TOWN OF LEVERETT

SEPTEMBER 26, 2023

Outreach Plan for Steering Group of Comprehensive Plan						
Lead organizer	2nd organizer	Location	Date	Notes	Location's Contact Person	Contact phone/email
Jim	Bob	Transfer Station				
Jim	Andy	Transfer Station				
Jim	Nicole	Transfer Station				
Jim	Andy	Rattlesnake Gutter				
Gary	Isaiah	Village Co-op general				
Gary	Isaiah	Village Co-op veterans				
Gary	Isaiah	North Baptist Church				
		Pavillon at Sawmill/Friends of Sawmill				
Arlyn	Andy	Leverett Crafts & Arts				
Jim		Friends of Leverett Pond				
Bob		Leverett Community Chorus				
Jim		Safety Complex Personnel				
	Jya	Council on Aging				
		Town committee volunteers/staff/town hall staff			esp. BOH, conservation folks	
Tim	Swan Keyes	Peace Pagoda				

Tim		Mt Toby Friends Meetinghouse				
Kim	Nicole	LES PTO				
Kim	Nicole	LES parents playground group				
Kim		LES Employees				
Kim		LES Students?				
		Dudleyville				
		Brushy Mountain				
Silas		250th organizing group				
		Shutesbury Athletic Club				

Leverett Comprehensive Plan Steering Group

Meeting #6: September 26 2023, 6:30pm to 8pm
Leverett Safety Complex training room

Steering Group members present in person (9): Silas Ball, Arlyn Diamond, Gary Gruber, David Henion, Isaiah Robison, Bob Weitzman, Nicole Vajda, Kimberly Van Wagner, Andrew Vlock
Steering Group members absent (4): Matt Boucher, Jenny Daniell, Sarah Dolven, Jim Field
Clerk present in person: Tim Shores
Planning consultant Emily Innes attended by Zoom No other attendants by Zoom
Meeting began at 6:30pm

Gary moved to accept minutes of the September 19, 2023 meeting. Andy seconded. Vote for the motion passed unanimously.

General discussion and decision-making about Town-wide Survey

- Kimberly described the survey matters in need of decision before Emily can distribute it to the town.
    - Kimberly had circulated the most recent draft to the Steering Group (SG) by email.
    - She heard from one SG member with objections to the demographic questions in the survey's final section. ○ She met with a UMass professor of statistics who lives in her neighborhood to get insight about the privacy and ethics of the demographic questions proposed by Tim, and by Emily (reminder that there were two sets of demographic questions). The statistician advised Kimberly: Need to be able to provide a data security policy, and it's better to use the national census as a standard model for demographic questions, rather than the Fair Housing Act (which is what Tim proposed that we use as a standard).

- She then opened the discussion to general feedback about the survey, with a reminder that SG would focus on the matter of demographic questions later in this meeting. ○ Arlyn would like to see “N/A” options for more of the questions, including the Likert scale items.

○ David would like to see a values-oriented question about town autonomy, asked in a way that invites people to share their attitudes about control of town political matters by outside entities. Andy spoke up in favor of this idea. ○ Bob pointed out that the survey begins by setting the expectation that it will take 10 minutes to complete. It took him 25 minutes. ○ Silas and Isaiah requested paper copies of the survey that they could review after tonight’s meeting.

  - Silas explained that he began reviewing the survey. He didn’t like the questions he was seeing, so he stopped reviewing after the first section. He wondered if the questions were recycled from questions used for all towns, more reflective of Eastern Massachusetts priorities and values. He said that he was glad that he didn’t see the demographic questions. In light of tonight’s discussion, he requested more time to review the survey.
  - Tim raised the point that Kim sent the survey in advance to Maureen Ippolito’s email address, and the expectation was that Maureen would share these communications with Silas, so that Silas could review materials in advance of the SG meetings. If this email by proxy arrangement doesn’t work, Tim stated that Silas should meet the Steering Group halfway by reaching out to others between meetings to get documents and other information. He also stated that he feels it is important that Silas have a chance to fully review the survey, but also SG is working under the pressure of time limits.
  - Silas disagreed that he ever said that the Steering Group could communicate with him via Maureen’s email address. He reminded Tim that he said he did not use computers when he first joined this project’s Working Group in Phase 1. He explained that Emily has been good about reaching out to sharing relevant documents with him, but that the Steering Group has been inconsistent about it.
  - Tim echoed that it is not Silas’s preference to receive communication via Maureen’s email; and will work to remember that going forward.

- Kim proposed that we table the final survey decision to give Silas and Isaiah more time to review.
- Andy volunteered to follow-up with them to get their feedback.
- Tim suggested that the Steering Group make Silas, Isaiah, and Andy a subcommittee with authority to give a go/no-go decision about the survey outside of Steering Group quorum. This will let us hand off the final approved version to Emily without requiring another public meeting.
- SG members raised no objections to these plans.

Emily reviewed Community Vision (CV) meeting options and facilitated decisions

- See the appendix to these minutes for the document that Emily reviewed with SG.
- From the Steering Group point of view, the CV meetings are primarily focused on information-gathering. SG members are there to help meeting participants orient themselves to the data, answer questions, facilitate discussion, but most of all, to record responses. Emily did suggest that we could provide forms to let participants take their own notes that they would submit at the end of the meeting.
- Data to be presented will be the same as what the consultants presented to the SG at the June meeting. The grouping of topics (p. 2 of her document) came from previous SG meeting discussions and from the Phase 1 Working Group discussions and Existing Conditions report. ○ Tim asked if there will be more information about zoning, because at the June meeting, the zoning analysis was not complete.

○ Emily responded that it depends on SG decisions and community support.

- The group deliberated pros and cons of the meeting format options from Emily's document. ○ General agreement that **Option 1: Data Walk** format seems more possible than **Option 2: Table Discussions**.

○ SG considered a Data Walk without a general presentation by consultants, which may not engage people well in this meeting format. ○ Arlyn asked Emily to add arts and crafts as a topic, with nature and education programs that Leverett is known for, such as at the LCA. This contributes to the employment base.

        - Emily agreed that this was an important detail, but that the topics are designed to not name specific businesses, organizations, or affinity groups.
        - The topic of arts and crafts as livelihood could be discussed at the Data Walk at the tables for:
    - **Building Community** (which includes Section 81D elements Services and Facilities, Housing, Economic Development, Recreation, and Cultural Resources)
    - **Cost of Municipal Services/Tax Revenue** (which includes all 81D elements, plus the Leverett-specific topics of Sustainability, Circulation (Transportation), and Infrastructure, and will include data on *Employment Base*)
    - **Zoning changes and best practices** (which includes 81D elements Land Use, Open pace, Natural Resources, Economic Development, and Infrastructure)
  - SG members discussed how it could help to keep topics more general at the October CV meeting. Based on information gathered at big and small CV meetings, SG could decide to get more specific at the December CV meeting.
- David advised preparing poster-sized prints of maps that show existing conditions data presented in June, for both big and small CV meetings. Emily replied that she has a plotter and will include 24”x36” maps on posterboard as a part of her “meeting kit”.
- Special Town Meeting scheduled November 4, 2023: All are in agreement that an announcement and materials at the STM will be important. David volunteered to take responsibility for this---he already took the initiative of reaching out to Town Clerk Lisa Stratford to begin preparing for this. All SG members agreed: good plan and thank you for taking the initiative.
- **Unanimously decided**: **Data Walk** is the preferred big CV meeting format for Leverett’s Comprehensive Plan.
- In the interest of time, SG tabled decision-making about **Small Group Discussions**; Kimberly will follow up with Emily to coordinate that discussion.

Deliberation focused on survey draft demographic questions

- Tim explained that there were four groups of questions to consider.
  - Questions that were on the survey draft sent to SG members after the 9/19 meeting:

        - Emily's original demographic questions, which were informed by her experience in municipal planning and by priorities agreed to by the Phase 1 Working Group. These questions included asking respondents to volunteer their age, race/ethnicity, and status of employment, business ownership, and level of education. (These questions were on the survey draft under review.)
        - Tim's proposed additional demographic questions, which were informed by the protected classes defined by the Federal Fair Housing Act. The purpose and value of these are to communicate the Town's intent to conduct an inclusive and equitable planning project, and to help the Town learn from residents who belonged to marginalized groups about how their experience in Leverett compares to residents who do not belong to their groups.
    - Questions that were not on the survey draft sent to SG members after the 9/19 meeting:
        - At the 9/19 SG meeting, after deliberation and disagreement about Tim's proposed questions, Kim had proposed a compromise: ask a single open question similar to the phrasing, *"What are barriers to living your best life as a resident of Leverett?"* At that meeting, there was general agreement that this was a good approach.
        - After the 9/19 meeting, Tim had followed up by email with Jim, Gary, and Kim with another proposed compromise: rather than asking survey respondents about their own identities, we could ask them a multiple choice (select all that apply) question about which groups they felt are important for the Town to consider in municipal planning.
- Kim and Tim invited feedback on all these questions. There were multiple lines of deliberation. ○ Gary felt the demographic questions were offensive, and advised the SG not to prioritize putting people into groups and classes.
    - David finds the questions intrusive, and unnecessary because we can refer to demographic information from the Federal census or other sources. ○ Arlyn believes it is important to make space for people who are likely to feel overlooked by official and public process.
    - Bob described how his position had changed the previous week, from thinking these questions unhelpful to seeing their potential to help more people feel included.

- Nicole expressed concern that these questions would be ineffective at achieving the goal of inclusion, and risks offending potential respondents.
- Silas pointed out that it is against State ethics law for a Town to make policies that favor specific groups.
- Tim said the Comp Plan is also about organizing more people together in the public deliberative process, not just about policy. ○ Andy gave the example of his wife, who is not a US citizen and who feels it's important to be able to participate in public process, such as voting. (Silas pointed out that as of the most recent Town Meeting, non-citizens can vote and belong to committees in Leverett.)
- After around 20 minutes of deliberation, and following what seemed to be an emerging consensus, Andy moved that we only include Kim's question, *"What are barriers to living your best life as a resident of Leverett?"* ○

There was agreement to this, however, Tim pointed out that some of Emily's original questions were not about personal factors, so we should consider those separately. ○ More deliberation ensued until Kim moved that the SG vote on Emily's questions line-by-line, seconded by several SG members:

  - *Age/How old are you*: 5 in favor, 4 opposed. **Approved**.
  - *How long have you lived here*: 5 in favor, 4 opposed. **Approved**.
  - *How long have you owned a business in Leverett*: 0 in favor, 9 opposed. **Not Approved**.
  - *How long have you been an employee in Leverett*: 0 in favor, 9 opposed. **Not Approved.**
  - *Race/ethnicity:* 0 in favor, 8 opposed, 1 abstention. **Not Approved.** ○ Finally, Kim seconded Andy's motion that the SG vote on her question, *"What are barriers to living your best life as a resident of Leverett?"*: 8 in favor, 0 opposed, 1 abstention: **Approved**.

- Therefore, the final set of approved questions for the demographic section at the end of the survey is:
  - *Age/How old are you*
  - *How long have you lived here*
  - *What are barriers to living your best life as a resident of Leverett?*
- Additional discussion items about survey distribution:
  - David suggested that the demographic questions go at the beginning instead of the end. Tim replied that survey methods best practice is to put demographic questions at the end, because

survey response rate is higher when respondents can begin with substantive questions about the issues.

- A question was raised about allowing the survey to be anonymous. Tim pointed out that without requiring some kind of identification, we have no way to quality control duplicate responses or responses from people who don't live in Leverett. This matter was not clearly settled during the meeting.

Call-in business and housekeeping items Housekeeping:

- Silas, Isaiah, and Andy will meet as a subcommittee for final review of the survey, and Andy will follow up with Emily and the SG about the outcome of that meeting.
- Tim will email Lisa Stratford to reserve Town Hall first floor for the October CV meeting, October 17 from 3pm to 5pm, and 6pm to 8pm.
- SG agreed to schedule the next meeting for October 10, 2023, 6:30pm to 8pm. Andy will post official public notice at Town Hall and coordinate access to the Safety Complex (since he had to crawl through an unlocked Safety Complex meeting room window to coordinate access to this evening's meeting).

Meeting adjourned at 8:40pm.

Minutes taken by Tim Shores

Appendix: Emily's deliverable provided in advance of the 9/26 SG meeting

Innes Associates Ltd

22111 – Town of Leverett
Leverett Comprehensive Plan
Notes for Discussion at 9/26 Steering Group meeting

Options for Public Meeting #1

Option 1: Data Walk – good for communities where people can drop in for a short time and where people like to spend time considering data and their response.

- Goal: Participants should familiarize themselves with the data and provide input on specific scenarios for future changes, shown at the stations.
- Short presentation welcoming people to the meeting (client), describing the process (client/consultant), providing initial information (consultant), and explaining the structure of the open house (consultant).
- Short Q&A after the presentation.
- People self-direct around stations reading material and providing comments. Stations may be staffed by consultant team/Steering Group members.

- Second Q&A at the end to capture people's thoughts about what they have read/reviewed. **Option 2: Table Discussions – good for communities where people can spend more time (90 minutes) and want to discuss options with other community members.**
- Goal: Participants should familiarize themselves with the data and discuss specific scenarios for future changes, shown at the stations.
- Short presentation and Q&A as above; consultant explains the structure of the table exercises (consultant).
- People gather at tables to discuss topics. Tables may be facilitated by consultant team/Steering Group members.
- Second Q&A at the end to capture people's thoughts about what they have read/reviewed.

Timing	Action	Timing	Action
Hour before start	Consultant team arrives. Volunteers helping with set-up and stations arrive.		
15 minutes before start	Meeting is open, people begin to arrive and register.		
20-30 minutes	Welcome presentation with short Q&A.	15-20 minutes	Welcome presentation with short Q&A.
45-55 minutes	People interact with the stations.	55-60 minutes	Table discussions – length depends on the number of topics. Topics or people could switch part-way through.
15 minutes	Follow-up Q&A		
90 minutes after start	Open House closes; volunteers assisting with break-down begin breakdown.	90 minutes after start	Workshop closes; volunteers assisting with break-down begin break-down.
Half-hour after end	Break-down complete.	Half-hour after end	Break-down complete.

Possible Stations/Table Topics (Section 81D topics in parentheses)

Topics	Section 81D Elements and Other Topics	Data for Inclusion/Generation by Participants
Building Community	Services and Facilities, Housing, Economic Development, Recreation, Cultural Resources	Demographics Existing Groups Past Events Neighborhood Maps

Cost of Living/Attracting Younger Families	As above plus Energy and Education	Housing data – new starts, availability, affordability School population projections Resources for families What families want
Cost of Municipal Services/Tax Revenue	All 81D elements, plus Sustainability, Circulation, Infrastructure	Employment Base Housing Projections Infrastructure needs and costs Water supply map Roadway maps
Supporting Rural Activities	Land Use, Resiliency (including Climate), Housing, Economic Development, Open Space, Natural Resources	Open space maps Agriculture maps and activities Relationship of existing neighborhoods to open space/natural resources
Supporting Rural-Appropriate Development	Infrastructure, Housing, Economic Development	Historic development patterns and building types Missing housing types Missing business types Options for supporting infrastructure
Zoning changes and best practices	Land Use, Open Space, Natural Resources, Housing, Economic Development, Infrastructure	Areas to preserve/areas to develop – see map from Phase 1 Existing and potential development controls Initial build-out?
Developing Goals	Test existing goals from recent plans	MVP Resiliency 2020 Open Space and Rec 2019 Preservation Planning 2018
Developing Benchmarks	All	What represents success?

Small Group Discussions

- Depends on which option is chosen for the meeting.

- Will need to know how many meetings are likely to take place and who will be included. This will help tailor materials.

Suggested by the Steering Group	Standard IA Meeting-in-a-Box
Large, printed maps of the town mounted on foam board	What size will be most useful? We usually provide 11x17 for small meetings, but it will depend on the information we show and the number of maps.
Sign in sheets (blank) and clipboards	IA can provide our standard sign-in sheets.
QR code postcards/fliers about survey	IA can design the postcards/fliers and provide the QR code.
Printouts of brief questionnaire or some talking points that get conversations going	IA can provide a talking points sheet.
Notetaking form/guidelines	IA can provide a note-taking template. Also a way to capture: "Can you think of anyone else we should talk to?" and "Can you help us connect with them?"
Something brief to leave with people for them to take home and spread the word	Business cards with links to the Planning Board sites and dates of the next public meeting? Will the small groups start before the first public meeting.
Volunteer sign-up sheets	IA can provide volunteer sign-in sheets. We also recommend sign-in sheets for people who want to participate in the small group discussions at the first meeting.

Note: For expenses by Steering Group members – the Planning Board should confirm the dollar amount of funds remaining after the contract with Innes Associates to understand how much is available. Some was set aside for the postcard printing costs.

Standard Workshop Needs (to be revised by workshop type)

1. Registration table
    a. Sign-in sheets (See PDF)
    b. Easel with instructions
    c. Pens
    d. How-to for the event
    e. Volunteers (1-2)
2. Food table
    a. Food and drink from Planning Board
    b. Volunteers (1-2)
3. For each station:
    a. Volunteer/Staff
    b. One-two boards and easels (10 total)
    c. One table
    d. 3x3 sticky notes
    e. Number dots (see PDF)
    f. Pens
    g. Binder clips for maps
4. Childcare (Provided by Client) “Draw what you like best about Leverett?”
    a. Roll of Kraft paper
    b. Box of crayons
    c. Reward stickers
5. Other needs:
    a. Projector (Venue or IA)
    b. Screen (Venue)
    c. Microphone (IA)
    d. Laptop (IA)
    e. Camera/phone

STEERING GROUP MEETING #7

TOWN OF LEVERETT

OCTOBER 10, 2023

Leverett Comprehensive Plan Steering Group

Meeting #7: October 10, 2023, 6:30pm to 8pm
Leverett Safety Complex training room

Steering Group members present in person (12): Silas Ball, Matt Boucher, Jenny Daniell, Arlyn Diamond, Jim Field, Gary Gruber, David Henion, Isaiah Robison, Bob Weitzman, Nicole Vajda, Kimberly Van Wagner, Andrew Vlock
Steering Group members absent (1): Sarah Dolven
Clerk present in person: Tim Shores
No other attendants by Zoom
Meeting began at 6:30pm

Gary moved to accept minutes of the September 26, 2023 meeting. Kim seconded. Vote for the motion passed unanimously.

General discussion and decision-making about Town-wide Survey---from now on known as the Town-wide Questionnaire

- Kim reviewed some minor edits made to the latest draft.
  - Rechristened ‘survey’ as ‘questionnaire’ to avoid implying that we’ll use statistical survey methods.
  - Kim will now be the point of contact listed on the front of the questionnaire.
  - Andy requested that the printed version of the questionnaire have larger boxes for open questions to give people more space to answer. David advised adding a deadline date on first page, and that Likert scale questions be contained on a single page, because it’s confusing to answer when that kind of question overflows to the next page.
- Discussion of relationship between questionnaire #1 and questionnaire #2: Emily and consultants will take data collected by questionnaire #1 and vision meetings to create questionnaire #2, which will present findings in terms of specific forecasting scenarios for people to give feedback on.

    - Kim presented a hypothetical example: If a lot of residents voice support for traffic calming measures, the consultants would include information about best practices for a town like Leverett to achieve traffic calming measures.
- Kim, Tim, and Emily will connect after the meeting to determine questionnaire mailing roles and responsibilities.
    - Bob and Jim advised us to mail out postcards and/or questionnaires ASAP.
    - Arlyn advised mailing postcards only, not the full questionnaire, and instead set up stacks of printed questionnaires at key locations around town, and offer to mail to people as needed.
    - Steering Group agreed, per Kim's recommendation, to earmark $2,000 of the available grant funds for postcard mailing: 2 postcards for each questionnaire (an initial notification, and a reminder).

Preparation for Community Vision (CV) meetings

- Discussion of promotion and outreach
    - Tim designed and printed color fliers, Arlyn and Kim have distributed them around town.
    - Tim also has posted twice about the meeting on Leverett Connects.
    - Matt will give the flier to the PD and FD, they can also share on their Facebook pages.
    - Tim and Kim reached out to Margie to arrange a robocall to all town residents.
    - David will coordinate an LC&A email list announcement.
    - Silas, Matt, and Andy will coordinate digital roadway signage announcing the event.
- Discussion of run of show for the October 17 meeting.
    - Schedule:
        - Consultants will arrive at Town Hall at around 2pm. Some SG members should arrive that early to help with set-up.
            - Note that we must work with sensitivity because we'll be in the same area as the Senior Foot Clinic – this was not known when we scheduled the Oct 17 meeting, it was not on the town website calendar and Lisa Stratford reported to Tim that there were no other events at Town Hall at that time.
        - First session: 3 or 3:15 to 5pm
        - Second session: 6 to 8pm
    - SG member availability:

        - Both sessions: Arlyn, Gary, Jenny, David, Matt, Nicole, Andy, Jim, Kim
        - 6-8pm: Silas, Bob, Isaiah
    - Refreshment subcommittee: Kim, Nicole, Gary. Gary will bring bottled water. SG preference is to source refreshments from Leverett Co-op.
    - Consultants will give a brief presentation: SG prefers keeping this to 5 to 10 minutes. Consultants will then be available to chat with participants of the data walk.
    - Andy and Jenny will then give a brief talk to help people understand the context from which this project emerged. SG requested that Tim create brief content based on the flowchart he drew at a previous meeting. Tim begrudgingly agreed, albeit moistly and with a pitiful grunt.
    - Emily is already in process of printing and preparing table topic materials based on SG decisions made at September meetings.
    - Emily will print a large map of Leverett, possibly in multiple sections, which will allow people to apply stickers indicating areas of interest in relation to specific table topics.
- Data collection discussion
    - Need more info from Emily about whether she will print a brief questionnaire for SG members collect vision feedback from participants. Another data collection opportunity is post-it notes/stickers on topics or map locations of interest to participants.
    - All data collected will go to Emily for synthesis and production of downstream deliverables (i.e. questionnaire #2 and Comprehensive Plan drafts that will be submitted for comment to the SG, Planning, and the public at large).
    - SG also discussed different approaches to the small vision meeting formats. SG would like to develop a standard set of qualitative questions, and brainstormed the following:
        - What do you think are Leverett's assets?
        - Why do you live in Leverett?
        - How could we work together to improve Leverett?
        - What do you think is the greatest challenge Leverett will face in the future?
        - How should we respond to this challenge?
    - Kim's bumper sticker ice breaker ideas for small meetings
        - "Leverett or Leave It"

    - "Leverett: My Forever Home"
    - And Arlyn's motto idea: "Leverett: Bear With Us"
- Gary shared that the Leverett Co-op will have a Harvest Festival on October 28, 12pm to 4pm. He will reach out to the Co-op to coordinate a Community Vision table.
- See below, Kim's follow-up notes to Emily.

Next SG meeting will be 11/6/2023 at 7pm. Tim will not be able to attend that night.
Meeting adjourned at 8:40pm.

Appendix

Kim's follow-up notes to Emily, sent by email 10/11/2023

On Wed, Oct 11, 2023 at 10:44 AM Emily Innes <emily@innesassocltd.com> wrote:
Good morning, everyone!

I understand the committee met last night, and I was sorry I was unable to attend.

We will be preparing the materials for the meeting over the next few days and sending you a draft on Friday for your review.

Was there any discussion last night specific to the meeting next week that I should know about as we complete our preparations?

Best regards,
Emily

From: **Kimberly VanWagner** <kimberlyvanwagner@gmail.com>
Date: Wed, Oct 11, 2023 at 4:13 PM
Subject: Re: 22111 - Leverett: Preparation for next week's meeting
To: Emily Innes <emily@innesassocltd.com>
Cc: Jenny Daniell <jennyadaniell@gmail.com>, codo <avlock@gmail.com>, Tim Shores <timothylshores@gmail.com>

Emily,
The team met last night. We are jazzed about our outreach plan and have many questions about next immediate and intermediate steps.

Please read the attached to learn what we need, and thank you for everything!

1. For the questionnaire
    a. Please add a deadline at the top, such as "This questionnaire will close December 15, 2023" and then we can take that mid-point reading of the results and decide if we need to keep the questionnaire open.
    b. Did you have a plan to mail the survey? We remember you saying something about unique identifiers for print versions, but is that printing and mailing coming from you? Otherwise.... Tim basically rewrote the whole thing so we can print and edit it. For the print version, we will have the open dialogue boxes much larger to allow for long handwritten responses and Tim will edit so that when printed the headers for each section will carryover to the next page so people can still see the scale categories. We will have copies at library, town hall, school, post office, and co-op and other locations, and delivered upon request. You can keep my info as the contact, and I will coordinate with the library to help people fill out the survey. Paper copies will also accompany folks at the small group discussions. We will also need paper copies at the October 17th Data Walk.
    c. Add a value question to the pertinent section that reads "Getting involved in improving Leverett is important to me." We are looking for commitment levels with this item.
    d. When the link is ready (again), please send to me/Tim and we will send it out ASAP.
    e. Tim and I will be coordinating mailing postcards about the survey. Please send Tim the QR code for the questionnaire ASAP.

2. For the Data Walk:
    a. You have requested to set up one hour before the event. There is a Council on Aging Foot Clinic in the same space that ends at 3pm. Tim and I will talk with the foot clinic about sharing the space possibilities, but please still plan on coming early.
    b. Please tell us who is coming from your team.
    c. Please confirm that you are providing: 9) 24"x36" maps of Leverett and the Data Walk stations, and please tell us what those station topics are and what they contain, and how much editing is possible between Friday when you send the info and the event.
    d. Please confirm you are providing sign-in sheets, volunteer sign up sheets, and some items folks can take with them when they leave [Tim is working on a little document, too].
    e. Please confirm you are providing pens/pencils.
    f. Please tell us how you are gathering the information people share - will people have post-it notes, easel paper, or other to write their ideas?

g. Please tell us if there are specific roles each of our volunteers will play. We estimate we will have at least 6 people per shift to help with everything.
h. Andy will introduce you on behalf of our town/group after he opens the event with an introduction to the process so far. Then you will have 10 minutes, then the "walking" will begin. So that will be at 3:30ish and 6:00ish.
i. We will provide refreshments for participants and light supper for volunteers/your team.
j. Besides the idea of the large maps, how many tables/chairs/other set up items do we need?

3. About Gathering Data and Interpreting Data

a. What will you do with the results from the meeting?
b. Can we have access to the raw data? What mode would that take? Would your team digitize the comments and collate for our ease of reading? I've worked on projects where the snips of dialogue and feedback were gathered into a document without identifying info and that was helpful to refer back to, so I think people in this group would appreciate something like that.
c. Can you keep track of what data you link to what recommendations as we move forward (so, for example, I'm still wondering where the "poverty/public health" item came from, and in the future, I want to be able to have you point to your source)
d. When will we meet to follow up with you on what we learned and prep for the next large event in December?

4. About Small Group Discussions/Tabling

a. Once the Data Walk is over, we have several small group discussions ready to go. What materials are you providing?
b. Andy is compiling some guiding questions to help facilitators lead discussions, but we are sure you have good suggestions too. Can you send us that?
c. Are there materials, such as a large printed map, we could have for a few stationary tables, such as a section at the library? I know we haven't really talked about this, but please let's talk.

STEERING GROUP MEETING #8

TOWN OF LEVERETT

NOVEMBER 6, 2023

11/6/2023 Meeting of the Steering Committee for Leverett Comprehensive Plan
In attendance: Jenny Daniell, Andy Vlock, David Henion, Arlyn Diamond, Silas Ball, Gary Gruber, Bob Weitzman, Isaiah Robison, Kimberly VanWagner, Nicole Vajda

From Planning Board: Tom Ewing, Tim Shores (via Zoom)

Not in attendance: Matt Boucher, Jim Field

Meeting Recording:

https://drive.google.com/file/d/1eGoiW_JZVG2o5euiLPXjZGmNwV_Ialle/

Meeting Start Time: 6:35pm
Meeting End Time: 8:15pm

Intros: everyone shared a thought about the Data Walk event

- More attendance than thought
- Great team effort
- Happy to see strangers
- Surprised by the level of interaction and involvement
- Impressed with consultants
- Beyond expectations
- Tom Ewing - tough to watch by Zoom
- Good movement around the room, enjoyed talking to others
- Impressed with Emily's presentation, lots of info, thoughtful, two thumbs up
- So happy with engagement from lots of people
- Really cool; impressed at how prepared people came

Meeting minutes from 10/10/2023 approved unanimously; noted that tonight's meeting started earlier than 7pm which was listed as the start time agreed upon at the 10/10 meeting.

Co-chairs discussed group values, asked for steering group members to: be careful to treat each other with respect, kindness, patience, transparency, collaboration, respecting all viewpoints; noting that significant differences of opinion can lead to getting "heated" in community events and interactions.

Discussion on the upcoming December 6 event:
Kimberly and Andy met via phone with Emily, who said that the December 6th event could have sample scenarios that people could see. Scenarios would be a forecast of the benefits and costs of a choice the town made based on the community data. Kimberly stated that Emily had suggested that as a group we come up with a few suggestions for scenarios to present on December 6th and that Andy had stated we would explore values and how we could create a decision-making tree.

Preparing for December 6 event:
Generally, people thought it would be difficult to make recommendations to Emily in terms of scenario planning without having completed the questionnaires (open until December 15th) and

without the Data from the Data Walk. Emily had sent some snapshot data from the Data Boards two weeks ago, but that info was not forwarded to the whole group; Andy says he will forward.

- Differing viewpoints and suggestions included:
    - Can we do rough estimates of what we think people will want?
    - Can we modify the date of the next event or extend the deadline Emily needs to write the plan in 2024?
        - Debate about June deadline, the contract with the state, the contract with Emily. Tim verified that, according to Margie McGinnis, the state grant contract specifies an end date at the end of June 2024. Tim will look up the contract terms for clarification.

There was discussion about how much the final comprehensive plan is about zoning as the way the town implements changes and how much the planning group's role is to build and/or uncover a value system of the town into which zoning would fit as one of many tools for change. Zoning sounds dry and technical but actually is an expression of values. Tom explained the usefulness of comprehensive plans to justify actions taken by the town in the future with state-funded dollars.

Our role as Steering Group is to act as a conduit for the data: to give the high level, broad value goals we gather from community to the consultant and to make sure that Emily is on track with deliverables and in keeping with the community values. The way our town is asking Emily to work with us as a group with lots of community input from a variety of sources is a new(er) model of participatory planning and that comes with the need for flexibility and creativity. These conversations around the planning table and with residents have value in and of themselves, and we are creating the process even as we experience it. In addition, this comprehensive plan may not be where everyone's opinion and voice is heard, but if there is overwhelming agreement for something that falls outside the scope of the master plan, we want to be sure to include it in the final plan. That's part of our oversight of Emily, and part of Emily's style is to be flexible with how the plan is written to reflect the community.

We debated whether and for how long to stay "broad" by asking for general input versus narrowing down a little so people can have some decision points. We need to stay open for at least the duration of the survey to capture people's ideas and not cut them off from our own timeline. At the same time, we would be doing a disservice for folks by continuing to ask them to give us all their ideas while knowing those ideas may not be part of the final plan or solvable by this group - so in that way, giving some scenarios is needed to help guide people to begin decision-making and choosing between outcomes.

The group decided to ask Emily if, for the December 6 event, she could allude/teach about the scenarios without specificity; that is, based on the data so far, could we offer folks some "kinds" of the things we may be talking about soon? We want the next event to be a "step forward" - we don't want to present a plan that limits further input but we don't want a complete repeat of the November event or the feeling of stagnation. Let's keep the momentum and build on it, but also start focusing somewhat. If we present the idea that we will be given questions and scenarios in the future; there will be choices and pluses and minuses of other choices; learning about these kinds of choices could be the focus of the next event.

After much debate and discussion, the Steering Group concluded that we cannot come up with scenario suggestions or a decision-making tree and that it is Emily's job to come up with scenarios. However, we will ask Emily to consider showcasing for December 6th work she has done for other towns and to help us think through scenarios. Folks said that some scenarios would be helpful for the December 6th event but not in a way that made people feel their ideas were not going to be included or that this is the final step. At the same time, we need a "hook" or attractive reason for folks to come back out after the November Data Walk, something different.

Question of whether to vote for "Data Walk +" concept, which is almost identical to original data walk with addition of "here are some ways that this data could be used" information.

Unanimous decision to ask Emily to clarify all, make recommendations, and help us understand what is possible.

Small group meetings & Tabling Discussion
Andy, Jenny, Nicole, and Arlyn held a Teawaddle Hill group at Andy's house on Sunday, November 5 at 4pm. Andy fliered Juggler Meadow and Teawaddle mailboxes 5 days in advance. Eight neighbors attended, all from Teawaddle HIll. People brought concerns about taxes and intersections. The group of leaders will combine notes [unclear who took notes] and will send them to Emily. Andy did not have questionnaires on hand but promised to hand deliver them to each attendee.

Tabling at events is different - there isn't time to have real discussions with folks.At the LES Open House, Nicole and Kimberly tabled by the gymnasium/cafeteria entrance. At first, they asked if people were residents of Leverett, but they were unclear if that was leaving out a large voice of people who have a stake in the community. Then they asked if people had filled out the questionnaire yet, and if not, explained what it was for so that people could decide if they needed to fill it out. They also had a volunteer sign up sheet and 5 people signed up. Kimberly and Nicole will follow up with those folks. Also, Nicole had a box with the QR code and a request for kids - What do you like about living in Leverett? What would you change? With post-it notes for answers that people could drop into the box. Kimberly will scan these and send them to Emily.

Gary tabled at the Harvest Fest Village Co-op, which had been postponed to Sunday, November 5th. Gary had posters for people to write thoughts and copies of the survey. The posters will need to be shared with Emily.

Several people, including Gary and Kimberly, have still not received postcards. Tim will contact the vendor, Minuteman Press, to find out what's going on.

Unanimous decision to cancel the meeting for next week and focus on November 20th instead. Tim will alert Lisa to remove public notice.

Minutes taken by Kimberly VanWagner

STEERING GROUP MEETING #9

TOWN OF LEVERETT

NOVEMBER 20, 2023

FRAMEWORK OF PLANNING PROCESS

PHASE 1

1 In this phase, we are collecting INPUT (quantitative and qualitative).

Phase 1 Report
June presentation
October Public Meeting
Survey
Small Group Meetings

2 Collecting input helps us understand the PROBLEMS/NEEDS/ VALUES.

TODAY'S MEETING

We need to sort the input into MEANING/ STORY/ THEMES which allows us to build SCENARIOS to test on December 6.

PHASE 2

4 INPUT on the SCENARIOS allows us to develop the VISION AND GOALS and identify POLICIES AND ACTIONS for the IMPLEMENTATION PLAN.

December 6 meeting

5 The INPUT gathered at the beginning of the process also helps us establish BENCHMARKS by which the community can measure progress towards fulfilling the VISION AND GOALS.

Draft Plan
Survey #2

PHASE 3

6 Once the plan is in draft form, we can gather more INPUT to see if the community feels that we have accurately heard their concerns and identified their goals.

Community presentation and public comment

PROPOSED PLAN OUTLINE

1. Executive Summary
2. Leverett **Story** and Supporting Data
3. Vision and Goals
4. Implementation Plan
5. Benchmarks

Our goal for today is to identify MEANING/ STORY/ THEMES which will lead to the scenarios that we test on December 6.

SAMPLE SCENARIOS/STORYLINES FOR DISCUSSION

PAIRS

The Town installs sewer along Route 63.	The Town does not install sewer along Route 63.
The Town creates microgrids on Town-owned land.	The Town allows/encourages microgrids on private land.
The Town expands sewer in the Town center.	The Town does not expand sewer in the Town center.
The Town allows ADUs (tiny houses?) as of right.	The Town allows home occupation as of right.

OPTIONS

The Town allows multifamily dwellings with development standards and/or design guidelines.	The Town creates policies to adapt to climate change.	The Town allows new/ missing uses.	The Town creates a community gathering space (senior center/ park/activities).
The Town promotes or requires affordable housing.	The Kitteredge Property is developed as proposed.	The Town establishes public transit/ adds FRTA.	The Town increases services for seniors.
The Town prioritizes keeping the tax rate as low as possible.	The Town puts resources to arts/ culture/history.	The Town puts more resources to enforcing traffic laws.	The Town restarts the paper newsletter to all households who want it.

QUESTIONS FOR DISCUSSION

What themes stood out to you as you read through the collected data?

Which additional scenarios did you think of based on the comments?

Based on the comments, can you see a "Story for Leverett" from a vantage point of ten years from now?

SAMPLE BOARD FOR DECEMBER 6 - PAIRED SCENARIOS

Should the Town...

...install sewer along Route 63?

Reasons for:

Collected input: data or quotes

Reasons against:

Collected input: data or quotes

Comments/Questions

...**not** install sewer along Route 63?

Reasons for:

Collected input: data or quotes

Reasons against:

Collected input: data or quotes

Comments/Questions

SAMPLE BOARD FOR DECEMBER 6 - SINGLE SCENARIO

Should the Town...

...provide additional services to help seniors age in place?

Reasons for:

Collected input: data or quotes

Which services are needed?

Collected input: data or quotes

Reasons against:

Collected input: data or quotes

How should they be funded?

Collected input: data or quotes

Comments/Questions

Minutes from Comprehensive Planning Steering Group meetings 11/20/23 & 11/27/2023 unanimously approved by Steering Committee on 1/15/24.

11/20/2023
Attendees: Emily & Ewan Innes (Innes Associates), Nicole Vajda, Jenny Daniel, Andy Vlock, Bob Weitzman, Tim Shores, Kimberly VanWagner, Matt Boucher, Silas Ball, David Henion, Isaiah Robison, Arlyn Diamond
Not in attendance: Gary Gruber, Jim Field

1. Vote on values discussed previous meeting: passed unanimously
2. Minutes from last meeting: passed unanimously
3. Updates from small group discussions/tabling
4. Lookback at 10/17 Data Walk
* Innes Associates felt we did very well, got good input, would change the maps based on the layout next time
* Currently, online questionnaire has 200 replies, comparable to a much larger survey size at this stage

5. Looking forward to 12/6
* Innes Asso. reviews Framework handout explaining process with the prompt: Should the Town....
* Group spends a few minutes working on ideas in small teams/individually

We name the following as possible scenarios:
* Should the Town...improve and promote bike lanes throughout town?
* Should the Town...promote tourism and support cultural/historic sites to improve economic opportunity?
* Should the Town...reduce costs by regionalizing more town services, including building coalitions with Shutesbury for schools and vendor contracts?
* Should the Town...change zoning to promote a commercial corridor, including a gas station, along Route 63 to attract economic opportunity?
* Should the Town...install microgrids and electric charging vehicle stations and invest in town-owned public utility of electricity similar to town-owned broadband?
* Should the Town...commit the resources needed to fix Rattlesnake Gutter so it is a viable road for vehicular traffic?
* Should the Town... create a zoning overlay to allow for the community lifestyle development being introduced to Planning for the unused Yankee Candle Kittridge property on Juggler Meadow Road
* Should the town...encourage cell phone towers to provide better coverage?
* Should the town...promote the creation/use of a sundry station and/or tool shed to reduce purchase prices by buying in bulk?
*Should the Town...change zoning to promote affordable housing units?

6. Values discussion (pic by Andy needed here)

7. Upcoming meetings: Pre-applicant meeting at Planning Board regarding Juggler Meadow on 12/13 and Emily presenting on 1/10/24
8. Adjourn 8:35pm; next meeting 11/27/23 Monday to prep for 12/6 event

STEERING GROUP MEETING #10

TOWN OF LEVERETT

NOVEMBER 27, 2023

MEMORANDUM

To	Comprehensive Plan Steering Group
From	Emily Keys Innes, AICP, LEED AP ND, President
Date	November 27, 2023
Project	22111 – Leverett Comprehensive Plan
Subject	Draft Stations for December 6 community meeting
Cc:	

The stations below are our proposed stations for the second community meeting on December 6. We would like to have two-three additional "Should the Town" questions for stations 2-7 for a total of four questions per station. We look forward to your thoughts!

- Station 1: Zoning and relationship to comp plan
  - Board 1: Information only: why are we talking about zoning?

- Station 2: Affordable housing and housing
  - Board 1: Data on Leverett's housing population and what is currently allowed by district
  - Board 2:
    - Should the Town…invest in public affordable housing?
    - Should the Town…allow a wider range of housing types in residential districts?

- Station 3: Town services and aging in place
  - Board 1: Data on Leverett's existing Town services
  - Board 2:
    - Should the Town...invest in providing additional public utilities?
    - Should the Town...provide additional services to help seniors age in place?

- Station 4: Recreation – Rattlesnake Gutter, Leverett Pond
  - Board 1: Data on existing recreational options in Leverett
  - Board 2:
    - Should the Town…reopen Rattlesnake Gutter to traffic?
    - Should the Town…improve access to trails and recreational and cultural resources?

- Station 5: Route 63 – uses and infrastructure
    - Map
    - Board 1: Should the Town…rezone the Route 63 corridor as a commercial district?

- Station 6: Centers: Town Center, North Leverett, and Moore's Corner
    - Maps
    - Board 1: Should the Town…rezone the district to allow wider commercial uses?

- Station 7: Municipal Resources operating, capital, volunteer, staff)
    - Board 1: Data on Leverett's budget and tax rates and how a comprehensive plan relates to the municipal budget and other resources.
    - Board 2:
        - Should the Town...further investigate regionalization of services?
        - Should the Town…prioritize keeping the tax rate as low as possible?

- Station 8: Kittredge Estate –
    - Map
    - Board 1: What is there now and what is proposed?
    - Board 2: How does this potential project relate to a comp plan (with map)?
    - Board 3: What is the Town's role and what is the community's role in the process?

11/27/23 Minutes from Steering Committee of the Comprehensive Planning Group

In attendance: Silas Ball, Bob Weitzman, Tom Ewing, Nicole Vajda, Andy Vlock, Matt Boucher, Jim Field, Kimberly VanWagner, Tim Shores
Absent: Jenny Daniel, David Henion, Gary Gruber

Meeting start: 6:35 pm
We have a quorum and let's get started

Small discussions updates:

Kim and Nicole and Tim coordinating with Principal Annie to talk about project with staff at LES; Kim will confirm with Annie and hand off to Nicole and Tim

Jim has been having meetings all over; Cowls family members and other targeted stakeholders, getting surveys filled out

Tim passed around a handout of people who on surveys said they would be interested in being contacted

Other outreach:
Tim & postcards:

New mailer went out, some houses in Leverett served by other post offices, so the mass mailer may not reach them

Getting the newsletter back is a big thing for people that Bob and others have talked to

Discussion: Other learnings from small groups/tabling/door-to-door work

Concerns that Leverett zoning unnecessarily restricts development

Concerns about the accountability of boards and committees; the Leverett volunteer committee structure can sometimes seem capricious or based on the individual serving; special permitting process unclear and sometimes if a committee or review board doesn't have quorum, the person seeking a permit has to delay

Discussion: Values challenges in Leverett

Environmental stewardship has been the primary or central value of Leverett; some people suggest that it's too much; but Leverett did not want to be overdeveloped like Hadley/UMass; so at each juncture of boards and committee decision-making, environmental stewardship vs. less regulation has been the conflict in Leverett

Protecting our areas (in Leverett) may cause other environmental concerns elsewhere...

If you want to build here, even if we had less regulation, we have other limitations - no transportation, no sewer or water system, no buses, no utilities. Leverett has an unjustified maybe fear of development.

How do we know the trade-offs of decisions about regulation or less regulation? How do we balance renewable energy, land conversation, tillable land vs. cut trees, etc.?

Jim - we only have to ask - there are many experts and people who will help in the valley; UMass resource to help us understand more and learn

Going through the proposed Stations from Emily:
Communication with Town Government is key to making government work better for everyone; came up with COA research last year; people not knowing where to find info; people not knowing about resources.

Let's go through the proposed topics one by one and get changes to Emily tomorrow:

See attached "20231127 Draft Stations for Review kv edits" as part of this record, showing the changes we recommend to Emily; sent to Emily 11/28 and some of our discussions/concerns.

Topic: Juggler Meadow Estate Development
How should we handle this at the Data Walk on 12/6?
Debate about whether to include a scenario board.

Pros - we have already alluded to it in our outreach materials (household mailer sent week ago with info about the questionnaire); it's really happening so we should help community figure out a role and start discussions. We want to be transparent.

Cons - it may or may not really be happening; we don't know enough; we are not the right group to position the discussion right now; all the issues as general we already are covering in other areas. Developer could pull the proposal.

Call for a vote on whether to include JM as a station at Data Walk in some way, or even mention potential development: did not pass. 3 yay, 4 nay.

Call for a vote on whether to provide a small handout that reads something like: Interested in Learning more about proposed Juggler Meadow development? Please come to the next Planning Board meeting at Town Hall on 12/13 at 7:30pm: pass unanimously.

Meeting adjourned: 8:48pm

Links to Data Walk Plus (Scenarios & Maps); held on 12/6/23

- Leverett Community Vision Meeting 2 - Data Walk Future Scenario Boards
- Leverett Community Vision Meeting 2 - Map Tiles

STEERING GROUP MEETING #11

TOWN OF LEVERETT

JANUARY 15, 2024

Leverett Comprehensive Planning Steering Group
Minutes from the 1/15/24 meeting

Attendees: Jim Field, Gary Gruber, Arlyn Diamond, Andy Vlock, Nicole Vajda, Isaiah Robison, Bob Weitzman, Jenny Daniell, Kimberly VanWagner, Silas Ball; guests Tim Shores and Tom Ewing

Absent: Matt Boucher, David Henion

Meeting opened: 6:35pm

1. Previous minutes approved by unanimous consent
2. Discussion on December community data walk
    a. Guessing about 50 people attended
    b. People seemed engaged and interested, the format was educational and casual
    c. Dropping in is a useful format, friendly but maybe not optimal for gathering data; however, it is a good way to capture unusual/outlier data points [quote from one attendee: “I don’t want Leverett to become a wealthy enclave” vs. some people even on committee feel the town is already on its way to that vision]
    d. But maybe the next event can be more discussion-based and accommodate different learning styles (not all text)
    e. The Juggler Meadow stuff didn’t hijack the event
    f. The mapping format/walk around was better than the first event.
    g. Other learnings: small group discussions with a focused topic have been better than larger or more general discussions; so, maybe next event should be more topical/limited in scope; maybe next event will be smaller, but more precise

3. Small Group meetings discussion
    a. Request from Emily and group leadership to be more careful and consistent about documenting these interactions - send to Emily and copy leadership as soon as possible after event, not sending handwritten notes but using a format that more easily can be incorporated into ongoing document
    b. Maybe have Emily train us in what she wants/needs, make sure to have worksheets and then be able to type those up
    c. Even if what people say doesn’t seem important, it may be and we need to send to Emily everything that people are telling us
    d. Are the existing worksheets for dialogue still relevant? We may need a revamp or are they still leading to other questions that are interesting?
    e. We could use the results of the first questionnaire as discussion topics and then record that discussion and the resulting follow up questions people are bound to have
    f. The conversations with others are important - we are stimulating people, getting them to engaged, have dialogue - we are laying the groundwork for community involvement and understanding that will be critical to any changes we advocate for in the future and for the future implementation of the plan

4. What about small group presentations/info sessions on select topics? Eg. environmental stewardship, climate resilience, affordable housing, zoning, aging in Leverett, rural character, recreation
    a. We need Emily to create fact sheets so we can have informed discussions

b. Scheduling topical meetings - do we have the capacity for this?
c. How about a library series, civic education, with experts such as UMASS faculty?
d. Or sitting open hours for 2 hours on Saturday at library for casual conversations about certain topics such as economic development, ADUs, what other towns are doing and what is allowed?

The group debates:

i. Topical info sessions sounds like a later project; right now we need to focus on the next community event, explaining what we learned so far from the questionnaire, and describe next steps/where we are going
ii. What is our timeline now? What do we understand about the survey?
    1. 1/31 Emily presents to planning board on the survey
    2. 2/12 Emily meets with our group to plan next event
    3. 2/28 Next community event: Forecasting?
    4. Feb - Mar: wrap up data analysis and begin drafting plan
    5. 4/30: last day for 2nd questionnaire submissions (if we even do a 2nd questionnaire)
    6. 6/30 Deadline of comprehensive plan submitted to planning board

iii. Rushing to finish by deadline vs. creating a sound document discussion:
    1. Our need to understand the survey results before making decisions;
    2. What obligation do we have to get this done by 6/30;
    3. The plan as a tool to codify zoning recommendations and town values

5. Action Steps
    a. Jenny and Andy will request Emily make a video for us summarizing the results of the questionnaire, information sheets on select topics from those listed above
    b. Let's wrap up the "listening" portion of our overall timeline by end of January, and make plans for the next stage
    c. Once we have the info from the questionnaire and a sense of what the listening sessions have yielded, let's prioritize the topics we will focus on in the plan
    d. The next Community Event should be a "gong show" or "speed dating" type; "Leap Into Leverett" more of a deep-dive of what's implied by certain decisions; eg. allowing ADUs vs environmental conservations/clean water/septic use etc.

Meeting concluded 8:15pm

STEERING GROUP MEETING #12

TOWN OF LEVERETT

FEBRUARY 5, 2024

2/5/24 Minutes from Steering Group for Comprehensive Planning

Attendees:
Jim Field, Matt Boucher, Jenny Daniell, Arlyn Diamond, Isaiah Robison, Gary Gruber, Kimberly VanWagner, Andy Vlock; guest Tom Ewing

Not in attendance: Silas Ball, Bob Weitzman, David Henion

Meeting open: 6:35pm

1. Unanimous vote on minutes from 1/15/24 meeting
2. Preparing for Emily Innes consultant meeting with group scheduled for 2/12 to plan 2/28 event

Discussion:

- Recap of Emily's presentation to the Planning Board on the questionnaire results and the history of zoning in Leverett
    - Vast majority of respondents were 65+
    - Environmental stewardship (clean water & soil) was highly rated by respondents
    - Affordable housing was also highly favored (what do people mean by affordable housing)
    - Are affordable housing and environmental stewardship at odds with each other - more houses, more septics, more well water being used has environmental impacts for years to come
    - Leverett has pretty restrictive zoning to help protect and preserve the environment, but at the cost of growth
    - Do we need even more protective zoning?
    - The land available for development is very small
    - The economic opportunities in terms of commercial corridor do not look like a promising solution
    - At the same time, Leverett has a culture of saying "no" to any new development/economic opportunity and this is not a solutions-mindset
- Preparing for Emily & the upcoming event
    - Purpose: Framing the Trade Offs
    - Format: Small discussion groups at tables with set topics, maybe people chose or are told which topic to sit at
    - Proposed topics:
        - Senior Services
        - Affordable housing
        - Rural Character
        - Drinking water
        - Recreation
        - Climate resilience
        - ADU's
    - Discussion on proposed topics
    - Unanimous vote to recommend the following to the consultant:
        1. Each table will have a worksheet.

2. The worksheet will have the shared values at the top for ALL topics (same values for ALL).
   ***The values must include Environmental Stewardship and Community and Rural Character as part of a checklist for the group to go back to after their discussion.

3. The worksheets will then have the following sections which pertain to each topic:
   a. Challenges/problems
   b. Relevant information, existing conditions, survey results, regulations/pending regulations, history, etc.
   c. Suggested relevant options/solutions

- Aging in Leverett
- Affordability in Leverett
- Climate Resiliency in Leverett
  - Includes clean water & soil,
  - Environmental Concerns, and
  - Environment as Resources
- Recreation in Leverett
  - Includes wildlife corridors,
  - Hunting,
  - Trail maintenance &
  - Four-wheeler access
  - Recreation field & open spaces

- Economic Opportunity in Leverett
  - Includes ADU's and
  - Supporting small businesses

Next Steps: the co-chairs and coordinator will meet with the consultant via phone on 2/8 to share these decisions. The consultant should be at the next meeting 2/12/24.

Meeting adjourned: 8:26pm

STEERING GROUP MEETING #13

TOWN OF LEVERETT

FEBRUARY 12, 2024

2/12/24 Minutes from the steering group for the Leverett Comprehensive Plan
Attendees: Jenny Daniell, Bob Weitzman, Arlyn Diamond, Matt Boucher, Andy Vlock, Isaiah Robison, Silas Ball, Kimberly VanWagner, Jim Field; guest Tom Ewing; consultant Emily Innes
Not in attendance: David Henion, Gary Gruber, Nicole Vajda

- Meeting called to order 6:32pm
- No minutes to approve yet, but when they go out, include the data from Emily from the questionnaire (attached)
- Emily introduces her revised format suggested for the 2/28 event
    - Attendees play the game, preparing for the year 2040
    - 6 tables at each of two time slots (3 to 5; 6 to 8), with 2 tables in each section of town hall
    - Emily will send sample flier
- Group discusses the game; makes suggestions for revisions, including
    - posing firmer recommendations based on the data we've gathered so far and based on Emily's expertise;
    - making more clear what using an "age-friendly" or "environmental stewardship" lens for zoning changes would look like;
    - eliminating the voting tokens;
    - making the tradeoffs more clear;
    - using less graphics and more narrative descriptions;
    - considering adding an estimation of financial cost to any recommendations.

- The group also requested clarifying a few key notes [not all for 2/28 but to be included in the notes as needing updating]:
    - the parcel of developable land that is not accessible by public byway;
    - the shelter for emergencies at the school vs. CORI concerns and backup power;
    - more descriptions of what water storage looks like for fire;
    - the cost of Franklin County Transit Authority membership for our town.

TASKS:
Emily will work on the game and prep for 2/28.
Group members need to state if they can be facilitators, note-takers, or help in another way.

Kimberly will work with Town for the Robocall.
Matt and Andy will work with the signage (marquee) as they did last time.
Kimberly will make a pre-registration sheet.
Arlyn will help with phone banking.
EVERYONE will post to Leverett Connects and help hang fliers around town.
At the event, Silas will hold the iPad and connect the folks who are at home if we have a remote option.

STEERING GROUP MEETING #14

TOWN OF LEVERETT

MARCH 11, 2024

This Steering Group Meeting did not provide any notes to the Consultant.

STEERING GROUP MEETING #15

TOWN OF LEVERETT

APRIL 23, 2024

This Steering Group Meeting did not provide any notes to the Consultant.

MEMORANDUM

To	Planning Board, Town of Leverett Comprehensive Plan Steering Group
From	Emily Keys Innes, AICP, LEED AP ND, President
Date	April 5, 2024
Project	22111 - Leverett
Subject	Annotated Outline for the Comprehensive Plan
Cc:	Ewan Innes, Innes Associates Eric Halvorsen, AICP, RKG Associates Tracy Adamski, AICP, Tighe & Bond

Annotated Outline

Cover

- Title
- DRAFT May 2024 (Second draft will be June 2024)
- Town seal
- Team logos
- Background photo(s)

Table of Contents

- Planning Board (list of members)
- Select Board (list of members)
- Steering Group (list of members)
- Special Acknowledgments (ask Planning Board)
- Consultant team (Innes Associates, RKG Associates, Tighe & Bond)
- Cover photo credits, if needed

Table of Figures and Tables

- Maps (tie to Section 81D; some topics may be combined. Consider 11x17 fold-outs)
    - Town's zoning map
    - Current land use
    - Housing

    - Economic development
    - Circulation and Transit
    - Location of Community Facilities/ Historic and Cultural Resources
    - Open Space and Recreation (review current OSRP)
    - Protected Land and Natural Resources

- Future land use map (also 11x17 foldout)
- Demographic and economic tables
- Photos/diagrams
- Other (TBD by content)

Executive Summary (2–4-page graphic spread or stand-alone poster)

- Community values
- Community goals
- Strategies – diagrams and map
- Explanation of the plan document

1. Introduction (4 pages)

1.1 About Leverett's Comprehensive Plan
1.2 Summary of the Planning Process
1.3 Comprehensive Planning: Land Use and Zoning
1.4 Comprehensive Planning: Community Engagement

2. Existing Plans and Recommendations (2-4 page spread – see Scituate)

2.1 Planning Timeline (Past plans to current process)
2.2 Existing Recommendations
2.3 Linking Past Plans to Future Actions

3. Planning for the Future (2-4 page spread)

3.1 Listening to the Community

- Community engagement (meetings, small groups, survey)
- What we learned

3.2 Values and Goals

- Top ten values from the survey
- Top ten goals from the survey
- Modifications based on community workshops

4. Impact of Existing Conditions (~4-6 pages per topic – 24-36 pages total)

4.1 Demographics
- Who is here now?

- Who is here in 16 years?
- Needs of an aging population

4.2 Economy and Housing
- Profile of existing housing types
- Profile of existing businesses
- What is missing?
- What is needed?

4.3 Projected Impacts of Climate Change
- Heating/cooling days
- Precipitation and drought
- Invasive pests and species

4.4 Water, Wastewater, and Stormwater
- Existing infrastructure
- Identified concerns
- Environmental impacts of current strategies

4.5 Public Connections (community places and public transit)
- Existing places
- Desire for more community interactions
- Existing transit options
- Desire for more options/needs of an aging population

4.6 Current Zoning and Regulatory Limitations
- Allowable uses
- Dimensional restrictions
- Permitting processes
- Board of Health and septic systems

5. Strategies and Case Studies (~4-6 pages per topic – 16-24 pages total)

5.1 Strategies for a Healthy Community

- What is a healthy community?
- Aging rural communities (case studies)
- Age Diversity
- Income Diversity
- Community Gathering Spaces
- Town Services

5.2 Strategies for a Healthy Economy

- What is a healthy economy?
- Living and working in a rural community (case studies)
- Housing Affordability and Diversity
- Rural Businesses
- Impact on Municipal Budget

5.3 Strategies for a Healthy Environment

- What is a healthy environment?
- Impact of climate change on people, wildlife, plants, and infrastructure (case studies)
- Environmental impact of managing water (case studies)
- Climate Resiliency
- Water, Wastewater, and Stormwater

5.4 Strategies for Land Use

- Zoning for a Rural Community (case studies)
- Zoning Changes for Leverett (Recommendations)
- Public Transportation (Evaluation of local options)
- Community Values and Future Development (How community values can influence development standards)

6. Next Steps (~8-10 pages)

6.1 Continuing Community Conversations
6.2 Prioritization based on final community workshop
6.3 Planning Board and Zoning Changes
6.4 Other Roles and Responsibilities
6.5 Options for Additional Studies
6.6 Measuring Success

7. Resources for Implementation (~10 pages)

7.1 Financing Resources
7.2 Data Sources

Photo credits

Standard back cover

STEERING GROUP MEETING #16

TOWN OF LEVERETT

JUNE 4, 2024

6/4/2024
Steering Group for the Leverett Comprehensive Plan

In attendance:
Nicole Vajda, Bob Weitzman, Arlyn Diamond, Andy Vlock, Kimberly VanWagner, Gary Gruber, Silas Ball

Absent: Isaiah Robison, David Henion, Jenny Daniell, Matt Boucher, James Field

Meeting called to order 6:45pm

1. Recap of what happened at the previous meeting on 5/23/2024. No minutes presented for approval from 5/23/24.

2. Decided next steps will be drafting a letter to the Planning Board and a letter to the consultant Emily Innes. Drafting ideas during this meeting; Kimberly will type and send around, individuals can also comment to Emily by the 6/10/24 deadline if possible.

Ideas for the letter to the Planning Board:
- Emphasize the remarkable response rate for the survey and the challenges of pleasing everyone in a representative democracy
- Acknowledge the challenges of the diversity of opinions and interpretation of values, and the presumed demographic bias of older retirees inherent in the data from in-person exercises (data walks, tabletop)
- Recommend the next steps based on the comprehensive plan, including adoption of final draft
    - Using the next year of community conversations to focus on the top tiers of actions and inviting in the related committees/boards required to help enact changes
    - Prioritizing the floodplain management/climate resiliency, transportation, and housing aspects of the plan in particular, as these intersect with larger political changes at the state/federal level that we must address as a town
- Request official end to the steering group and a pizza party

Ideas for the letter to Emily Innes, consultant
- CRITICAL: CHANGE THE TERMINOLOGY OF “DO, EXPLORE, DISCUSS, RETHINK” TO “TOP TIER, MIDDLE TIER, LOWER TIER, LOWEST TIER” [especially take out the idea of “do” because it sounds like a mandate]
- CRITICAL: page numbers need to be larger and not white-on-black; very challenging for older eyes to see
- CRITICAL: quotes need to be in quotations
- P 108 - add to barriers for ADUs - septic regulations and community understanding of what more housing means for environmental protection, the involvement of Board of Health and Conservation Committee [this may also help to show how/why the tension of housing vs environment seems to show up in the values/goals [environmental protections as top priority from survey, but then housing is the top “do” in the chart from the tabletop - this contradiction must be teased out more and then expert Innes advice needed!]

- CRITICAL: please create a visual timeline of the recommended “top tier, middle tier” steps for the next 10 years/recommended rollout
- CRITICAL: Add the key to the charts so easier to read/understand what values/goals, etc relate to; or at least at the top of that section; very challenging to always go back to the beginning
- CRITICAL: move the recommended timeline into the Executive summary; move all historic data to back of the report, we want less of a chronological story of how we got here and more of an actionable document
- Correct many typos; submit a final draft for final round of corrections before the “final final” version; chart page 102 the numbers for units vs parcels doesn’t add up for condos and two-family homes
- Add description of the “2040” imagining exercise part of the tabletop exercise to lend more context to the results and explain the purpose of the “2040” idea [p 32 doesn’t say anything about the 2040 exercise and we are not sure how the priorities changed because of this imagining]
- Specifically name the available, buildable parcels remaining in town
- Specifically add more information on climate change/resiliency/air conditioning grants to the resources page
- Was there existing conditions analysis of climate change (e.g. increased floods/heat/ticks) that could be added?
- Note the demographic bias that may have skewed the choices became priorities in the tabletop exercise - specifically here we are thinking of #18, which we still hear/see as
- We didn’t see solar setbacks, native land givebacks, gray water, compostable toilets, important for the community based on the survey data but which didn’t seem to register as priority for the participants in the tabletop exercise

All participants in the meeting agreed unanimously on these ideas, although Silas left the meeting at 7:15pm, thereby ending quorum, which was noted before each vote.

Meeting adjourned 7:40pm.
Minutes by Kimberly VanWagner



APPENDIX D

STEERING GROUP SMALL GROUP SUMMARIES

TOWN OF LEVERETT

JUNE 2024

MATERIALS PROVIDED FOR SMALL GROUP MEETINGS

TOWN OF LEVERETT

OCTOBER 23, 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 Economic Development Housing Implementation	Leverett Tax Rates 2003-2021 Leverett Town Budget History and Forecast MA General Fund Expenditures 2020
HISTORY	
Natural and Cultural Resources	Photos of Town Hall Veterans and Paintings Leverett Reconnaissance Report (2009)
Natural and Cultural Resources Land Use	Where We Stand, A Report of Leverett's Planning Process (1973)
MAPS	
Land Use Services and Facilities Historical Land Use	Three-phase Power Map 1966 Zoning Map
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 https://livabilityindex.aarp.org/search/Leverett,%20Massachusetts,%20United%20States?print=true
Land Use	Subdivision Regulations

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

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

Leverett Small Groups: Notes Template

Date of Meeting:	
Location of Meeting:	
Steering Group members:	
Host:	

This template should be accompanied by the 8 ½ x 11 map. Please use the map for comments about places.

This template should be used for all other notes. **Please do not create a transcript!** Comments should not be attributed to individual people.

Attendees (Names)

Agenda

- Introductions: Ask people to introduce themselves.
- Ice-breaking Questions: See suggestions below.
- Prompts: See suggestions below.
- Next Steps: Encourage people to take the questionnaire and attend the December 6 meeting!

Ice-breaking Questions

- How long have you lived in Leverett?
- If you lived elsewhere, where did you move from?
- If you lived elsewhere, what attracted you to Leverett?
- What do you call the part of town you live in?

Summary of Responses

Prompts

- What are some resources or things you think are assets in Leverett?
- How can we work together to improve Leverett?
- What do you see as the greatest challenges Leverett faces in the future?
- What do you think Leverett needs?
- Which of the topics (listed in alphabetical order) to the right is most important to you? Which topics do you think are most important for the Town?
- What do these topics mean to you?
- Are there topics that you think should be covered that are not listed?

Planning Topics

- Climate Adaptation and Sustainability
- Economic Development
- Energy
- Historical and Cultural Resources
- Housing
- Land Use
- Mobility (cars, pedestrians, and bicycles) and Transportation
- Natural Resources
- Open Space
- Recreation
- Regionalization
- Social and Economic Equity
- Town Services and Facilities

Summary of Responses

LEVERETT COMPREHENSIVE PLAN
2023-2024

To take the first questionnaire, please scan the QR code with your phone or go to the following url:

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



NEXT PUBLIC MEETING:
DECEMBER 6, 2023

Name	Affiliation (Resident, business name, etc).	Email/Phone

Name	Email/Phone	I would like to …
		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.
		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.
		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.
		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.
		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.
		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.
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		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.
		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.
		□ Host a small group meeting. □ Volunteer. □ Receive information about the process.

LES OPEN HOUSE

TOWN OF LEVERETT

OCTOBER 24, 2023

This Small Group Meeting did not provide any notes to the Consultant.

HARVEST FEST

TOWN OF LEVERETT

NOVEMBER 5, 2023

This Small Group Meeting did not provide any notes to the Consultant.

TEAWADDLE HILL

TOWN OF LEVERETT

NOVEMBER 5, 2023

November 5, 2023 Leverett Teawaddle Listening Group Summary

1. Open Spaces and Trails: These trails are extremely important to Leverett's community. Conservation of open spaces, maintaining views, including undeveloped mountain views are critical priorities.

Can we use development of trail system for people to traverse the town, i.e. from the school or Library to the pond and toward Teawaddle via 4H?

2. Clean and Plentiful Water : Maintenance of clean and plentiful water is a high priority. We need to understand PFAS in town- is it a problem? Do we have enough water to support increased households with climate changes in our future? Wells have gone dry in the past. Amherst almost ran out of water a few years back.
3. Community Solar: What can we do as a town to produce resilient community solar? Amherst, Pelham and Northampton are getting together to do this. Can we? Microgrids for the town?
4. Affordable Housing: We need a way for seniors to be able to stay in their homes. Can we give them more tax help? We need affordable housing for sale or rent consistent with our town character. Should there be tiny houses, small to medium cluster of co-housing, more in law apartments?

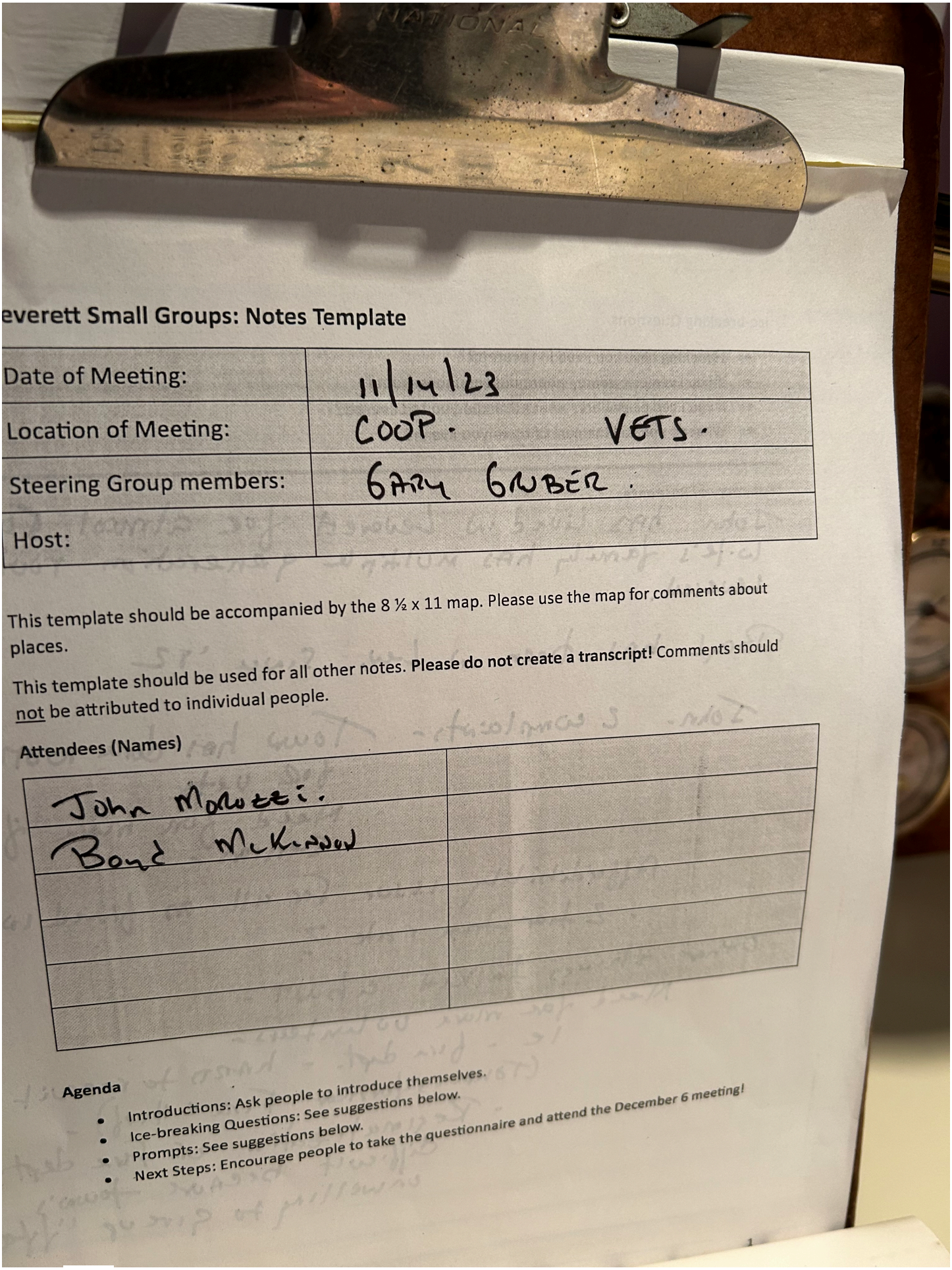
Other ways to increase affordability is to lower other costs in town: Can we share expertise, lawn mowing equipment, tools, have free or cheap van service snow blowers and other tools? Can we expand existing programs of giving down payments to income eligible families?

5. Leverett School: It gives value to the town as people want to move here for the school, and we care for our children. Big priority.
6. Communication by/ in Town: Can we put up bulletin boards relating to community events etc.. on trails or in neighborhoods? There should be more pro active communication from town on goings on and events. Not everyone uses internet so mailed newsletters would be nice to those who request.
7. Gathering spaces: We need to have more gathering spaces for community events and informal gatherings. LCA pub/café, dump is important. Library and school are great assets in this regard.
8. Seniors: We need to support seniors more with helping those on fixed incomes pay taxes, to helping them with transportation (Leverett van for transportation?) to increased senior activities including physical activity classes, discussion, lunch groups cultural activities and just hang out groups. Can we pair school kids with seniors for exchange of tech support for everything seniors can offer ?

VETERANS GROUP

TOWN OF LEVERETT

NOVEMBER 14, 2023



everett Small Groups: Notes Template

Date of Meeting:	11/14/23
Location of Meeting:	COOP. VETS.
Steering Group members:	GARY GRUBER.
Host:	

This template should be accompanied by the 8 ½ x 11 map. Please use the map for comments about places.

This template should be used for all other notes. **Please do not create a transcript!** Comments should not be attributed to individual people.

Attendees (Names)

John Morretti.	
Boyd McKinnon	

Agenda

- Introductions: Ask people to introduce themselves.
- Ice-breaking Questions: See suggestions below.
- Prompts: See suggestions below.
- Next Steps: Encourage people to take the questionnaire and attend the December 6 meeting!

Ice-breaking Questions

- How long have you lived in Leverett?
- If you lived elsewhere, where did you move from?
- If you lived elsewhere, what attracted you to Leverett?
- What do you call the part of town you live in?

Summary of Responses

John has lived in Leverett for almost 50 yrs. Wife's family has multiple generation roots in Leverett.

Boyd has been in Lev. since '82

John. 2 complaints - Town has done nothing for vets
- Need for more for seniors.

Affordability issue for all on fixed income
- 2 tier ~~tax~~ rate ?

Other things talked about -
Need for more volunteers -
ie - fire dept. - HARD to recruit
(Town is former Fire Chief) -
- Regionalization of Fire depts - difficult because towns unwilling to give up "freedom"

2

SHUTESBURY GROUP

TOWN OF LEVERETT

DECEMBER 10, 2023

December , 2023 Leverett Shutesbury Listening Group Summary

12 attendees : Nicole Vaijda and Jenny Daniell co-facilitated

Most important issues

1. Open Spaces and Trails: We need more trails we need also to Conserve open spaces, maintain views, including undeveloped mountain views are critical priorities.
2. Clean and Plentiful Water : Maintenance of clean and plentiful water is a high priority. People are worried about PFAS in town- is it a problem? We need to work on climate disaster mitigation and planning. We need to know how much water we have in Leverett. A Hydrological study needed Do we have enough water to support increased in population or population we have? Wells have gone dry in the past
3. Community Solar: With storms, and crazy weather, what can we do as a town to produce community solar. Microgrids are a great option ffor the town
4. Affordable Housing: We need a way for seniors to be able to stay in their homes. Can we give them more tax help? We need affordable housing for sale or rent consistent with our town character. Should there be tiny houses, small to medium cluster of co-housing, more in law apartments?
5. Gathering spaces: We need to have more outdoor gathering spaces for community events and informal gatherings. LCA pub/café, dump is important. Library and school are great assets in this regard.
6. Seniors and low income people : We need to support low income people and also seniors with costs by helping yhem out with tasks and perhaps an increase fund to help pay their real estate taxes. to increased senior activities including physical activity classes, discussion, lunch groups cultural activities and just hang out groups.

COUNCIL ON AGING

TOWN OF LEVERETT

JANUARY 19, 2024

From:	Jenny Daniell
To:	Andrew Vlock; Arlyn Diamond; Kimberly VanWagner; Nicole Vajda; david henion; isaiah robison; Bob Weitzman; Maureen Ippolito; James Field; Tim Shores; Tom Ewing; Gary Gruber; Highway; Tim Shores; Emily Innes
Subject:	Notes from Leverett Council on Aging Listening group [Filed 14 Apr 2024 11:13]
Date:	Wednesday, January 24, 2024 3:52:12 PM

7 People attended: Sue Nagy, Linda Hoer, Tom Wolff, Judi fonsch, Jaya Plavin and 2 more who did not sign in
Gary Gruber and Jenny Daniell facilitated for the 45 minutes allotted to us

Q; What is most important for elders in any plans for Leverett's future?

1. Housing is of great importance
We are thinking of different ways that elderly housing needs could be met- keeping Leverett's character in mind. We think about small co-housing communities, we think about utilizing existing housing , i.e. elders who would like to share their homes or revamp them into multi-units. We need to think about whether our water and septic can sustain multi-family units.We really care about environmental issues.

2. Community Gathering Places and Services are of great importance

Can we use part of the school for senior activities? Are there other places?

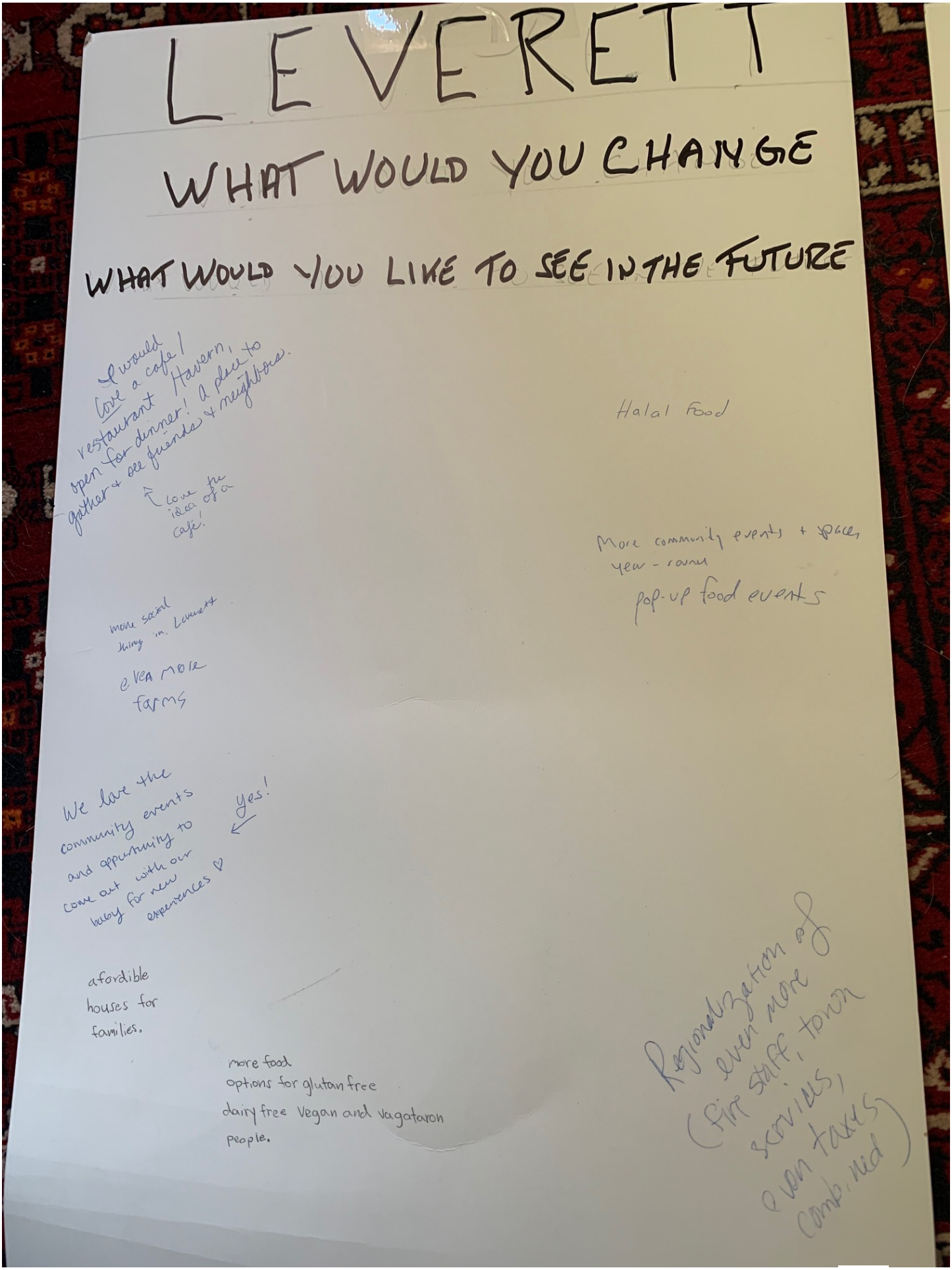
"Power concedes nothing without a demand. It never did and it never will. Find out just what any people will submit to, and you have found out the exact amount of injustice and wrong which will be imposed upon them; and these will continue till they are resisted with either words or blows, or with both. The limits of tyrants are prescribed by the endurance of those whom they oppress."

Frederick Douglass, 1857

UNKNOWN EVENT

TOWN OF LEVERETT

2023 - 2024


LEVERETT
WHAT WOULD YOU CHANGE
WHAT WOULD YOU LIKE TO SEE IN THE FUTURE
I would Love a cafe / restaurant Havern, to open for dinner! A place to gather + see friends + neighbors.
I love the idea of a cafe!
Halal Food
More community events + spaces year - round
pop-up food events
more social things in Leverett
even more farms
We love the community events and opportunity to come out with our baby for new experiences ♡
yes!
afordible houses for families.
more food options for glutan free dairy free Vegan and vagataron people.
Regionalization of even more (fire staff, town services, even taxes combined)



APPENDIX E1

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.

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.

SCAN ME

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 Economic Development Housing Implementation	Leverett Tax Rates 2003-2021 Leverett Town Budget History and Forecast MA General Fund Expenditures 2020
HISTORY	
Natural and Cultural Resources	Photos of Town Hall Veterans and Paintings Leverett Reconnaissance Report (2009)
Natural and Cultural Resources Land Use	Where We Stand, A Report of Leverett's Planning Process (1973)
MAPS	
Land Use Services and Facilities Historical Land Use	Three-phase Power Map 1966 Zoning Map
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 https://livabilityindex.aarp.org/search/Leverett,%20Massachusetts,%20United%20States?print=true
Land Use	Subdivision Regulations

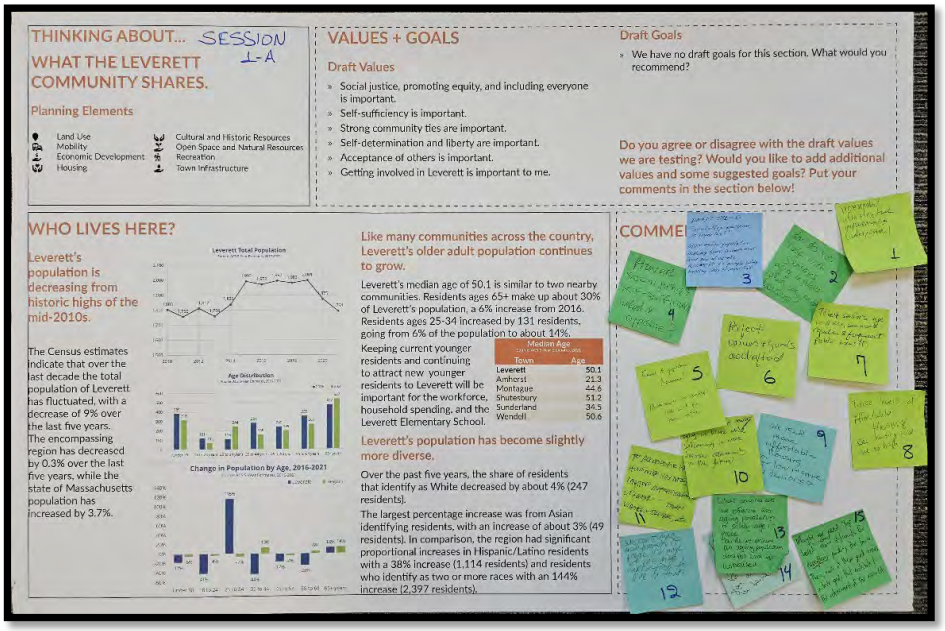
Town Services and Facilities, Natural Resources, Open Spaces	2020 Draft Hazard Mitigation Plan
Land Use	Hydrogeologic Investigation of Leverett, Massachusetts 2008, Department of Geosciences, Hydrogeology Group, UMass Amherst
Energy	Community Solar Action Plan for the Town of Leverett and Community Solar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

Town Services and Facilities Open Space and Recreations/ Natural and Cultural Resources	Conservation Commission https://leverett.ma.us/g/40/Conservation-Commission
Town Services and Facilities/Housing Economic Development Natural/Cultural Resources	Energy Committee https://leverett.ma.us/g/45/Energy-Committee
Town Services and Facilities	School Files https://leverett.ma.us/f/0/77/
Town Services and Facilities Land Use	Checklist for Building in Leverett https://leverett.ma.us/q/29/Building-in-Leverett-Checklist
Town Services and Facilities	Discussion of Police Regionalization https://leverett.ma.us/n/11087/Shared-Police-Services-Meeting
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Natural and Cultural Resources	Oral histories https://leverett.ma.us/f/0/90/
BOOKS Natural and Cultural Resources	*10 to 1: Interviews with Leverett Scholars Who Attended One Room Schoolhouses*, Leverett Historical Commission, 2020 *Leverett: Massachusetts Historical Center,* Leverett Historical Commission *Yankee Moderns,* Michael Hoberman (2000) *A History of Leverett, Massachusetts with a Genealogy of Its Early Inhabitants*, 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



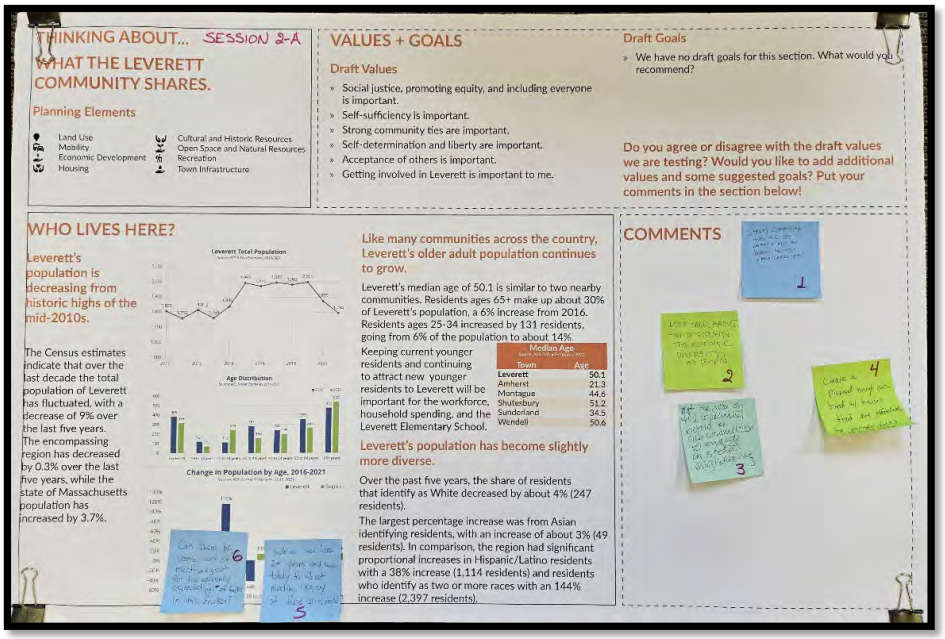
Comments 1-15:

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 accesible 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



Comments 1-4:

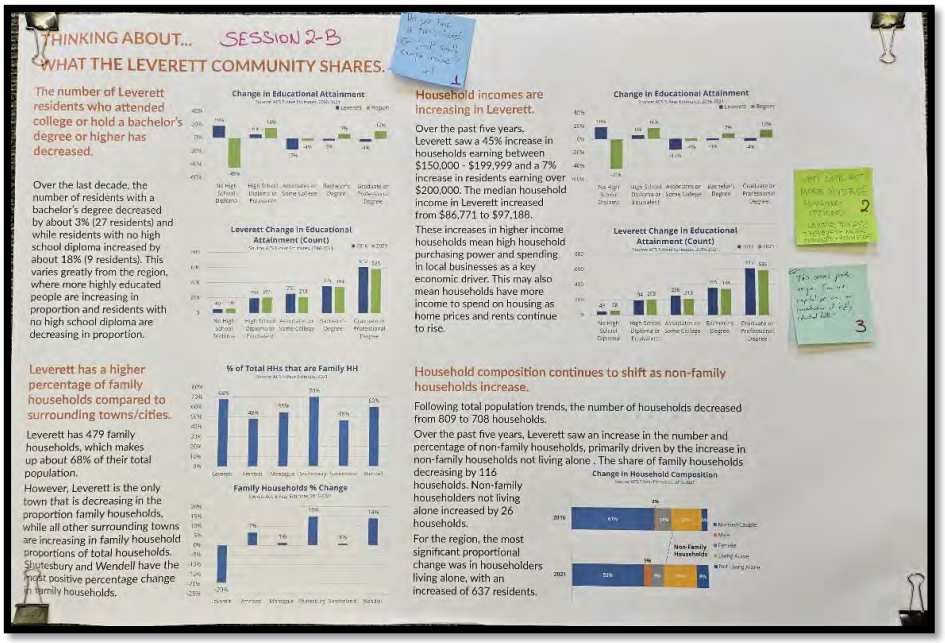
1. Strong community ties are so central + able to boost the town in many unseen ways!

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.

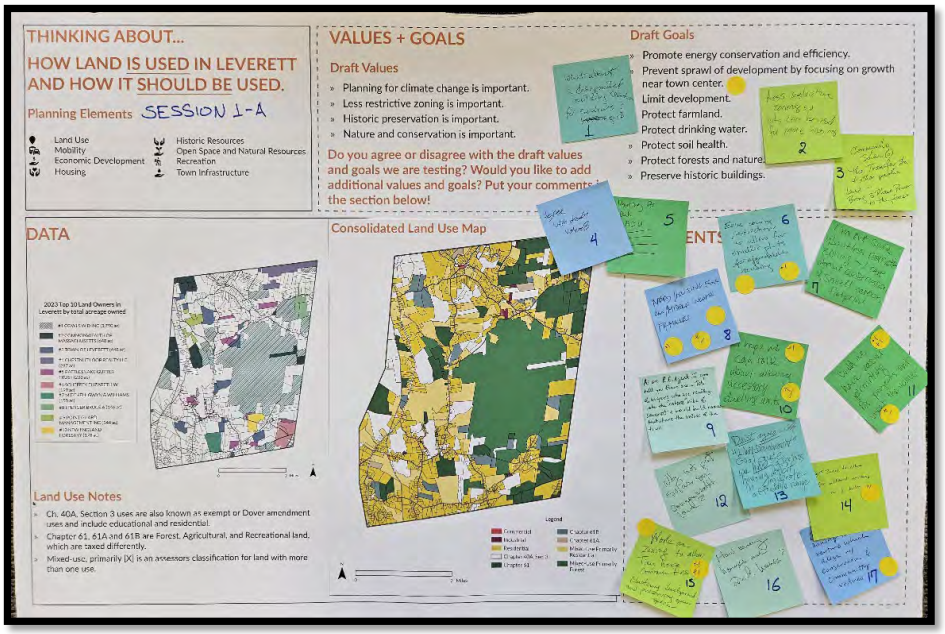
WHAT THE LEVERETT COMMUNITY SHARES.
SESSION 2-B



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



Comments 1-17:

1. What about a designated building center for seniors? ~~housing?~~
2. Less restrictive zoning so lots can be used for more housing.
3. Community Solar @ the Transfer Sta + other public land – Bring 3 Phase Power to the places.
4. Agree with draft values.
5. Housing for all – <u>ADU</u>
6. Ease zoning restrictions to allow for smaller plots for affordable housing.
    - Yellow Dot (+1)
    - Yellow Dot (no comment)
7. I'm not sure about less restrictive zoning – I care about conservation & small carbon footprint.
8. Need housing for low/middle income families.
    - Yellow Dot (+1)
    - Yellow Dot (+1)
    - Yellow Dot (no comment)

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)

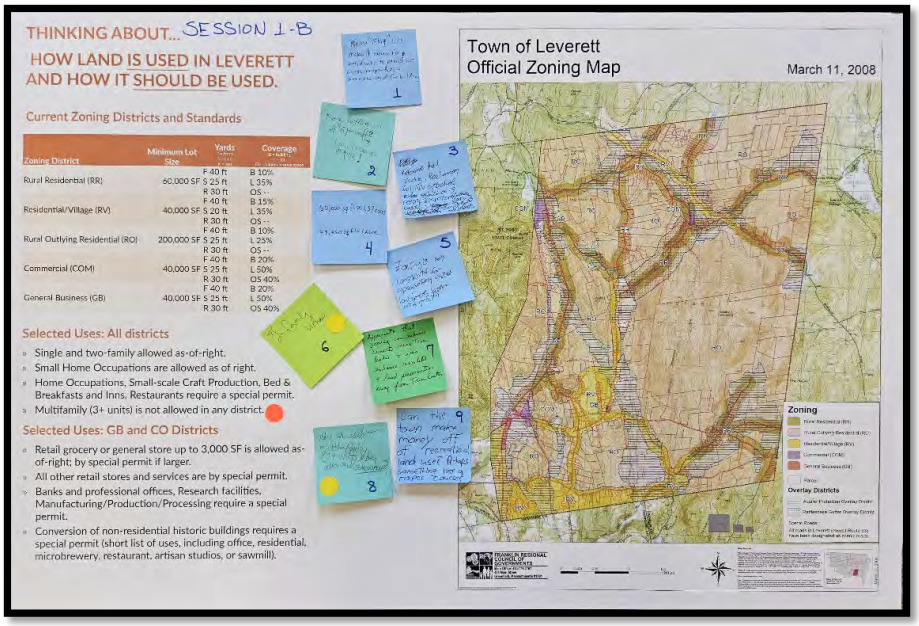
16. How many homes are 2nd homes?

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

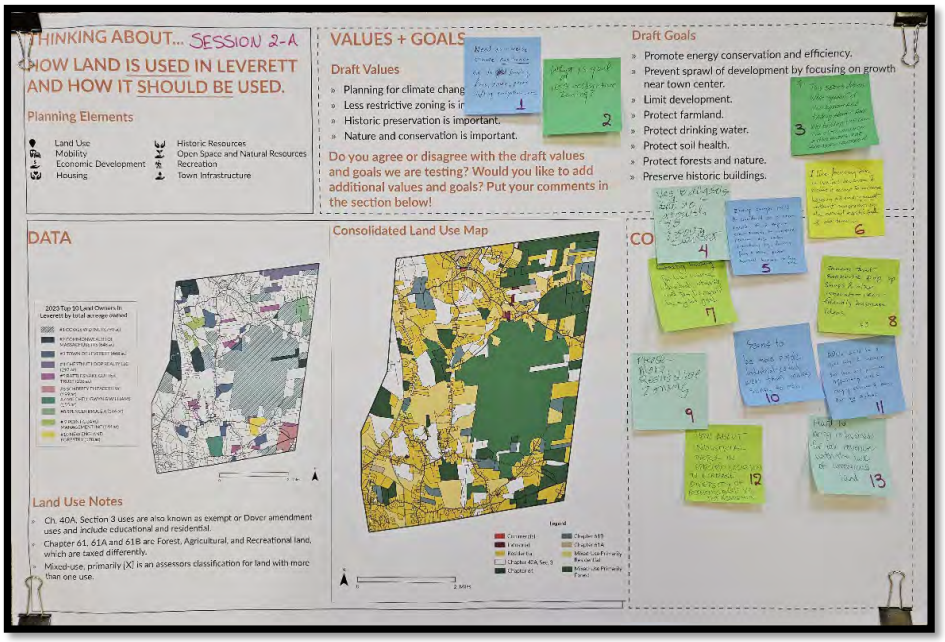


Comments 1-9:

1. Allow “Flag” Lots make it easier for residents to parcel out Large properties + prep the land for building.
2. More letting in & “riff raffs”. I am? income (illegible)!
3. Reforme AdU Zoning. Real estate? for ADU attached to residence? vs restrictive not performance based. Plenty of bonus? are (illegible).
4. 60,000 sqft ≈ 1.37 Acres 43,560 sqft = 1 Acre
5. Zoning is not constitute? for apropriately sized buisness location and growth.
6. 2-family homes → (Single and two-family allowed as-of-right.)
    - Yellow Dot (no comment)
7. Appreciate that zoning can enhance density near Town Center + also enhance rurality + land preservation away from Town Center.
8. Why shouldn’t multi-family (3+ units) be allowed somewhere?
    - Yellow Dot (no comment)
9. 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

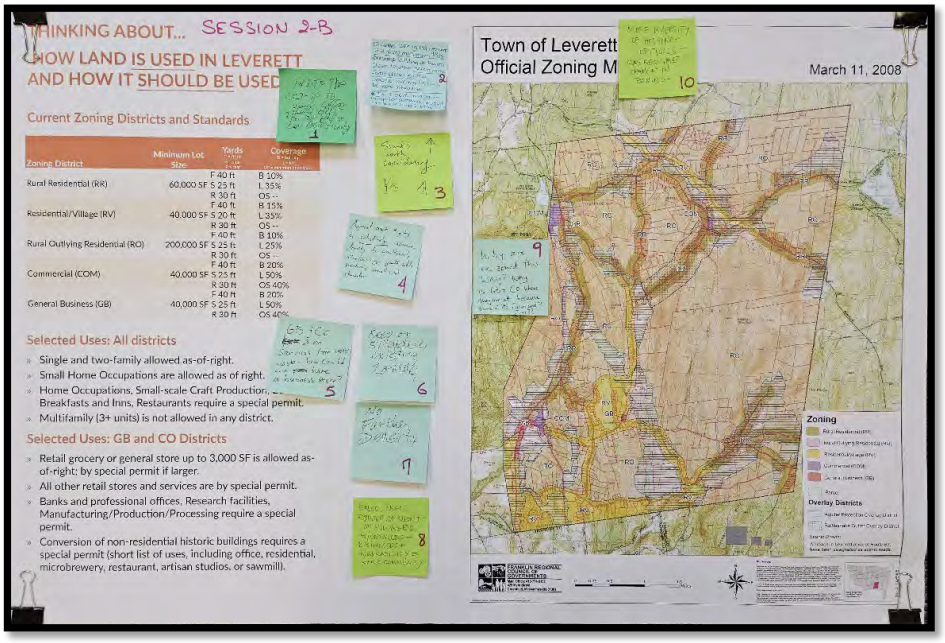


Comments 1-13:

1. Need to increase climate <u>resilience</u> e.g. to flooding, fires, smoke, pests, shifting ecosystems, etc.
2. What is goal of less restrictive zoning?
3. This seems dubious. What "sprawl" of development are talking about? And why build up the center of town when other areas are far less developed (Replying to: Prevent sprawl of development by focusing on growth near town center.)
4. Yes to all goals but no growth to town center.
5. Zoning changes should be considered as a last resort. First explore other avenues to increase revenue, e.g. carbon sequestration e.g., funding from U Mass, better managed business at Co-op site.
6. I like focusing dev. in centers because it makes it easier to increase housing and employment without compromising the overall rustic feel of our town.
7. Creating housing for low-income individuals, students, and families would be a good goal.
8. Zoning that supports pop-up shops & other innovative, eco-friendly business ideas (+3).
9. Please – more restrictive zoning.

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

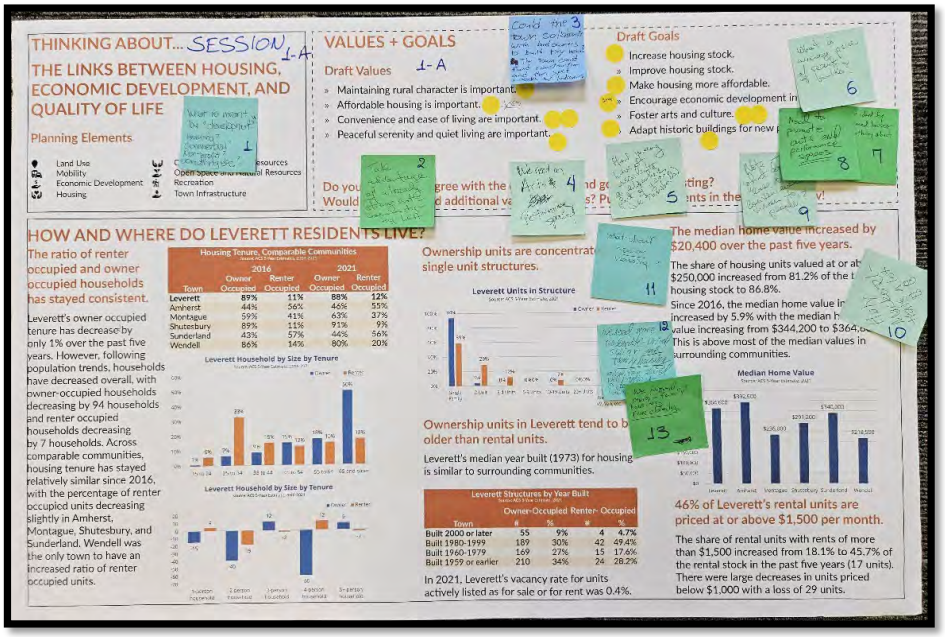


Comments 1-10:

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



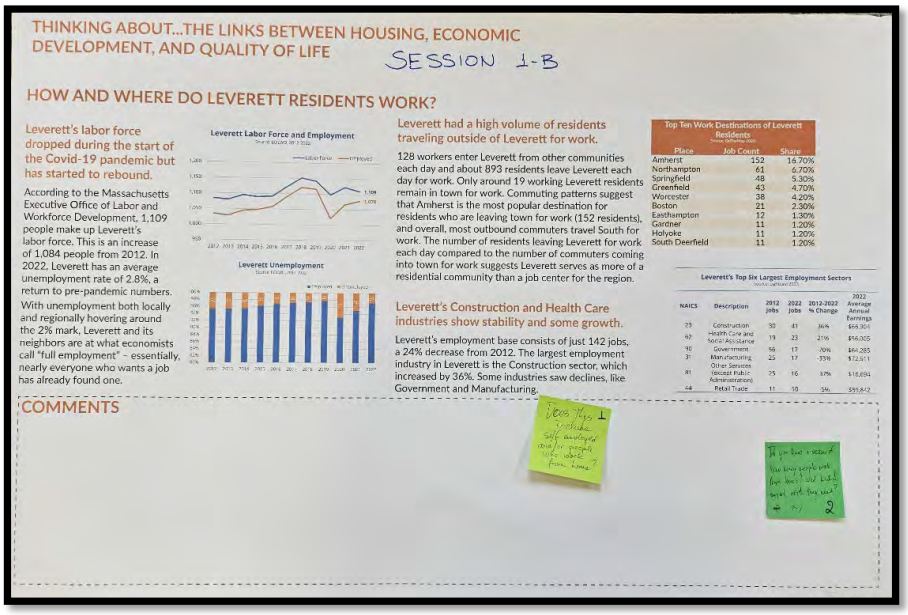
Comments 1-13:

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 procedes 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 <u>spaces</u>.
9. Note – what does "ease & convenience mean to people"?
10. Holy mackerel – that's a lot $$
11. What about <u>senior</u> housing?
12. We need more moderate-priced senior <u>and family housing</u> allow for shared well/septic + ↑density for small development (4 or 5 → 8 units?)
13. We need multi-family housing <u>for elderly</u>.

- ❖ 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.)

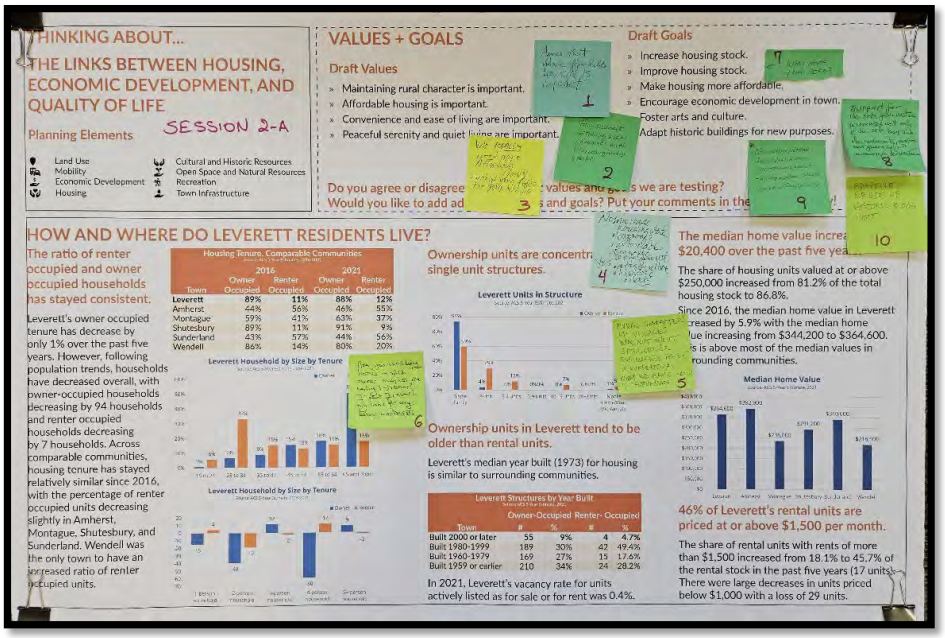
THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE. SESSION 1-B



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 <u>REALLY</u> 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.

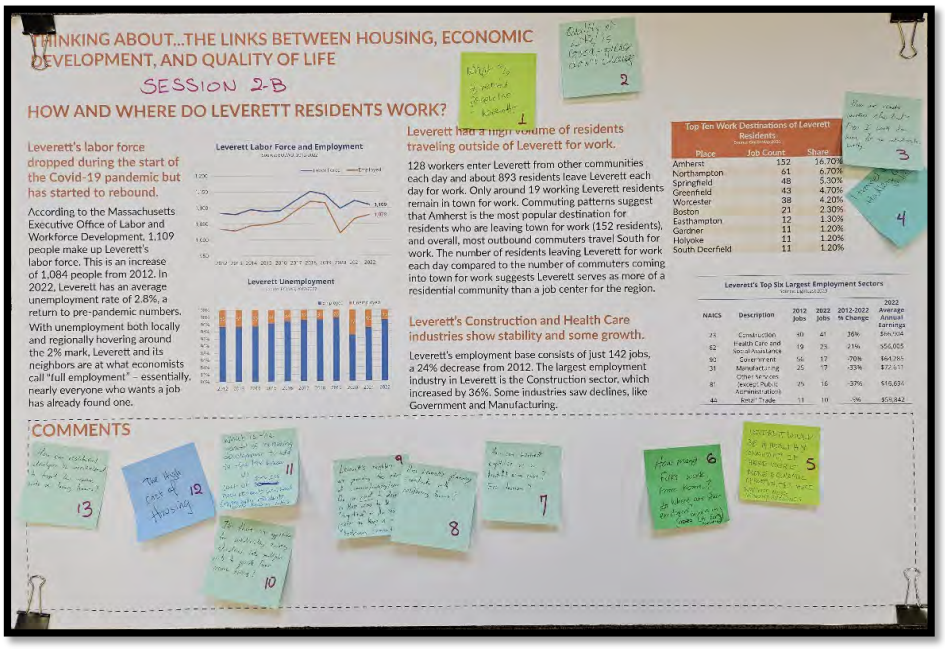
7. What does this mean? (Replying to: Improve housing stock.)

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.

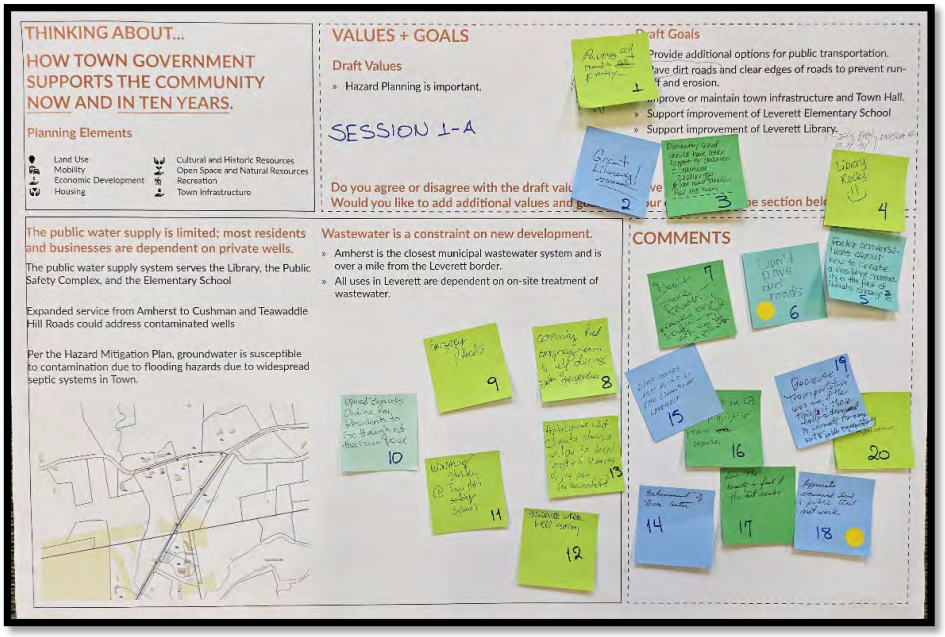
2. Quality of life is good – please don’t change

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 <u>need</u> 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?

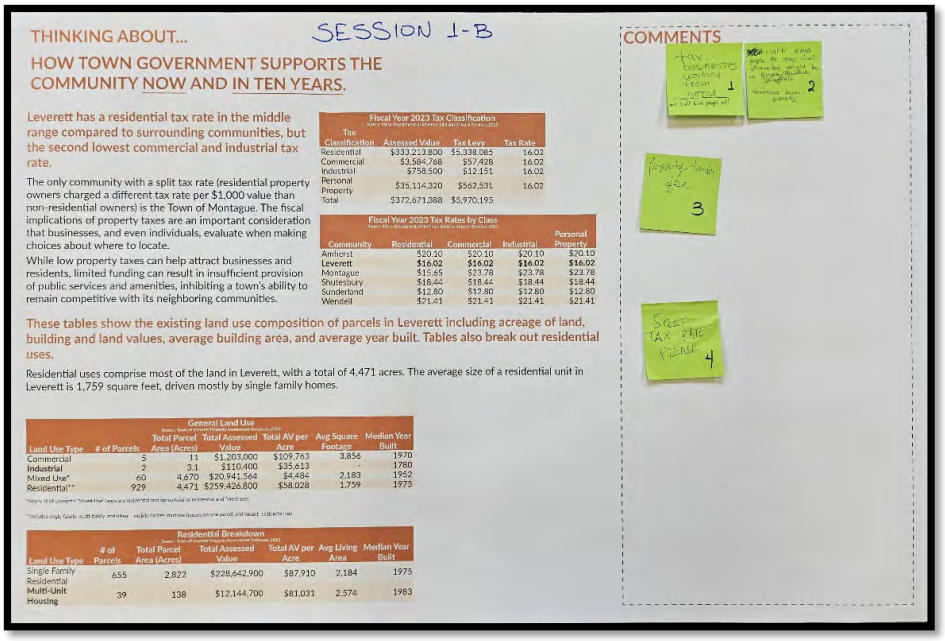
HOW TOWN GOVERNMENT SUPPORTS THE COMMUNITY <u>NOW</u> AND <u>IN TEN YEARS</u>. SESSION 1-A



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... SESSION 1-B

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

Tax Classification	Assessed Value	Tax Levy	Tax Rate
Residential	$333,213,800	$5,338,085	16.02
Commercial	$3,584,766	$57,428	16.02
Industrial	$758,500	$12,151	16.02
Personal Property	$35,114,320	$562,531	16.02
Total	$372,671,388	$5,970,193	

Fiscal Year 2023 Tax Rates by Class

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

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

Residential Breakdown

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

1 Tax businesses working from home

2

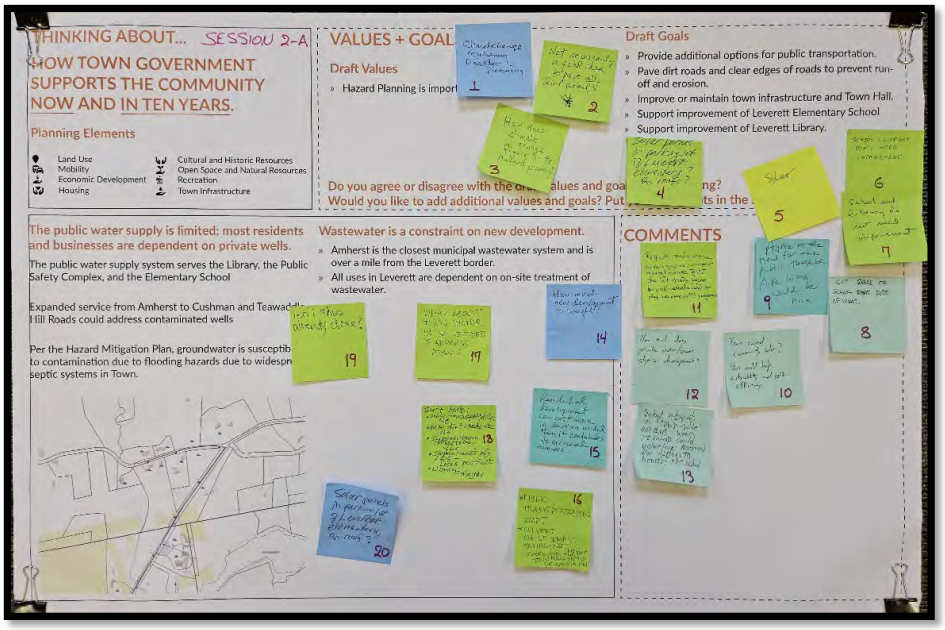
3 Property Transfer Fee

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



Comments 1-20:

1. Climate change resiliency. Disaster planning.
2. Not necessarily a good idea to pave <u>all</u> 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 <u>BUT</u> the dirt roads must be well-maintained or they become highly dangerous.
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?

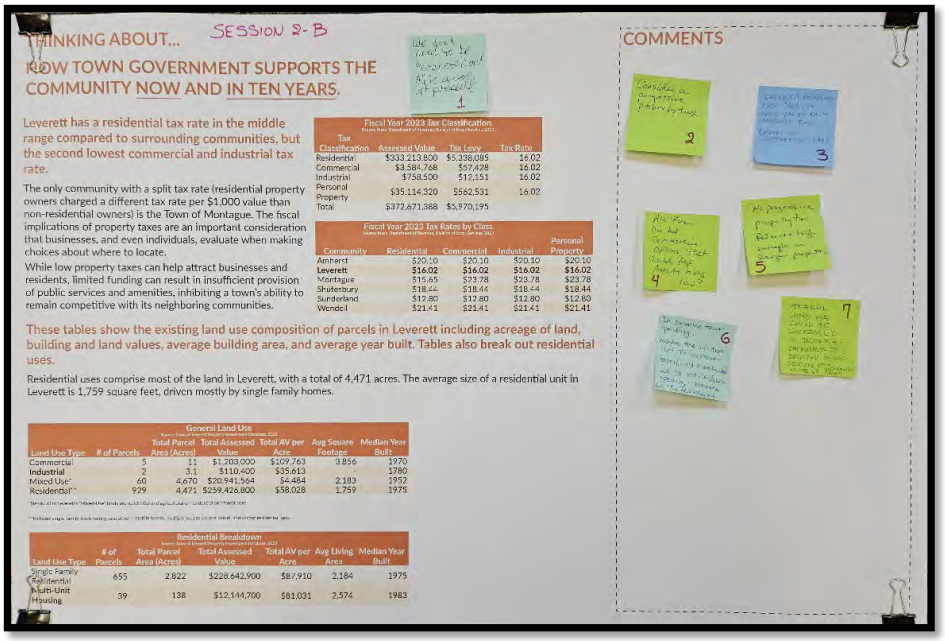
18. Draft Goals:

    - 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



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	Cemetary Rd
6	Concern	Fyi Little Rd → (pointing to previous co	Cemetary Rd
4	Sticky Note	Town did commercial split zoning rath	Chesnut Hill Rd
4	Concern	PFOA commercial needs public water s	Chesnut Hill Rd / North Leverett / Historic Area
4	Asset	Charcoal kiln historic site	Comercial 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 conserned? 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 towe	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 Villlage Co-Op / Moore's Corner
9	Asset	Shop here	Leverett Villlage Co-Op / Moore's Corner
9	Asset	No comment	Leverett Villlage Co-Op / Moore's Corner
9	Asset	No comment	Leverett Villlage Co-Op / Moore's Corner
9	Asset	Agree (dot on sticky #3)	Leverett Villlage Co-Op / Moore's Corner
9	Sticky Note	If the LUC truly is a community center/	Leverett Villlage Co-Op / Moore's Corner
9	Sticky Note	*Keep LV Coop healthy as a business <	Leverett Villlage 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 sti	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 transport	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

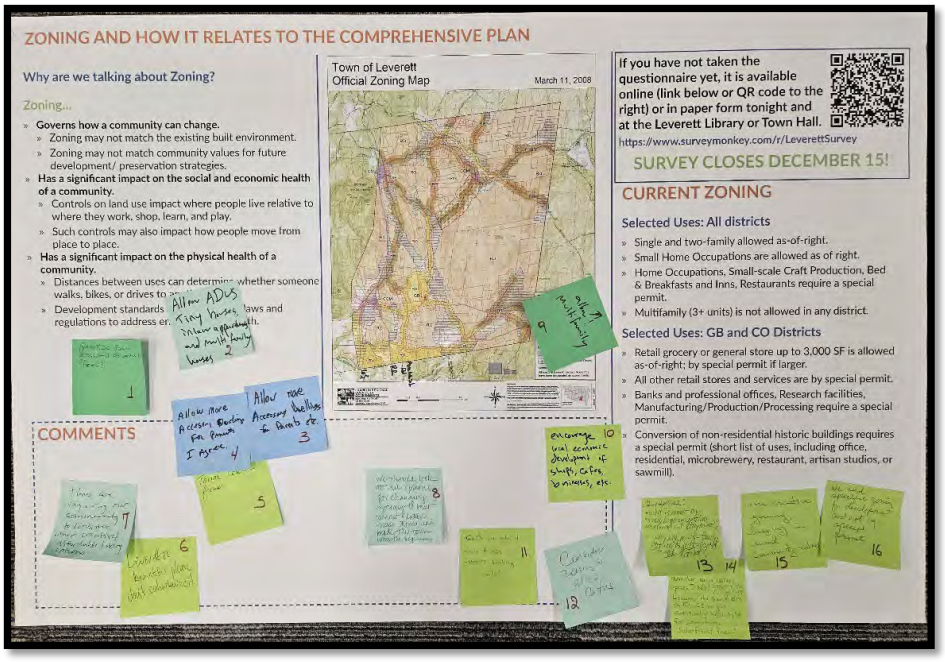
DECEMBER 6, 2023

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

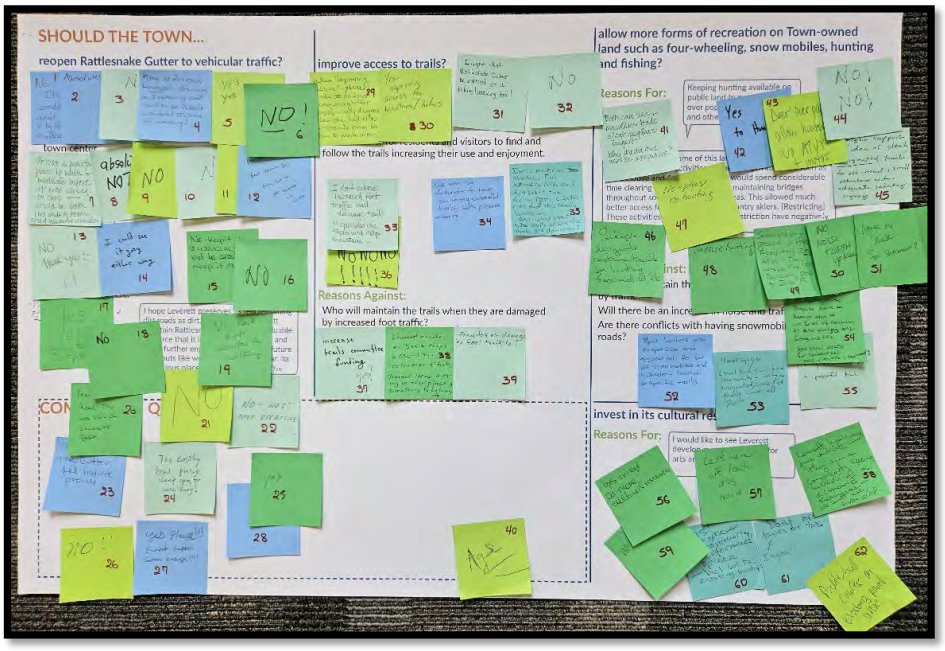


1. ZONING AND HOW IT RELATES TO THE COMPREHENSIVE PLAN

Comments 1-16:

1. Pelletize Town grasslands as animal feed!!
2. Allow ADU's, tiny houses, inlaw appartments 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

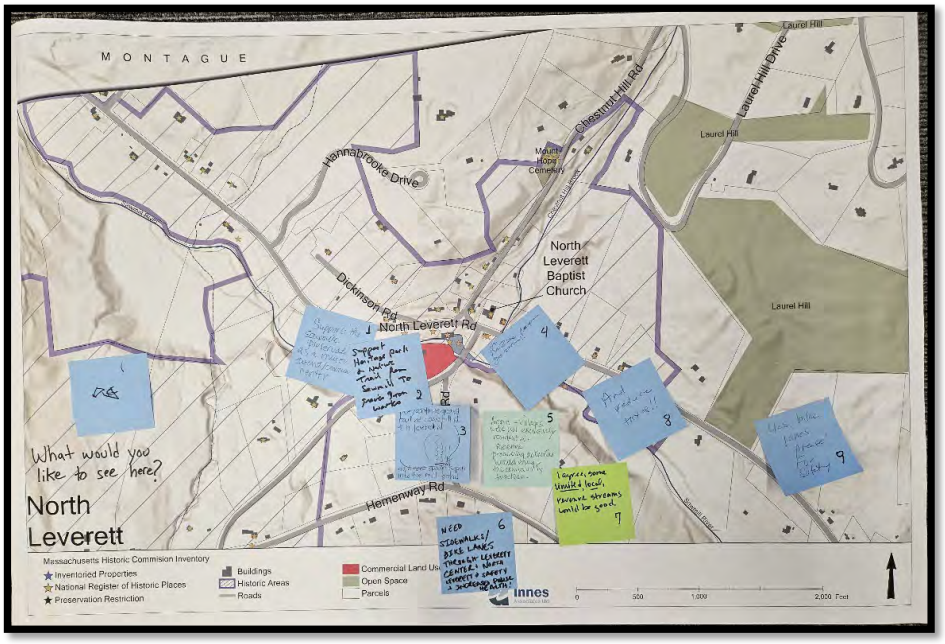
TOWN CENTERS: WHAT WE HAD AND WHAT WE HAVE NOW

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?

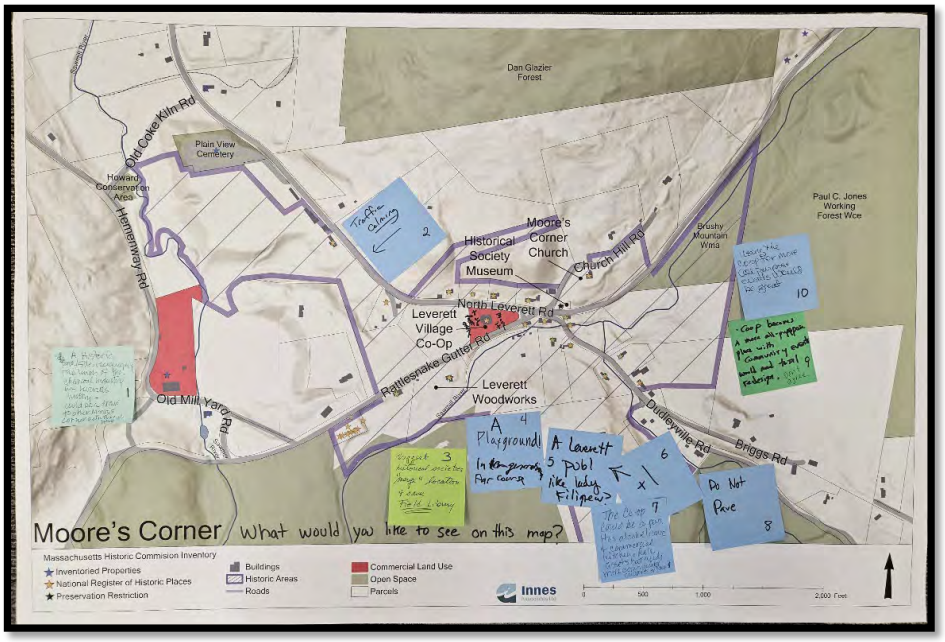
Comments 1-9:

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:

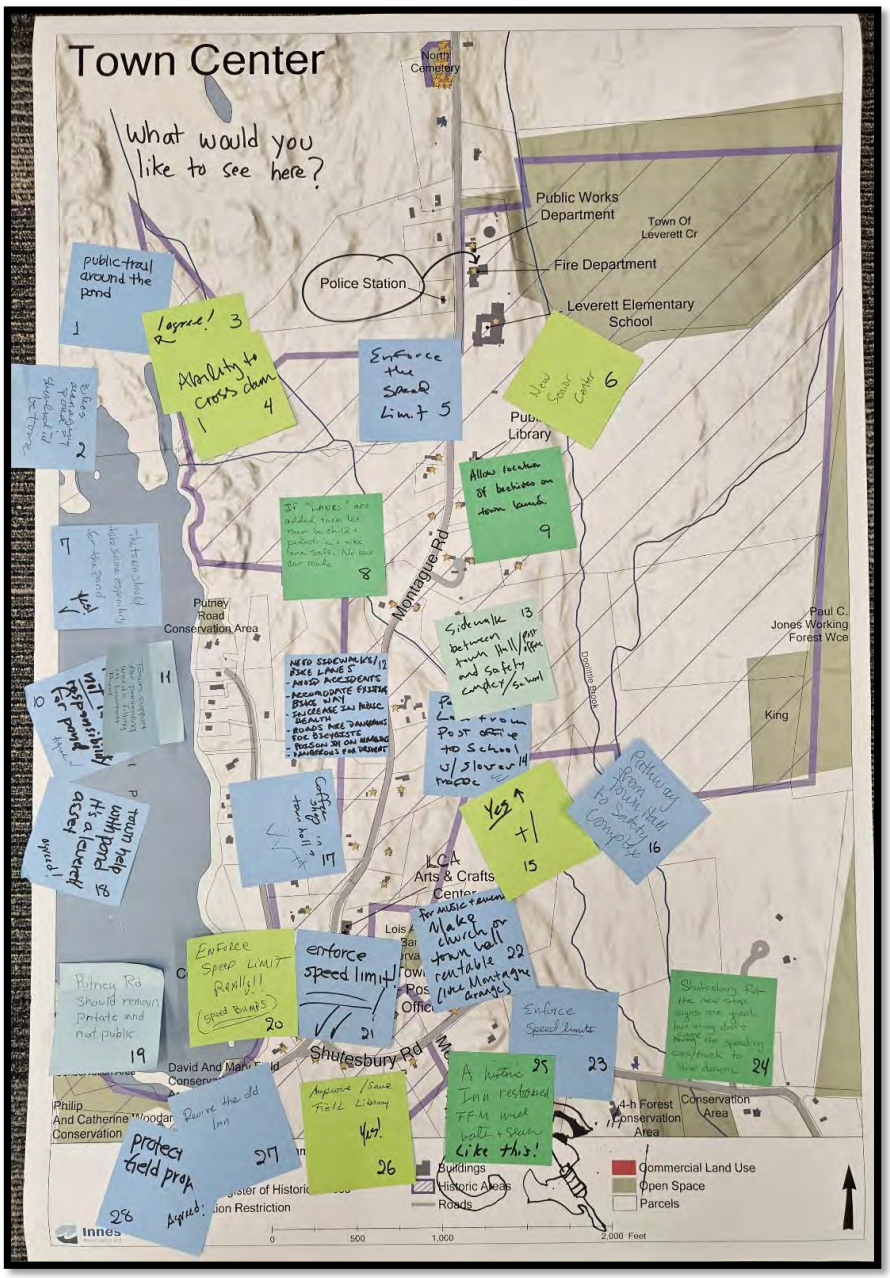
1. A Historic park/site recognizing the impt. of the charcoal industry in Leverett's history – could be a draw to other Moore's Corner activities as Mill?
2. Traffic Calming (Arrow pointing to N. Leverett Rd)
3. Suggest historical societies "image" location + save Field Library.
4. A Playground! In the 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! √)
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 <u>not</u> take responsibility for pond. (Reply: Agree √.)
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. <u>Yes</u>↑ +1
16. Pathway from Town Hall to Safety Complex.
17. Coffee shop in town hall? (Reply: √√++)
18. Town help with pond It's a leverett asset. (Reply: agreed!)
19. Putney Rd should remain pritate and not public.
20. Enforce speed limit really!! (<u>speed bumps</u>)

21. Enforce speed limit! √√
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?

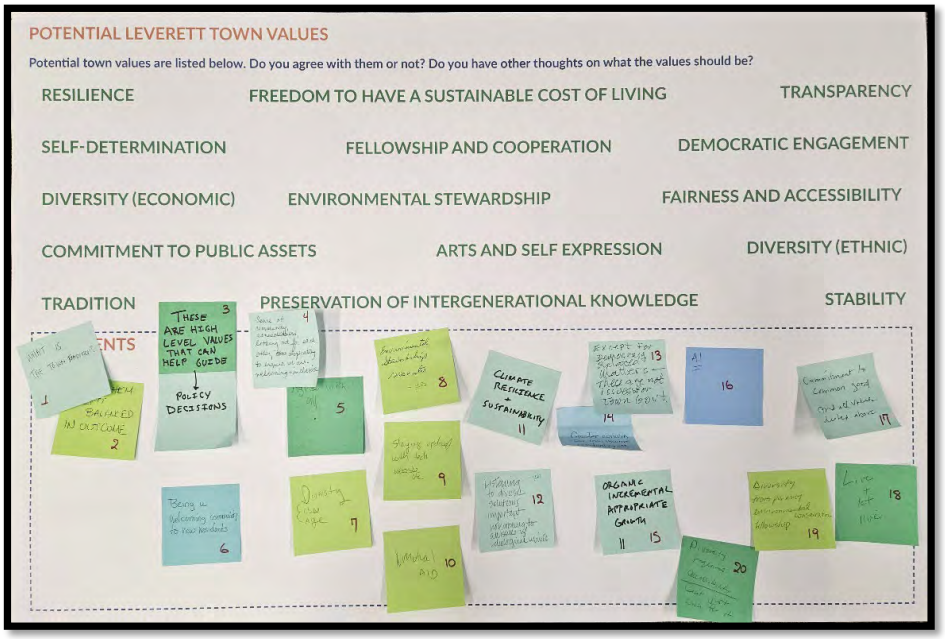
Comments 1-43:

1. Big No!!! to Box Stores like Trader Joes!!!
2. Agreed!!
3. – A deli, – Trader Joe's (Reply: Noooooo)
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 √√√
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?

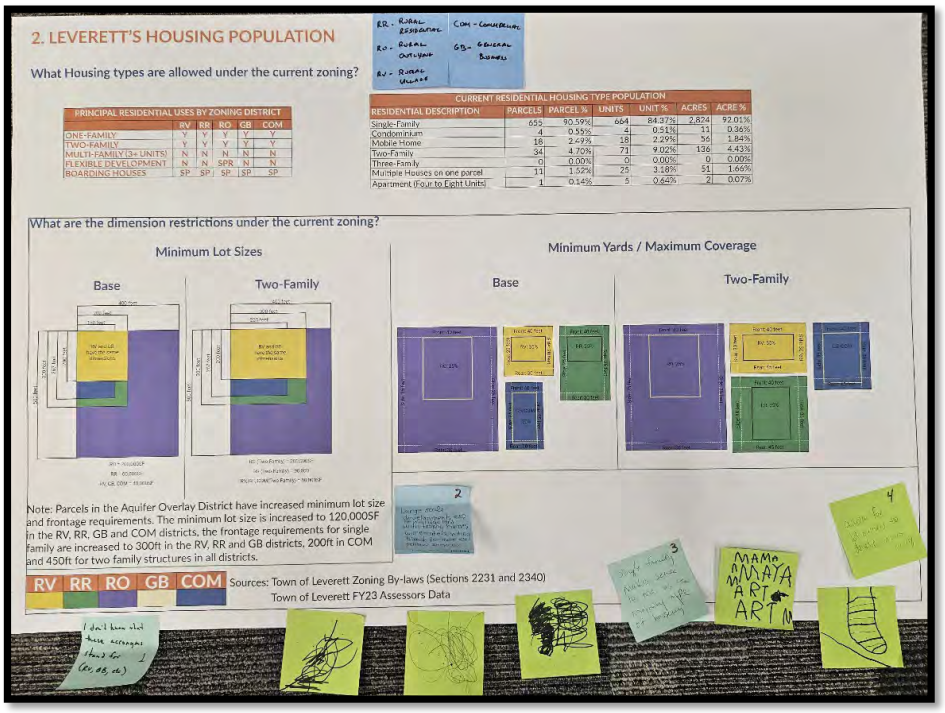


Comments 1-20:

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



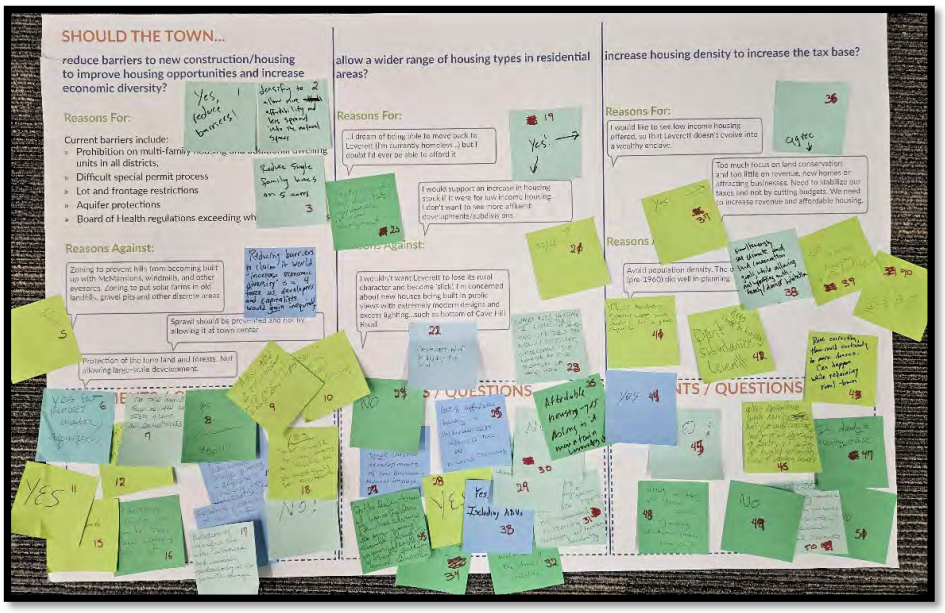
2. LEVERETT'S HOUSING POPULATION

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 1st 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.

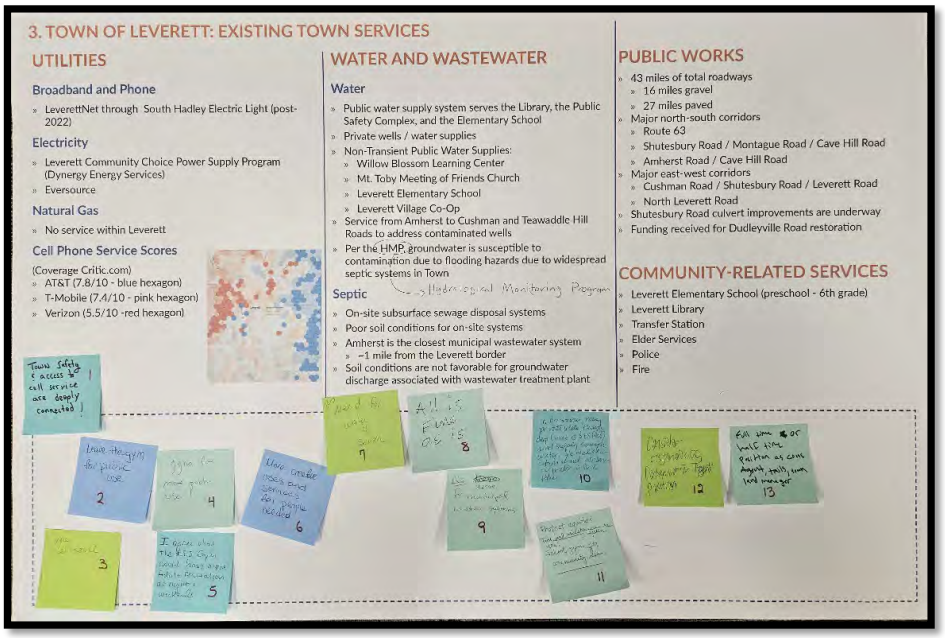
SHOULD THE TOWN...

…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.

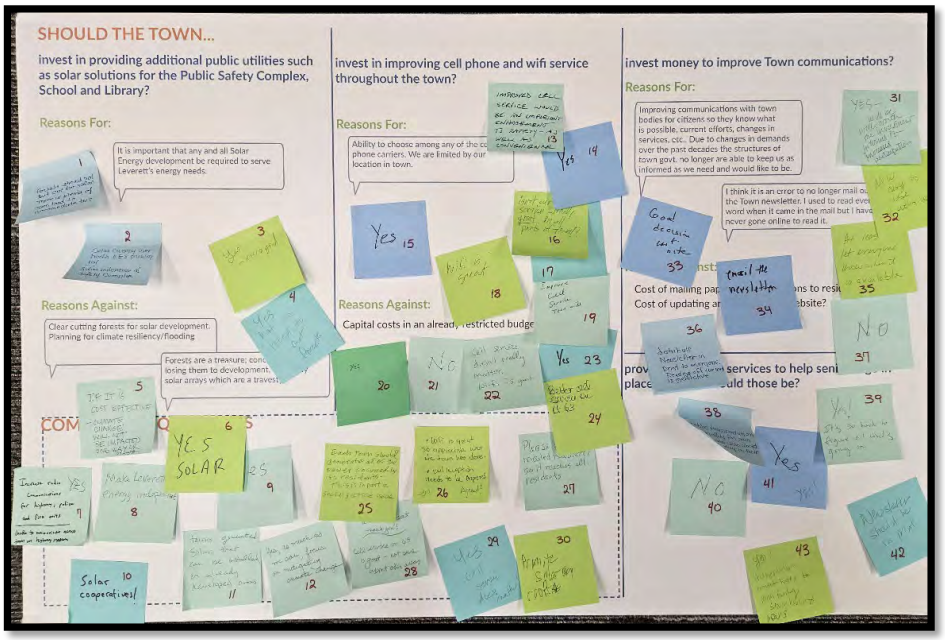
3. TOWN OF LEVERETT: EXISTING TOWN SERVICES



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.

SHOULD THE TOWN…



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

Comments 1-12:

1. Forests should not but cut for solar. There is plenty of open land to accommodate this.
2. Solar canopy over north LES parking lot. Solar independence of safety complex.
3. Yes – microgrid.
4. Yes but no need to cut forests.
5. If it is cost effective – climate change will not be impacted one way or other.
6. YES SOLAR
7. Increase radio communications for highway, police and fire units. Unable to communicate across town on highway system.
8. Make Leverett energy independent.
9. Yes.
10. Solar cooperatives!
11. Town generated solar that can be installed in already developed areas.
12. Yes, as much as we can, focus on mitigating climate change.

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! Call service on 63 is good – not sure about other areas.
29. Yes cell service does matter.
30. Promote solar on roofs. *

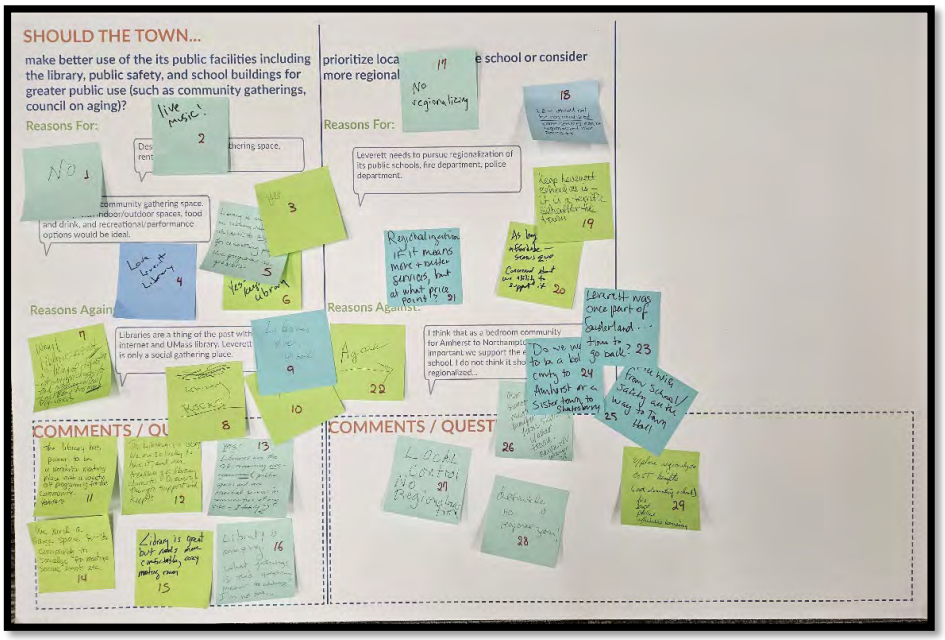
SHOULD THE TOWN…

…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 <u>everything</u> online – Lev. Library has <u>many</u> reg. users.
8. Library <u>Rocks</u>
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 ↙(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 cmty to Amherst or a sister town to Shutesbury.

25. Free wifi from school / safety all the way to Town Hall.

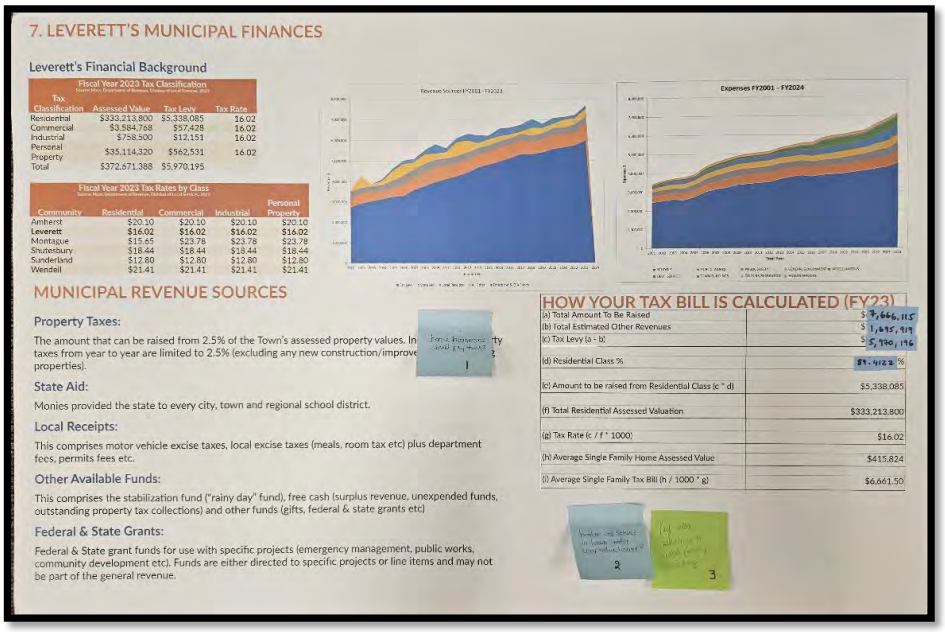
26. Our school might benefit from sharing w/ other towns. Maybe not interior? 28.

27. Local control no regionalization.

28. Definitely no regionalization!

29. Explore regionality to cost benefits (not elementary school). Fine emt police affordable housing.

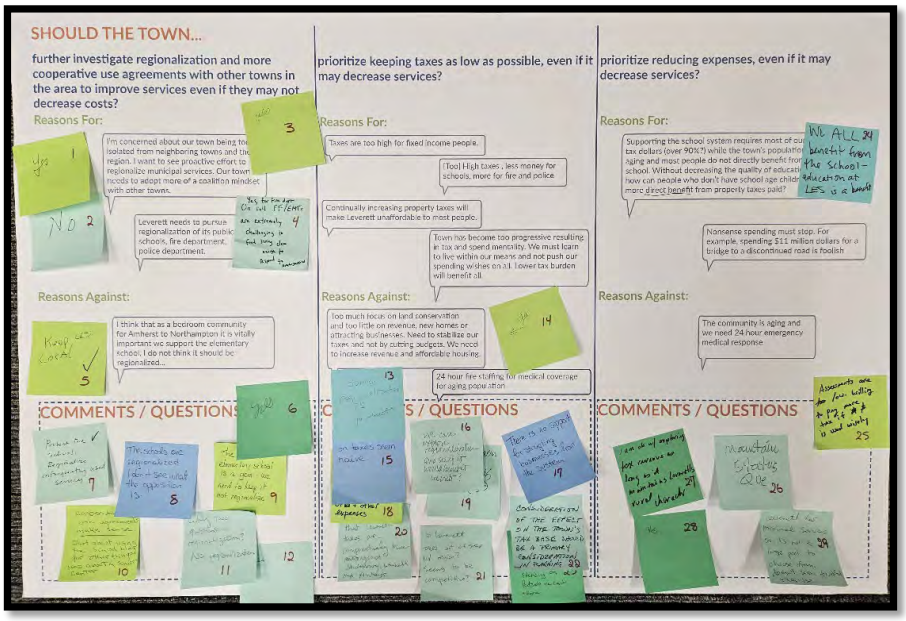
7. LEVERETT'S MUNICIPAL FINANCES – MUNICIPAL REVENUE SOURCES



Comments 1-3:

1. Home businesses should pay taxes.
2. Better cell service in town center. Why not a tower?
3. Pay more attention to capital planning + funding.

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?

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 <u>make sense</u>. 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 to high stop the endless spending on prodjects we cant 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

TOWN OF LEVERETT



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


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 communites.

Background:

Leverett joined the AARP network of livable communites 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.

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.

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).

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).

7

Recommendation:

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

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.

8

Recommendation:

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

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.

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.

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.

10

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).

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.

11

Recommendation:

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

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.

12

Recommendation:

Update land use regulations to encourage climate resiliency.

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.

13

Recommendation:

Create a Land Stewardship Plan for Town owned land.

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.

14

Recommendation:

Establish a comprehensive beaver management strategy.

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).

15

Recommendation:

Develop a potable water resiliency plan.

Background:

Leverett's draft MVP Resiliency Plan recomends 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.

16

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

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.

17

Recommendation:

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

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.

18

Recommendation:

Establish an energy resiliency plan.

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.

19

Recommendation:

Investigate adding a community center.

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.

20

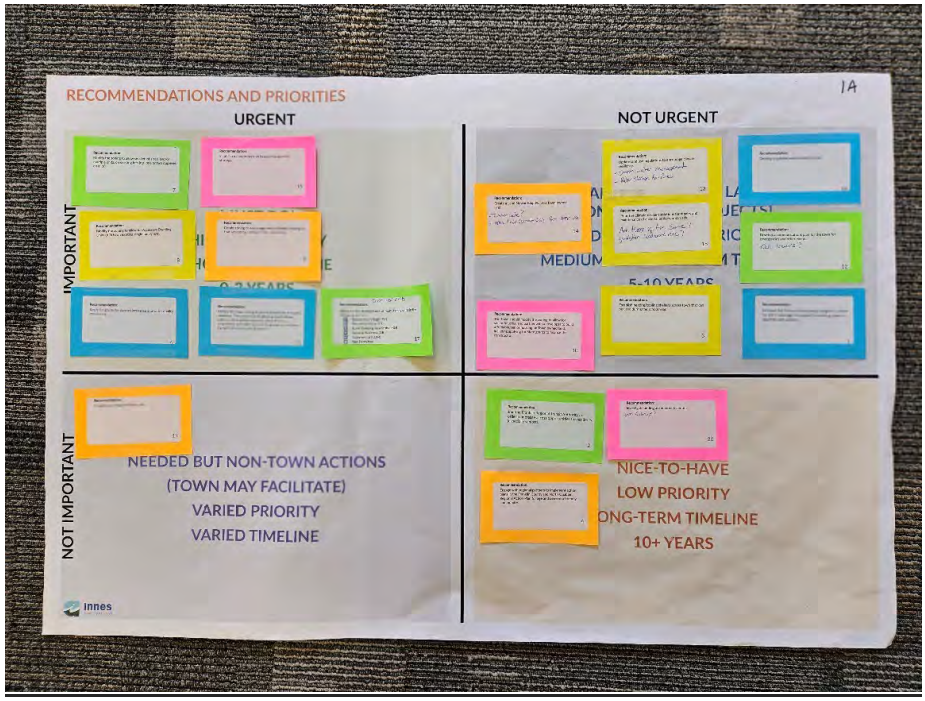
MEMORANDUM

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.

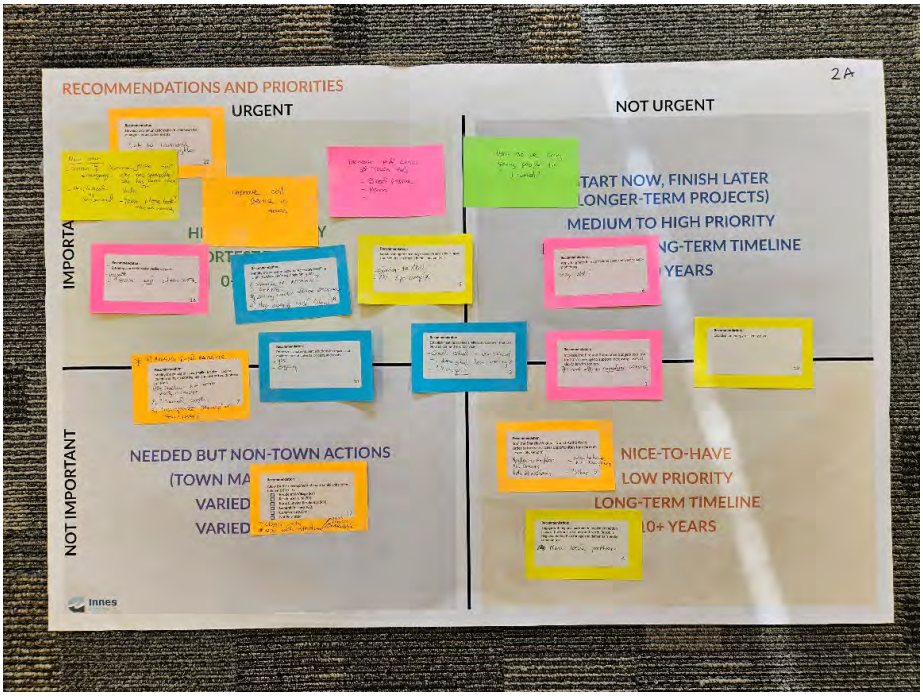
DISCARDED RECOMMENDATIONS

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:** <u>New idea</u>:
        - 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 regonalize 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."

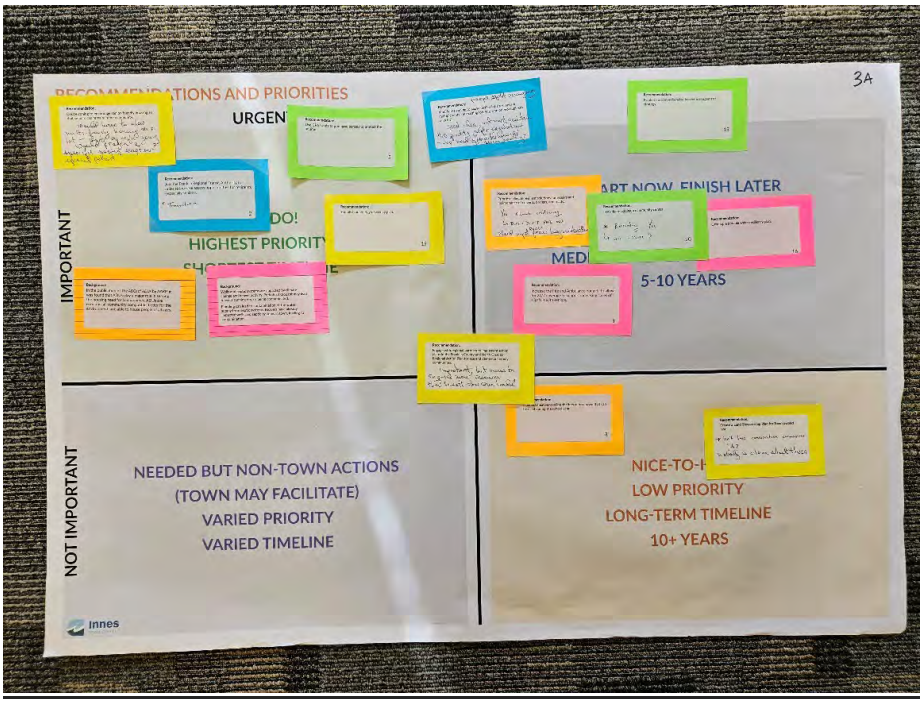
6. **Recommendation:** Establish a comprehensive beaver management strategy.

    - **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

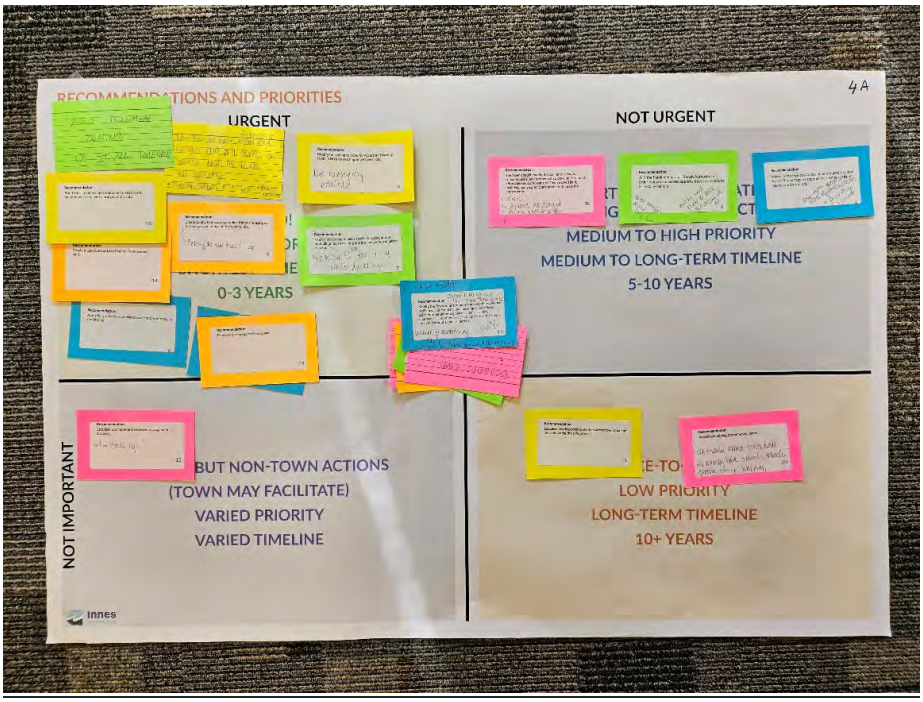
1. Q9. Consider multi-family housing – but by special permit rather than by-right zoning.

Notes from facilitator:

1. **Recommendation:** Increase fire + ambulance service – 24 hr coverage (esp. for seniors).
    - **Comment:** 1st 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)

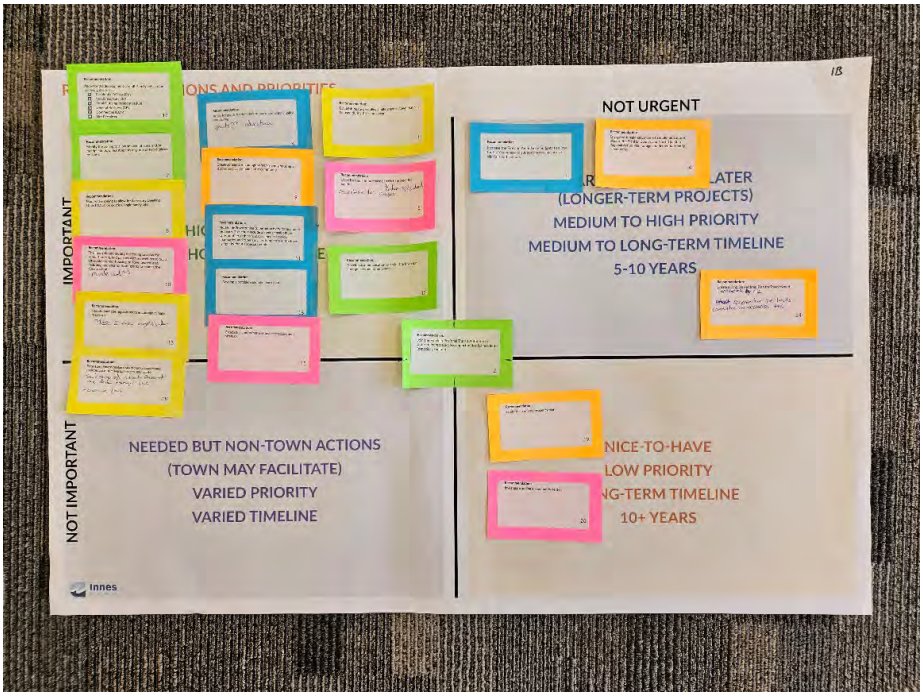
1. **Recommendation:** Establish heating/cooling shelters across town that can be used during the school year.
2. **Recommendation:** Investigate adding a community center.
    - **Comment:** We should rehab town hall. We already have school, transfer station, co-op, library.

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 ecompass 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.

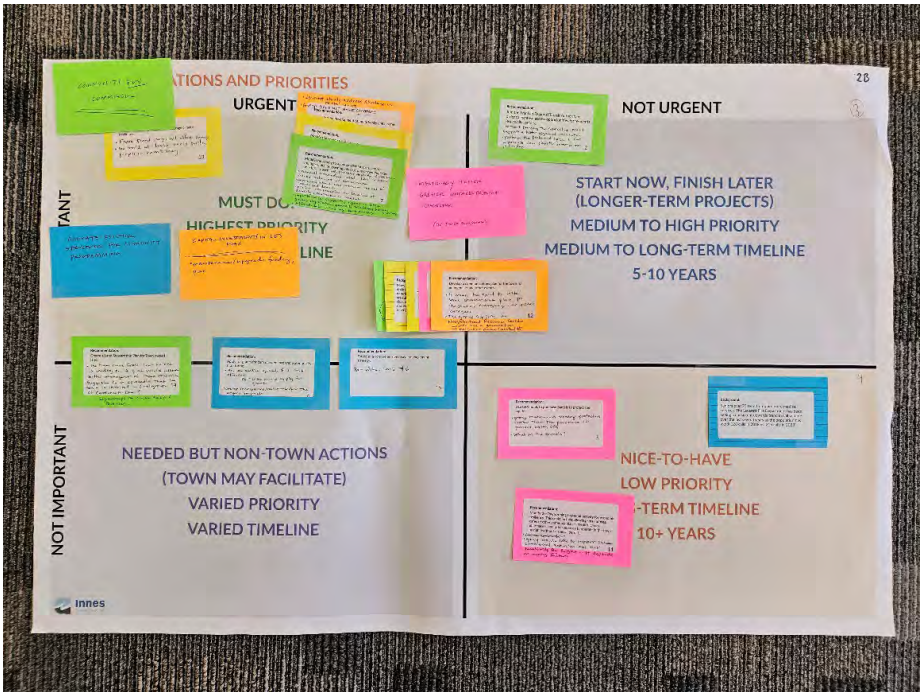
7. #5,7,8,10,13,17,18,9,11 Rethink Zoning!!!

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 in 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 <u>ON</u> 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.

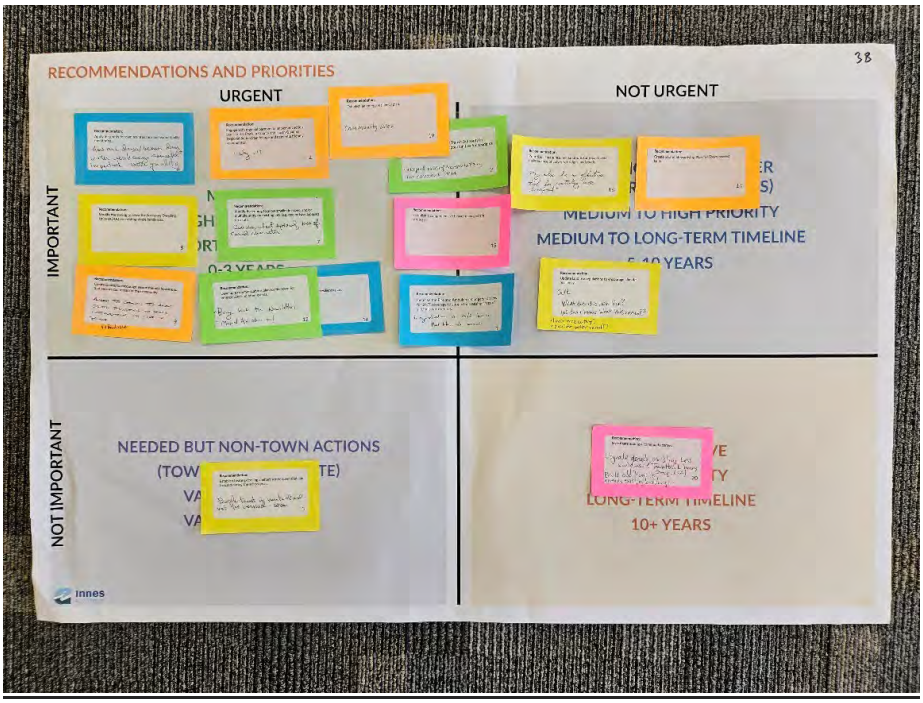
3. **Recommendation:** The Town should modify the zoning to allow for senior housing, and partner with a developer to build affordable/senior housing on Town owned land, including applying for State grants to finance the construction.

    - **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)

1. **Recommendation:** Apply for grants for dam maintenance and water quality monitoring.
    - **Comment:** How are dams/beaver dams water resiliency connected?
    - **Comment:** Important – water quality.
2. **Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs) on existing single-family lots.
3. **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
4. **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 <u>ON</u> 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-weigh – 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.

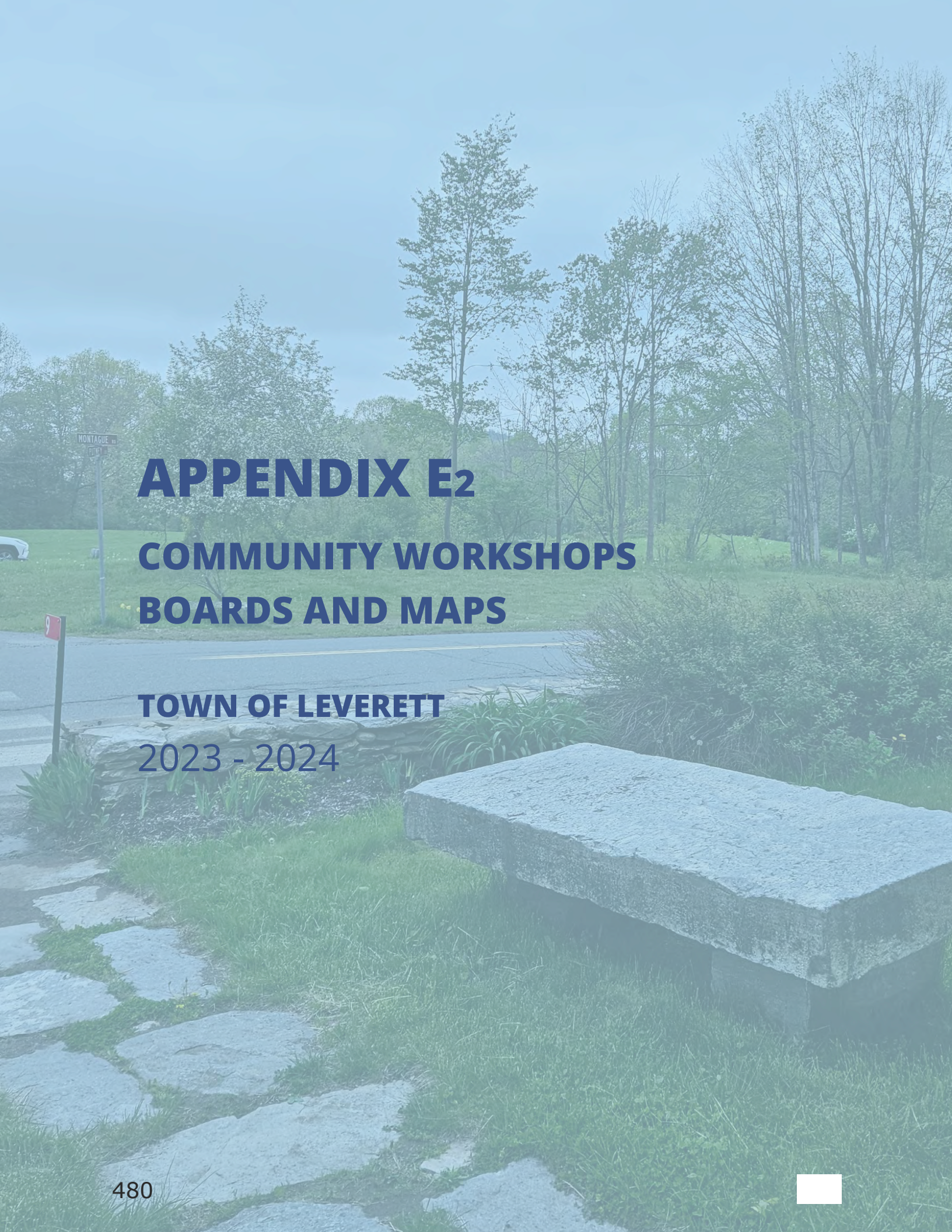
    - **Comment:** Enough land is already protected. Zoning takes care of it.
    - **Comment:** Discard – Need more info but worried abt future water loss.

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 H20 resiliency plan.
    - **Comment:** Yes.
17. **Recommendation:** Infrastructure improvements.
    - **Comment:** Must be tied to climate resilience.

END OF SESSION 2



APPENDIX E2

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!

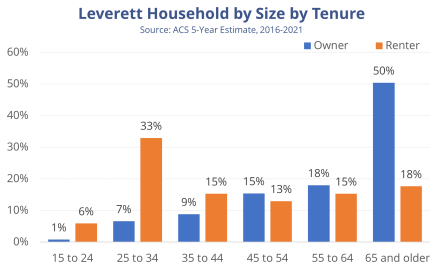
HOW AND WHERE DO LEVERETT RESIDENTS LIVE?

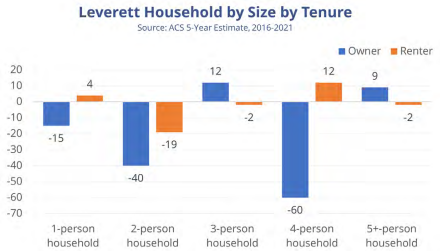
The ratio of renter occupied and owner occupied households has stayed consistent.

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.

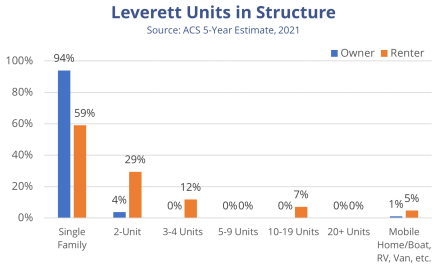
Housing Tenure, Comparable Communities
Source: ACS 5-Year Estimates, 2016-2021

	2016		2021	
Town	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

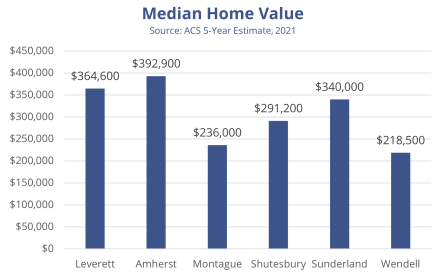
	Owner-Occupied		Renter- Occupied	
Town	#	%	#	%
Built 2000 or later	**55**	**9%**	**4**	**4.7%**
Built 1980-1999	189	30%	42	49.4%
Built 1960-1979	169	27%	15	17.6%
Built 1959 or earlier	210	34%	24	28.2%

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.

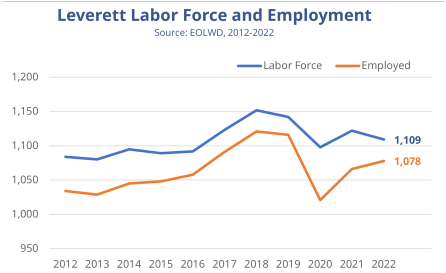
THINKING ABOUT...THE LINKS BETWEEN HOUSING, ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE

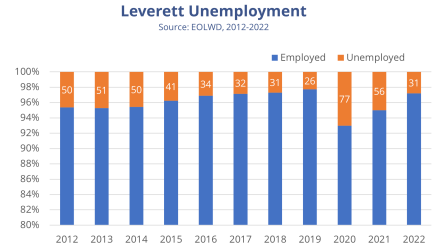
HOW AND WHERE DO LEVERETT RESIDENTS WORK?

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

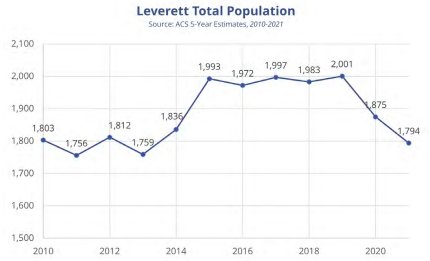
- We have no draft goals for this section. What would you recommend?

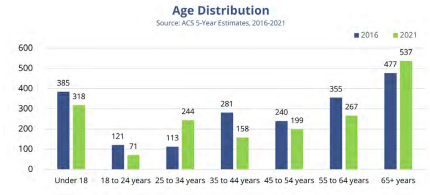
Do you agree or disagree with the draft values we are testing? Would you like to add additional values and some suggested goals? Put your comments in the section below!

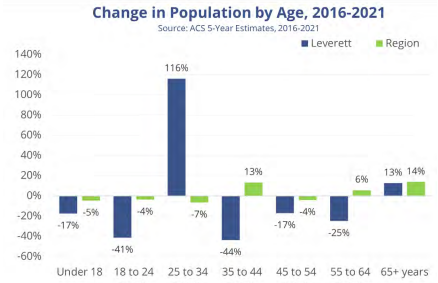
WHO LIVES HERE?

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).

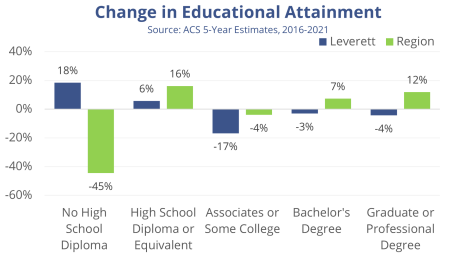
The largest percentage increase was from Asian identifying residents, with an increase of about 3% (49 residents). In comparison, the region had significant proportional increases in Hispanic/Latino residents with a 38% increase (1,114 residents) and residents who identify as two or more races with an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

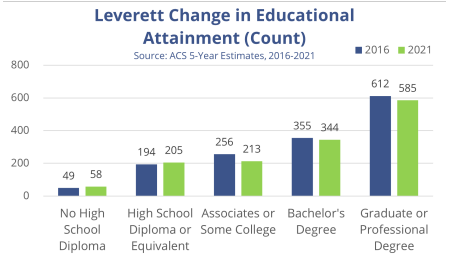
COMMENTS

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.

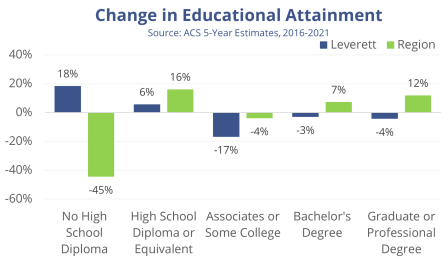


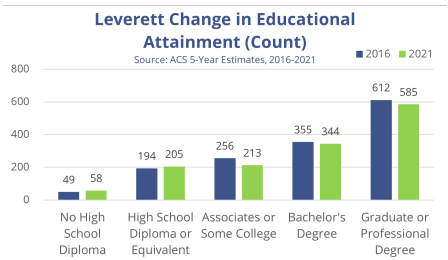


Household incomes are increasing in Leverett.

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.

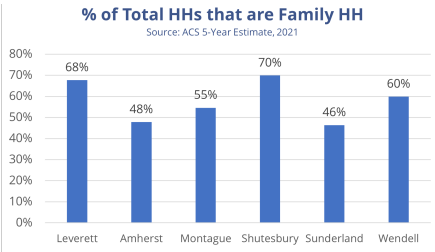


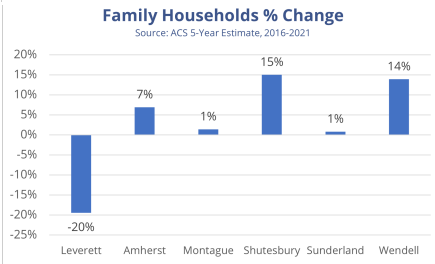


Leverett has a higher percentage of family households compared to surrounding towns/cities.

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.



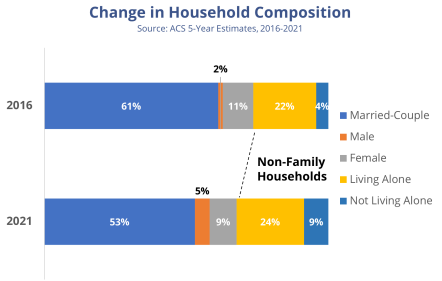


Household composition continues to shift as non-family households increase.

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
- Mobility
- Economic Development
- Housing
- Cultural and Historic Resources
- Open Space and Natural Resources
- Recreation
- 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.

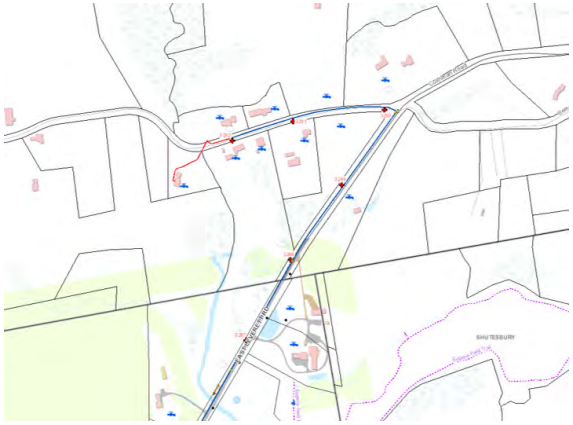
Do you agree or disagree with the draft values and goals we are testing?
Would you like to add additional values and goals? Put your comments in the section below!

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

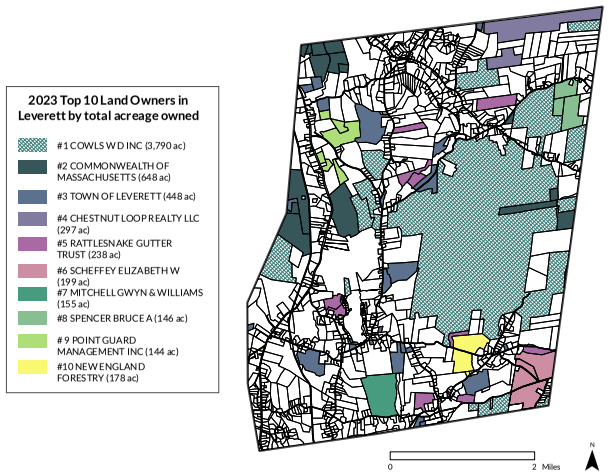
- Planning for climate change is important.
- Less restrictive zoning is important.
- Historic preservation is important.
- Nature and conservation is important.

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.

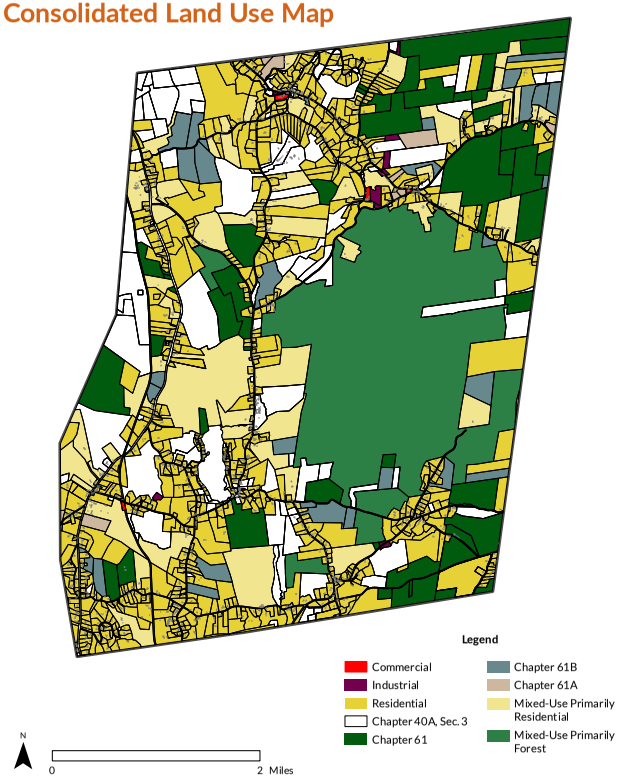
DATA



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



COMMENTS

THINKING ABOUT...

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

Current Zoning Districts and Standards

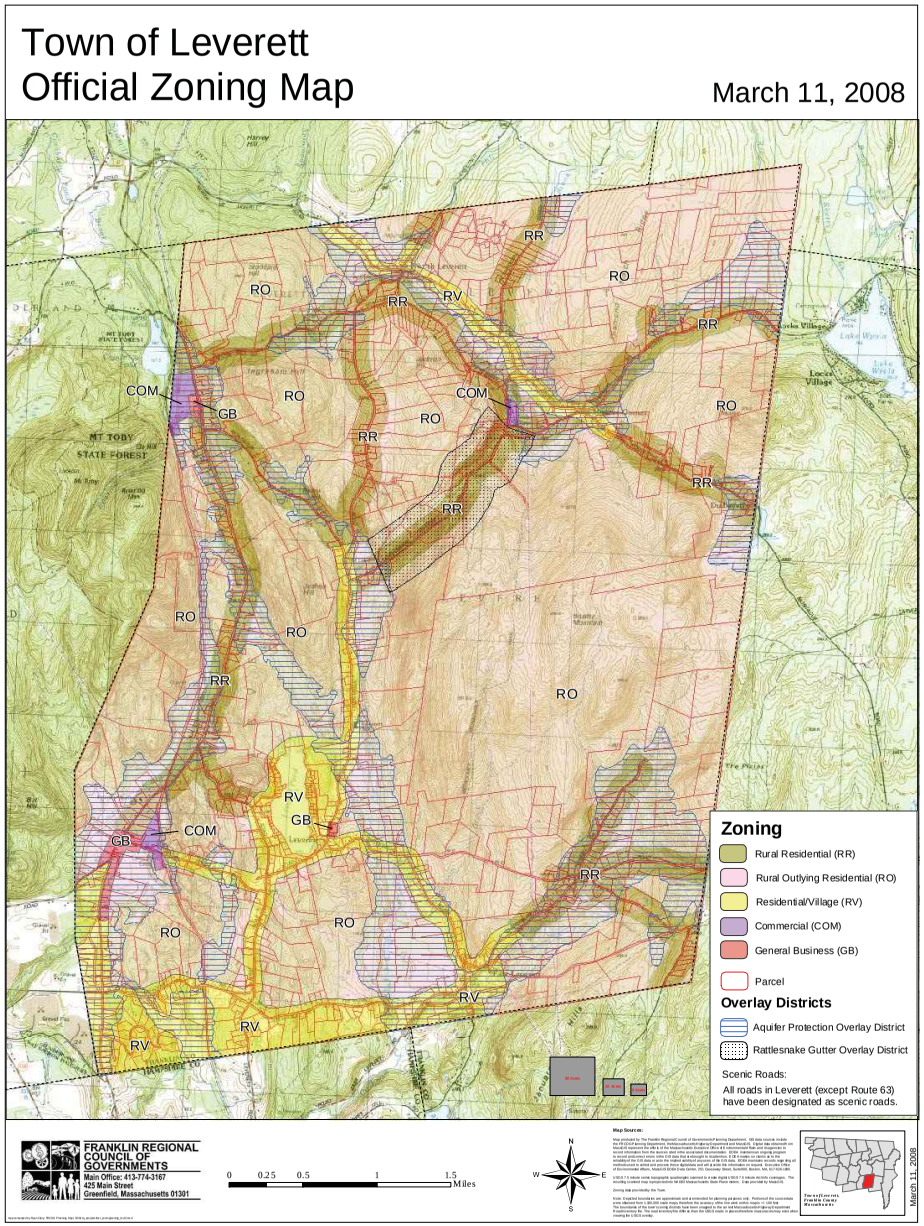
Zoning District	Minimum Lot Size	Yards (F = front, S = side, R = rear)	Coverage (B = building, L = lot, OS = minimum open space)
Rural Residential (RR)	60,000 SF	F 40 ft S 25 ft R 30 ft	B 10% L 35% OS --
Residential/Village (RV)	40,000 SF	F 40 ft S 20 ft R 30 ft	B 15% L 35% OS --
Rural Outlying Residential (RO)	200,000 SF	F 40 ft S 25 ft R 30 ft	B 10% L 25% OS --
Commercial (COM)	40,000 SF	F 40 ft S 25 ft R 30 ft	B 20% L 50% OS 40%
General Business (GB)	40,000 SF	F 40 ft S 25 ft R 30 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).

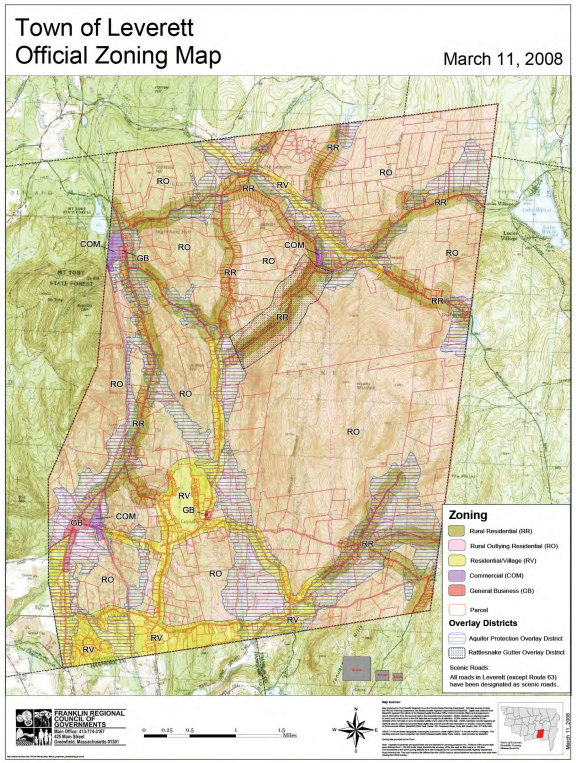


ZONING AND HOW IT RELATES TO THE COMPREHENSIVE PLAN

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.



COMMENTS

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.
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- 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).

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?

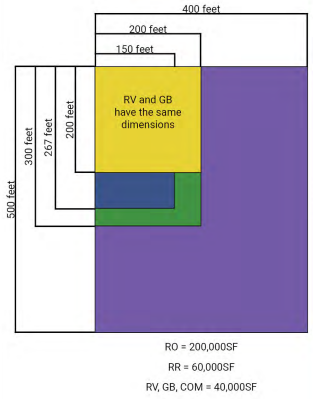
PRINCIPAL RESIDENTIAL USES BY ZONING DISTRICT					
	RV	RR	RO	GB	COM
ONE-FAMILY	Y	Y	Y	Y	Y
TWO-FAMILY	Y	Y	Y	Y	Y
MULTI-FAMILY (3+ UNITS)	N	N	N	N	N
FLEXIBLE DEVELOPMENT	N	N	SPR	N	N
BOARDING HOUSES	SP	SP	SP	SP	SP

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%

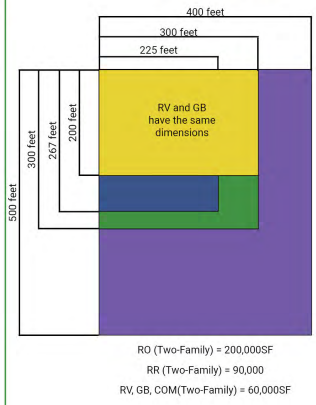
What are the dimension restrictions under the current zoning?

Minimum Lot Sizes

Base

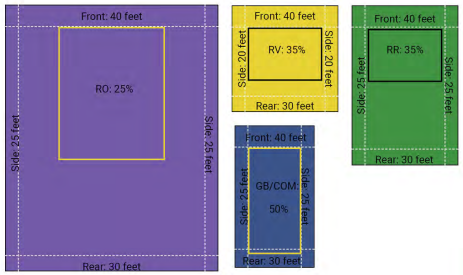


Two-Family

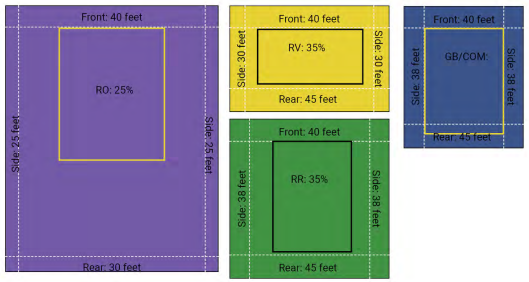


Minimum Yards / Maximum Coverage

Base



Two-Family



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

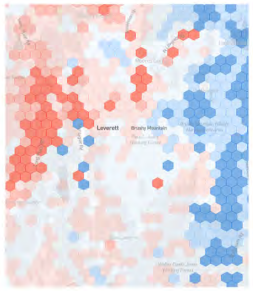
» Leverett Community Choice Power Supply Program (Dynergy Energy Services)
» Eversource

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?

invest in its cultural resources?

Reasons For:

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

COMMENTS / QUESTIONS

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

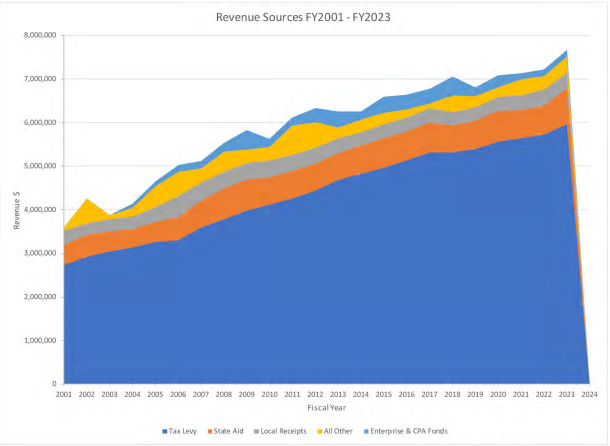
Leverett's Financial Background

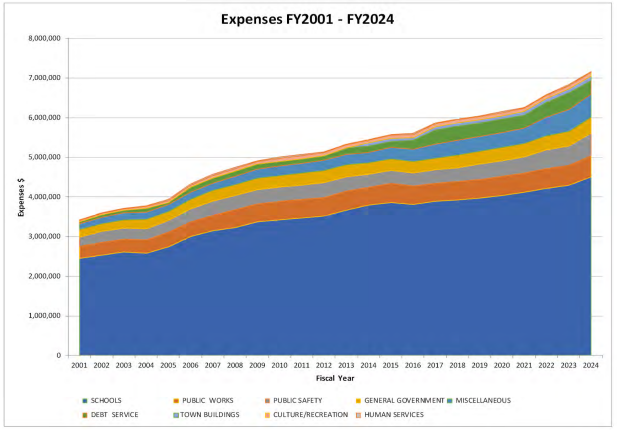
Fiscal Year 2023 Tax Classification
Source: Mass. Department of Revenue, Division of Local Services, 2023

Tax Classification	Assessed Value	Tax Levy	Tax Rate
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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
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





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.

COMMENTS / QUESTIONS

prioritize local control of the school or consider more regionalization?

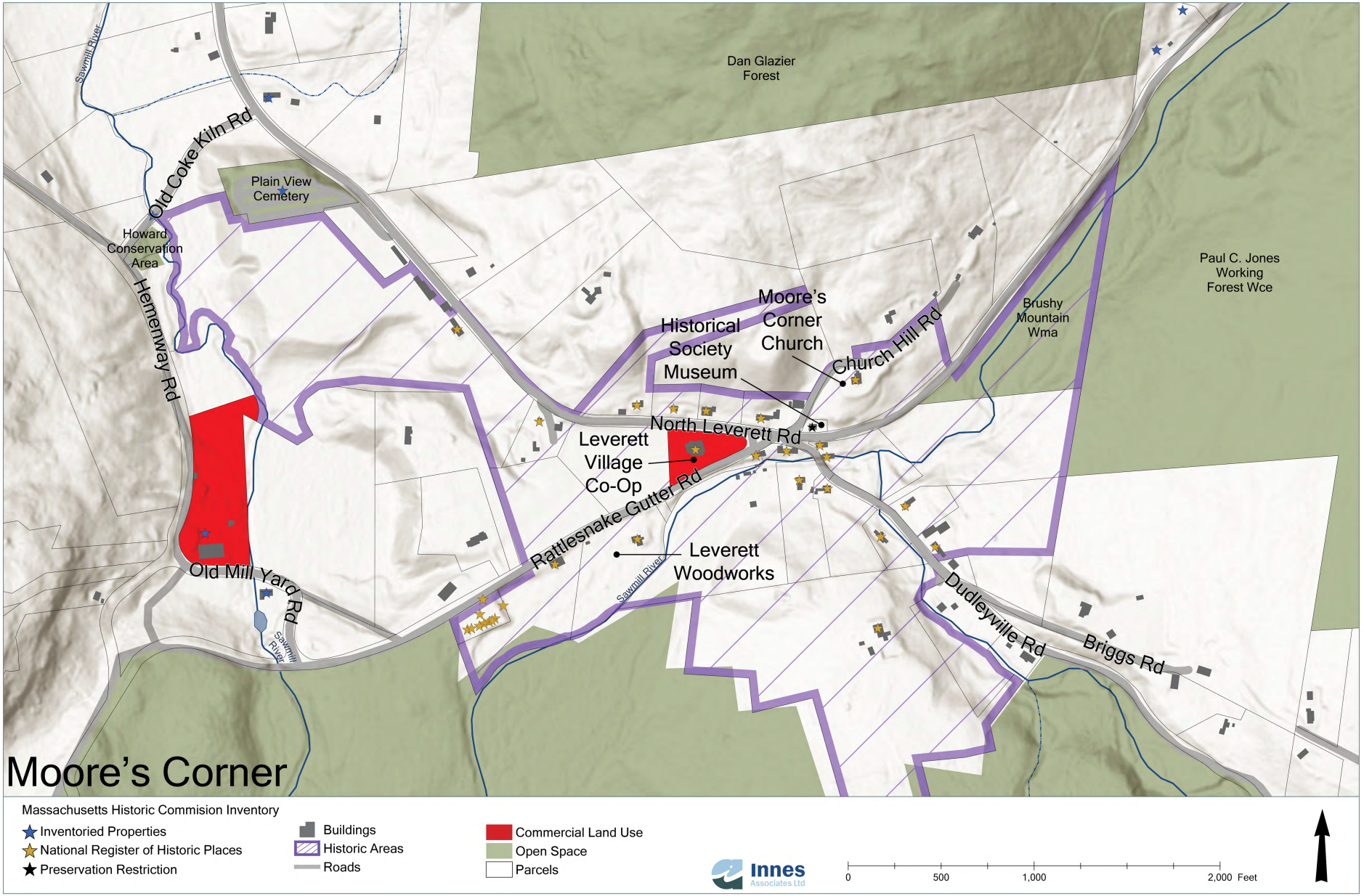
Reasons For:

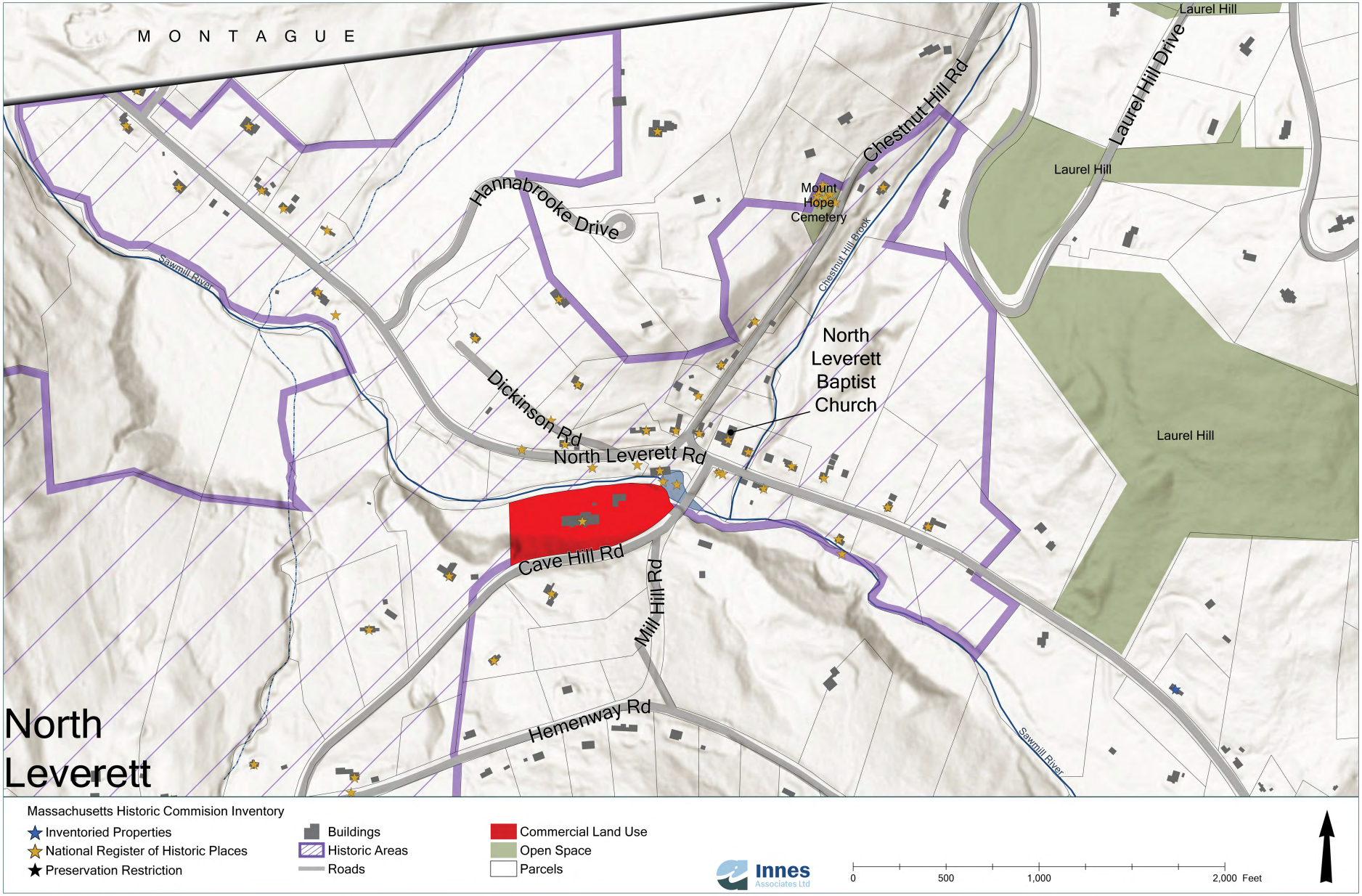
- Leverett needs to pursue regionalization of its public schools, fire department, police department.

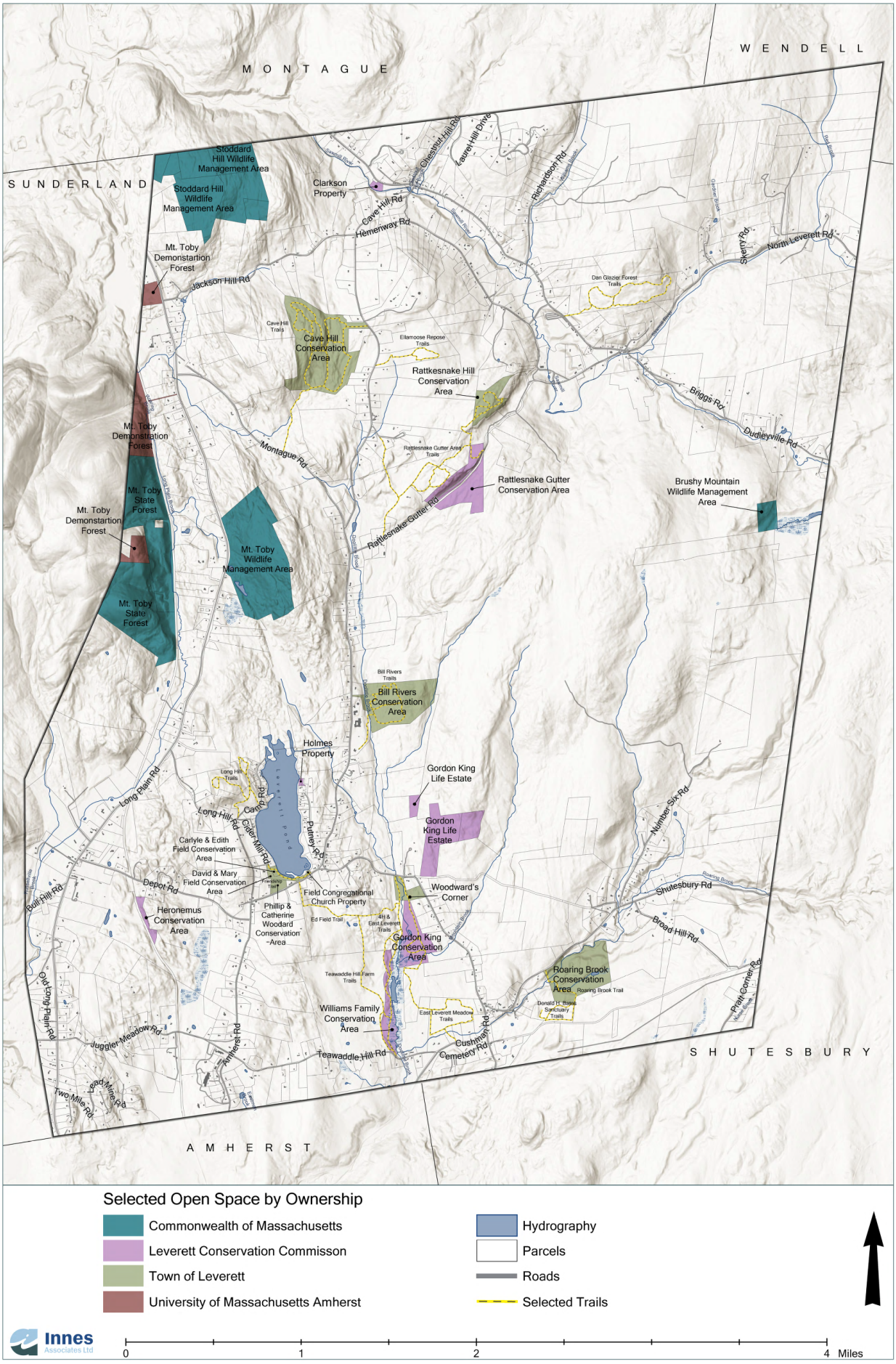
Reasons Against:

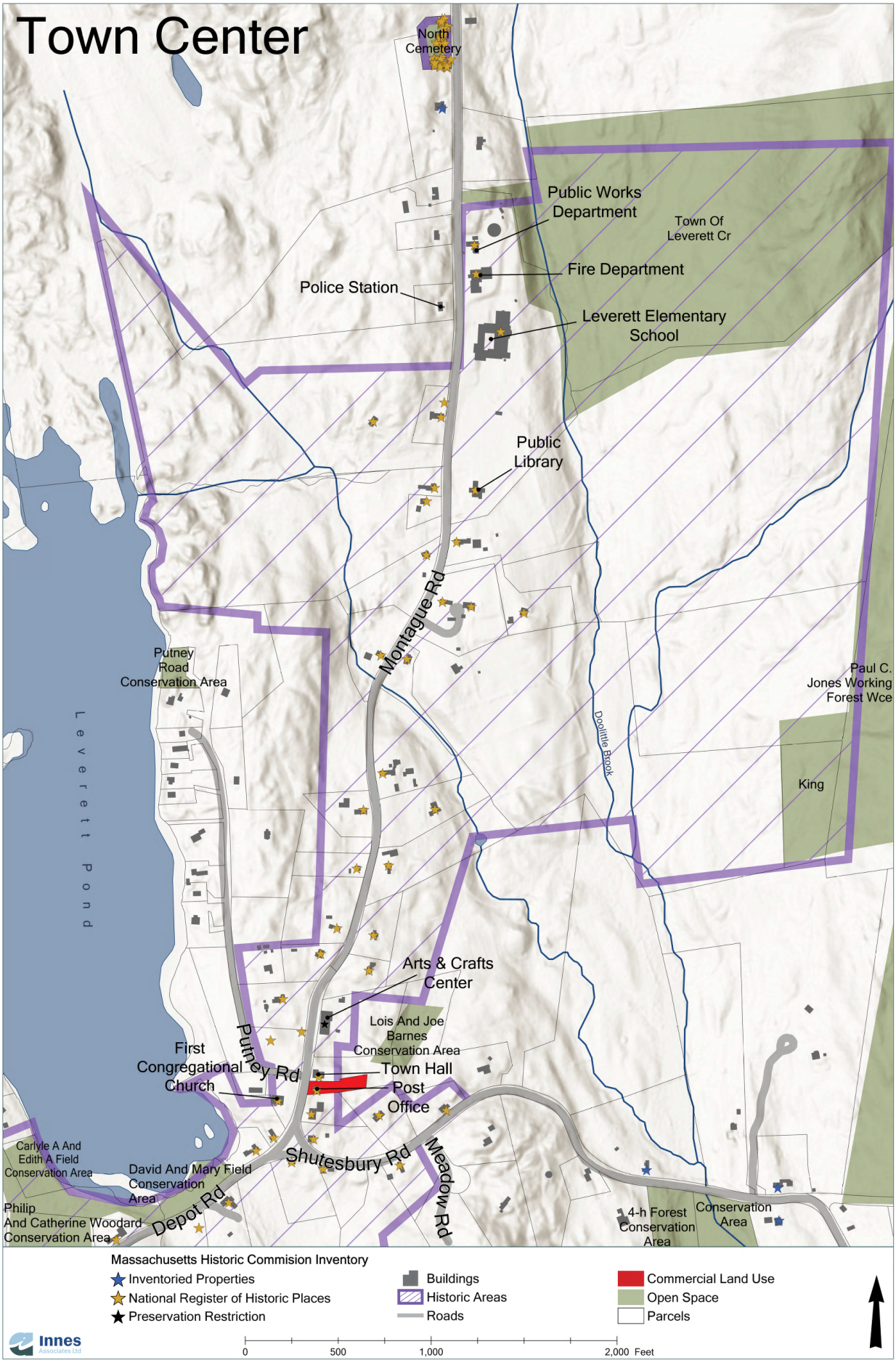
- I think that as a bedroom community for Amherst to Northampton it is vitally important we support the elementary school, I do not think it should be regionalized...

COMMENTS / QUESTIONS


Moore's Corner
Dan Glazier Forest
Paul C. Jones Working Forest Wce
Brushy Mountain Wma
Sawmill River
Old Coke Kiln Rd
Plain View Cemetery
Howard Conservation Area
Hemenway Rd
Old Mill Yard Rd
Moore's Corner Church
Historical Society Museum
Church Hill Rd
North Leverett Rd
Leverett Village Co-Op
Rattlesnake Gutter Rd
Leverett Woodworks
Dudleyville Rd
Briggs Rd
Massachusetts Historic Commision Inventory
Inventoried Properties
National Register of Historic Places
Preservation Restriction
Buildings
Historic Areas
Roads
Commercial Land Use
Open Space
Parcels
Innes Associates Ltd
0
500
1,000
2,000 Feet


MONTAGUE
Laurel Hill
Laurel Hill Drive
Chestnut Hill Rd
Laurel Hill
Mount Hope Cemetery
Hannabrooke Drive
Chestnut Hill Brook
Sawmill River
North Leverett Baptist Church
Dickinson Rd
North Leverett Rd
Laurel Hill
Cave Hill Rd
Mill Hill Rd
Hemenway Rd
Sawmill River
North Leverett
Massachusetts Historic Commision Inventory
Inventoried Properties
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Preservation Restriction
Buildings
Historic Areas
Roads
Commercial Land Use
Open Space
Parcels
Innes Associates Ltd
0
500
1,000
2,000 Feet


MONTAGUE
WENDELL
SUNDERLAND
SHUTESBURY
AMHERST
Stoddard Hill Wildlife Management Area
Stoddard Hill Wildlife Management Area
Clarkson Property
Chestnut Hill Rd
Laurel Hill Drive
Richardson Rd
Cave Hill Rd
Hemenway Rd
Mt. Toby Demonstartion Forest
Jackson Hill Rd
Sheehy Rd
North Leverett Rd
Dan Glazier Forest Trails
Cave Hill Trails
Cave Hill Conservation Area
Ellamoose Repose Trails
Rattlesnake Hill Conservation Area
Briggs Rd
Dudleyville Rd
Mt. Toby Demonstration Forest
Montague Rd
Rattlesnake Gutter Area Trails
Rattlesnake Gutter Conservation Area
Brushy Mountain Wildlife Management Area
Mt. Toby State Forest
Mt. Toby Demonstartion Forest
Rattlesnake Gutter Rd
Mt. Toby Wildlife Management Area
Mt. Toby State Forest
Bill Rivers Trails
Bill Rivers Conservation Area
Holmes Property
Gordon King Life Estate
Long Hill Trails
Long Plain Rd
Long Hill Rd
Cider Mill Rd
Carlyle & Edith Field Conservation Area
Putney Rd
Gordon King Life Estate
Number Six Rd
David & Mary Field Conservation Area
Depot Rd
Bolt Hill Rd
Heronemus Conservation Area
Phillip & Catherine Woodard Conservation Area
Field Congregational Church Property
Ed Field Trail
4H & East Leverett Trails
Woodward's Corner
Shutesbury Rd
Broad Hill Rd
Gordon King Conservation Area
Roaring Brook Conservation Area
Roaring Brook Trail
Donald H. Bowes Sanctuary Trails
Teawaddle Hill Farm Trails
Williams Family Conservation Area
East Leverett Meadow Trails
Front Corner Rd
Cushman Rd
Cemetery Rd
Old Long Plain Rd
Juggler Meadow Rd
Amherst Rd
Teawaddle Hill Rd
Two Mile Rd
Lead Mine Rd
Selected Open Space by Ownership
Commonwealth of Massachusetts
Leverett Conservation Commisson
Town of Leverett
University of Massachusetts Amherst
Hydrography
Parcels
Roads
Selected Trails
Innes Associates Ltd
0
1
2
4 Miles


Town Center
North Cemetery
Public Works Department
Town Of Leverett Cr
Fire Department
Police Station
Leverett Elementary School
Public Library
Montague Rd
Putney Road Conservation Area
Leverett Pond
Doolittle Brook
Paul C. Jones Working Forest Wce
King
Arts & Crafts Center
Lois And Joe Barnes Conservation Area
First Congregational Church
Putney Rd
Town Hall
Post Office
Shutesbury Rd
Meadow Rd
Carlyle A And Edith A Field Conservation Area
David And Mary Field Conservation Area
Philip And Catherine Woodard Conservation Area
Depot Rd
4-h Forest Conservation Area
Conservation Area
Massachusetts Historic Commision Inventory
Inventoried Properties
National Register of Historic Places
Preservation Restriction
Buildings
Historic Areas
Roads
Commercial Land Use
Open Space
Parcels
Innes Associates Ltd
0
500
1,000
2,000 Feet

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?

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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.

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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

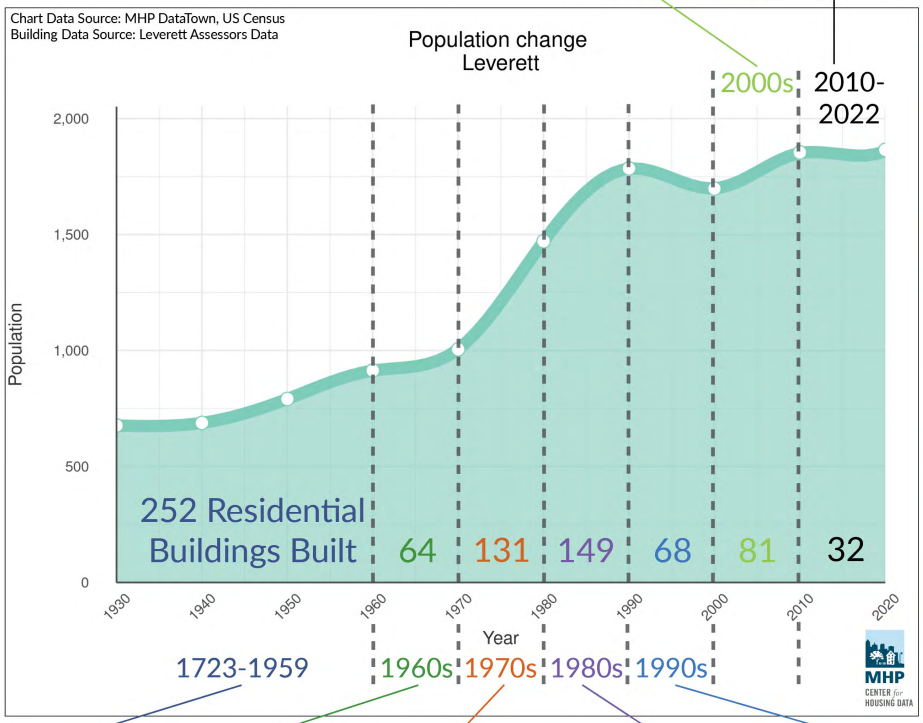
Potential recommendation 3: Leverett should (1) create more community gathering spaces to strengthen social ties among community members. These spaces could be a combination of outdoor and indoor spaces, and should be accessible to people of all ages; (2) use town-owned land to develop affordable housing 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.

TYPES OF HOUSING BUILT THROUGH THE DECADES

This graph shows the population change in Leverett from 1930 - 2020 along with counts and types of residential housing built.

2000s	
Single Family:	78
Two-Family:	3
Multi-Family:	0

2010-2022	
Single Family:	30
Two-Family:	2
Multi-Family:	0



1723-1959	
Single Family:	230
Two-Family:	16
Multi-Family:	6

1960s	
Single Family:	62
Two-Family:	1
Multi-Family:	1

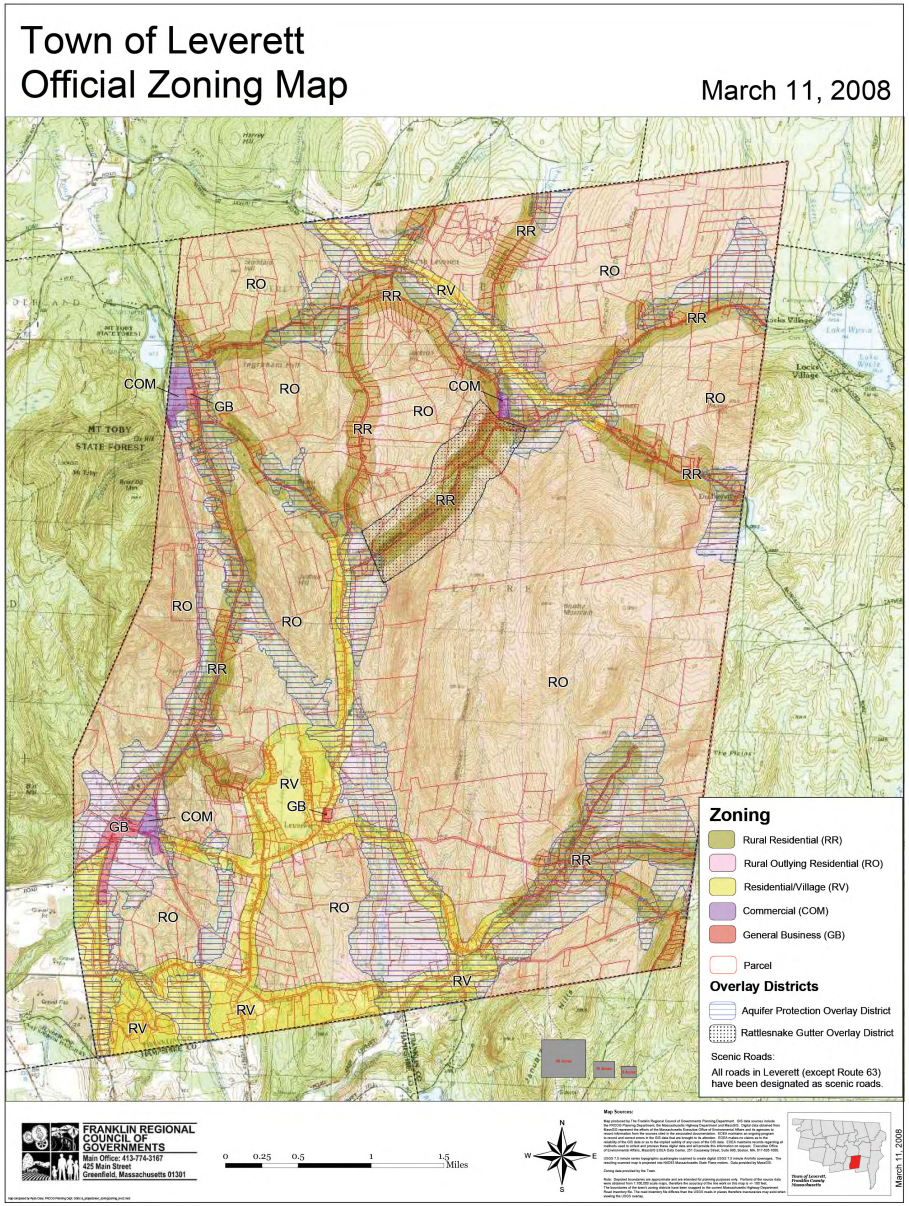
1970s	
Single Family:	115
Two-Family:	15
Multi-Family:	1

1980s	
Single Family:	137
Two-Family:	12
Multi-Family:	0

1990s	
Single Family:	65
Two-Family:	3
Multi-Family:	0

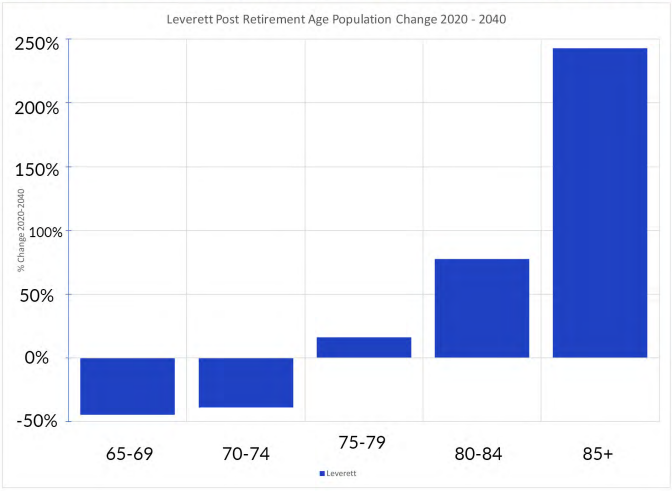
PRINCIPAL RESIDENTIAL USES BY ZONING DISTRICT					
	RV	RR	RO	GB	COM
ONE-FAMILY	Y	Y	Y	Y	Y
TWO-FAMILY	Y	Y	Y	Y	Y
MULTI-FAMILY (3+ UNITS)	N	N	N	N	N
FLEXIBLE DEVELOPMENT	N	N	SPR	N	N
BOARDING HOUSES	SP	SP	SP	SP	SP

From 2023 to present there have been just 2 single-family homes built in Leverett



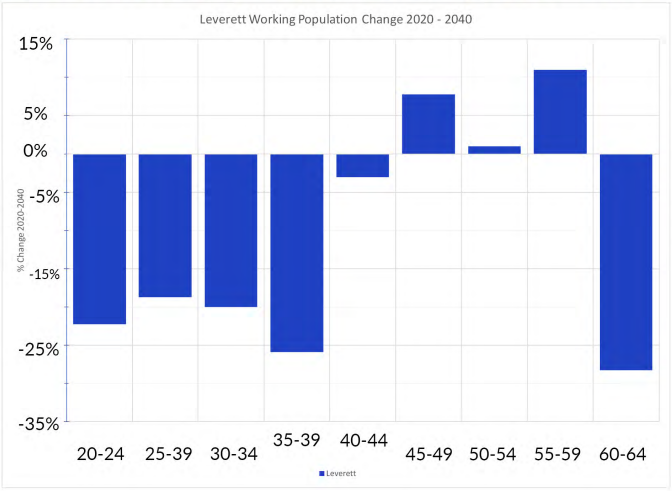
2040 LEVERETT DEMOGRAPHICS

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+.

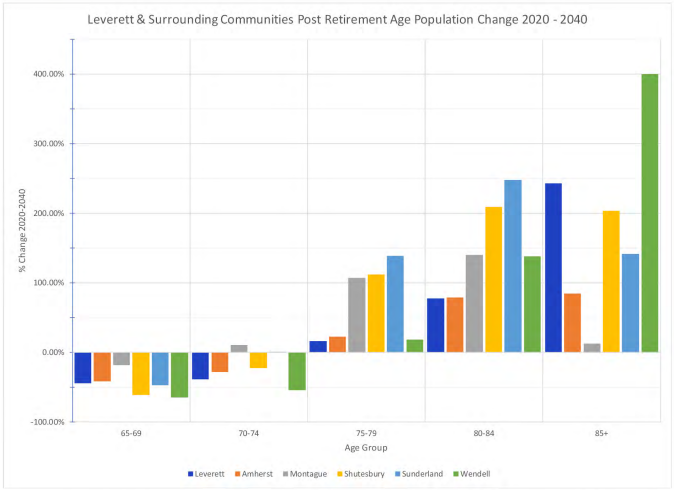
Leverett Working Age Population Change 2020 - 2040



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.

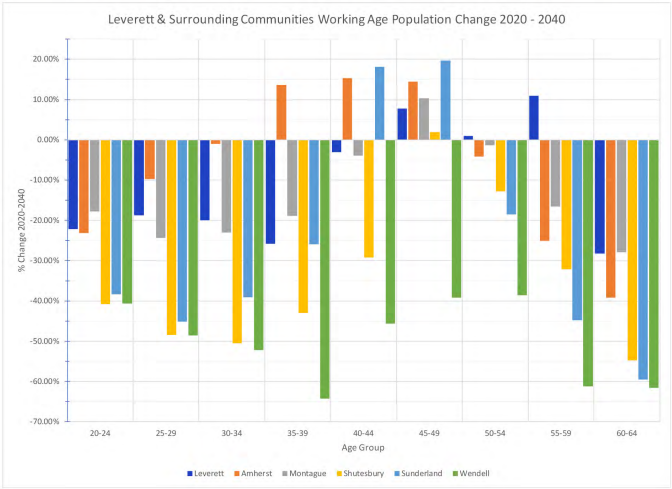
Leverett and Surrounding Communities Post Retirement Age Population

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

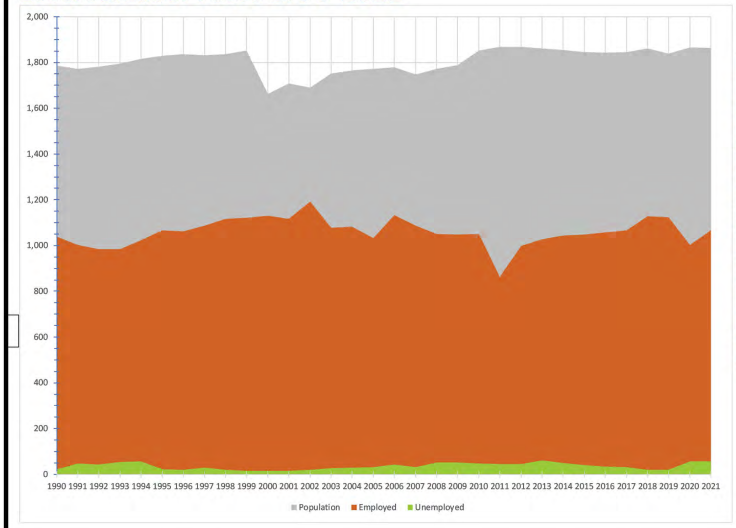
This chart shows how Leverett's working population (those between 20 and 65) is estimated to change between 2020 and 2040 compared to that in surrounding towns. All towns see the same declines in those under 40 and those 60-64.



Sources: UMDI V2022 Long-Term Population Projections for Massachusetts Municipalities and Regional Planning Areas (UMDI V2022 Population Projections) UMass Donahue Institute; National Environmental Modeling and Analysis Center; Zillow Home Value Index (ZHVI) Massachusetts Department of Revenue, Division of Local Services Databank Reports; U.S. Census Bureau: OnTheMap; U.S. Census Bureau: American Community Survey 5-Year Estimates Detailed Tables (B19019, S2501, S2503, S1901,S0101); US Dept of Housing and Urban Development FY2023 Income Limits;

2040 LEVERETT DEMOGRAPHICS

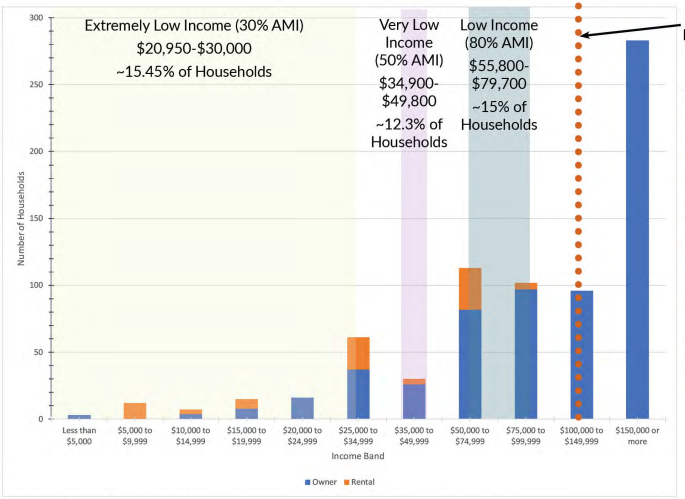
Leverett Labor Force 1990-2021



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.

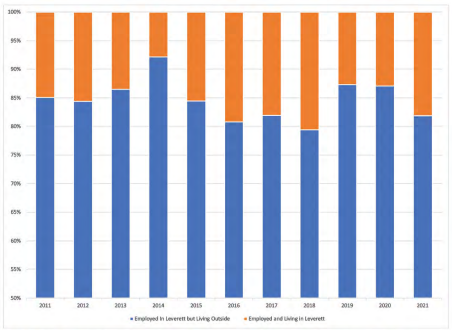
Leverett Household Incomes vs HUD 1-4 Person Households Income Limits

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



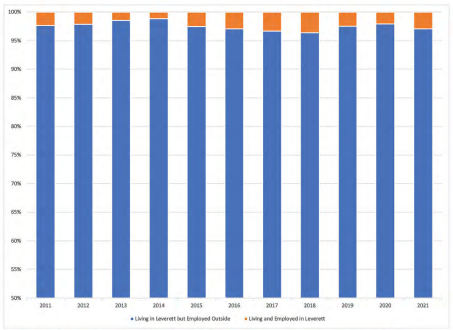
This chart shows the breakdown of 2022 household incomes in Leverett and compares them to the HUD Area Median Income (AMI). The AMI is used to define determine eligibility for assisted housing programs. Approximately 49% of the households in Leverett are below the Area Median Income for Franklin County.

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



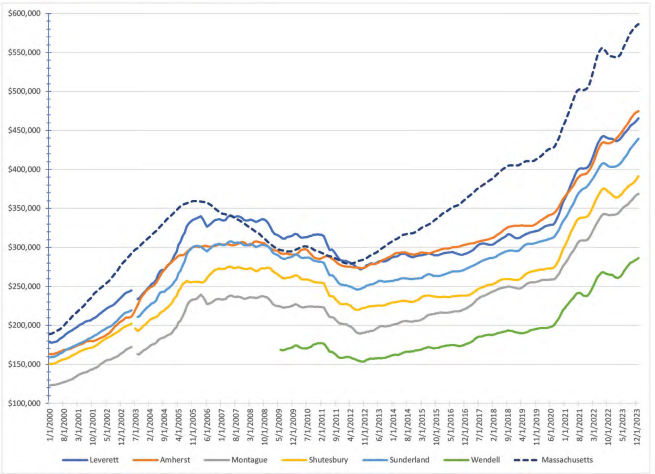
This chart shows where those who live in Leverett actually work. In 2021, 97% of those living in Leverett **worked elsewhere.**

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 pricess than their neighbors, but all of these towns have lower housing values than Massachusetts as a whole.

Leverett is the dark blue line.



Sources: UMDI V2022 Long-Term Population Projections for Massachusetts Municipalities and Regional Planning Areas (UMDI V2022 Population Projections) UMass Donahue Institute; National Environmental Modeling and Analysis Center; Zillow Home Value Index (ZHVI)
Massachusetts Department of Revenue, Division of Local Services Databank Reports; U.S. Census Bureau: OnTheMap; U.S. Census Bureau: American Community Survey 5-Year Estimates Detailed Tables (B19019, S2501, S2503, S1901,S0101); US Dept of Housing and Urban Development FY2023 Income Limits;

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 MIN <32F 147.2

47.9 MAX <32F 29.5

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

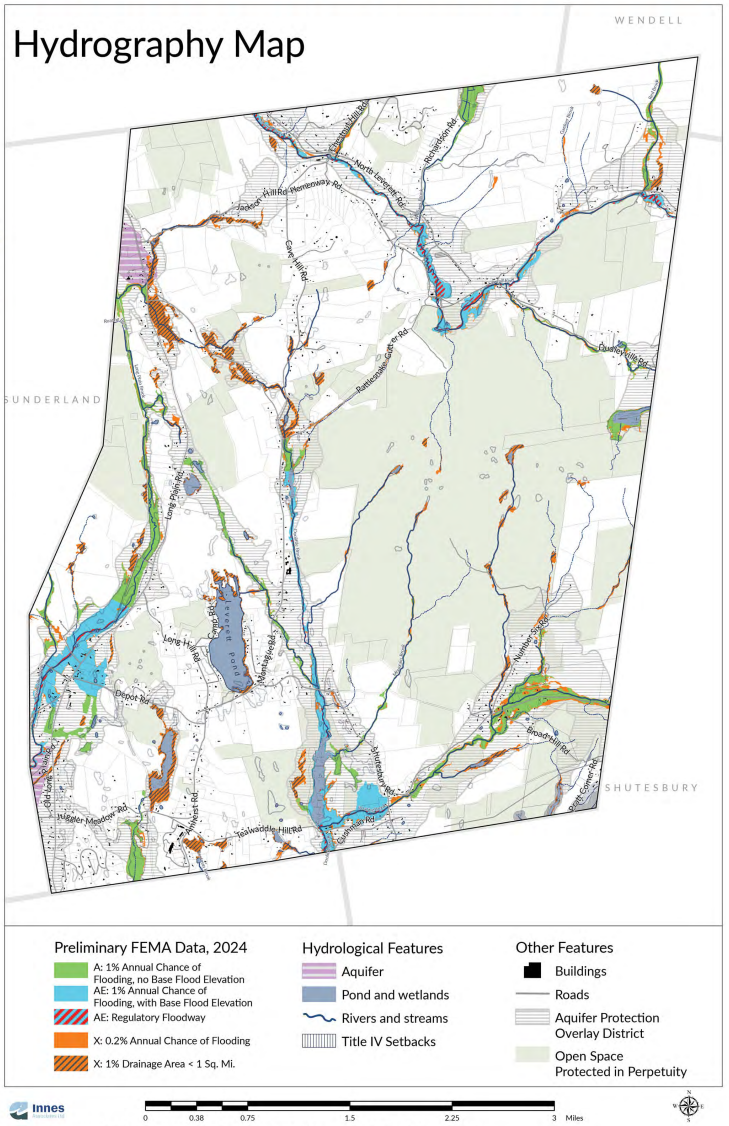
17.6 MAX >90F 3.7

Hydrography Map

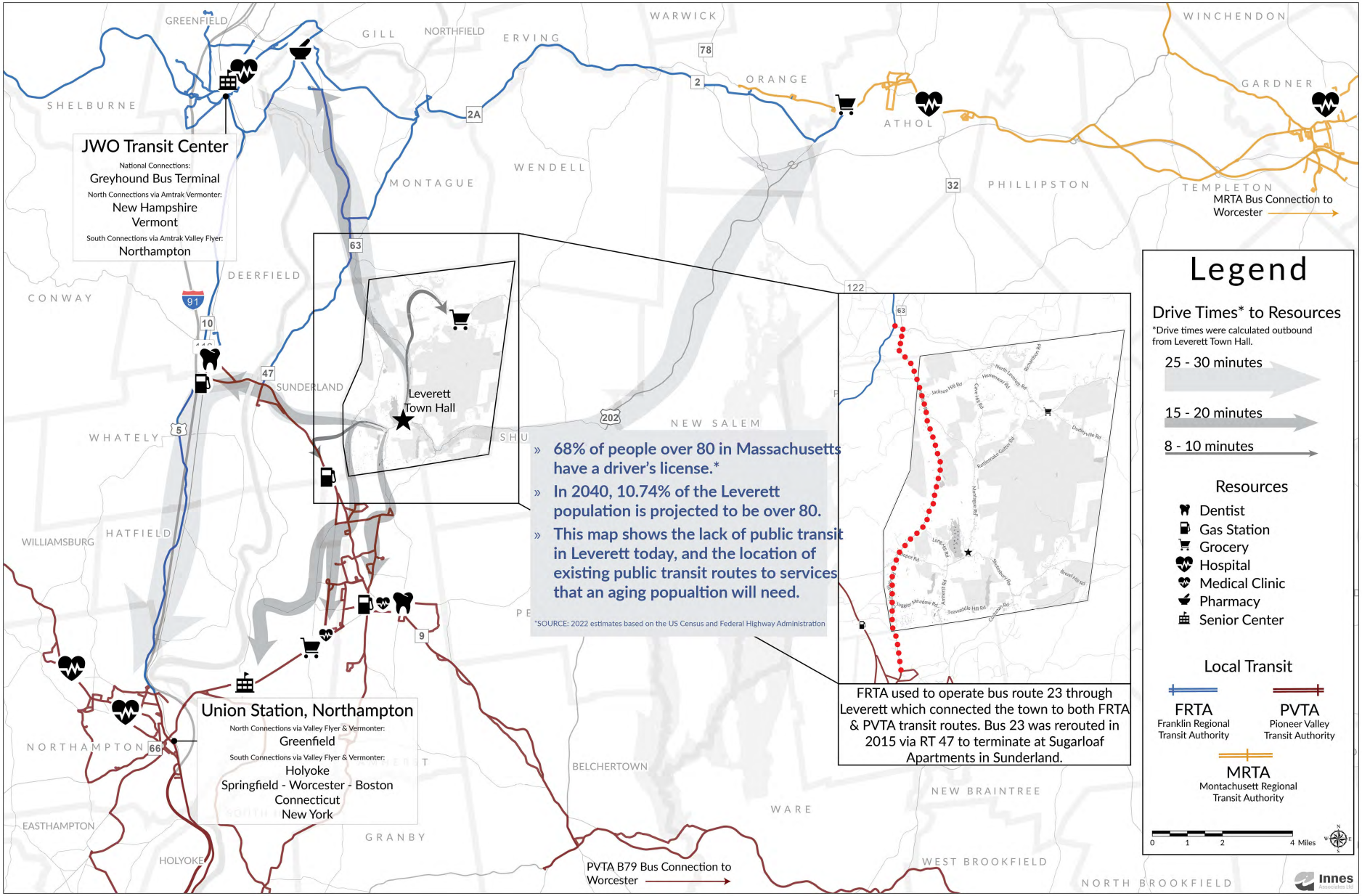
The hydrography map shows the DRAFT updated 2024 FEMA flooding data. This map will replace the existing FEMA flood map that was last updated in 1980.

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.



Sources: UMDI V2022 Long-Term Population Projections for Massachusetts Municipalities and Regional Planning Areas (UMDI V2022 Population Projections) UMass Donahue Institute; National Environmental Modeling and Analysis Center; Zillow Home Value Index (ZHVI)
Massachusetts Department of Revenue, Division of Local Services Databank Reports; U.S. Census Bureau: OnTheMap; U.S. Census Bureau: American Community Survey 5-Year Estimates Detailed Tables (B19019, S2501, S2503, S1901,S0101); US Dept of Housing and Urban Development FY2023 Income Limits;


JWO Transit Center
National Connections:
Greyhound Bus Terminal
North Connections via Amtrak Vermonter:
New Hampshire
Vermont
South Connections via Amtrak Valley Flyer:
Northampton
Union Station, Northampton
North Connections via Valley Flyer & Vermonter:
Greenfield
South Connections via Valley Flyer & Vermonter:
Holyoke
Springfield - Worcester - Boston
Connecticut
New York
Leverett Town Hall
» 68% of people over 80 in Massachusetts have a driver's license.*
» In 2040, 10.74% of the Leverett population is projected to be over 80.
» This map shows the lack of public transit in Leverett today, and the location of existing public transit routes to services that an aging popualtion will need.
*SOURCE: 2022 estimates based on the US Census and Federal Highway Administration
FRTA used to operate bus route 23 through Leverett which connected the town to both FRTA & PVTA transit routes. Bus 23 was rerouted in 2015 via RT 47 to terminate at Sugarloaf Apartments in Sunderland.
MRTA Bus Connection to Worcester
PVTA B79 Bus Connection to Worcester
Legend
Drive Times* to Resources
*Drive times were calculated outbound from Leverett Town Hall.
25 - 30 minutes
15 - 20 minutes
8 - 10 minutes
Resources
Dentist
Gas Station
Grocery
Hospital
Medical Clinic
Pharmacy
Senior Center
Local Transit
FRTA
Franklin Regional Transit Authority
PVTA
Pioneer Valley Transit Authority
MRTA
Montachusett Regional Transit Authority
0 1 2 4 Miles
GREENFIELD
GILL
NORTHFIELD
ERVING
WARWICK
WINCHENDON
SHELBURNE
ORANGE
ATHOL
GARDNER
WENDELL
MONTAGUE
PHILLIPSTON
TEMPLETON
DEERFIELD
CONWAY
SUNDERLAND
NEW SALEM
WHATELY
WILLIAMSBURG
HATFIELD
NORTHAMPTON
EASTHAMPTON
HOLYOKE
GRANBY
BELCHERTOWN
WARE
NEW BRAINTREE
WEST BROOKFIELD
NORTH BROOKFIELD
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RECOMMENDATIONS AND PRIORITIES

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

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APPENDIX F

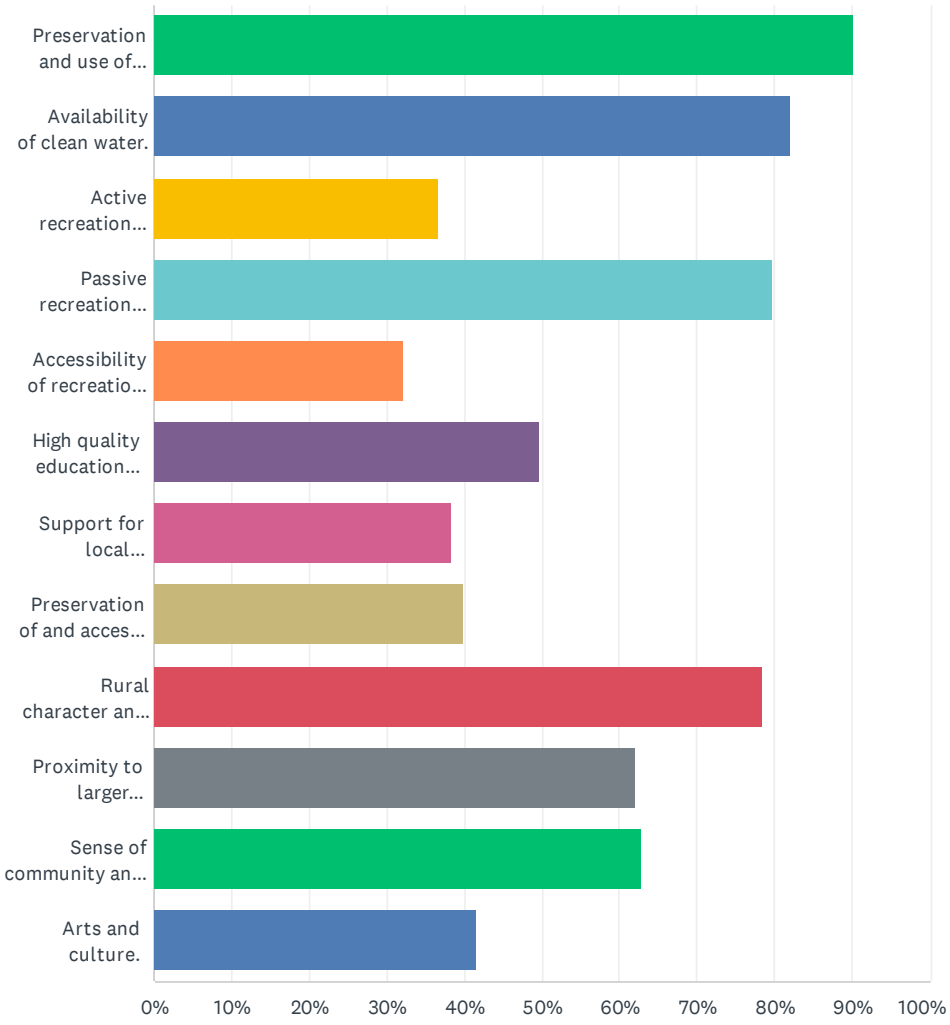
2023 SURVEY RESULTS

TOWN OF LEVERETT

OCTOBER 17, 2023 - DECEMBER 16, 2023

Q1 Which of these contribute positively to your quality of life in Leverett?

Answered: 404 Skipped: 7



ANSWER CHOICES	RESPONSES	
Preservation and use of nature and forests.	90.10%	364
Availability of clean water.	82.18%	332
Active recreation activities (sports fields, playgrounds, play courts, boating/swimming, etc.).	36.63%	148
Passive recreation activities (trails, picnic areas, etc.).	79.70%	322
Accessibility of recreation opportunities.	32.18%	130
High quality education opportunities.	49.75%	201
Support for local businesses.	38.37%	155
Preservation of and access to historic and cultural resources.	39.85%	161
Rural character and rural way of life.	78.47%	317
Proximity to larger communities.	62.13%	251
Sense of community and strong social ties.	62.87%	254
Arts and culture.	41.58%	168
Total Respondents: 404		

#	WHAT ELSE IS IMPORTANT TO YOU?	DATE
1	We are very fortunate not to have too much traffic, although it has definitely increased in recent years. It would be such a shame for this little town to get overly developed. I would move on.	12/15/2023 10:25 PM
2	A strong sense of community. A culture that accepts diverse views and opinions. Voluntary activities that support the town.	12/15/2023 9:40 PM
3	Of those listed above, Community, rural way of life, and a high quality elementary school are the most important	12/15/2023 8:54 PM
4	Privacy, space and quiet. Less is more and nature is happiness.	12/15/2023 7:30 PM
5	Diverse population, income levels and ethnic origens, even moreso than now. Important. larger variety of housing options for all ages, income levels. Important	12/15/2023 5:51 PM
6	Be able to safely walk our roads, lowering the speed limit on major side roads to 35 MPH rather than 40 MPH	12/15/2023 3:27 PM
7	diversity	12/15/2023 3:04 PM
8	Knowing my neighbors, being friendly with my neighbors, Leverett Library!!! Clean air, peace and quiet, living near Leverett Safety complex + Library, Police and Fire dept doing a good job at keeping town safe. Foot care at Town hall. Community Spirit.	12/15/2023 2:44 PM
9	darkness	12/15/2023 2:15 PM
10	Quiet	12/15/2023 2:15 PM
11	Sense of community	12/15/2023 2:04 PM
12	Sustainability	12/15/2023 1:10 PM
13	All of the above in moderation & financial / fiscally responsible. AFFORDABLE. (NOT raising taxes)	12/15/2023 12:53 PM
14	Community activities	12/15/2023 12:02 PM
15	the transfer station and post office	12/15/2023 10:14 AM

16	Non-commercial atmosphere, preservation, colonial heritage, quiet, night sky, dirt roads, abundance of wild life	12/15/2023 10:06 AM
17	Easy access to trails on which I can walk my dog off-leash.	12/15/2023 9:49 AM
18	Generally, the shared values that the vast majority of residents express, is reassuring and unifying in a very polarized society.	12/15/2023 9:43 AM
19	Be need to have more more diversity in population	12/15/2023 9:30 AM
20	dirt roads	12/15/2023 9:24 AM
21	Sense of safety	12/15/2023 9:01 AM
22	Inclusivity of people of diverse economic situations	12/14/2023 9:59 PM
23	Organic management of natural features - such as ponds and roadsides. Support for local business by providing affordable work locations/facilities - studio, office, shop spaces.	12/14/2023 6:14 PM
24	See attachment	12/14/2023 5:59 PM
25	diversity of population - age, race, socioeconomic and other differences / air quality / low light pollution at night / low noise level / community events	12/14/2023 5:31 PM
26	Use of pond for recreation, which is being compromised by spreading weed infestation and is not considered in the Wetland Protection legislation.	12/14/2023 5:07 PM
27	Living on a dirt road - not suburbia!	12/14/2023 4:58 PM
28	Arts & culture associated with area schools - especially with Holyoke Smith, Amherst, UMass events in Boston + New Haven, Hartford + North W river Valley are also easily accessible.	12/13/2023 5:15 PM
29	Availability of a rustic, historic site to attend / home venues for groups of @ 100	12/13/2023 4:41 PM
30	- Transportation	12/13/2023 11:51 AM
31	- More affordable housing. - Mass transportation: bus service or cooperative ride-sharing.	12/13/2023 11:24 AM
32	I often find myself hiking across private land not backyards or anything but large chunks of acreage. I worry about 1. getting in trouble for tresspasing 2. The land going up for sale + missing an opportunity to buy it or having the town help parcel it so I could have a chance to add to my property.	12/13/2023 10:09 AM
33	Access /n diversty of homeowners	12/13/2023 9:52 AM
34	Being part of a well-managed town.	12/12/2023 7:54 PM
35	A sense of community would be important to me but as someone who doesn't have kids it has been hard to create. The Leverett Chorus has been my main way to do this.	12/9/2023 12:01 PM
36	Proximity to UMass	12/8/2023 9:34 PM
37	Teawaddle Hill Road desperately needs to have completed up to date total shiney new steamrolled blacktopping of they. Manageable unimproved dirt stretch from East to finished west end next year asap to modernize with Kitteridge Meadows nearby..!	12/8/2023 3:15 AM
38	Library and activities for young children	12/7/2023 6:13 PM
39	Fragrance free rental	12/7/2023 4:37 PM
40	This is a great selection - truly all contribute!	12/7/2023 6:45 AM
41	Looking ahead: affordable Senior housing.	12/6/2023 9:17 PM
42	quick and easy supply of generosity	12/6/2023 2:36 PM
43	Local democracy	12/6/2023 8:48 AM
44	Living in Massachusetts which,along with Vermont and somewhatless so, Maine, are the most progressive states in the USA.	12/5/2023 9:03 PM
45	More school subjects other than outdoor	12/4/2023 2:02 AM
46	Housing for lower income people and help with getting a mortgage.	12/2/2023 1:46 PM

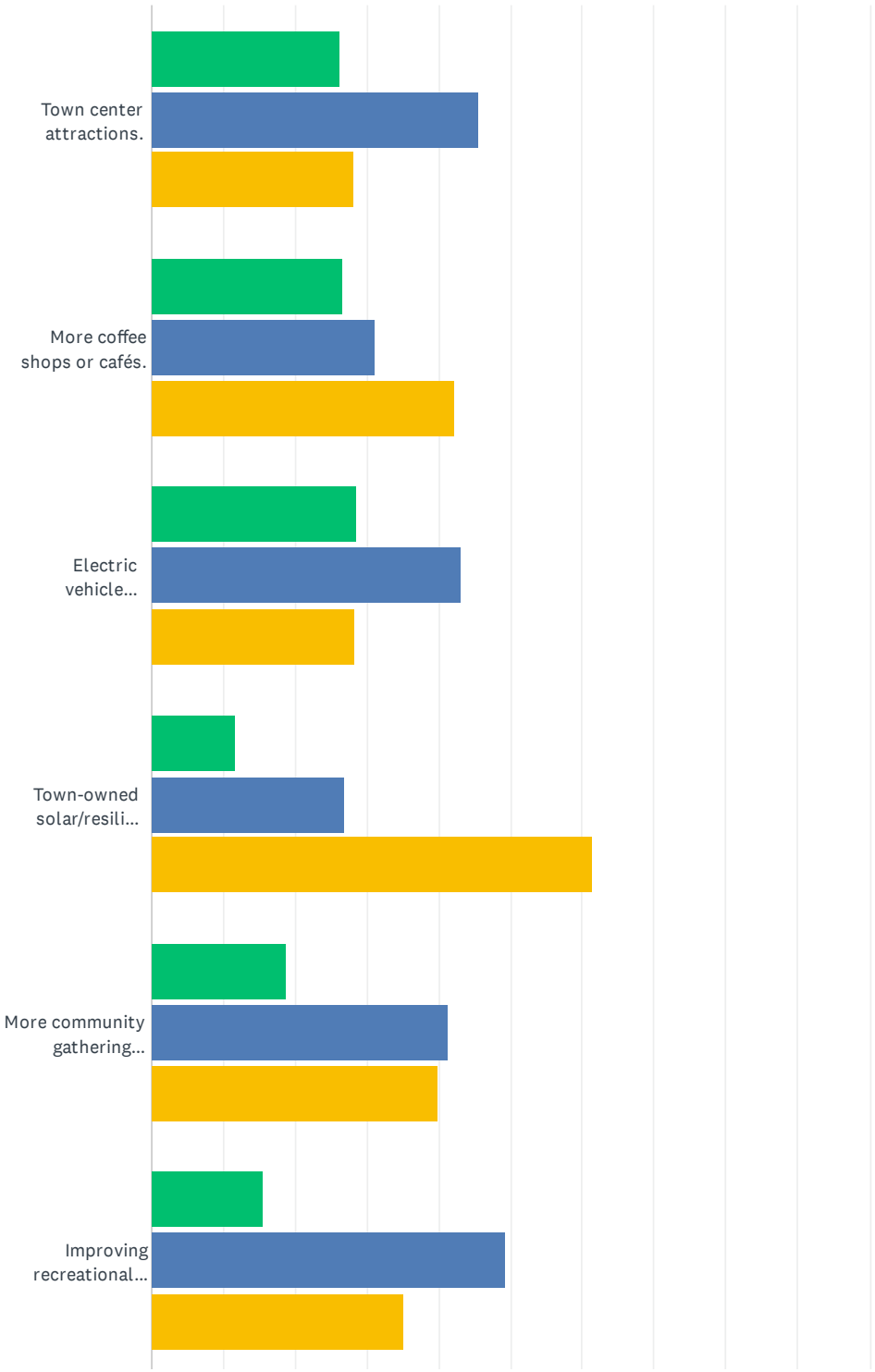
47	That lever at not become an enclave of the wealthy	12/2/2023 10:51 AM
48	Preserving wildlife habitat	12/2/2023 9:23 AM
49	The sheer physical beauty of the place	12/1/2023 5:36 PM
50	Respect for neighbors	12/1/2023 2:36 PM
51	historical and cultural resources in what context? colonist centered?	11/30/2023 3:35 PM
52	Low density, low traffic, peace, and quiet.	11/30/2023 2:01 PM
53	small rural town	11/30/2023 11:16 AM
54	good internett, privacy, low road speeds being enforced (which is not currently consistently happening)	11/29/2023 8:09 PM
55	Quiet	11/29/2023 1:57 PM
56	less taxes	11/29/2023 9:28 AM
57	Ability to afford to stay here. Lower taxes and restraint on spending.	11/28/2023 8:07 PM
58	Right to Farm	11/28/2023 1:53 PM
59	well maintained roads, town transfer station	11/24/2023 2:00 PM
60	I think we need a larger tax base by adding more business friendly zoning and smaller home lot sizes.	11/23/2023 9:08 AM
61	Spontaneous ways to meet up with people.	11/22/2023 6:59 PM
62	Great people serving town through committees, boards, and paid positions!	11/22/2023 2:36 PM
63	The library	11/22/2023 1:42 PM
64	overall level of intelligence in our community	11/22/2023 1:31 PM
65	Lower cost of living. Lower property taxes. Town needs spending to accomplish lower taxes.	11/21/2023 4:31 PM
66	I would like the town of leverett to change some of the zoning	11/19/2023 11:36 AM
67	Because I’m retired, I chose items I used but all of those listed are important	11/17/2023 6:50 PM
68	high speed fiber optic accessibility	11/17/2023 6:47 PM
69	More things for kids	11/16/2023 9:04 PM
70	Lowered taxes	11/16/2023 6:55 PM
71	Leverett Coop	11/15/2023 4:23 PM
72	wild land, forests	11/15/2023 9:40 AM
73	Working together to creat community solar project for our electricity	11/13/2023 8:11 AM
74	affordable housing, diversity	11/13/2023 7:40 AM
75	Wildlife, safety	11/12/2023 6:52 AM
76	peace and quiet	11/11/2023 11:50 AM
77	Hard not to check all of the boxes above. I would like to see Leverett develop more possiblilites for arts and cultural projects.	11/11/2023 10:26 AM
78	Climate resilient community	11/10/2023 8:36 PM
79	Sidewalks on main roads	11/10/2023 1:36 PM
80	democratic and accessible town government	11/9/2023 5:24 PM
81	this is just a test	11/7/2023 3:09 PM
82	As the town removes land from the tax roles and places them in some other recreation or preservation role, they should be developed for those roles along with increased access for	11/7/2023 9:24 AM

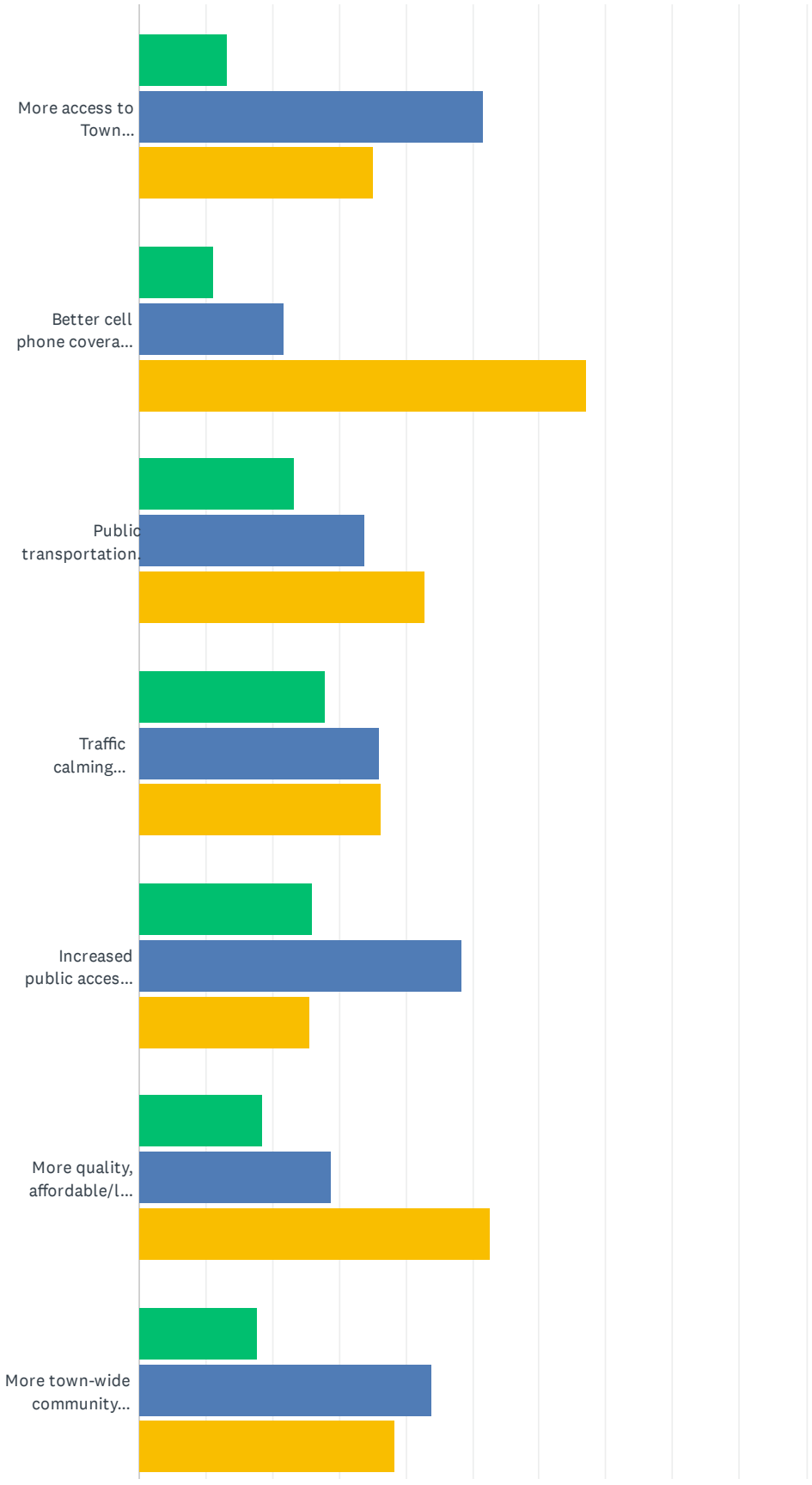
	hunting , trapping, and fishing.	
83	Representative town government	11/4/2023 10:05 PM
84	Potential for development of a commercial district along route 63/Long Plain road	11/4/2023 8:09 PM
85	Keeping total population growth as near to zero as possible.	10/31/2023 2:54 PM
86	access for trails to ride atv or other off road vechicles	10/31/2023 1:48 PM
87	Community Chorus; Leverett Co-op	10/30/2023 4:40 PM
88	Safety	10/30/2023 9:30 AM
89	good policing, good road maintenance, great neighbors	10/30/2023 5:57 AM
90	there should be a gas station	10/29/2023 11:38 AM
91	I would like to see low income housing offered, so that Leverett doesn't evolve into a wealthy enclave.	10/29/2023 10:40 AM
92	Crowded new housing	10/29/2023 9:29 AM
93	Support for seniors and veterans	10/29/2023 8:32 AM
94	Small population	10/24/2023 6:11 PM
95	Affordable housing	10/24/2023 11:42 AM
96	affordable housing	10/23/2023 9:14 PM
97	Generally progressive politics	10/23/2023 2:39 PM
98	friends and neighbors nearby, meetings and church services available via zoom or other platforms, our wonderful public library	10/23/2023 2:22 PM
99	Affordable housing	10/23/2023 11:50 AM
100	Roads	10/23/2023 10:48 AM
101	No big business! I like our small town feel & wouldn't change anything!	10/23/2023 6:53 AM
102	The welcoming nature of the community. As we are new here in town, this means a lot to us.	10/23/2023 6:49 AM
103	Less light pollution, beautiful night skies; good quality roads and road services; wildlife and natural beauty	10/22/2023 9:05 PM
104	Unclear about "Support for Local Businesses" I'm in support of the Coop, but what other local businesses?	10/22/2023 8:09 PM
105	Safe streets for driving, walking, biking. People drive distracted and way too fast and aggressively on Leverett (and most) streets.	10/22/2023 7:40 PM
106	People listening to one another. People caring about the rights of animals living near us. Awareness of this area before 250 years ago.	10/22/2023 4:42 PM
107	Town Governance, Leverett Connects, Library	10/22/2023 11:58 AM
108	Agriculture	10/21/2023 4:01 PM
109	having Leverett retain it's rural character and not be destroyed like Amherst for example	10/21/2023 2:23 PM
110	Freedom and safety	10/21/2023 10:47 AM
111	Independent thinking, creative solutions to issues that arise, diversity of perspectives.	10/21/2023 9:44 AM
112	Involvement in local government. Town Meeting!	10/21/2023 9:05 AM
113	The size of the town allows for opportunities of working together on social justice issues, climate issues, supporting neighbors, etc.	10/21/2023 6:57 AM
114	Accessibility demands transportation. Lack of any form except private cars is a negative for people living in Leverett.	10/20/2023 6:20 PM
115	making Leverett a Net Zero Community on the ISO New England electrical grid	10/19/2023 1:55 AM

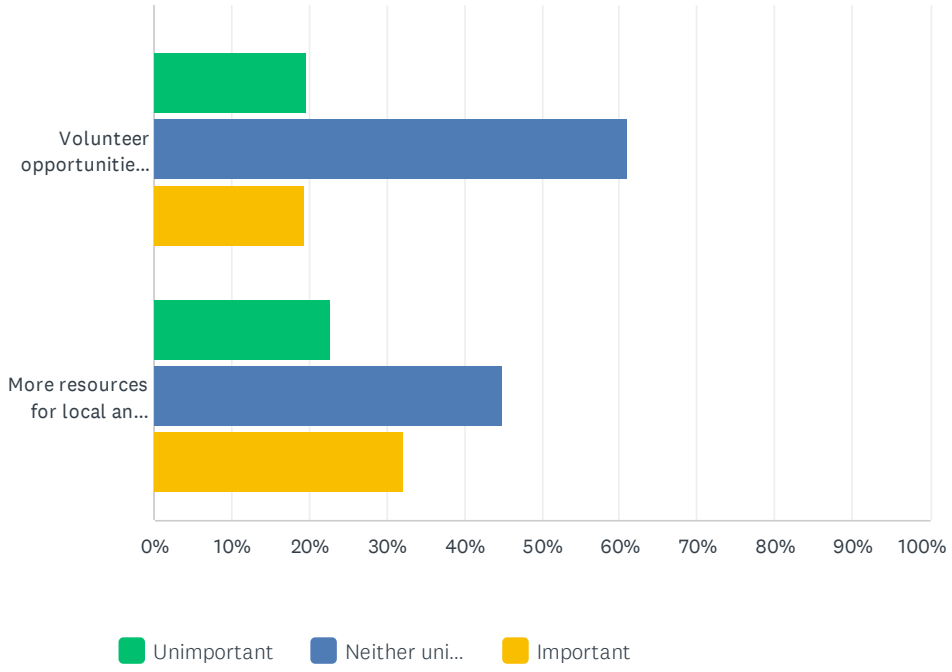
116	Having parks.	10/18/2023 10:07 PM
117	safe community, little crime	10/18/2023 5:36 PM
118	Sustainability and increasing our revenue in town not just through taxation	10/18/2023 5:26 PM
119	I would like to see more effort to combat dumping of trash in the woods	10/18/2023 7:03 AM
120	SIDEWALKS	10/17/2023 10:09 PM
121	High-speed internet. Active, engaging community listserv.	10/17/2023 8:41 PM
122	It’s beauty and historic character. That is is a gathering place for many diverse spiritual/faith communities.	10/17/2023 7:39 PM
123	Ability to separate from the fast pace rat race world	10/17/2023 7:29 PM
124	Peace and quiet.	10/17/2023 7:06 PM
125	Relatively moderate weather	10/17/2023 2:11 PM
126	Affordable high speed internet, Low noise and light pollution	10/17/2023 11:28 AM
127	well maintained roads, Leverett fiber internet	10/17/2023 11:10 AM
128	Sidewalks	10/17/2023 11:01 AM

Q2 Which of the following do you think would improve your quality of life in Leverett? Please rate your answers from not important to very important.

Answered: 406 Skipped: 5




More access to Town...
Better cell phone covera...
Public transportation...
Traffic calming...
Increased public acces...
More quality, affordable/l...
More town-wide community...


Volunteer opportunitie...
More resources for local an...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Unimportant
Neither uni...
Important

	UNIMPORTANT	NEITHER UNIMPORTANT OR IMPORTANT	IMPORTANT	TOTAL
Town center attractions.	26.29% 102	45.62% 177	28.09% 109	388
More coffee shops or cafés.	26.65% 105	31.22% 123	42.13% 166	394
Electric vehicle charging stations.	28.61% 111	43.04% 167	28.35% 110	388
Town-owned solar/resilient community energy infrastructure.	11.73% 46	26.79% 105	61.48% 241	392
More community gathering spaces.	18.78% 74	41.37% 163	39.85% 157	394
Improving recreational spaces.	15.50% 60	49.35% 191	35.14% 136	387
More access to Town information.	13.28% 51	51.56% 198	35.16% 135	384
Better cell phone coverage and/or wi-fi.	11.14% 44	21.77% 86	67.09% 265	395
Public transportation.	23.21% 91	33.93% 133	42.86% 168	392
Traffic calming measures.	27.86% 107	35.94% 138	36.20% 139	384
Increased public access to Leverett Pond.	26.03% 101	48.45% 188	25.52% 99	388
More quality, affordable/low cost housing.	18.58% 73	28.75% 113	52.67% 207	393
More town-wide community events.	17.66% 68	43.90% 169	38.44% 148	385
Volunteer opportunities and recognition.	19.69% 75	60.89% 232	19.42% 74	381
More resources for local and home-based businesses.	22.81% 86	45.09% 170	32.10% 121	377

#	WHAT ELSE WOULD YOU ADD AND WHAT RATING WOULD YOU GIVE IT?	DATE
1	Many people in this town are extremely sad about the hunting season. It is heartbreaking. Another thing that is very important is that we are an aging community. It isn't everyone, obviously... But there were so many silver and white haired people here now. We simply have to look at that honestly. There's no way to make the entire town accessible. A large swath of good building land is such a rare opportunity. Instead of everyone having to move somewhere like Applewood or Christopher Heights in Northampton, wouldn't it be amazing if we had our own independent/assisted living Center that really reflected our cultural values?	12/15/2023 10:25 PM
2	Important: I like the way things are, and don't want any radical changes.	12/15/2023 9:40 PM
3	Community cooking event - important,	12/15/2023 8:54 PM
4	No developments! The town has a beautiful equilibrium and balance that creates it charm - Important	12/15/2023 7:30 PM
5	Easy transportation options for many who can't/shouldn't drive. Bravo to Village Neighbors! More walking paths near roadways, not just into woods, to make it easier to visit friends without driving - for strollers, dog walkers, even runners, to get people off the roads. Maybe easements from homeowners? Important.	12/15/2023 5:51 PM

6	a central space for coffee and tea that is a social space	12/15/2023 4:07 PM
7	bike lanes!	12/15/2023 3:04 PM
8	Since we can't have sidewalks in Leverett - it is super important to make our roads safe for walkers, especially Montague - where I live and walk - people speed on Montague Rd and use it as a throughway - often they don't see walkers until the last second + we have to jump onto the bank to get out of their way.	12/15/2023 2:44 PM
9	Co-op "Cafe" w. Bakery @LCA - Li/ry Town Hall kitchen	12/15/2023 2:20 PM
10	Keeping the town as is	12/15/2023 2:15 PM
11	Strong municiple resources highway, fire, police	12/15/2023 2:04 PM
12	More resources for local and home-based businesses: like what?	12/15/2023 12:53 PM
13	peace and quiet, escape from US values of progress and technology	12/15/2023 10:06 AM
14	We have had a coop with cafe for years it lacks support - people can't seem to drive up the hill.	12/15/2023 9:30 AM
15	Community Van Seniors	12/15/2023 9:01 AM
16	more opportunities to create deep community ties, right in Leverett, very important!	12/14/2023 9:59 PM
17	Expand transfer station, reuse options to reduce waste expenses - explore zero waste community options. Community garden space. Community food forest options.	12/14/2023 6:14 PM
18	I would like to see the town center activated. I would like an amphitheatre next to the library. I would add a more accessible practical co-op.	12/14/2023 5:40 PM
19	100% renewable electric resources. Better cell service. More 3phase possibilities. Taxes too high for low income.	12/14/2023 4:58 PM
20	It is important to broaden the tax base/somehow lessen to property taxes, though I'm not that sure now that can be accomplished. Important.	12/14/2023 4:47 PM
21	cell coverage throughout leverett	12/14/2023 9:56 AM
22	Incentives for industry to expand tax base less emphasis on sanctity of preservation/conservation	12/13/2023 5:15 PM
23	Cell phone coverage very important	12/13/2023 4:41 PM
24	Potential use of school gym for yoga and fitness classes - important	12/13/2023 11:51 AM
25	A center in a Town building dedicated to senior services, such as meals, coordinating medical + other services etc. I consider this an important need with an aging population.	12/13/2023 11:24 AM
26	Library 5* but could be open more hours	12/13/2023 10:27 AM
27	haha maditory Leverett connects	12/13/2023 10:09 AM
28	Sidewalks or footpaths that don’t have poison ivy	12/12/2023 7:54 PM
29	Services that address the social and health needs of Seniors - Important	12/12/2023 6:54 AM
30	Active 5_H Clubss	12/8/2023 3:15 AM
31	For a housebound senior public transportation n is essential	12/7/2023 6:21 PM
32	When i felt as did for most questions here i said middle chiice as they arens simple and id need hear from others to get larger view befor make choices and	12/7/2023 4:37 PM
33	Sidewalks along montague road	12/7/2023 7:37 AM
34	spontaneously organized opportunities for READING ALOUD and/or scheduled volunteer opportunities to read and discuss to read some of the classics---Tolstoi, Faulkner, Emily Dickinson, Flannery O'Connor, Dante, Sophocles, Shakespeare, Jane Austen. NOTE: apology for my mostly unreadable ideas. Could clarify if I could figure participate in reading and discussing the great established writers like Tolstoi, Shakespeare, Emily Dickinson, Dante, Flannery O' read the great classics of literature (in addition, of course to book club discussions	12/6/2023 2:36 PM

	of contemporary books). I offered a Great Books-type monthly class for about 40 years. We stopped when covid came along. I would help getting another similar effort started. Collectively. pe e	
35	It would have been useful to have a category here for "somewhat important"; that is how I feel about the "Neither unimportant or important" items.	12/6/2023 8:48 AM
36	increased offering of instrumental music at LES (important)	12/5/2023 9:09 PM
37	Greater support for elders to stay in leverett as in rezoning to allow for added devlopment on existing lots. otnttached	12/5/2023 2:56 PM
38	Let’s support those entities that exist now. the co-op for example is a wonderful place for people together, to get coffee or a sandwich, etc..	12/2/2023 10:51 AM
39	The moves toward historical preservation are wonderful.	12/1/2023 5:36 PM
40	SENIOR HOUSING = IMPORTANT	11/30/2023 5:12 PM
41	More class and racial diversity: important	11/30/2023 3:35 PM
42	Restrictions on noise pollution (important)	11/30/2023 2:01 PM
43	co-working space, rating of important	11/29/2023 8:09 PM
44	Keep Leverett wooded and rural	11/29/2023 7:47 PM
45	Access to childcare/ preschool - important	11/29/2023 7:13 PM
46	Enlarging the tax base, more houses or business	11/29/2023 9:28 AM
47	Home based business should taxed at a higher rate.	11/28/2023 8:07 PM
48	Better communication to Leverett households about things that affect them by allowing various groups to add items to the town newsletter and by going back to mailing the newsletter since probably the majority of people don't bother to look online but used to read it thoroughly when it was a paper copy. People have grave misunderstandings about activities in Town and there is no forum to correct them. Town meeting only serves a proportion of the population but it seems important to try to reach all households with information.	11/28/2023 1:46 PM
49	Saving Leverett Coop very important - what about a tax break?	11/27/2023 8:08 PM
50	Creation of a gathering spot. Cafe, Pub, etc...	11/26/2023 11:47 AM
51	better existing town services. longer hours and expqnded services at the transfer station. more punctual snow removal from town roads. more frequent grading of town dirt roads. more frequent patching of potholes.	11/23/2023 10:54 AM
52	Bike friendly road improvements	11/23/2023 9:08 AM
53	Create a town beach or community pool and skating rink	11/22/2023 6:59 PM
54	A small beer/wine bar with a fireplace - very important! :)	11/22/2023 2:36 PM
55	Senior center and transport for srs	11/22/2023 1:42 PM
56	Most of the above would require higher taxes to pay for. With UMass in the next town, most activities are available there. Home based businesses should be taxed at a higher rate, as they take deductions on income taxes for home office etc.	11/21/2023 4:31 PM
57	more library events IMPORTANT	11/17/2023 6:47 PM
58	Better access to town officials / town clerk	11/16/2023 6:55 PM
59	Safer biking routes into Amherst = Important	11/15/2023 8:31 AM
60	I would love to see more small businesses, cell phone service and a public playground!	11/13/2023 2:35 PM
61	Senior Center important	11/13/2023 9:42 AM
62	I’d add that ONE sustainable/reliable cafe or social food establishment would be Important. The Leverett Co-op could serve this need if operated via a different model.	11/12/2023 6:52 AM

63	Traffic speeed control on route 63 (important)	11/11/2023 11:50 AM
64	I think the scaling would make more sense if it was “strongly disagree, disagree, neutral, agree, strongly agree”. This doesn’t capture thinking well.	11/10/2023 8:36 PM
65	Sidewalks on main roads	11/10/2023 1:36 PM
66	Sidewalks on main roads!	11/10/2023 1:31 PM
67	this is just a test	11/7/2023 3:09 PM
68	Capacity of town staff to meet the needs of the population; making Town Hall a celebrated resource.	11/4/2023 10:05 PM
69	Property tax relief for the elderly - important.	10/31/2023 2:54 PM
70	Increasing density of living (tiny homes, in law apartments, ADUS, yurts, etc)	10/29/2023 8:23 PM
71	a gas station	10/29/2023 11:38 AM
72	I would like to see the town recognize the importance of its already existing assets, such as the Leverett Co-op, which plays an important role for our community. Some institutional support, such as a regular grant, would help assure its continued operations. The Co-op can provide meeting space and serve other important needs, as part of a mutually beneficial alliance. I would love to see that happen. I would give this a high rating.	10/29/2023 10:40 AM
73	Trail Networks throughout town	10/28/2023 9:35 AM
74	more active approach to climate crisis preparation	10/28/2023 9:02 AM
75	Just a comment that access to the pond would be more important if toxic chemicals were not used. In it	10/24/2023 11:51 PM
76	More DPW removal of Bittersweet vines, invasives, and mowing edges of the roads to prevent road kill.	10/24/2023 6:11 PM
77	A senior center	10/23/2023 10:22 AM
78	I wouldn't hanger anything in our town except improve upon recreation spaces that are already there. They need to be maintained better!!	10/23/2023 6:53 AM
79	keeping the rural feel of the town - imprtant	10/23/2023 6:49 AM
80	Community Garden or Food Forest: Important which is also a defacto community gathering space	10/22/2023 9:05 PM
81	I find these questions difficult to answer...because not enough details...and the devil's in the details!	10/22/2023 8:09 PM
82	Some sidewalk in town center, crosswalks in the center, stop sign or reconfigure “town Square” very important to me	10/22/2023 4:42 PM
83	Accessible housing for the elderly and disabled	10/22/2023 11:58 AM
84	More affordable workshop/studio artisan space is important.	10/22/2023 11:32 AM
85	Ageing in place support	10/21/2023 4:01 PM
86	what is meant by resources specically.	10/21/2023 2:23 PM
87	Not raising property taxes any higher, important. Free garbage and recycling pickup, important. Maintenance of roads, important.	10/21/2023 10:47 AM
88	More open-minded approach to diverse points of view on topics that impact the whole community; turn down the volume on ideologues.	10/21/2023 9:44 AM
89	More focus on needs of the older people who are a major Leverett demographic.	10/20/2023 6:20 PM
90	Municipal Micro-grids, Municipal Water and Sewer systems fishing and hunting opportunities in Leverett	10/19/2023 1:55 AM
91	Need less conservation land, we are pulling too much land out of the tax income stream and limiting land for new homes and businesses	10/18/2023 5:26 PM

92	It should be unacceptable to speed in Leverett. Period. I believe it's to establish a town known to not tolerate speeding.	10/18/2023 2:40 PM
93	Better public safety 24 hour staffed fire department	10/18/2023 7:43 AM
94	Bicycle and pedestrian safety improvements	10/18/2023 7:03 AM
95	What are the town center attractions?	10/17/2023 10:09 PM
96	Important: Preserving historic buildings.. Keeping our COOP alive and thriving. Creating a more cooperative and collaborative community. Senior services.	10/17/2023 7:39 PM
97	Bylaws changed to allow ADU's	10/17/2023 7:05 PM
98	putting as much land into conservation as possible - very important	10/17/2023 12:59 PM
99	more strict leash rules for dogs	10/17/2023 12:58 PM
100	senior center	10/17/2023 11:10 AM

Q3 What other topics would you like to address during this process? Please feel free to share your ideas and thoughts.

Answered: 148 Skipped: 263

#	RESPONSES	DATE
1	Adding small living units to existing properties	12/15/2023 10:29 PM
2	To me what is the most special about this town is the natural setting and thriving wildlife. I do think that a wide, well-built side path that is also wheelchair accessible would be a wonderful addition that would be used by many. I'd love to see that happen. We would gladly give up an area in front of our property if need be.	12/15/2023 10:25 PM
3	If people need newly-constructed low-income housing, let them move to towns such as Holyoke or Springfield. Lots of great opportunities for them in such towns. Leveret already has lots of low-income housing in semi-legal tenancies, and that is fine with me.	12/15/2023 9:40 PM
4	Realistic tax revenue generation, resources for seniors (I'm not a senior citizen, but I love my neighbors), coordination with other towns (Amherst) - methods to discourage through traffic of people heading to 202 and the Boston area	12/15/2023 8:54 PM
5	As someone who represents the next generation of people who seek to live in Leverett indefinitely, I am here because of how it is today. I value the quiet rural area and the joy placed on natural beauty by the people in the town. Leverett no doubt has ties to Amherst, but it is a complimentary relationship and easily accessible. Leverett does not ever want to be more like Amherst; instead, its strengths should be retained and fostered with the idea that there are pros and cons to every town.	12/15/2023 7:30 PM
6	Senior housing and activities like Hadley	12/15/2023 6:41 PM
7	I'm concerned about 'light pollution'. If more development occurs, limiting excessive lighting even though it may be solar supported or low energy LEDs… I don't like having properties look like a parking lot or shopping mall with excessive lighting. Ex: new modern house at bottom of Cave Hill / Montague road. About a dozen exterior lights. 👎	12/15/2023 5:46 PM
8	Guiding values and principles of future development.	12/15/2023 4:38 PM
9	Preservation of natural resources, rural lifestyle, supporting our seniors, wildlife & animal care.	12/15/2023 4:10 PM
10	community character	12/15/2023 4:07 PM
11	Zoning for commercial spaces. We could promote small businesses that address local needs. The Co-Op is great, but struggles with commercial viability because of its location with Rattlesnake Gutter closing, it isn't convenient to a lot of folks in East/South Leverett	12/15/2023 3:48 PM
12	The potential development of the Kitteredge estate.	12/15/2023 3:12 PM
13	I'd like to see more health services for seniors - The foot care program is great. How about flu shot and covid shot clinics, so we wouldn't have to rely on pharmacies to access them. Our health care system (Valley Medical) doesn't even offer flu shots anymore. They are sending people to the pharmacy. Maybe we could increase the town nurse hours - and partner with Amherst Health dept.	12/15/2023 2:44 PM
14	Town wide & Town sponsored Air BnB program to market our trails to Boston/N.Y.C - proceeds donated to school/town.	12/15/2023 2:20 PM
15	I wouldn't want more people encroaching in this town. The fact that it is near lake wyola too, we would have people from other cities and states that would be passing by and throw their trash on the side of the roads. That in itself is already a thorn on our side what more, more people with possibly no sense of responsibility for the environment.	12/15/2023 2:15 PM
16	Updating town bylaws. Planning board ad Con Com visibility	12/15/2023 2:04 PM
17	Infrastructure to prepare for coming collapse	12/15/2023 1:10 PM

18	that Leverett does not support the Kitteridge project	12/15/2023 12:10 PM
19	What to do with the Kittredge Estate proposals. I am very distressed by the current proposal for development but am hoping that maybe this will jumpstart conversations about what the town might support, if anything.	12/15/2023 12:02 PM
20	No crazy development	12/15/2023 11:48 AM
21	Senior housing, Kittredge estate	12/15/2023 10:49 AM
22	Spray dirt road w. dust reducing agents to allow for clean air - detrimental to asthma patients + walkers.	12/15/2023 10:06 AM
23	Traffic Calming Please! Default dogs off-leash unless the dog needs to be restrained.	12/15/2023 9:49 AM
24	Diversity - its become a bedroom community	12/15/2023 9:30 AM
25	Blocking or denying Juggler Meadow Estates as proposed. Very important	12/15/2023 8:38 AM
26	Local sense of community, bringing together people whose ties to Leverett run generations deep and those who have more recently moved here.	12/14/2023 9:59 PM
27	Enforcable vehicle noise standards.	12/14/2023 6:14 PM
28	See attachment	12/14/2023 5:59 PM
29	Don't make Lev a tourist attraction, who knows what it will attract: developers.	12/14/2023 5:07 PM
30	low income residents should easily know of the programs that are available. Committees of similar concerns should meet to see what is common, then work together to address the concern together.	12/14/2023 4:58 PM
31	sidewalks and cell towers	12/14/2023 9:56 AM
32	Rehabilitation of historic places	12/13/2023 4:41 PM
33	- how we can continue to meet town's budgetary needs for services etc. without raising property taxes beyond what many people can comfortably afford. - what kind of housing development do most people in town support, approve of? (i.e. increased density in certain areas, tiny houses, (more) affordable housing for seniors and/or families, and what should this look like)(small multi-unit condo complex apartments, duplexes + multi-family units(3+), habitat homes...	12/13/2023 4:14 PM
34	Rural character and preservation	12/13/2023 12:52 PM
35	Regional cooperation	12/13/2023 11:51 AM
36	I do think more public forums on town issues would be important, even though I think we have enough other types of community events. For example, the issue of zoning + development and how both to honor the goal of more affordable housing and yet to conserve the rural nature of town + its conservation lands would be a good topic for a public forum. Also, other uses for existing town buildings to serve a range of needs, eg seniors.	12/13/2023 11:24 AM
37	High priority: public transportation + allow seniors to stay in Leverett	12/13/2023 10:27 AM
38	It would be great to have a recreation center that included indoor courts for pickleball, volleyball, and badminton. A place where people could meet to partake in group walks, runs, and bike rides.	12/12/2023 6:54 AM
39	I have a home in Leverett because I want to live in a quiet, rural environment.	12/9/2023 11:22 AM
40	light pollution	12/9/2023 11:21 AM
41	Leverett needs to bring todays unmodernized Teawy Hiill Rd with all the way new shiny blacktop	12/8/2023 3:15 AM
42	Importance of LCA to town. Maps of trails like those on Quaker meeting property.. Bird watching groups.	12/7/2023 6:21 PM
43	Do not allow valley cdc decelop housing there.	12/7/2023 4:37 PM
44	Responsible land development.	12/7/2023 7:37 AM

45	I believe in the importance of quality education but also very important is high quality senior services and socialization	12/7/2023 12:51 AM
46	N/a	12/6/2023 6:42 PM
47	collective/neighborhood efforts to address local problems exacerbated by the climate crisis.	12/6/2023 2:36 PM
48	I like the size of our town and the character of it. I would like to see more affordable housing options so that young people who grew up here could afford to live here. I am worried about a 700 unit development on Juggler meadow. That's too big.	12/6/2023 2:18 PM
49	As mentioned above. Leverett has a population that is aging. It would be interesting to know the percentage of the town's population that remain in Leverett (or have returned to live) after high school. Other towns have opened limited development on property to allow for a"grandparent lot" provision which allows for families to remain together and offers the opportunity for some to return to leverett.	12/5/2023 2:56 PM
50	Trail development, Leverett pond access and swimming	12/5/2023 11:41 AM
51	Growth Planning	12/5/2023 7:48 AM
52	Is this town a suburb or ex-burb of the larger area towns? could we join with another small town to widen tax base and reduce costs? The school doesn't seem integrated with the town - is this just bc of covid or lack of continuity? there could be more signs around town about attractions, like trails, etc	12/4/2023 1:08 PM
53	An indoor recreational facility for winter where parents could meet for coffee and kids could play is a top priority for us in building community through the colder months. An unstructured, drop-in space.	12/4/2023 8:13 AM
54	Leave open spaces near the school. Don't cram so many activities in the library. Use the space around the church across from the town hall. Hire teachers who can prepare students for today's use -computer technology. Take students on field trips. Teach them forest management. How does rope climbing prepare them for the future?	12/4/2023 2:02 AM
55	Increasing town revenues and hopefully reducing taxes.	12/2/2023 1:46 PM
56	promoting the tax base vs. town obligations (schools) - what is the right approach to supporting our tax base without increasing our obligations	12/2/2023 10:37 AM
57	I just moved to Leverett from Northampton and enjoy the peaceful solitude of living in a forested area. Downtown Amherst is 10 minutes away; I don't think development of commerce beyond the community based resources that are already here are needed.	12/2/2023 9:47 AM
58	I would like to keep Leverett as rural and quiet as it's been my 55 years here. The thought of business development on Route 63 horrifies me. The calm that greets you after you cross the town line going north on 63 from Amherst is one of the great benefits of living here. Please do not develop Leverett.	12/1/2023 8:46 AM
59	8	12/1/2023 8:08 AM
60	Too often seniors who cannot manage to stay in their home for upkeep or for financial reasons just move out of town losing their community. Many times we have seen folks who have been very active on Leverett committees, etc. just have to leave and it is very sad.	11/30/2023 5:12 PM
61	What the town / town folks are doing to address decolonization and address land acknowledgement in concrete ways like putting our town lands where our mouths are. Meaning giving/deeding some of our town lands to Indiginous peoples.	11/30/2023 3:35 PM
62	Greater protection of forest and openspace	11/30/2023 11:16 AM
63	Keeping Leverett rural, low density housing, plenty of forests	11/29/2023 7:47 PM
64	With taxes so high the town should maintenance of the private roads around the pond and up laurel hill	11/29/2023 1:57 PM
65	None	11/29/2023 9:49 AM
66	Less taxes for people without children in school, and retired people	11/29/2023 9:28 AM
67	Nonsense spending	11/28/2023 8:07 PM

68	The Town Meetings moderator should allow people to fully explain areas of contention. It is poor practice to cut people off with the facts while allowing others to go on and on with repeat commenting as well to vent their spleens but not allowing those with the facts to speak thoroughly or answer questions or concerns and correct misunderstanding by the public. For example, most people in Town do not realize that there is nearly $1.5 MILLION dollars in the Community Preservation Fund just sitting there, waiting for members of the Leverett to come up with ideas of how to spend it. Instead many residents think it will come out of the Town budget or increase their taxes. Also some residents act as if you are trying to take the money for your own benefit rather than doing a community service. It makes Town citizens reluctant to bother doing things for the community if that is the treatment they receive.	11/28/2023 1:46 PM
69	As a senior citizen it would be wonderful to have a senior center in town to hold activities and events.	11/28/2023 11:11 AM
70	Taxes	11/26/2023 11:47 AM
71	Move the coop to the Leverett crafts or have a store and cafe near the post office or near the school. Or a Community garden, playground and covered meeting area and cafe across from the town hall.	11/22/2023 6:59 PM
72	It’s tough attracting business to the town because there really are few places to put a business and not too much through traffic. Be interested in ideas from other rural towns about revenue options. Also a list of town assets, e.g. land that might spur ideas for revenue production.	11/22/2023 2:36 PM
73	Graying population needs more activities geared to them.	11/22/2023 1:42 PM
74	Just to emphasize the value of cafes or comfortable gathering places for talk, games, lectures and music	11/22/2023 1:31 PM
75	The town must stop spending like drunken teenagers on their parents credit card.	11/21/2023 4:31 PM
76	Main town roads widened for designated bike lanes	11/18/2023 7:55 AM
77	I guess I should have saved my comment for this box. I think everything is important but I only use the ones checked	11/17/2023 6:50 PM
78	Leverett centenary celebrations should include print publications and documentation. Leverett Coop should be linked to Noho and Easthampton Coops (one membership card to share discounts and benefits)	11/17/2023 6:47 PM
79	I just want to stress that the traffic calming measures is very important to us. Without sidewalks we need to walk in the street and it isn't safe. A lot more traffic and speeding trucks and cars.	11/17/2023 7:18 AM
80	Hunting and fishing support	11/16/2023 9:05 PM
81	-keeping the small rural town community -boosting local business -high quality education based on researched methodology, not opinion -more community based input for education	11/16/2023 6:55 PM
82	elderly housing opportunities and transportation for the disabled or elderly	11/14/2023 4:54 PM
83	In terms of improving recreational spaces, I'd love to see some pickleball courts in Leverett. This sport is very popular among Leverettites!	11/14/2023 1:22 PM
84	A public playground where families could hang out with their children.	11/13/2023 2:35 PM
85	Realizing that 50% of our residents are reaching retirement age and many would like to age in place we need to be planning accordingly. The non-profit that has been formed to raise funds for the school is wonderful but it shouldn't actually be necessary. Legislative work at the state and federal level is extremely necessary to address the inequities in our country. Trickle down to local towns is just not happening. Our "democratic" model is no longer working.	11/13/2023 9:42 AM
86	strategic sidewalks on some of the main roads would increase our ability to walk places safely...	11/13/2023 7:40 AM
87	Adding sidewalks to main roads	11/11/2023 8:50 PM
88	I think one of the best run resources is our Transfer Station. Highly social gathering place w/ loads of recycling.	11/11/2023 10:33 AM
89	We must find a way to support the Leverett Coop other than through volunteerism.	11/11/2023 10:26 AM

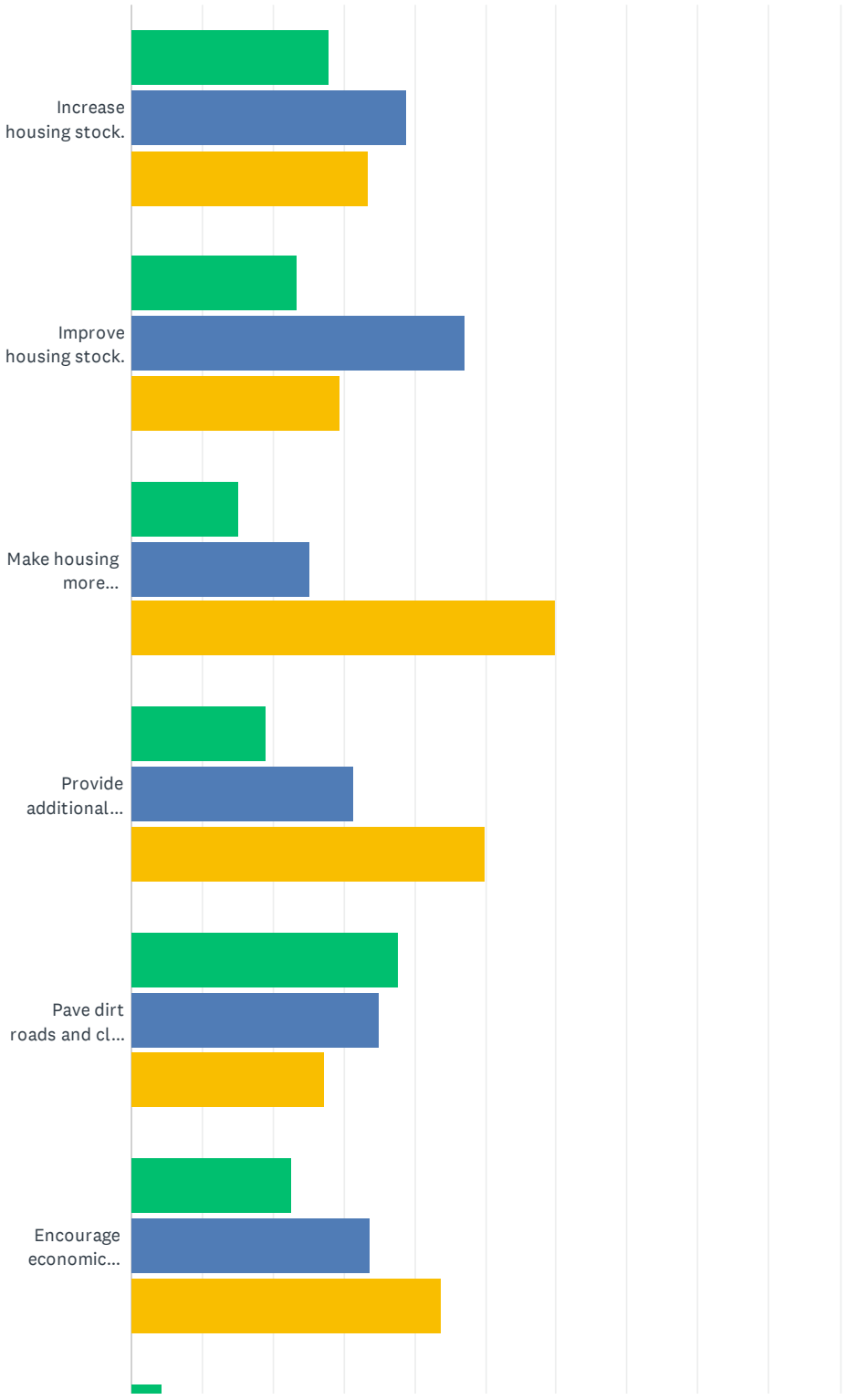
90	Climate!	11/10/2023 8:36 PM
91	Sidewalks on main roads	11/10/2023 1:36 PM
92	Sidewalks	11/10/2023 1:31 PM
93	I'm interested in how Leverett can join with surrounding towns in a regional planned response to climate change. We should be part of a group that studies Meredith Hoffer's Report and towns should provide paid and volunteer positions to make the goals a reality. No time to waste!	11/9/2023 5:24 PM
94	My rent is too high, and cell service is bad. Thats about it	11/7/2023 3:43 PM
95	this is just a test	11/7/2023 3:09 PM
96	Reduce the zoning restriction designed to limit building. Title 5 restriction requirements should also be reduced to match the state requirements. Everything that can promote positive affordable building to help new homeowners build in Leverett.	11/7/2023 9:24 AM
97	Ban of the use of pesticides on land or in water in leverett. Ban the use of drawdown in ponds.	11/5/2023 11:18 AM
98	Thoughtful planning process so a fervor for x, y, and z doesn't displace a longer sustainable future.	11/4/2023 10:05 PM
99	The potential for a commercial zoned area along the route 63 to improve property values and create investment opportunities.	11/4/2023 8:09 PM
100	Speed control on route 63	11/3/2023 4:43 PM
101	Affordable housing for new and existing low income residents	11/2/2023 1:39 PM
102	I love our little rural town-and almost all things about it. But it's hard to walk on our roads safely. Given that it's impossible to create sidewalks, I'm just mentioning it as the one thing I can think of that makes Leverett less than perfect.	10/31/2023 8:44 PM
103	keeping leverett's rural character is most important to me. it's a peaceful refuge for me.	10/31/2023 3:50 PM
104	Some sort of regulation of minimum property sizes and regulation on the amount of building to preserve the rural character of the town and as close to zero population growth as possible.	10/31/2023 2:54 PM
105	Less restritive zoning	10/31/2023 10:58 AM
106	Protecting Leverett from lithium batteries associated with solar electric installations. Keeping up with cultural and technological developments that might insinuate themselves against our wishes. Legal actions by big entities the town can't easy afford to fight.	10/29/2023 9:10 PM
107	Indoctrination of our children in public schools. Non-academic topics being forced on children.	10/29/2023 1:05 PM
108	a gas station, near the co-op	10/29/2023 11:38 AM
109	Avoid population density. The old-timers (pre-1960) did well in planning.	10/29/2023 11:24 AM
110	There should be options for voting after Town Meeting has concluded. Maybe an evening voting window?	10/29/2023 10:46 AM
111	I think the town needs to revisit emergency preparedness plans. We are living in "interesting times" and we need to think about what might happen if our wells run dry due to draught, or if there is a toxic freight train derailment on Depot Road, or if there is a toxic waste event upstream from us, which might effect our drinking water, etc.	10/29/2023 10:40 AM
112	I am very concerned about the environmentally destructive use of unnecessary toxic chemicals in Leverett Pond. I also am very concerned that their use is in violation of Leverett's bylaws.	10/29/2023 10:35 AM
113	Seniors need an active senior center, they also need a reduction in property taxes. Even with a modest rise in taxes, their on a fixed income and struggle to find that extra money. Veterans need to be thanks for their service.	10/29/2023 8:32 AM
114	Elder housing opportunities Check in system for elders living alone	10/28/2023 1:16 PM
115	Preservation of Backlands	10/28/2023 9:35 AM
116	Figuring out sustainable town revenue seems clutch. I hope that with some imagination and an	10/27/2023 9:59 AM

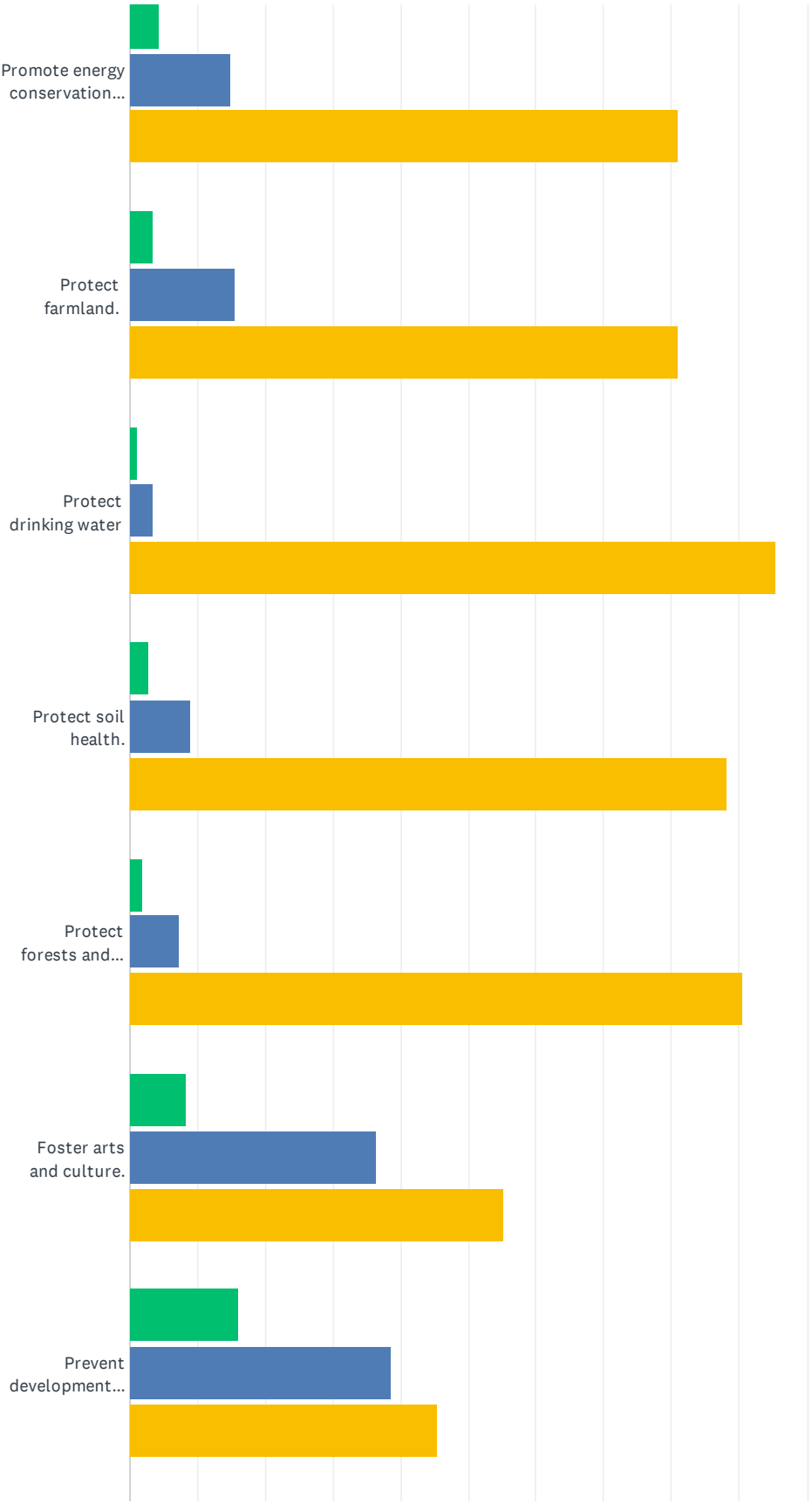
	entrepreneurial partnerships we could make some progress.	
117	changing zoning to allow for tiny houses and decreasing the minimum acreage requirement	10/26/2023 1:45 PM
118	Zoning to prevent hills from becoming built up with McMansions, windmills, and other eyesores. Zoning to put solar farms in old landfills, gravel pits and other discrete areas.	10/24/2023 6:11 PM
119	- support for innovative, conservation / community oriented housing options, small businesses - regional sharing of municipal services - protection of wells for the future -- water restrictions?	10/24/2023 3:12 PM
120	More attention to the growing population of older people, affordable housing and availability of services for them. Much more rental housing.	10/24/2023 11:42 AM
121	The impact of mining gravel on property adjacent to the town, the Warner mining.	10/23/2023 10:48 AM
122	Development of a town park at the Saw Mill. How could a senior center be combined with something like a town park?	10/23/2023 10:22 AM
123	Sidewalks...Montague road	10/23/2023 7:37 AM
124	none at the moment	10/23/2023 6:49 AM
125	Increase opportunites for commecial expansion along Route 63 rather than in small town centers as a way to increase revenue, provide jobs, etc.	10/22/2023 9:05 PM
126	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. Also would like aggressive / speeding/ tailgating drivers 'managed'.	10/22/2023 8:09 PM
127	Amount of heavy trucks & speed of traffic on our small roads	10/22/2023 4:42 PM
128	I wish we could develop a tax base that would not just benefit developers. Small groupings of truly affordable housing, perhaps single-story senior housing for Leverett residents looking to size down.	10/22/2023 11:58 AM
129	A vision for small/medium scale (commercial) business development opportunities that will increase the town’s tax base and serve as a positive activity generator for residents (cafes are an example)	10/21/2023 12:33 PM
130	Overall environmental and economic sustainability issues,	10/21/2023 10:51 AM
131	Continually increasing property taxes will make Leverett unaffordable to most people. Diversifying Leverett's tax base will be important in order to stabilize property taxes. Given Leverett's typography and geographic location, there are limited ways to do that. Development along Rt. 63 should be considered.	10/21/2023 10:47 AM
132	Long-term sustainability through increased diversity of revenue streams to support town infrastructure. Zoning reform that reflects that goal. Leverett could increase its vitality by opening itself to a range of activities beyond conserving open land.	10/21/2023 9:44 AM
133	More cohesive sense of community, but I don't know how to achieve that.	10/19/2023 11:16 AM
134	How we can better support the elementary school.	10/19/2023 11:08 AM
135	Leverett needs to pursue regionalization of its public schools, fire department, police department.	10/19/2023 1:55 AM
136	Planning for water and sewer infrastructure (even if the possibility is way into the future). Placemaking in certain town areas.	10/18/2023 10:07 PM
137	Greater income diversity	10/18/2023 5:36 PM
138	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.	10/18/2023 5:26 PM
139	Private roads should be respected as private. Residents pay for those roads every month of every year. Do non-ownership people who use those roads want to contribute to the cost of these roads?	10/18/2023 2:40 PM
140	24 hour staffed fire department	10/18/2023 7:43 AM

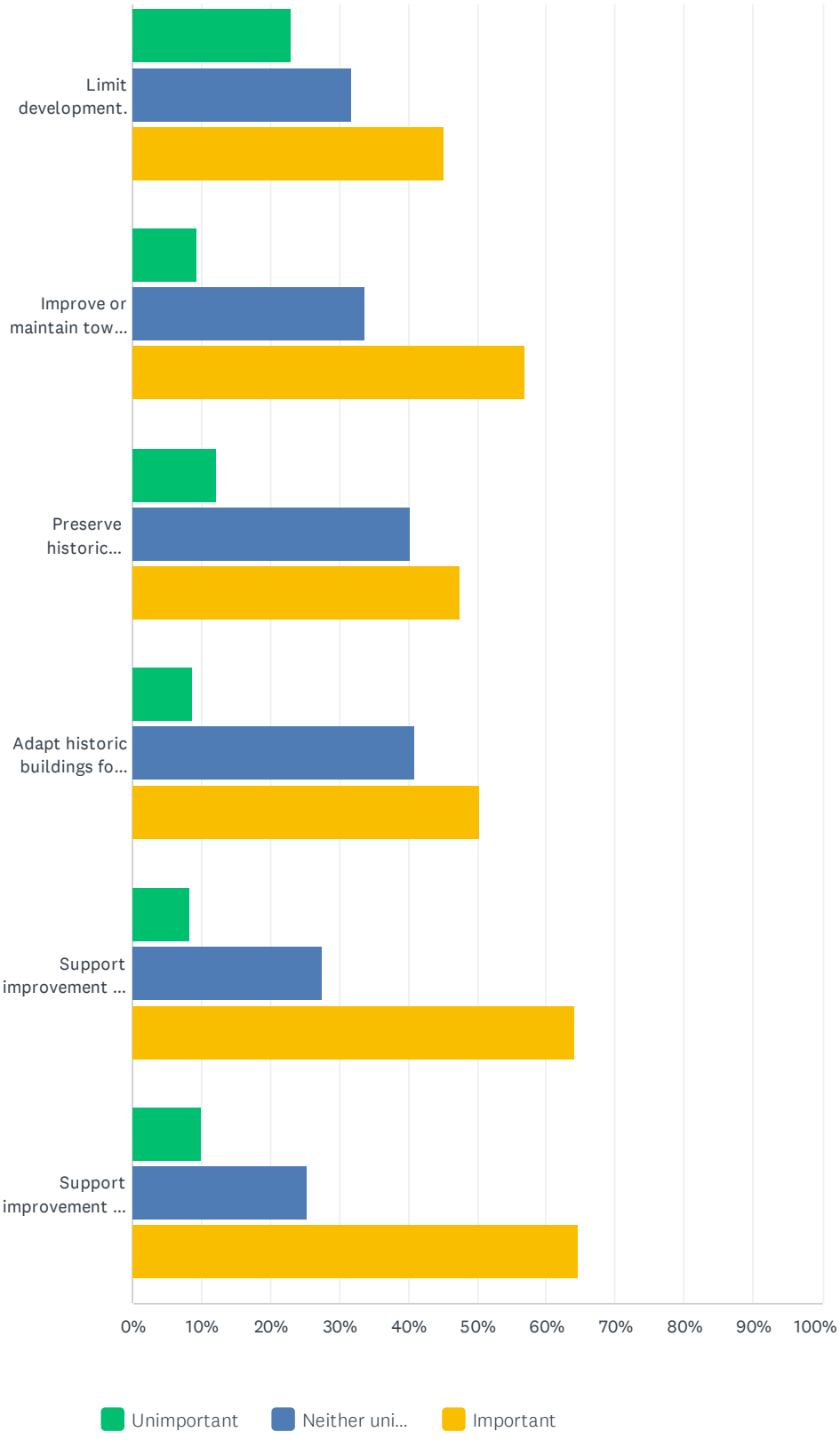
141	It's important to preserve the town meeting government. Some steps could be taken to make sure more voices are heard.	10/17/2023 7:46 PM
142	Arts and Culture planning as part of Town budget. Increased library hours. A process to save the Field Museum that is not acrimonious. Ditto for other historic landmarks in town. Village Neighbors and the Leverett listserve have been great improvements in our quality of life. Any more innovations like this would be great!!	10/17/2023 7:39 PM
143	This was brought up in the last question, but it makes me very sad how unaffordable it is in Leverett. I dream of being able to move back to Leverett (I'm currently homeless crashing with my dad in Montague) but I doubt I'd ever be able to afford it	10/17/2023 7:29 PM
144	Senior services	10/17/2023 4:53 PM
145	Safety	10/17/2023 2:11 PM
146	Because 'transportation' is listed as one of the topics, is there really a demand for public transportation for Leverett? If so, Leverett has the opportunity to join the FRTA for their demand response van service as most of the other towns in Franklin County have done. This service would be a handy way of accessing the train station in Greenfield, saving driving and parking fees.	10/17/2023 12:31 PM
147	Senior services and housing . Climate resilience planning	10/17/2023 11:18 AM
148	tax base, ability to town to sustain expenses (public works, fire, police, internet)	10/17/2023 11:10 AM

Q4 Rank the possible goals for this process by level of importance to you.

Answered: 361 Skipped: 50




Promote energy conservation...
Protect farmland.
Protect drinking water
Protect soil health.
Protect forests and...
Foster arts and culture.
Prevent development...


Limit development.
Improve or maintain tow...
Preserve historic...
Adapt historic buildings fo...
Support improvement ...
Support improvement ...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Unimportant
Neither uni...
Important

	UNIMPORTANT	NEITHER UNIMPORTANT OR IMPORTANT	IMPORTANT	TOTAL	WEIGHTED AVERAGE
Increase housing stock.	27.86% 95	38.71% 132	33.43% 114	341	2.06
Improve housing stock.	23.51% 79	47.02% 158	29.46% 99	336	2.06
Make housing more affordable.	15.10% 53	25.07% 88	59.83% 210	351	2.45
Provide additional options for public transportation.	18.87% 67	31.27% 111	49.86% 177	355	2.31
Pave dirt roads and clear edges of roads to prevent run-off and erosion.	37.64% 131	35.06% 122	27.30% 95	348	1.90
Encourage economic development in town.	22.57% 79	33.71% 118	43.71% 153	350	2.21
Promote energy conservation and efficiency.	4.20% 15	14.85% 53	80.95% 289	357	2.77
Protect farmland.	3.40% 12	15.58% 55	81.02% 286	353	2.78
Protect drinking water	1.11% 4	3.32% 12	95.57% 345	361	2.94
Protect soil health.	2.81% 10	8.99% 32	88.20% 314	356	2.85
Protect forests and nature.	1.97% 7	7.32% 26	90.70% 322	355	2.89
Foster arts and culture.	8.31% 29	36.39% 127	55.30% 193	349	2.47
Prevent development sprawl by focusing growth near town center.	15.99% 55	38.66% 133	45.35% 156	344	2.29
Limit development.	23.05% 80	31.70% 110	45.24% 157	347	2.22
Improve or maintain town infrastructure and Town Hall.	9.48% 33	33.62% 117	56.90% 198	348	2.47
Preserve historic buildings.	12.22% 43	40.34% 142	47.44% 167	352	2.35
Adapt historic buildings for new purposes.	8.76% 31	40.96% 145	50.28% 178	354	2.42
Support improvement of Leverett Elementary School.	8.24% 29	27.56% 97	64.20% 226	352	2.56
Support improvement of Leverett Library.	10.06% 35	25.29% 88	64.66% 225	348	2.55

#	DO YOU HAVE OTHER GOALS THE TOWN SHOULD CONSIDER?	DATE
1	I feel very uncomfortable the hunting season. Gun violence continues to rise.	12/15/2023 10:39 PM
2	I do not want any significant changes to Leverett that are driven by idealism of any kind.	12/15/2023 10:27 PM
3	A town vision and mission statement that guides decision-making. Economic development is too closely tied to "growth" which often implies development. We need to develop strategies for diversifying tax revenue that maintain the rural nature of Leverett	12/15/2023 9:25 PM

4	Encourage openness to careful change - Leverett can't remain static. Many Thanks to all the thoughtful, skilled volunteers work so hard to make good decisions on our behalf!who	12/15/2023 6:05 PM
5	Animal welfare & supporting seniors / immunecompromised / disabled	12/15/2023 4:15 PM
6	continue representing values of residents	12/15/2023 4:12 PM
7	We live in the town center on Montague Rd across from the Library - We don't want more development in the town center. There's no underdeveloped property around the town center - and the traffic is already too heavy here.	12/15/2023 3:45 PM
8	Become a Host Community for refugee families with kids.	12/15/2023 2:26 PM
9	I'm thinking of the Kitridge property. Adapt some of the historic buildings - not all. Fiscally responsible improvement of School & Library is Key.	12/15/2023 1:32 PM
10	VERY careful planning around any development proposals.	12/15/2023 12:11 PM
11	I don't think the school and Library are unimportant I just don't think that they are requiring the focus at this time	12/15/2023 11:52 AM
12	How about eliminating recreational aviation over Leverett air-space - WWII frontiers? looping about for hours at time - PLEASE town dept. are unresponsive - particularly Roads dept, highway"	12/15/2023 10:18 AM
13	Library is already great!	12/15/2023 9:40 AM
14	Keeping gated communities out of Leverett	12/15/2023 8:53 AM
15	More opportunities to build community, super locally.	12/14/2023 10:22 PM
16	To promote town development, it is crucial not to overstep the impact that development will have on traffic, waste management, sewage, noise, and other forms of impact. If possible, support circular economies. Expand the coop to become a multi-use property with facilities that support the coop, such as modifying the structure to become a two story building with apartments or office/studio space. Create solar potential for the building to become an energy producer. Explore Hydro Power options for the coop and other energy needs.	12/14/2023 6:34 PM
17	Provide a nexus or festival or regular gatherings so that neighbors can meet more easily. Build affordable housing to live the values we preach. make the school a community space.	12/14/2023 5:51 PM
18	Growing Food on town land eg fruit trees	12/14/2023 5:34 PM
19	- Keep rural character of town - Tax relief for low income folks - Tax local businesses - Slow down speeders thru town center - Preserve dirt roads - Don't see % of low income folks	12/14/2023 5:20 PM
20	We should promote approp. development. Library support serves everyone town all ages.	12/13/2023 4:19 PM
21	I would like to see the town improve access to town govt functions and cultural events for people with hearing loss. At least for me, lack of an effective assistive hearing system, except for town meeting makes participation in town govt meeting and library events impossible.	12/13/2023 3:37 PM
22	Work with PVTA and local town and city school bus services to provide comprehensive bus transport for everyone. Develop a historical museum of Western Mass life in 18th/19th centuries.	12/13/2023 11:59 AM
23	Clearly what is meant by "economic development" in a way that does not impede other goals such as conservation, affordable housing, etc. Consider moving the old Field Library to the new library complex so it can become a multi-purpose building - preserved as historical building and archival deposit but accessible for possible senior center & other group meeting space.	12/13/2023 11:46 AM
24	Housing stock: By adding more hopefully costs will level out. Protect farmland: leave that to Hadly + Sunderland. Preserve historic buildings: Make it into something new.	12/13/2023 10:19 AM
25	School is the priority	12/13/2023 9:59 AM
26	Sidewalks for walkable downtown area	12/12/2023 8:16 PM
27	For question #3, which I cannot go back to, another topic to consider is climate change and building strong social as well as infrastructural sustainability.	12/9/2023 12:15 PM

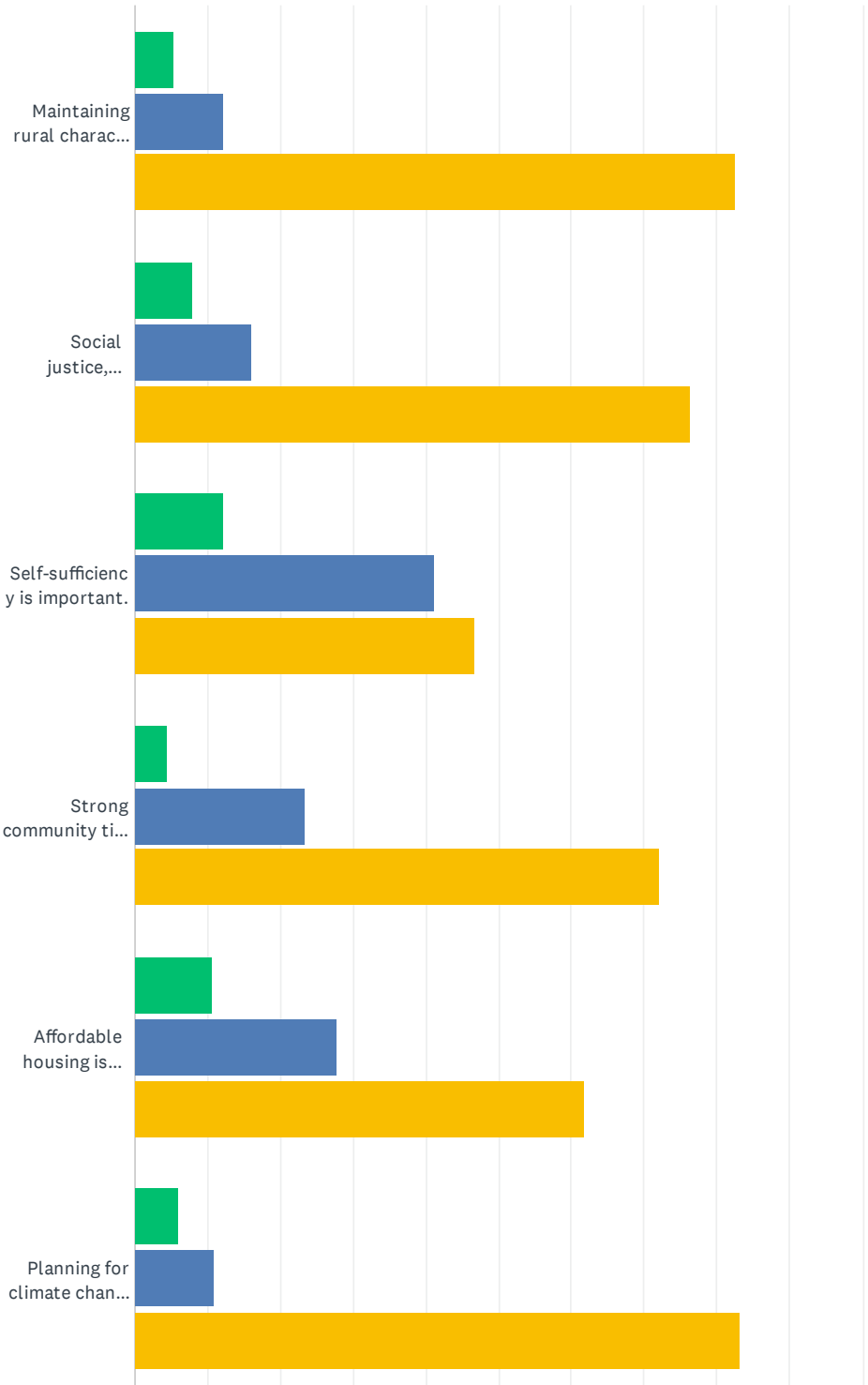
28	Blacktop Teawaddle hill totally with fresh stteamrolled asphalt asap this Sprng	12/8/2023 3:30 AM
29	Erosion edge control imp. Dont know how support pavibg all.dirt.roads tho	12/7/2023 5:06 PM
30	Support for senior citizens quality of life	12/7/2023 1:15 AM
31	How do we promote economic development?	12/6/2023 9:34 PM
32	Use the Co-op as a community gathering spot	12/6/2023 2:29 PM
33	I didn't answer the question about "prevent development sprawl" because it assumes there will be development; I'm not in favor of encouraging development. In terms of supporting improvement of the school and library: I'm in favor of maintaining them as the excellent institutions they currently are. I would need to know what the proposed improvements are and what they would cost before I could decide whether I supported them. That is also the case for adapting historic buildings for new purposes.	12/6/2023 9:04 AM
34	Lower the ever growing tax rate	12/5/2023 3:11 PM
35	commercial centers, creating a town government that is easier to access	12/4/2023 1:13 PM
36	Protected Bike lanes on Montague Rd + 63 to Montague Center	12/4/2023 7:57 AM
37	Maintaining and expanding the program that helps first time home buyers in Leverett.	12/2/2023 2:05 PM
38	Supporting existing entities with fragile, financial budgets, such as the leverett co-op and LCA.	12/2/2023 10:56 AM
39	Keep dirt roads dirt	12/2/2023 9:32 AM
40	Sprawl should be prevented and not by allowing it at town center.	12/1/2023 11:37 AM
41	Maintaining the quality of life that Leverett now provides and at the same time making it available to young families and blue-collar workers as it once was.	11/30/2023 6:22 PM
42	The library and school facilities are fine. We could definately use a senior center and programs for seniors.	11/30/2023 5:46 PM
43	1) climate resilience and adaptation, 2) creative economic development opportunities such as regenerative agriculture/carbon sequestration	11/30/2023 2:16 PM
44	Should sell unused old library	11/29/2023 2:03 PM
45	Change zooming to promote more housing in Leverett	11/29/2023 9:40 AM
46	Must encourage development for improved tax base.	11/28/2023 8:18 PM
47	More solar/wind/nuclear power	11/27/2023 8:17 PM
48	Community pond gathering place- dredge Leverett pond and make a town beach on the slope behind the church or buy Portia’s beachfront property and make a boat launch and beach so the parking is better than the boat launch we currently have.	11/22/2023 7:23 PM
49	Does new housing net contribute to town revenue? I know it brings in tax dollars but don’t know if it costs more than it brings in in terms of incremental town services.	11/22/2023 2:48 PM
50	Repeat: a senior center is needed!!	11/22/2023 1:57 PM
51	Goals should focus on how to attract young families/people to town. We won't survive without them.	11/22/2023 1:44 PM
52	Libraries are a thing of the past with the internet and UMass library. Leverett library is only a social gathering place. Building a strong tax base must be encouraged to benefit a lower tax rate. Water and farm land (food and water) should be protected.	11/21/2023 5:03 PM
53	Make roads safer for bicyclists, slow car traffic down.	11/18/2023 8:02 AM
54	Dirt roads makes the beauty of Leverett. The town does a great job in maintaining them. It should be continued.	11/17/2023 7:37 PM
55	I would add extra emphasis to support library!	11/17/2023 7:02 PM
56	Trying to balance growth with maintaining the character of Leverett as a small town.	11/17/2023 12:16 PM

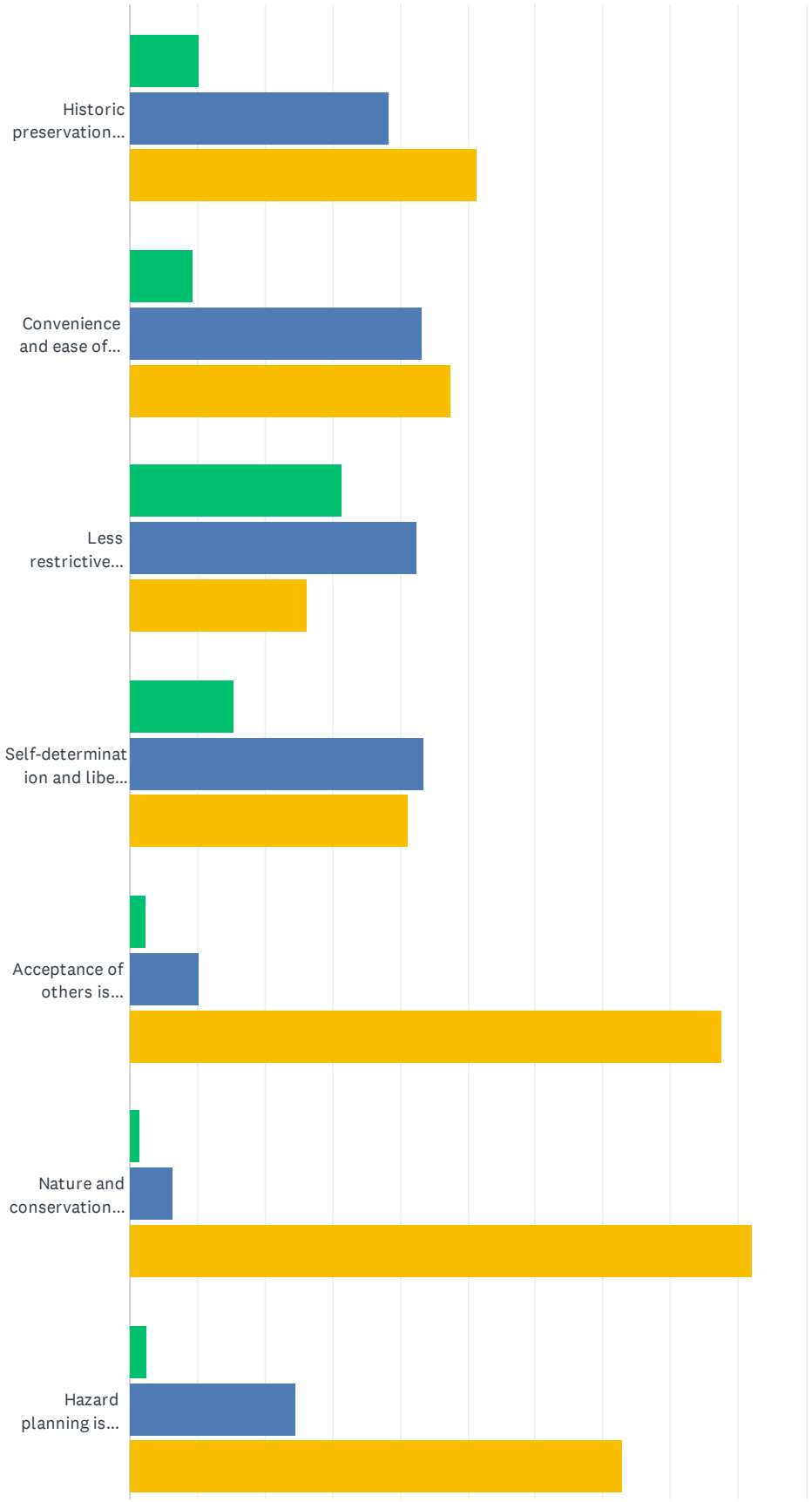
57	Protection of the farm land and forests. Not allowing large-scale development. No public transport.	11/17/2023 8:58 AM
58	Keeping affordable housing for people on fixed incomes or the elderly	11/16/2023 7:08 PM
59	Cluster housing - protects nature and increases housing stock and community = important	11/15/2023 8:48 AM
60	Build an apartment complex that's mixed income. For elders, disabled people and families.	11/13/2023 2:43 PM
61	What ever happened to the pavilion idea? I thought that was a great idea for community events at LES fields	11/13/2023 7:54 AM
62	Create spaces that can foster community and connection	11/11/2023 4:06 PM
63	I do not necessarily agree that dirt roads need/or should be paved; dirt roads are perfect for horseback riding, jogging, walking etc. I DO however agree that emphasis on and regular clearing of road edges prone to run off and erosion is ver important	11/11/2023 12:42 PM
64	Ensure the fire department is kept strong.	11/11/2023 11:57 AM
65	Road safety and sidewalks	11/10/2023 1:43 PM
66	Leave our children and grandchildren a livable planet.	11/9/2023 7:05 PM
67	I'd love to see run down large buildings repurposed into either public spaces or low income rent spaces.	11/7/2023 3:55 PM
68	this is just a test	11/7/2023 3:11 PM
69	I'm concerned that this survey has an anti development bias built in. Very undemocratic, typical.	11/4/2023 8:23 PM
70	Stronger support of Town Police and Fire Department/EMTS	10/30/2023 9:45 AM
71	Lowering property taxes, reduce spending on baseless projects	10/29/2023 1:15 PM
72	also a auto repair shop / general repair shop	10/29/2023 11:45 AM
73	All of these seem very important, but in my opinion, the school should be the highest priority.	10/29/2023 11:02 AM
74	I would support an increase in housing stock if it were for low income housing. I don't want to see more affluent developments/subdivisionss	10/29/2023 10:50 AM
75	Prevent urban sprawl by keeping housing density near Rte 63 rather than near the historic center. One day what will be most valued is living in a community that is not overdeveloped but rather remains close to nature.	10/24/2023 6:44 PM
76	Identify and remove race and class barriers to living and participating in Leverett	10/24/2023 3:44 PM
77	Rental housing	10/24/2023 11:54 AM
78	Again, I'm not good questions without details.	10/23/2023 5:06 PM
79	Revisit wastewater regulations and infrastructure to encourage building of affordable housing.	10/23/2023 2:47 PM
80	Sidewalks in the town center if it is to be developed more would be nice - important	10/23/2023 7:06 AM
81	Route 63 has 3 phase (220)that is accessible, it seems quicker, more efficient all around to plan for businesses here. The historic town buildings are on fragile and small parcels of land and repurposing them for mixed use may be more expensive than pratical. Our small town centers don't have the infrastructure to support business and development and no real room for parking.	10/22/2023 9:26 PM
82	promote public art	10/21/2023 4:06 PM
83	no to paving dirt roads. do upgrade Dudlyville.no to increasing housing stock. econ development increase with much control. such as no buliding over 3 storys no modern looking buildings no purchase of old homes to be torn down and rebult	10/21/2023 2:35 PM
84	Dedicating a small percentage of protected land for business development	10/21/2023 12:55 PM
85	improve the landscaping around all public buildigs,	10/21/2023 11:43 AM

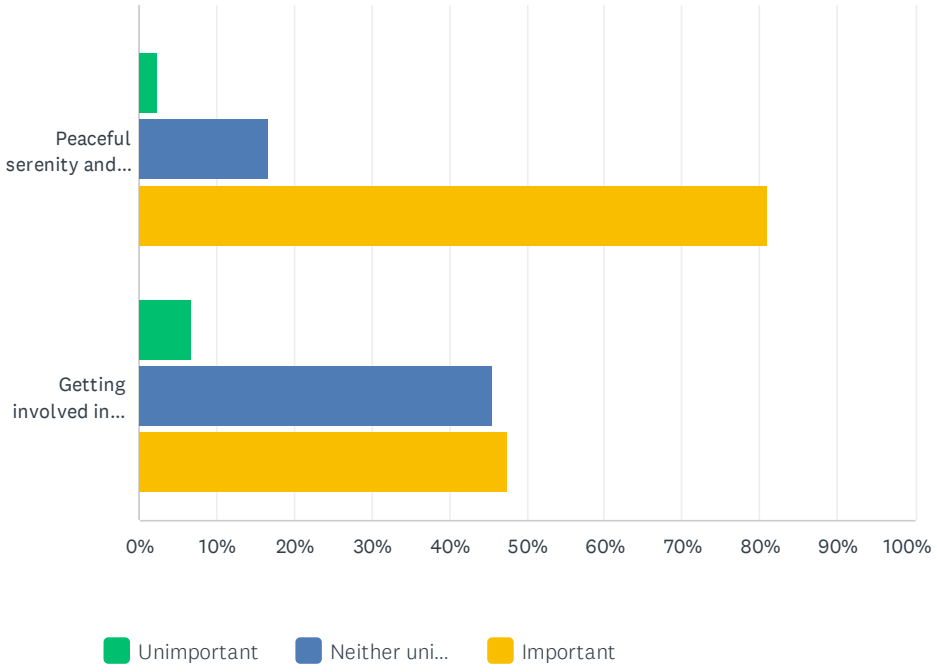
86	"Prevent development sprawl by focusing growth near town center" includes a few assumptions that may not be correct or helpful.	10/21/2023 11:43 AM
87	Develop alternative revenue streams for town such as an industrial park off of Route 63, mixed use housing and services in the village centers, make life more sustainable in Leverett, not continue the "suburb of Amherst/Hadley" continuum that we have been on for the last 3-4 decades.	10/21/2023 10:01 AM
88	Maintain dirt roads do NOT pave them	10/21/2023 9:11 AM
89	I'd support building up the town center a bit with tax generating businesses that serve the community. I also think there's opportunities to allow some tax generating businesses on the west edge of town.	10/21/2023 7:13 AM
90	Construction of Municipal Micro Grids at the Municipal Complex and in the various villages in town.	10/19/2023 2:09 AM
91	Anticipate climate change effects on infrastructure and residences (e.g. storm water, creeks and brooks, culverts). Also I think the town should actively try to mitigate speeding through town (traffic calming)	10/18/2023 10:25 PM
92	Increase housing, businesses and revenue	10/18/2023 5:35 PM
93	24 hour fire staffing for medical coverage for aging population	10/18/2023 7:51 AM
94	Plan for climate resiliency - prevent flash floods via upgraded culverts and road design; develop townwide strategy for droughts; provide for emergency shelter(s) in the event of extended power outages	10/17/2023 8:59 PM
95	Economic development should not be at the expense of the unique character of our town and natural environment	10/17/2023 7:55 PM
96	create a climate change adaptation plan	10/17/2023 7:47 PM
97	multi-generational housing/co-housing; supporting the leverett co-op	10/17/2023 3:32 PM
98	Protect & preserve forests and waterways	10/17/2023 2:22 PM
99	I support the school and library but don't know what they need for "improvement" so my answer is kind of unclear.	10/17/2023 12:51 PM

Q5 Are the following values important to you as a member of the Leverett community?

Answered: 362 Skipped: 49




Historic preservation...
Convenience and ease of...
Less restrictive...
Self-determination and libe...
Acceptance of others is...
Nature and conservation...
Hazard planning is...


Peaceful serenity and...
Getting involved in...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Unimportant
Neither uni...
Important

	UNIMPORTANT	NEITHER UNIMPORTANT OR IMPORTANT	IMPORTANT	TOTAL
Maintaining rural character is important.	5.29% 19	12.26% 44	82.45% 296	359
Social justice, promoting equity, and including everyone is important.	7.82% 28	15.92% 57	76.26% 273	358
Self-sufficiency is important.	12.11% 43	41.13% 146	46.76% 166	355
Strong community ties are important.	4.47% 16	23.46% 84	72.07% 258	358
Affordable housing is important.	10.61% 38	27.65% 99	61.73% 221	358
Planning for climate change is important.	5.87% 21	10.89% 39	83.24% 298	358
Historic preservation is important.	10.29% 36	38.29% 134	51.43% 180	350
Convenience and ease of living are important.	9.28% 32	43.19% 149	47.54% 164	345
Less restrictive zoning is important.	31.32% 109	42.53% 148	26.15% 91	348
Self-determination and liberty are important.	15.45% 53	43.44% 149	41.11% 141	343
Acceptance of others is important.	2.26% 8	10.17% 36	87.57% 310	354
Nature and conservation are important.	1.39% 5	6.41% 23	92.20% 331	359
Hazard planning is important.	2.54% 9	24.58% 87	72.88% 258	354
Peaceful serenity and quiet living are important.	2.26% 8	16.67% 59	81.07% 287	354
Getting involved in improving Leverett is important to me.	6.84% 24	45.58% 160	47.58% 167	351

#	WHAT DO THE VALUES ABOVE MEAN TO YOU?	DATE
1	Good fortune!	12/15/2023 10:39 PM
2	I live in Leverett because of these values that shared by others. I have no wish to use Leverett as a laboratory for social change.	12/15/2023 10:27 PM
3	preserving and enhancing a community of peaceful lovers of the world and environment	12/15/2023 9:25 PM
4	Perhaps related to ‘self determination and liberty’ I find the extremely loud vehicles… motorcycles, and that damn airplane stunt pilot extremely maddening… why the majority must put up with such excessive disturbance … because they have the right to do what they want… frustrating!	12/15/2023 6:11 PM
5	Not sure about "convenience, ease of living, " defined differently by many, I think. Less restrictive zoning? It depends. Maybe more flexible options that don't feel too radical to most residents, that don't strongly alter the beauty and rural qualities that brought many of us here.	12/15/2023 6:05 PM
6	respect and honesty	12/15/2023 4:12 PM
7	"Grandparent" apts - add on units	12/15/2023 2:26 PM
8	Social justice & climate change questions feel political. Live + let live. Respect + care for	12/15/2023 1:32 PM

	eachother. Be a good neighbor.	
9	They have to do with my ongoing pride in living in Leverett and my desire to live here.	12/15/2023 12:11 PM
10	Strong community ties and hazard planning - it happens	12/15/2023 9:40 AM
11	To keep this town as the way I have known it since 1946.	12/15/2023 8:57 AM
12	Denying Juggler Meadow Estates is very important	12/15/2023 8:53 AM
13	Protecting and preserving the rural way of life here, respecting everyone's freedom and rights to make their own choices while respecting others.	12/14/2023 10:22 PM
14	Self sufficiency... of the town or of residents? Needs more clarification. Conveniences? Personal or public?	12/14/2023 6:34 PM
15	Embracing this moment to build on the good of Leverett while not being afraid to change.	12/14/2023 5:51 PM
16	These items are all more or less important as long as they don't make Leverett into a suburban community lie Amherst.	12/14/2023 5:20 PM
17	While nature and conservation are important they should not preclude the importance of overdoing and exclusion of other conditions, ie., making living in the community affordable.	12/14/2023 4:52 PM
18	I'd rather focus on needs/wants vs values	12/14/2023 10:04 AM
19	Leverett avoids many pitt falls common to larger urban locales. Together the preceding assett in making the life style peaceful if a little expensive.	12/13/2023 5:31 PM
20	Respect of people, property, opinions, freedom to worship, speech, etc.	12/13/2023 4:53 PM
21	Ease of living not always practical in rural area. I'm already active on volunteer committees. All seem pretty clear except "self-determination + liberty" and possible "self-sufficiency".	12/13/2023 4:19 PM
22	See comments for #4. Including everyone is important. As a person with a serious hearing loss I find that no one even considers people with hearing loss when planning events and I have been met at times with an attitude that is too much trouble to consider it.	12/13/2023 3:37 PM
23	Leverett is holding itself back by its internal divisions.	12/13/2023 11:59 AM
24	I am not sure what "self-sufficiency" means as a value - we all need support from others. i do think the conditions for independent living (medical care, transportation, food sources) are important for seniors + disabled people, but I also favor breaking down restrictive zoning and lack of affordable housing that keeps the Town less accessible to low income people is important.	12/13/2023 11:46 AM
25	How about more housing lot	12/13/2023 10:19 AM
26	The self-determination and liberty question is odd since these are fundamental principles of any liberal democracy like we have and hope to preserve in the US (and would therefore apply also to Leverett) but it is unclear what it means in the context of this planning questionnaire.	12/12/2023 2:07 PM
27	I think many of these value categories are extremely broad and not specific to Leverett. I'm not sure these answers are that helpful. I'm curious as to why a 5 level Likert type scale wasn't used instead.	12/9/2023 10:58 PM
28	I moved here because of the rural character of the town but wish there were more opportunities to be part of a community. Individual self-sufficiency will not serve us well in the face of the challenges we are likely to face.	12/9/2023 12:15 PM
29	Civilian b	12/8/2023 3:30 AM
30	Important i	12/7/2023 6:42 PM
31	Ban dryer sheets . Social justice yes but inclusionhas gone awry. . Sex offenders felons drunks drugs all seem to be the groups favored	12/7/2023 5:06 PM
32	Being an active member of the community	12/7/2023 1:15 AM
33	Self-sufficiency needs to be balanced with strong sense of community and neighbors helping each other.	12/6/2023 9:34 PM

34	mutual support for enlightened living in town. This needs careful consideration because the concept of "enlightened living" can sond elitist...NOT INTENDEDan	12/6/2023 2:48 PM
35	I like our town, the quiet and rural nature of it. I'd hate to see it become more like Amherst	12/6/2023 2:29 PM
36	I have misgivings about making zoning less restrictive> My support of changes to the zoning plan is contingent on evaluating the impact of these changes on the quality of life here. of changes are	12/5/2023 9:39 PM
37	Not sure if we are ready to adapt to a changing world in a town that has multiple perspectives	12/5/2023 3:11 PM
38	Some of these issues are best addressed by non-local efforts imo	12/5/2023 7:53 AM
39	Self evident	12/2/2023 2:05 PM
40	I support community based, equitable, and environmentally sustainable living. Arts, culture, and history should be preserved and schools for a vibrant community for future generations. Minimizing development and commercial enterprise for low impact a quiet lifestyle in natural surrounds is important to me.	12/2/2023 9:59 AM
41	Some are social, some are progressive and practical, some aim for beauty: all good, and an interesting survey.	12/1/2023 5:46 PM
42	Everything, this is where I have lived my life and raised my family. I want others to have this opportunity.	11/30/2023 6:22 PM
43	Common sense regarding health and safety is important. Getting young people involved in town committees.	11/30/2023 5:46 PM
44	again: what is meant by historical preservation? No town money should be used to preserve our colonist past and present. Next: what is meant by peaceful serenity and quiet living? Seems strangely subjective.	11/30/2023 3:50 PM
45	I'm looking for ways to increase our connection and interdependence as neighbors. Less isolation, more community feel and opportunities to get to know and take care of each other.	11/30/2023 9:12 AM
46	This survey question should be disqualified in data collection	11/29/2023 8:41 AM
47	Less restrictive development rules to encourage broader tax base.	11/28/2023 8:18 PM
48	I'm not exactly sure what this question means however I do have a comment that I believe is relevant to this section. Leverett committees and Town procedures need an overhaul. I realize that our Town administrators are apparently overworked but there is a great deal of inefficiency in the way in which the various boards and committees have to operate. I also realize that not everyone in Town is comfortable or has access to the current electronic/digital world. However, many of the processes used in Town are rather archaic. This results in long wait periods or cumbersome procedures to accomplish activities. This would include the ZBA. For some activities it is unclear what the correct procedure is. This would include interacting with the Conservation Committee. The Town website is out of date for the listings of many boards and committee members is out of date and thus it is not clear who to contact. We need to have Standard Operating Protocols written and available for how to approach these committees and boards.	11/28/2023 2:06 PM
49	by 'acceptance of others' is important, I don't mean we need town policies to encourage representation, but that i see benefit in loving each other.	11/23/2023 10:26 AM
50	I said no to getting involved because I just don't have the time, not because I don't care.	11/23/2023 9:27 AM
51	I feel like I am answering the same questions over and over.	11/22/2023 7:23 PM
52	the importance of all of these things also depends on our fiscal capacity - everything's a trade off. We need to have a conversation about challenges the town faces	11/22/2023 2:48 PM
53	They are the reason I chose to move here over 50 years ago.	11/22/2023 1:57 PM
54	Lower cost of living allows for residents to pay for things and improvements that are important to them. From a libertarian view, government should be involved in less and let residents do as they wish on their property. Social justice is another term for white guilt. Leverett has always been a welcoming community. Diversity has been part of the landscape forever, just look at historical photos. Character is important. If you behave well you are treated well.	11/21/2023 5:03 PM

55	allowing peaceful, quiet, healthy living in touch with nature without damaging it	11/17/2023 7:37 PM
56	What is hazard planning?	11/17/2023 7:02 PM
57	That we are focused on creating a community where everyone is welcome and everyone is valued and that we value and strive to protect the natural world we live in.	11/17/2023 12:16 PM
58	Keep a rural, agricultural based community	11/17/2023 8:58 AM
59	The importance of community input and adapting to that	11/16/2023 7:08 PM
60	I value community and supporting each other. Providing space for those to "go it alone" is okay too, but we are all connected whether or not folks realize that.	11/15/2023 8:48 AM
61	I wish Leverett had more community events so I could meet more people in town. I also wish this was town that was accessible for moderate to low income people.	11/13/2023 2:43 PM
62	I would like Leverett to be "less precious" and more accessible. We can have both-our rural ness, our woods and trails and also, more housing.	11/13/2023 7:54 AM
63	They are what make a healthy community.	11/12/2023 7:11 AM
64	More emphasis on loud/speeding motorcycles and vehicles on rural town roads	11/11/2023 12:42 PM
65	It’s really hard to answer these questions. Definitions would have been helpful.	11/10/2023 8:51 PM
66	I value the privacy of this place, and its proximity to a larger city/town. I also recognize a growing financial crisis, as well as a growing housing crisis. I also see abandoned buildings. Seems a no-brainer if the possibility is there.	11/7/2023 3:55 PM
67	this is just a test	11/7/2023 3:11 PM
68	WE moved here over a decade ago due to the proximity to Amherst and its businesses - without having a lot of storefront clutter in Leverett itself; also a major reason most people move/live here is the quality of LES and of our Police/Fire Depts.	10/30/2023 9:45 AM
69	a comfortable community that appreciates the quality of life and the world right where I live.	10/29/2023 8:32 PM
70	The town should worry less about the day to day of residents lives and focus more on the responsibilities of what they are elected for; maintaining infrastructure, regulating spending in a controlled manner, letting people live their lives the way they see fit.	10/29/2023 1:15 PM
71	we are not Shutesbury - not up each others asses	10/29/2023 11:45 AM
72	It’s hard to determine what “rural character” and some of these other terms mean; everyone can define them differently. I want our community to be a place where people of all races, backgrounds, gender identities, sexual orientations, and other historically marginalized communities can feel safe and welcome.	10/29/2023 11:02 AM
73	I just want to make sure that when we talk about "acceptance of others" and the values related to social justice, that this includes our work to help those experiencing poverty.	10/29/2023 10:50 AM
74	Mutual aid and taking care of our community is also mutually beneficial. Investment is important.	10/27/2023 10:08 AM
75	Affordable housing is often a euphamism for importing urban problems. Diversity is important. Supporting young old and less affluent is important. But I see what has happened in the "projects" of Amherst and don't want that in Leverett.	10/24/2023 6:44 PM
76	Values that I identify as "Important" are the ones that will make the Leverett community strong and inclusive, and are the ones that will best address gaps and needs in our town.	10/24/2023 3:44 PM
77	It means wanting all, but realizing that in order to protect the idyllic nature of Leverett compromises will required	10/24/2023 3:21 PM
78	Cooperation, communication and resources for older persons.	10/24/2023 11:54 AM
79	Community	10/23/2023 2:47 PM
80	Conservation is important, but decisions need to made with compromise and mutual respect.	10/23/2023 10:46 AM
81	Understanding what some of these items are getting at - Important	10/23/2023 7:06 AM

82	The most important is resiliency to climate change.	10/22/2023 9:26 PM
83	Community and collective minded from a mindset of respect and equity.	10/22/2023 7:49 PM
84	These values support the importance of community, respecting individual differences.	10/22/2023 12:10 PM
85	people who come to live in town who love the rural character of this place and then demand services that they had in a suburban or urban location.	10/21/2023 2:35 PM
86	Preserving the historic character of Leverett with the need to make some changes	10/21/2023 12:55 PM
87	my husbabd abd I have lived here for over 50 yrs and been active in town committees for most of those. We want to remain here but need the Town to provide more support for the aging population in tow. Look to Hatfield for the services that can be provided.	10/21/2023 11:43 AM
88	What is hazard planning?	10/21/2023 11:43 AM
89	Each voice is valued for its contribution to the community and respected for its inherent value without preference or pandering.	10/21/2023 10:01 AM
90	We must improve Leverett's infrastructure especiall municipal infrastructure and hire a strong Municipal Facilities Manager	10/19/2023 2:09 AM
91	Leverett is a beautiful town and has many outdoor settings that could be available to more people and made to be more accessible. I think it's also important to preserve and teach about nature in innovative ways (providing access at the same time and possibly green energy). Obviously self determination is important but I don't think Leverett should adhere to a Libertarian viewpoint; volunteerism and collective action makes Leverett function and allows for some special features (library events, etc.) Leverett also need to be proactive in planning for the future including hazard planning, rather than it being reactive to these things.	10/18/2023 10:25 PM
92	Invest in our people and invite new people to join our great community	10/18/2023 5:35 PM
93	I'm more inclined toward cooperation and interdependence than self-sufficiency and self-determination	10/17/2023 8:59 PM
94	strong community	10/17/2023 7:59 PM
95	I’ve tried to reflect my core values — sustainability, inclusiveness, innovation on the above	10/17/2023 7:55 PM
96	Leverett is such a unique place with such important values and environment	10/17/2023 7:36 PM
97	Respecting and valuing nature and what exists while moving toward a future that allows all humans to thrive and feel safe and cared for.	10/17/2023 4:58 PM
98	?	10/17/2023 2:22 PM
99	Leverett's main value is its natural environment - it is vital to put as much land into conservation as possible	10/17/2023 1:06 PM

Q6 If you identified "Getting involved in improving Leverett is important to me.", what does that mean to you? Can you identify a level of commitment that matches your interpretation of this value?

Answered: 174 Skipped: 237

#	RESPONSES	DATE
1	At this time I am caregiving for elderly parents.	12/15/2023 10:39 PM
2	I volunteer collecting cans and bottles at the transfer station. I am the founding treasurer of the Pioneer Valley Chinese Immersion Charter School and its longest serving trustee.	12/15/2023 10:27 PM
3	I would love to actively participate in community improvement projects (e.g., helping seniors, working on preserving our historic community buildings)	12/15/2023 9:25 PM
4	Part time/limited per month involvement to contribute to the community	12/15/2023 7:43 PM
5	Town meeting involvement	12/15/2023 7:42 PM
6	Strong volounteer culture	12/15/2023 7:05 PM
7	I currently volunteer locally, but I hate going to meetings… so would depend on situation.	12/15/2023 6:11 PM
8	Everyone should volunteer in a town committee or group somehow, in some way, at some time to really understand how this small town works, what makes it work.	12/15/2023 6:05 PM
9	being active in the local community	12/15/2023 5:45 PM
10	Stay informed on local matters. Support local business. Form and maintain ties in the community.	12/15/2023 4:48 PM
11	N/A	12/15/2023 4:15 PM
12	contributing not for self-gain, not being greedy	12/15/2023 4:12 PM
13	Volunteering my time for town government or to help neighbors	12/15/2023 3:59 PM
14	Involvement in town politics/processes/dialogue	12/15/2023 3:42 PM
15	PArticipate in committees and groups working on issues I'm interested in and can contribute.	12/15/2023 3:17 PM
16	I'm committed to keep this town as is and protecting the current inhabitants from encroachment	12/15/2023 2:22 PM
17	As a newer resident I feel its important for me to learn how to be more involved and aware of whats going on around town.	12/15/2023 12:55 PM
18	serving on boards	12/15/2023 12:34 PM
19	na	12/15/2023 12:15 PM
20	Some way to volunteer.	12/15/2023 12:11 PM
21	Everyone should volunteer to help our town in some way at some time.	12/15/2023 10:52 AM
22	Limited time because of bussiness + age.	12/15/2023 8:57 AM
23	volunteering as needed	12/15/2023 8:53 AM
24	Leverett is pretty great already, planning for the future is more about keeping it that way.	12/14/2023 10:22 PM
25	i am willing to volunteer and participate 2-3 hours/month. I want to see activity that is inclusive and accepting of new ideas. I am reluctant to be instructed by people who are unwilling to change or feel the town is perfect. I think dancing would really help.	12/14/2023 5:51 PM
26	Leverett functions on volunteers. They are the give that connects us and lets us interact	12/14/2023 5:20 PM

	around issues of concern. Suggestion: Why not have an all committees meeting to coordinate their goals for town.	
27	participation with a board or commitee	12/14/2023 10:04 AM
28	Doing volunteer work at dump, serving on energy committee to explore options	12/13/2023 5:31 PM
29	Being willing to help others and volunteering time + talent as needed.	12/13/2023 4:53 PM
30	Have been chairing/serving on 2 committees for quite a few years (as volunteer)	12/13/2023 4:19 PM
31	Working at the community level to protect and defend against urban sprawl, development and the dissolution of rural character, peace and serenity.	12/13/2023 12:56 PM
32	Put in ideas, attend some focused small group meetings.	12/13/2023 11:59 AM
33	I am already involved in one adhoc Town committee (The Future of the Field Building visioning committee) + working with the Leverett Coop Board for a number of years, I have been in past a member of the Affordable Housing committee. That's enough for now; but I would attend more public forums on town issues if they were offered.	12/13/2023 11:46 AM
34	I would like to be more involved but I have kids and meetings are never at a good time - Always dinner + bedtime. Im WAY more available during school hours.	12/13/2023 10:19 AM
35	It means that I could become involved in helping with recreation plans and organizing.	12/12/2023 7:16 AM
36	Getting more people involved in town boards, etc.	12/10/2023 9:07 PM
37	I am involved in a number of issues beyond the local level, but might be willing to volunteer on specific efforts in Leverett.	12/9/2023 12:15 PM
38	N/A	12/9/2023 11:28 AM
39	keeping out massive housing developments	12/9/2023 11:27 AM
40	Teawaddle needs to be totally blacktop	12/8/2023 3:30 AM
41	Limited by lack of transportation. Will go anywhere with a drive.	12/7/2023 6:42 PM
42	Need an example of what you mean or how see answered . I am committed to offer where i may be able to offer value	12/7/2023 5:06 PM
43	Bringing skills to help community	12/7/2023 1:15 AM
44	I am already volunteering on a Board in Leverett.	12/6/2023 9:34 PM
45	join a committee; volunteer to be helpfl in some specific way to an existing committee. I am on the energy committee and since the issues we deal with are relevant to the whole earth and people everywhere. Our work focuses on Leverett first but is discussed in the larger world context. We could use extra help of all kinds!	12/6/2023 2:48 PM
46	I have always been involved in helping the town. Active on the RGT, town government and school volunteer and Co-op board. Im older now but can still help with smaller less involved projects.	12/6/2023 2:29 PM
47	I am already involved in a number of ways and have been for many years.	12/6/2023 9:04 AM
48	I think level of commitment cannot be the same for everybody. It is hard to find time to commit when working full time and raising kids	12/5/2023 9:15 PM
49	I am very interested in assisting with the analysis of this survey and results	12/5/2023 3:11 PM
50	I am not sure.	12/5/2023 2:42 PM
51	Currently we are involved in Leverett Elementary community-based activities which is the right level of activity for our family at this time. We would like to participate in community preservation activities that are annually or occasionally.	12/4/2023 8:26 AM
52	No	12/2/2023 2:05 PM
53	potential volunteering on board or other	12/2/2023 10:42 AM
54	My wife is interested in attending community meetings to explore further what she can do to be	12/2/2023 9:59 AM

	involved. We are answering this survey together.	
55	Maintaining current lifestyle. Stop major development and change to existing lifestyle. Like Leverett just the way it is.	12/2/2023 9:32 AM
56	Continuing to work on Town Committees. I am a member of the Affordable Housing Trust and the CPC.	11/30/2023 6:22 PM
57	We are older and have already served on numerous committees. it is time to recruit younger folks to participate now.	11/30/2023 5:46 PM
58	Active involvement in town meeting and town committees	11/30/2023 5:28 PM
59	ugh	11/30/2023 3:50 PM
60	For those of us who are severely time constrained it would be great to have a way to get involved that lies somewhere in between a survey like this, on the one hand, and joining a meeting-intensive committee. Perhaps something along the lines of 'advisory groups' that would be flexible in participation modalities and requirements but give interested parties a robust way to engage on key topics.	11/30/2023 2:16 PM
61	helping LES thrive.	11/30/2023 11:19 AM
62	I'm a relatively new resident/homeowner in Leverett and I'm in my early 30's. I'm very interested in getting involved and getting to speak up about what would help me feel at home here.	11/30/2023 9:12 AM
63	Na	11/29/2023 7:53 PM
64	I have no time as I’m self employed	11/29/2023 2:03 PM
65	Being willing to volunteer some time, energy, money, expertise (depending on the resources individuals have) to build community and support the town, residents, facilities, programs, connections, etc	11/29/2023 11:28 AM
66	Not applicable	11/29/2023 8:41 AM
67	Not important. Focus should be on core government responsibility of safety.	11/28/2023 8:18 PM
68	Yes, as a retiree it is possible to do things for the community that I was not previously able to do. However, I have served on a Town board for the past 25 years even when my children were young. Now I am willing to spend up to 15 hrs a week for the Town. See my comments above about trying to get the Town systems organized and transparent.	11/28/2023 2:06 PM
69	I volunteer on a variety of groups in Leverett which I feel help to improve the town.	11/28/2023 11:11 AM
70	Volunteering at the Coop	11/27/2023 8:17 PM
71	helping where I can and am able	11/26/2023 1:31 PM
72	building on valunteerism	11/24/2023 3:17 PM
73	not sure	11/24/2023 2:08 PM
74	volunteering in town and other committees	11/23/2023 12:59 PM
75	taking the time to engage socially with neighbors and pitching in with projects	11/23/2023 10:26 AM
76	Volunteering for work days now and then	11/22/2023 7:23 PM
77	Being member of two boards and 2 town committees	11/22/2023 1:57 PM
78	serving on committees from time to time; volunteering	11/22/2023 1:44 PM
79	Something is wrong with your survey, as I selected unimportant. Town is responsible for public safety and security, what the town collects taxes for. Town employees should be held accountable. Many times scheduled appointments at town hall have resulted in no shows by those being paid to be there.	11/21/2023 5:03 PM
80	More community gatherings. Cleaning up Leverett day maybe sometime in the spring. More community events downtown	11/20/2023 2:08 PM
81	Donations to LES, Rattlesnake Gutter Trust, Leverett Co-op	11/18/2023 5:56 PM

82	22 years on the Board of Assesors!	11/17/2023 7:37 PM
83	I am a very strong supporter of the library. I would work on trail maintenance but for my physical limitations. In many of these improvements, I can only donate money or time.	11/17/2023 7:02 PM
84	Hgfdfd	11/17/2023 7:00 PM
85	Participate in town government by attending Town Meeting. Serve on at least one town committee.	11/17/2023 12:16 PM
86	Making sure to keep leverett rural, accepting of hunting and fishing and prevent development	11/17/2023 8:58 AM
87	Participating in community activities	11/16/2023 8:32 PM
88	Being involved in big decision making, meetings and discussions surrounding changes	11/16/2023 7:08 PM
89	Being part of the town boards or volunteering on a town committee / at the library / at the school. Leverett isn't a stand alone thing one can point to, it's all the people who make up the gov't boards and committees and who work for the town. For level of commitment - participating in something Leverett related is a good first step (like town meeting). Some folks just live here and NEVER know how it all functions.	11/15/2023 8:48 AM
90	Engaging in town government, engaging in community activities	11/14/2023 5:33 PM
91	No	11/14/2023 4:58 PM
92	I served for 7 years on the School Committee and am an active member of LEF	11/14/2023 1:46 PM
93	being involved in commissions	11/13/2023 8:48 PM
94	Filling out this survey is a start. Paying attention to the issues shaping the future which seems tied to revenue and hitting the tax ceiling.	11/13/2023 4:50 PM
95	I could possible meet two times a month of committee of some sort.	11/13/2023 2:43 PM
96	I volunteer in several ways. I help out my neighbors.	11/13/2023 7:54 AM
97	Serving on a town committee at some point in the future, fundraising for community causes like our school, land conservation, etc.	11/12/2023 7:11 AM
98	More engagement, better communication from committees, etc.	11/11/2023 11:57 AM
99	Already doing it. Both in our neighhborhood and in town-wide activities.	11/11/2023 10:44 AM
100	Developing arts and cultural projects	11/11/2023 10:28 AM
101	Getting information, transparency and opportunities to participate during existing meetings (town meeting, select board, etc).	11/10/2023 8:51 PM
102	Voting, volunteering, supporting	11/10/2023 1:43 PM
103	I have some skills I'd love to use to help my community, I don't know where to start.	11/7/2023 3:55 PM
104	this is just a test	11/7/2023 3:11 PM
105	Civic participation.	11/7/2023 2:50 PM
106	Everyone should get involved in some aspect of town activity from participating on one of the boards to joining the fire department. As the town ages fewer people are available to participate in these more physically active positions such as the fire department. More should be don to attract young people to town.	11/7/2023 9:43 AM
107	I have limited time as a working mom; hoping to get involved with school when my child is there.	11/5/2023 8:35 AM
108	A refreshment of the process of volunteering for boards and committees; property taxes not due for volunteers for boards and committees makes sense	11/4/2023 10:28 PM
109	0	11/3/2023 4:45 PM
110	volunteering for town related work	11/2/2023 12:02 PM
111	Participation in town government and committees.	10/30/2023 2:57 PM

112	Serving on Town boards or committees. I continue to do this since I first came to town.	10/30/2023 1:30 PM
113	Participating in project planning	10/30/2023 11:54 AM
114	Over the years I have responsed to various calls for helping out in several different areas for the town. Rarely does one hear back - and in some cases committee meetings too often are postponed and/or scheduled late without much lead time. People have busy lives so the changing schedules make being involved an issue.	10/30/2023 9:45 AM
115	I serve on several boards and committees already.	10/29/2023 9:15 PM
116	I'm interested in knowing more people in leverett, know what's going on, and help make this a town that I'm happy to live.	10/29/2023 9:11 PM
117	no comment	10/29/2023 8:32 PM
118	I am interested in knowing what is going on in town better and being involved through volunteering.	10/29/2023 8:29 PM
119	keeping money in the town, naturally, through business, would be how I would want to support the town	10/29/2023 11:45 AM
120	I'm involved as much as I want to be now.	10/29/2023 11:31 AM
121	I'm not sure what the opportunies to be involved are or wghat I'd be able to contribute.	10/29/2023 11:10 AM
122	To me, that means volunteering for school and library events, since my skills and experience could best serve those spaces. Everyone has something different to bring to the table	10/29/2023 11:02 AM
123	Volunteering in some way to support the community.	10/29/2023 10:50 AM
124	Willingness to joine town boards or committees	10/28/2023 9:46 AM
125	participating in local politics, using my personal strengths to support the goals of the town	10/28/2023 9:10 AM
126	Well, I am a programmer, web developer, graphic designer, and data wrangler. I can help with some of that if it ever comes up (Posters, Data-Viz, data processing ...) I have limited time, but a lot of interest.	10/27/2023 10:08 AM
127	Being involved in town decision making	10/26/2023 1:50 PM
128	I have been under-involved with the community. I spend thousands of hours maintaining most of the trail network in Leverett. I support my immediate neighbors.	10/24/2023 6:44 PM
129	Showing up to meetings and having opportunities to find out how others think, and repeating that until I really begin to understand the experience of others in town.	10/24/2023 3:44 PM
130	Trails maintenance, planning of town-wide events and participation in social justice causes	10/24/2023 3:21 PM
131	I have served in many capacities as a volunteer member of boards, committees, etc. I have worked successfully with people who hold very different political views for common goals and services. I believe this is the backbone of small town community.	10/24/2023 11:54 AM
132	Not sure	10/23/2023 9:17 PM
133	I do a few volunteer activities in Leverett... but don't have much interest in being on a committee at this time. Again, it would just 'depend' on details.	10/23/2023 5:06 PM
134	I am currently volunteering with the town.	10/23/2023 2:47 PM
135	I cannot "do" the work any more yet I can support projects	10/23/2023 2:34 PM
136	It mean participating in civic activities that will make Leverett a better place to live. I don't have a lot of time, but could put in a few hours a week.	10/23/2023 10:57 AM
137	volunteering to help the town	10/23/2023 9:23 AM
138	Improving and expanding town services.	10/23/2023 6:24 AM
139	Unsure	10/22/2023 7:49 PM
140	neither important nor unimportant - I might join another town committee when health permits	10/22/2023 6:18 PM

141	leverett trails.ratlesnake gutter	10/22/2023 2:22 PM
142	I consisently try to support the Library and the Coop.	10/22/2023 12:10 PM
143	Helping to perserve and improve the quality of protected land.	10/22/2023 11:33 AM
144	important to value differences and different ways to hear from people who don't speak up in traditional forums	10/21/2023 4:06 PM
145	Need younger folks to get involved with Leverett government	10/21/2023 2:41 PM
146	Volunteering in community initiatives	10/21/2023 12:55 PM
147	I've been demonstrating my commitment since 1973. Serve on 4 boards/committees at present.	10/21/2023 11:43 AM
148	Volunteering to help guide the community to the best of your ability, not just pointing out what is not to your liking.	10/21/2023 10:01 AM
149	Participating in Town Meeting, serving on local committees, keeping aware of community issues/development	10/21/2023 9:11 AM
150	I'm best suited for maintaining our trail system and volunteering for individual events or projects until I retire and have more time.	10/21/2023 7:13 AM
151	Town members have options to be involved in town issues and/or events that play to individuals strengths	10/20/2023 8:48 PM
152	Volunteering	10/19/2023 11:23 AM
153	Working on concrete goals like the Earth Day cleanup	10/19/2023 11:18 AM
154	Running for public office and volunteering for town projects	10/19/2023 2:09 AM
155	Volunteering for any type of work (committee, Boards, Commissions, Library). There is something for everyone I think. The level of commitment should be equal to what a person can do. Something is better than nothing.	10/18/2023 10:25 PM
156	Volunteer for town committees . . . try for at least 1	10/18/2023 5:51 PM
157	I've served on several committees in town and still do. I do volunteer work for the school and advocate to make Leverett even better than it is now	10/18/2023 5:35 PM
158	Planning/volunteering community events, running for elected committee seats	10/18/2023 8:20 AM
159	Participation in events, volunteering, community spirit	10/18/2023 7:59 AM
160	Town allowing all view points and not denying people positions on town communities based on employment status	10/18/2023 7:51 AM
161	Volunteering on Boards and Commissions. Participating in town events and activities .	10/18/2023 7:11 AM
162	Serving on a town committee or board strengthens one's understanding of town issues and creates better neighbor relations. Everyone becomes more tolerant and supportive of each other.	10/17/2023 8:46 PM
163	overly broad question	10/17/2023 7:59 PM
164	High	10/17/2023 7:55 PM
165	For me, I have no money or time, but I will always show up for voting and help when I can	10/17/2023 7:36 PM
166	Community “work” day, volunteer opportunities to better our community	10/17/2023 7:14 PM
167	Participating in activities that benefit my neighbors and the town.	10/17/2023 5:35 PM
168	I am most interested in specific, short term goals.	10/17/2023 4:58 PM
169	participation in conservation, utilization of town infrastructure and services, voting/annual town meeting, volunteering whenever possible	10/17/2023 3:32 PM
170	?	10/17/2023 2:22 PM
171	River, trail clean-ups	10/17/2023 1:49 PM

172	Helping to obtain state funding for various projects as we do not have resources within the town budget	10/17/2023 1:03 PM
173	Inform myself of town vision and plans; Represent my family's values/wishes as one voice in town by voting, etc.	10/17/2023 11:55 AM
174	Voting, prioritizing town meeting attendance; when retired offering more.	10/17/2023 11:10 AM

Q7 What other values do you think the members of the Leverett community share?

Answered: 141 Skipped: 270

#	RESPONSES	DATE
1	In general, I find the people in our community to be friendly, intelligent, and engaged in life. I think kindness matters to us. I think living in harmony with nature matters to us. I think privacy within community matters to us. I think the arts and science is matter to us. I think education matters to us.	12/15/2023 10:39 PM
2	I suppose that the elephant in the room is phase two of Kitteridge's Folly. I know a like the Kitteridge family, and apprecialte their significant personal and financial contributions to important projects. However, building a Florida-style housing complex in Leverett disregards the surrounding community entrenched cultural values. I have done some back of the envelope calculations of the impact on projected increased school-children on educational costs and which are unlikely to off set by real estate taxes. Additionally, I believe that the Leverett style of governance is quaint but it is truly democratic, and the Kitteridge Folly phase II will certainly threaten or destroy this. These values are shared by the majority of folk.	12/15/2023 10:27 PM
3	continual learning, empathy, equity, social justice	12/15/2023 9:25 PM
4	Mutual respect, open-mindedness, joy of nature, calmness	12/15/2023 7:43 PM
5	Limit deforestation and urbanization	12/15/2023 7:42 PM
6	I think as a whole local folks are more concerned about realities that affect our country / planet.	12/15/2023 6:11 PM
7	Education and Arts	12/15/2023 4:48 PM
8	Care for others, maintaining peaceful town.	12/15/2023 4:15 PM
9	helping others	12/15/2023 4:12 PM
10	Independence, contrarian nature	12/15/2023 3:59 PM
11	Inclusiveness, respect for others. being a welcoming multicultural community - welcoming & reaching out to people of color - not sure if everyone shares this but it's something I think is important since we are primarily a white community - maybe this belongs in a different box. Leverett community shares democratic values - We value our democracy.	12/15/2023 3:45 PM
12	Preservation of nature, rural way of life, protecting the environment	12/15/2023 3:42 PM
13	Neighborliness	12/15/2023 3:17 PM
14	Helping each other	12/15/2023 2:22 PM
15	Acceptance of others and a strong tie to nature and all its beauty.	12/15/2023 12:55 PM
16	kindness and respect	12/15/2023 12:34 PM
17	the right to a quiet life and no large developments	12/15/2023 12:15 PM
18	Activism.	12/15/2023 12:11 PM
19	Rural living. We do have a housing shortage but we do not need a crazy development and would be really disappointed and sad to have a development built in our neighborhood	12/15/2023 11:52 AM
20	Value of education	12/15/2023 10:52 AM
21	strong community ties, respect for diversity	12/15/2023 10:18 AM
22	Our community has become more & more classist - our children can't afford to live here more affordable housing	12/15/2023 9:40 AM

23	Don't know	12/15/2023 8:57 AM
24	Love of rural life	12/15/2023 8:53 AM
25	Protecting the natural environment we all live in. Respect for others and their choices.	12/14/2023 10:22 PM
26	Non conformity. Love of nature. Love of music.	12/14/2023 5:51 PM
27	We like our relative isolation "we want to be left alone", yet interact at certain times. We like our tangled road system where outsiders get lost and stay away. You shouldn't ware a tie to town meeting. Oshkist coveralls are acceptable but then we're trying to be more rural then we really are.	12/14/2023 5:20 PM
28	Residents responsibility to the low income and older living in Leverett.	12/14/2023 5:01 PM
29	I'd like to think that most residents value the same concerns for and appreciation of Leverett. As a long time resident, I value the mix of ages, backgrounds and economics of the town.	12/14/2023 4:52 PM
30	Not sure how to answer this	12/14/2023 10:04 AM
31	Values seem to have a wide range in the Leverett community.	12/13/2023 4:53 PM
32	An appreciation for an unhurried, quiet, rural way of life, connected to nature.	12/13/2023 12:56 PM
33	A curious sense of "specialness".	12/13/2023 11:59 AM
34	Friendships, many common values of the sort mentioned already in this survey.	12/13/2023 11:46 AM
35	I think people value community and that it would be great to have a cafe near the center where people can gather to relax and meet each other.	12/12/2023 7:16 AM
36	Hopefully this survey will identify these. I think that open space and a more rural than urban lifestyle is probably valued by most residents.	12/9/2023 10:58 PM
37	Don't live in Leverett, couldn't afford it	12/9/2023 9:34 PM
38	Hard to generalize. I would hope that social justice and collaborative approaches to problems would be among them.	12/9/2023 12:15 PM
39	slow growth good schools	12/9/2023 11:27 AM
40	Respect for freedom from religion	12/8/2023 3:30 AM
41	Peace pagoda and mission. Coop but...	12/7/2023 5:06 PM
42	Concern for each other, climate change, making all feel welcome regardless of race, gender and age	12/7/2023 1:15 AM
43	A real sense of community as evidenced by the posts on Leverett Connects. Willing to share resources and help neighbors.	12/6/2023 9:34 PM
44	Friendliness, helpfulness, neighborliness	12/6/2023 2:29 PM
45	I can identify a number of perspectives held by my neighbors and others in town. Often these perspectives do not agree. Yet, despite differences, residents can come together to support significant change as in the creation of our internet network. That is important.	12/5/2023 3:11 PM
46	We are new to Leverett, after wanting to live here for many years. It is even more of a special place than we knew! Everyone we have met in the community is kind and welcoming. We have lived in Easthampton, Greenfield, and Montague and had somewhat given up on having community in the place that we lived. To have discovered it in Leverett has added immeasurable value to our lives.	12/4/2023 8:26 AM
47	Feeling fortunate to live here.	12/2/2023 2:05 PM
48	love of the place, living differently (separated from conventional living), more connected to the land	12/2/2023 10:42 AM
49	Appreciation of the natural world	12/1/2023 11:37 AM
50	The recreation needs new members. I think there is a pickle ball club. They could be asked. When our kids were young we coached a Lassie League Softball team sponsored by the fire	11/30/2023 5:46 PM

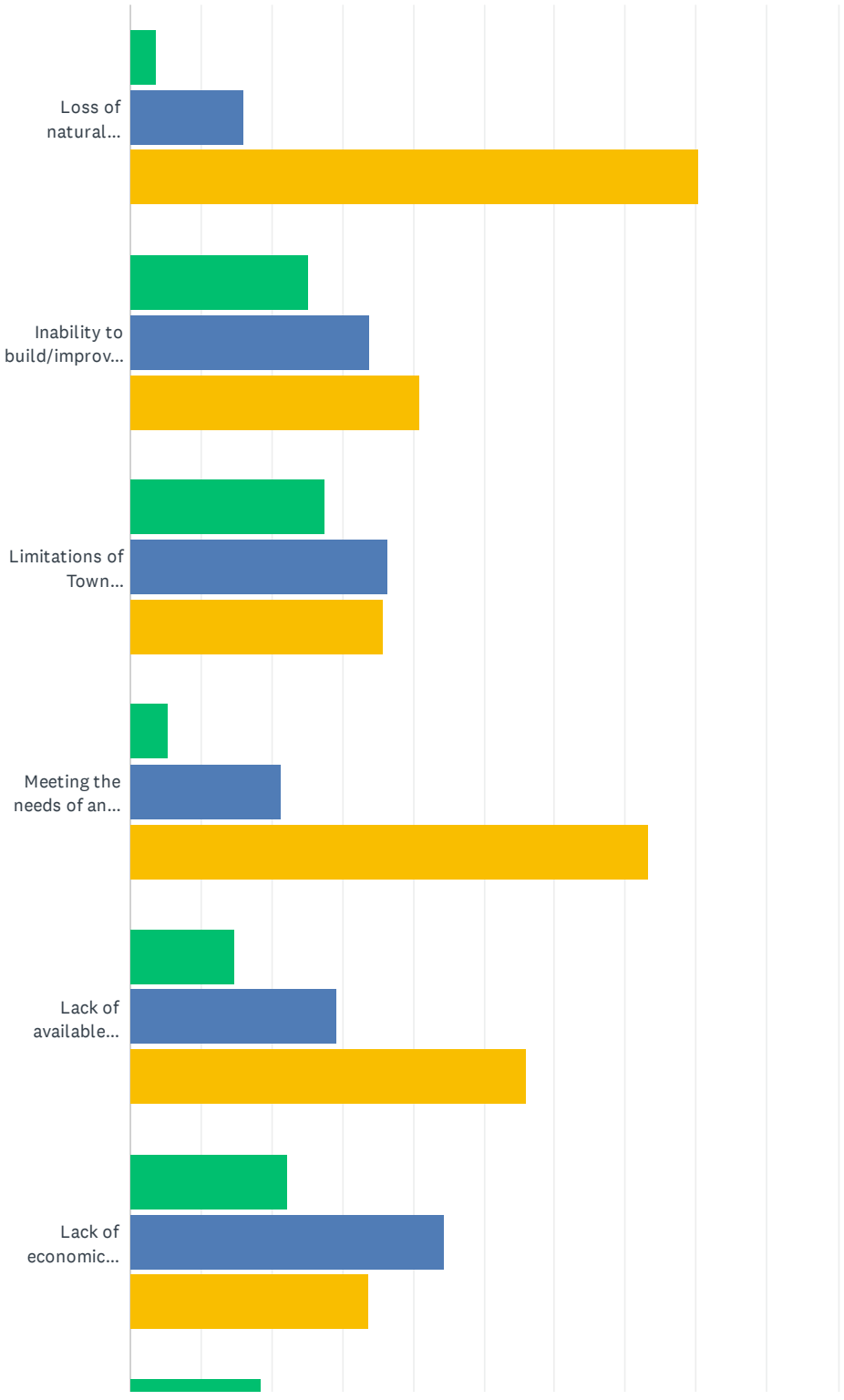
	department. There were fourth of July parties, ham suppers, etc. None of that happens anymore and I don't know why	
51	Security, rural identity, affordable living, diversity	11/30/2023 5:28 PM
52	white and class privilege	11/30/2023 3:50 PM
53	I think we share a love of nature and access to nature; I think we share a love of the environment, natural resources, conservation, and a proactive approach to climate change; I think we share a love of rural life.	11/30/2023 9:12 AM
54	Na	11/29/2023 7:53 PM
55	Love of nature	11/29/2023 2:03 PM
56	Appreciating and wanting it to be a good place to live at all stages of life (ie growing up, raising a family, working, growing old).	11/29/2023 11:28 AM
57	Beauty	11/29/2023 8:41 AM
58	Should be conservative rules and values. Tax money should be spent on necessities not nice haves.	11/28/2023 8:18 PM
59	I am not sure. The level of vitriol that surfaces at points is shocking to me.	11/28/2023 2:06 PM
60	Equality, environmental preservation, quality elementary school, small-town quiet living, personal privacy and independence	11/26/2023 12:26 PM
61	don't know	11/24/2023 2:08 PM
62	interest in exchange of ideas	11/23/2023 10:26 AM
63	Depends who you're talking to. It's an old community. People are very isolated and a bit curmudgeonly. Not the friendliest crowd. The dump is the only way to meet up spontaneously… the layout of the town doesn't encourage community. It's a bedroom town of Amherst and Northampton so people go there for any action	11/22/2023 7:23 PM
64	Concern for the environment	11/22/2023 1:57 PM
65	Political sanity, compassion	11/22/2023 1:44 PM
66	Patriotism and sense of country first.	11/21/2023 5:03 PM
67	I think most are covered	11/20/2023 2:08 PM
68	love of peaceful and quiet living in touch with nature	11/17/2023 7:37 PM
69	Commitment to a "better" town, though there are varying ideas about what that means. And I'm glad to see you are trying to sort those out. I worry that a vocal few will overlook those of us too shy to be forward.	11/17/2023 7:02 PM
70	Eeeee	11/17/2023 7:00 PM
71	It seems to me that different individuals have different values. I think we could all agree that maintaining our rural character with open land for farming and recreation is important, maintaining our roads, our clean water, etc. I wish planning for climate change was a top priority, but I don't believe it is for everyone.	11/17/2023 12:16 PM
72	A respect for the outdoors	11/17/2023 8:58 AM
73	Economic sustainability of the town	11/16/2023 8:32 PM
74	Small rural community, conserving the beauty of the town, promoting the best education, increasing local business + revenue, lowering taxes	11/16/2023 7:08 PM
75	Caring about each other. Pride in the town and the town's character and school.	11/15/2023 8:48 AM
76	None	11/14/2023 4:58 PM
77	not sure we all share the same values	11/13/2023 8:48 PM
78	I think this is a caring town.	11/13/2023 2:43 PM

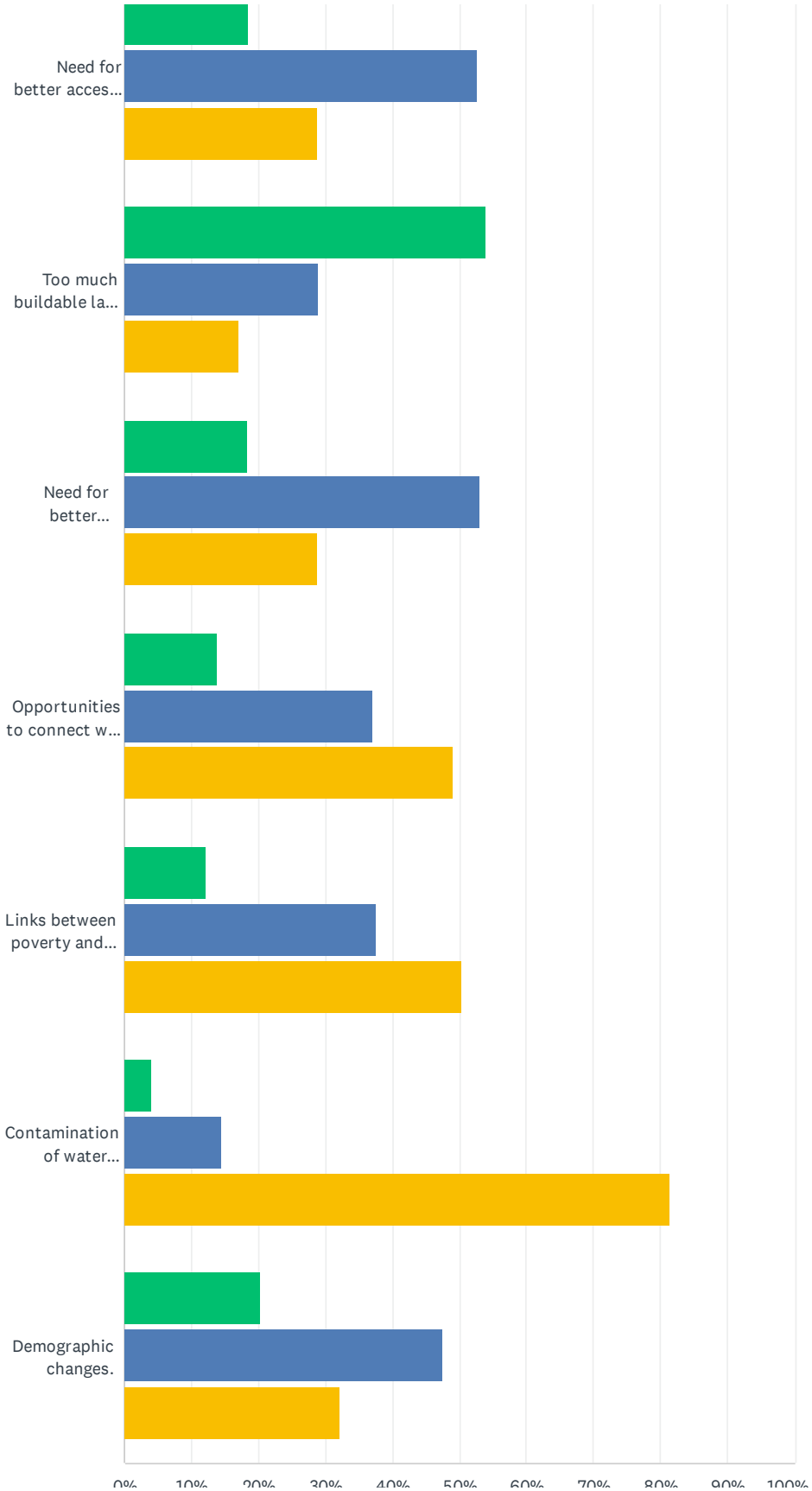
79	not sure-probably many	11/13/2023 7:54 AM
80	Love of wildlife, sustainable living, and safety	11/12/2023 7:11 AM
81	Getting to know community members and creating networks or support	11/11/2023 4:06 PM
82	appreciation of the rural aspect of town	11/11/2023 11:57 AM
83	Pitching in.	11/11/2023 10:44 AM
84	Transparency, rural character, clean drinking water, education, and increasing access to affordable housing from existing housing stock. I'm not interested in relaxing zoning to allow increased development.	11/10/2023 8:51 PM
85	neighborliness, enjoying fresh air and birdsong	11/9/2023 7:05 PM
86	A right to one's own space, and a shared need to protect and preserve nature	11/7/2023 3:55 PM
87	this is just a test	11/7/2023 3:11 PM
88	small town character. peaceful quiet community spirit.	11/7/2023 9:43 AM
89	Unknown and changing.	11/4/2023 10:28 PM
90	Investment in property	11/4/2023 8:23 PM
91	None	11/3/2023 4:45 PM
92	Access to childcare. It's not very possible in Leverett. We have to go to Greenfield.	11/2/2023 1:44 PM
93	Community	11/2/2023 12:02 PM
94	Community, independence, and open space.	10/30/2023 2:57 PM
95	From talking with neighbors many people like the quietness of the town - and that houses beng built need to have a certain amount of land so as to avoid over-development.	10/30/2023 9:45 AM
96	Well informed, inclusiveness, support arts the school and library.	10/29/2023 9:15 PM
97	no comment	10/29/2023 8:32 PM
98	we dont want to have to always agree with each other to get along	10/29/2023 11:45 AM
99	Share? I can't say.	10/29/2023 11:31 AM
100	—	10/29/2023 11:10 AM
101	Education, growing good humans, literacy, and safety	10/29/2023 11:02 AM
102	You covered them	10/29/2023 10:50 AM
103	Opportnities to enjoy arts and culture and recreation (both passive and active)	10/28/2023 9:46 AM
104	I believe there is a huge overlap in VALUES. There are differences in APPROACH. I also believe that this community doesn't always like to think pragmatically. We are dreamers mostly.	10/27/2023 10:08 AM
105	Pro-social, pro-involvement, volunteerism, and social responsibility, caring for each other and the environment.	10/24/2023 6:44 PM
106	Right to farm & right to howl.	10/24/2023 3:21 PM
107	Interest in aging in place, with appropriate services and resources. Strong support for education. Resources for a range of income levels.	10/24/2023 11:54 AM
108	live and let live	10/23/2023 9:17 PM
109	Global politics, concerns about the state of our country...the planet.	10/23/2023 5:06 PM
110	Religious tolerance. This tiny town has more spiritual diversity than big cities! Quakers, Congregationalists, Baptists, Buddhists to name a few.	10/23/2023 2:47 PM
111	Environmental stewardship.	10/23/2023 10:57 AM
112	We hold our family life as central to our lives. That being said, consideration for development	10/23/2023 10:46 AM

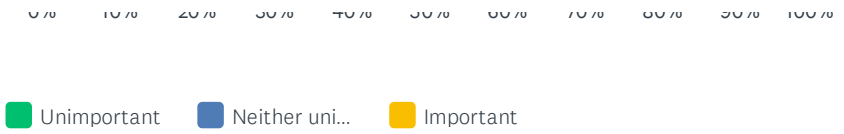
	that encourage families: playing fields, places to sled and skate, swim, trails, parks, bbq, hot dog, pizza, ice cream spots….	
113	enjoying a quiet town	10/23/2023 9:23 AM
114	We're too new to town to know but I am guessing: culture, the environment and social justice as well as a sense of community	10/23/2023 7:06 AM
115	Preservation of open space and land that isn't developed.	10/23/2023 6:24 AM
116	Living amidst nature	10/22/2023 7:49 PM
117	not sure	10/22/2023 2:22 PM
118	Peace, mutual respect and a love of natural environment.	10/22/2023 12:10 PM
119	Love of arts, culture, nature, and community.	10/22/2023 11:33 AM
120	respect and acceptance of differences	10/21/2023 4:06 PM
121	Service	10/21/2023 12:55 PM
122	Most members of the Leverett community share a desire to avoid the divisiveness, polarization and violence that we see in the world at large.	10/21/2023 11:43 AM
123	Informed citizenry.	10/21/2023 10:01 AM
124	Reciprocity with the land and people. People are very willing to look out for each other and help each other when needed. I think any changes we engage in with the town should honor that spirit of reciprocity, with the land especially. What does the land have to offer us? What do we have to offer the land?	10/21/2023 7:13 AM
125	Solitude, supporting each other, supporting children and their parents, living sustainably	10/19/2023 11:23 AM
126	A love of small town and village New England values	10/19/2023 2:09 AM
127	Helping each other out, backing the various departments (fire, police, highway, school), gathering together, art, music, etc. Social Justice is important to a lot of people in Leverett.	10/18/2023 10:25 PM
128	acceptance of differences in people, laissez faire social outlook	10/18/2023 5:51 PM
129	Welcoming, helping neighbors and treating everyone fairly and equally.	10/18/2023 5:35 PM
130	.	10/18/2023 2:45 PM
131	Desire for community gathering space, rentable event space	10/18/2023 8:20 AM
132	Love each other	10/18/2023 7:51 AM
133	I know there is a great diversity of values	10/17/2023 7:59 PM
134	I think most of us value the natural landscape and beauty, and some of the historic qualities here	10/17/2023 7:55 PM
135	Care for the environment	10/17/2023 7:36 PM
136	Promoting peace.	10/17/2023 5:35 PM
137	Outdoors	10/17/2023 4:58 PM
138	generosity, curiosity	10/17/2023 3:32 PM
139	Care for Nature	10/17/2023 2:22 PM
140	Low crime	10/17/2023 1:49 PM
141	I think most people in Leverett are nice, want to live together peacefully, and are not filled with political animus.	10/17/2023 1:06 PM

Q8 Please tell use how important these concerns are to you.

Answered: 359 Skipped: 52




Need for better acces...
Too much buildable la...
Need for better...
Opportunities to connect w...
Links between poverty and...
Contamination of water...
Demographic changes.
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%



	UNIMPORTANT	NEITHER UNIMPORTANT NOR IMPORTANT	IMPORTANT	TOTAL
Loss of natural wildlife habitat due to development.	3.70% 13	15.95% 56	80.34% 282	351
Inability to build/improve on own property due to zoning restrictions and Town oversight.	25.21% 88	33.81% 118	40.97% 143	349
Limitations of Town infrastructure, such as well water/limited public water, and septic/lack of sewer.	27.59% 96	36.49% 127	35.92% 125	348
Meeting the needs of an aging population.	5.34% 19	21.35% 76	73.31% 261	356
Lack of available affordable housing.	14.61% 51	29.23% 102	56.16% 196	349
Lack of economic development opportunities.	22.13% 77	44.25% 154	33.62% 117	348
Need for better access to Town services and information.	18.60% 64	52.62% 181	28.78% 99	344
Too much buildable land going into conservation easement.	53.91% 186	28.99% 100	17.10% 59	345
Need for better integration of the elementary school with the community.	18.26% 63	53.04% 183	28.70% 99	345
Opportunities to connect with others.	13.79% 48	37.07% 129	49.14% 171	348
Links between poverty and public health.	12.14% 42	37.57% 130	50.29% 174	346
Contamination of water supply.	4.00% 14	14.57% 51	81.43% 285	350
Demographic changes.	20.35% 69	47.49% 161	32.15% 109	339

#	DO YOU HAVE OTHER CONCERNS THAT ARE NOT ON THIS LIST?	DATE
1	I want no part in hunting culture.	12/15/2023 10:39 PM
2	The Leverett system works in its achaic manner, so don't change it. Correcting social injustices are important but this should be in the State or Federal government domain. Little Leverett is a jewel that can so easily be lost. Certainly, conserve our woodlands and water, and have the town, Rattlesnake Gutter Trust, the Kestrel Trust, & cetera acquire more.	12/15/2023 10:27 PM
3	forest management and forest fire risk	12/15/2023 9:25 PM
4	Fast drivers / tailgating / lack of concern for wildlife or pets .	12/15/2023 6:11 PM
5	Concerned about increased development and congestion and loss of rural character of town (perhaps already on the list)	12/15/2023 3:58 PM
6	Possible 100-unit Juggler Meadow development.	12/15/2023 3:50 PM
7	I have lived in Leverett for 48 years. I nursed my kids here. They went to Leverett School - now I'm 75 and I find I am aging out of being able to stay here. My husband is 73 - and we are	12/15/2023 3:45 PM

	having trouble keeping up with taking care of our home and yard. We want to age in place in Leverett, but it doesn't seem fesible. I hate teh idea of moving to a different town that has condos.	
8	"Add-on" units	12/15/2023 2:26 PM
9	unregulated development - or better: development ignoring aesthetics.	12/15/2023 10:18 AM
10	Class divide lack of diversity in population	12/15/2023 9:40 AM
11	No	12/15/2023 8:57 AM
12	Pressures of development on services that town can provide.	12/15/2023 8:53 AM
13	Nope, this list covers a lot!	12/14/2023 10:22 PM
14	Demographic changes?? In which direction are you suggesting? Limitations on water conservation + waste wat are too outdated regulations and traditionally held values.	12/14/2023 6:34 PM
15	The history of town should be visible and shared, not contained in crumbling building. Decision making needs to be transparent + action oriented.	12/14/2023 5:51 PM
16	Introducing elementary school students to the different kinds of jobs or interests Leverett residents have.	12/14/2023 5:01 PM
17	Cell phone coverage/power outages	12/14/2023 10:04 AM
18	Potential of highly educated inhabitants.	12/13/2023 11:59 AM
19	PFAs pollution in town wells - a public water system would help this issue but might be too expensive - town could consider helping low income residents whose water is contaminated with ongoing maintenance costs for remediation clean up.	12/13/2023 11:46 AM
20	It drives me crazy to see uncared for homes falling apart when there is such a huge need for homes. Why preserve buildings to just sit there. these structures need new purpose.	12/13/2023 10:19 AM
21	No	12/13/2023 9:59 AM
22	Not sure what "demographic changes" refers to. I would add public transportation to the list.	12/9/2023 12:15 PM
23	demographic changes undefined here	12/9/2023 11:27 AM
24	Getting Teawaddle hill Rd totally blacktop this Spring/ dirt is uglier	12/8/2023 3:30 AM
25	Big development corp or.rental.comoanies Local or not .tax credits for allowing problem tenants Poverty pimps	12/7/2023 5:06 PM
26	Demographic changes is ambiguous...Leverett's population is aging, and senior housing is needed.	12/6/2023 9:34 PM
27	Adapting to and dealing with changing population demographics.	12/5/2023 3:11 PM
28	Since this survey changes direction of question, we wish to clarify that preservation of land is important. We do not support development or changing zoning to build on our property or elsewhere.	12/2/2023 9:59 AM
29	no	12/1/2023 5:46 PM
30	I feel very constrained by the choices that are given. I care about all of these issues but realize that they cannot all realistically be addressed. Many of our issues are due to our location and natural resources. Hence, we can't have it all and must priortize. This document doesn't provide that opportunity.	11/30/2023 6:22 PM
31	How do seniors gather and stay connected? Needs some grant writing I think. The town says our Town Hall is supposed to be our senior center, but it is really lacking in programmning and the facility itself is too small. The library is always booked to capacity so that meeting room is pretty much out as well..	11/30/2023 5:46 PM
32	What does demographic changes mean? It seems so ambiguous.	11/30/2023 3:50 PM
33	The more conservation land we have lowers our tax base	11/29/2023 9:40 AM
34	Wa have enough land in conservation eroding tax base. At this time no more land is needed in	11/28/2023 8:18 PM

	conservation. Instead, encourage development and grow tax base.	
35	I'm not sure what the question about demographic changes means but if it is asking if we should promote diversity then the answer is yes we should!	11/28/2023 2:06 PM
36	i'm concerned about the town becoming unsustainably expensive by feeling the need to provide services that surrounding towns already provide such as the library, meeting places, concentrated housing, etc.	11/23/2023 10:26 AM
37	Conservation is actually very important to me, but in the case of Leverett there is an abundance of conservation. We need a larger tax base.	11/23/2023 9:27 AM
38	Small towns that depend on volunteers who do their best but don't necessarily have a lot of relevant expertise often are at a disadvantage when it comes to funding opportunities and decisionmaking	11/22/2023 2:48 PM
39	Much of the town is on ledge; we can never provide town water or sewer. If one must have those , then move to Amherst or Greenfield. Every geologist will say the same thing.	11/22/2023 1:57 PM
40	From a libertarian standpoint, building restrictions should be eased allowing property owners to build within safe buildings requirements. Too much land has been placed in conservation, eroding the tax base. We have enough forests to support wildlife and should be capped at what we have. Roads should only be supported if they are town roads. Private roads are not the responsibility of the t	11/21/2023 5:03 PM
41	no	11/17/2023 7:37 PM
42	Conservation land Is important	11/17/2023 8:58 AM
43	Our taxes are so high thast it makes Leverett an expensive place to live for lower income people and families	11/16/2023 8:32 PM
44	While loss of natural habitat is important to me, we can do it in a sustainable way (like cluster housing). So it's important to me, but so is economic dev to the town.	11/15/2023 8:48 AM
45	This is a difficult town to age-in-place in. There is no public transport and maintaining a property on a fixed income is very challenging.	11/13/2023 2:43 PM
46	Demographic changes? YES please. More diversity please, of all kinds.	11/13/2023 7:54 AM
47	We need to plan fopr climate change.	11/11/2023 10:44 AM
48	Joining with other towns in our region to combat climate change.	11/9/2023 7:05 PM
49	this is just a test	11/7/2023 3:11 PM
50	The town has removed more than enough land from the tax roles. It needs to think about how it wants to use that land and minimize removing more land from the tax base. Restriction 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. These activitiies along with hunting restriction have negatively affected these properties.	11/7/2023 9:43 AM
51	How this list was compiled, who helped to creat	11/4/2023 10:28 PM
52	It was very hard to answer most of the questions so far as I don't understand how my answers will be interpreted	10/31/2023 9:39 PM
53	The constant use of town funds dedicated to Leverett Pond, a warm water pond that will always have pond vegitation. But yet the town spends money pretty much annually to pull up weeds? WhY???	10/30/2023 9:45 AM
54	Traffic safety. We need to fix some unsafe passing zones	10/29/2023 11:02 AM
55	It would be nice to have a dog park, or to dedicate a trail to off-leash dog walkers. Spaces where dog owners can congregate with their dogs offer incredible opportunities for connection between neighbors.	10/29/2023 10:50 AM
56	Use of Town Newsletter to notify of local events	10/28/2023 9:46 AM

57	The wording on this list is complicated, and seems like an inversion of the questions from a previous page. It might serve to verify answers ?	10/27/2023 10:08 AM
58	Route 63 traffic speed	10/25/2023 7:35 AM
59	I don't understand what some of them are driving at.	10/24/2023 6:44 PM
60	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.	10/24/2023 3:44 PM
61	unsure	10/23/2023 7:06 AM
62	Many Leverett residents are new and came here because of what makes Leverett different from other communities. We need to focus on protecting what we have rather than trying to become like other places in the name of increasing the tax base.	10/22/2023 11:33 AM
63	no	10/21/2023 4:06 PM
64	i am very much against public water, sewer. As for economic development yes ok we need taxes, but we must not let econ development build in such a way that it destroys town beauty such as what has happened to amherst.	10/21/2023 2:35 PM
65	More building is not the answer: John Foster proved ti Town Meeting that new families coming to Town cost the Town more in services than they pay in taxes.	10/21/2023 11:43 AM
66	If property taxes continue to increase many people including older, younger and less affluent people will be priced out of Leverett and the town will become increasingly a one dimensional upper middle class enclave. If that is to be avoided, the tax base needs to be diversified. Given the typography and location of Leverett, pathways to diversify and increase the tax base are limited but must be pursued.	10/21/2023 11:43 AM
67	More emphasis on seeking positive solutions, working through differences and compromise.	10/21/2023 10:01 AM
68	The challenge with integrating the elementary school is that it serves only half the community at the most bc of aging population. Possibly create an elder program with the elementary school to build on that relationship.	10/21/2023 7:13 AM
69	It is important that any and all Solar Energy development be required to serve leverett's energy needs.	10/19/2023 2:09 AM
70	Not at this time	10/18/2023 10:25 PM
71	Increasing budgets for our core services such as the school, police and fire depts	10/18/2023 5:35 PM
72	in favor of greater diversity!	10/18/2023 8:27 AM
73	Yes, lots! But the only one I would mention is that there needs to be plenty of forums (fora) for people with diverse opinions to listen to each other.	10/17/2023 7:59 PM
74	I would underscore public health initiatives	10/17/2023 7:55 PM
75	Being an age friendly town that allows elders to age in place safely and within their means	10/17/2023 4:58 PM
76	It feels like the questions are asking me to choose development OR conservation. I'd like to hear more about allowing for carefully planned small businesses and low income housing which also protect the environment.	10/17/2023 12:51 PM

Q9 Do you have any concerns about living in Leverett that are not addressed above?

Answered: 148 Skipped: 263

#	RESPONSES	DATE
1	Guns from hunters	12/15/2023 10:39 PM
2	I must be quite frank, if the Kitteridge nonsense become more than a drunk-fantasy, we will leave Leverett with is broken heart. I want Leverett to budget for a competent lawyer to combat any ill-conceived by well-financed attack on our town. Silly thought: Can Leverett and Amherst agree to have the part of the Kitterage Folly transferred to Amherst? Splitting the jurisdiction over the property weakens both Leverett and Amherst. Another silly thought: It is quite clear that the tas- value of the property was hugely undervalued due to a possible misrepresentation my Mike Kitterage senior. The value of the property is now more realistic fine the advertised selling price, and the Tax Value needs to to be adjusted urgently, and possibly retroactively due to a more realistic evaluation. As I said above, I like the Kitterage family, but they have been too aggressive in their negotiations with the town they hardly interacted.	12/15/2023 10:27 PM
3	prevalence of hoarding in the area and resulting environmental impacts, threat of large development, rising costs of living (outside of housing)	12/15/2023 9:25 PM
4	Concerns about the Kittridge property for sale and how the greed of the current seller is not interested in choosing outcomes that benefit the town.	12/15/2023 7:43 PM
5	No	12/15/2023 7:42 PM
6	Speeding	12/15/2023 4:15 PM
7	No	12/15/2023 3:59 PM
8	Concerned about Leveret pond becoming unusable for skating, fishing, boating/canoeing due to infestation of plant matter.	12/15/2023 3:58 PM
9	Leverett is a wonderful place to live for young families - but it is not so great for seniors - We would like to age in place in our home - but as we get older - home owning has become too much to manage - with repairs and yardwork, etc. We would like to live in a condo development in Leverett - not just for low income people - but for anyone of a certain age - so that we can stay in our beloved town and not have to move elsewhere - as we get into our eighties and nineties.	12/15/2023 3:45 PM
10	The destruction of privately owned forests	12/15/2023 3:42 PM
11	no	12/15/2023 3:17 PM
12	People are afraid of change. Everything changes. Change just needs to be managed proactively.	12/15/2023 3:07 PM
13	The upkeep of roads during the winter time.	12/15/2023 2:22 PM
14	no	12/15/2023 12:34 PM
15	no	12/15/2023 12:15 PM
16	No	12/15/2023 12:11 PM
17	no	12/15/2023 10:52 AM
18	Too many cars - including town's? littering road rides - traffic speed.	12/15/2023 10:18 AM
19	Tax rate for elders on fixed income. Thank God for village neighbors!	12/15/2023 9:40 AM
20	No	12/15/2023 8:57 AM
21	Yes, the Juggler Meadow Estate development.	12/15/2023 8:53 AM

22	Nope, the writer of this survey did great!	12/14/2023 10:22 PM
23	Leverett's rural fabric is being imperceptably gentrified by urban transplants importing their comfy lifestyles and consumerism habits.	12/14/2023 6:34 PM
24	I wish the co-op would embrace the diversity of visitors to Lake Weyola.	12/14/2023 5:51 PM
25	cell phones and safety on the road for pedestrians and bikes	12/14/2023 10:04 AM
26	Development and over-development.	12/13/2023 12:56 PM
27	Get immobile and one is marooned.	12/13/2023 11:59 AM
28	Access to my house when older, (I am now 85!) distance to go to get medical help.	12/13/2023 11:46 AM
29	I worry about when the aging population dies and instead there will be a TON of houses in bad shape and suddenly what..... Could Leverett at that point give grants to familys wanting to move in + help pay for the necessary fixes to make the homes livable?	12/13/2023 10:19 AM
30	No	12/13/2023 9:59 AM
31	Yes, in my limited knowledge of septic systems, I think that each house must be held accountable for regular care. At the very least educated about the effects proper care on our soil and water supply.	12/12/2023 7:16 AM
32	Changes in taxes, over developement, population surge (kittredge estate project; don't want to see it become student housing.) and destruction of wildlife habitat	12/11/2023 9:37 AM
33	I do wish there was an actual downtown. Traffic on narrow windy roads (especially North Leverett Road below Lake Wyola) can be quite dangerous - too fast~!	12/10/2023 9:07 PM
34	No	12/9/2023 9:34 PM
35	We view Leverett as a communter community. It is not where we are looking for community. We want convenience and not a lot of extra stuff.	12/9/2023 4:58 PM
36	No	12/9/2023 12:15 PM
37	noise and light pollution	12/9/2023 11:27 AM
38	High taxes! Emergency services.	12/8/2023 9:39 PM
39	All the dirt rds and driveway s must be blacktopped by law no hill	12/8/2023 3:30 AM
40	I have loved living in Leverett. May have to leave because of loss of connections.	12/7/2023 6:42 PM
41	Kittredge property linsanity. used to live there when was a hippie houenand land early 80s Keep this intentional with a permaculture dryer sheet and air.fresherner and stinky synthetic chems disallowed. oh thats right even siruis community cant use the cob or certsjn places for housing. Keep the water park. Make room for back to land type elders as opposed to the standard apts with scent and cheesey institutional vibe and decor bs. Be a blue zone with gardens air etc clothes lines allowed. Have some perdal powered electricity like arcata ca HSU place has. Do this somehwere if possible but tho i cant fathom how a mega mansion divided up. , years ago i said it could shoukd be a village but for earth friendly sober sane responsible community minded people.	12/7/2023 5:06 PM
42	Taxes go up and my house deteriorates. I can not do the repairs needed to maintain my house. My pension puts me above the line for assistance yet I need to go to the Food Pantry.	12/6/2023 9:34 PM
43	The gays	12/6/2023 8:27 PM
44	not yet	12/6/2023 2:48 PM
45	Protection of our natural places, conservation and wildlife	12/6/2023 2:29 PM
46	Loud voices that accentuate differences and cause gifted and contributing town residents to withdraw from voluntary town service.	12/5/2023 3:11 PM
47	Possible Elementary school amalgamation with Shutesbury school due to changing demographics.	12/2/2023 2:05 PM
48	long term affordability	12/2/2023 10:42 AM

49	No	12/2/2023 9:59 AM
50	No	12/2/2023 9:32 AM
51	no.	12/1/2023 5:46 PM
52	That the process of this Master Plan will ultimately cause deterioration of the quality of life in Leverett.	12/1/2023 11:37 AM
53	We are concerned that if there is any emergency, ambulances will take too long to arrive	11/30/2023 5:46 PM
54	Racism, classism, virtue signaling, too much focus on peace and certain peoples insertiveness at the expense of those who do not agree with this whole peace & love crap at the expense of justice. Too much focus on peoples discomfort at the expense of real justice and getting to the core of what is the actual foundation of our dysfunction as a town and society. our christian based colonist genocidal past.	11/30/2023 3:50 PM
55	We need to find ways to improve the finances of Leverett and its residents while maintaining the character of the town. My big concern is about significant changes e.g. to zoning in an attempt to encourage economic development that might have negative unforeseen consequences. I think we need to get creative about ways to do this. Another concern I have is about climate adaptation and resilience. I think Leverett is in pretty good shape but we can do more to anticipate and mitigate risks and improve resilience.	11/30/2023 2:16 PM
56	I'm concerned about a social divide between the older members of our community and younger adults who may be newer to Leverett.	11/30/2023 9:12 AM
57	I think people will continue to die on these roads as they are lawless much of the time	11/29/2023 8:16 PM
58	Development of the Kittredge property	11/29/2023 7:53 PM
59	I have high radon in my house and the prevalence of ledge says that radon detection for everyone would be a smart public health investment	11/29/2023 2:03 PM
60	High taxes , less money for schools, more for fire and police	11/29/2023 9:40 AM
61	Leverett is dynamic	11/29/2023 8:41 AM
62	Mob mentality. Unable to speak freely at meetings.	11/28/2023 8:18 PM
63	Cost of living (Taxes) are too high	11/26/2023 11:53 AM
64	no	11/24/2023 2:08 PM
65	I'm concerned Leverett is myopic by being overly concerned with a single simple scenario of "climate change", ie global warming at the exclusion of many other possibilities such economic collapse, global cooling, nuclear war, etc.	11/23/2023 10:26 AM
66	I don't believe so. I think we need changes in zoning to allow for more houses and business'.	11/23/2023 9:27 AM
67	Isolated old folks	11/22/2023 7:23 PM
68	I would like to see an analysis of challenges the town faces, e.g. financial health of town.	11/22/2023 2:48 PM
69	No, the town is a lovely place to live. Where else could I see : deer, fox, coyote, woodchuck, MOOSE in my yard in the same year. We don’t need more development if we hope to share our town with the wildlife already here.	11/22/2023 1:57 PM
70	no	11/22/2023 1:44 PM
71	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.	11/21/2023 5:03 PM
72	No	11/20/2023 2:08 PM
73	The elementary school budget is high and student performance on state exams is mediocre.	11/17/2023 8:28 PM
74	no	11/17/2023 7:37 PM
75	No	11/17/2023 7:02 PM
76	Rrrrrr	11/17/2023 7:00 PM

77	I think they are addressed. As our household is aging lack of public transportation will become more an issue and as we are now on a more limited income taxes could become a concern.	11/17/2023 12:16 PM
78	Keeping conservation land available for sportsmen (hunting and fishing) as well as hiking	11/17/2023 8:58 AM
79	no	11/16/2023 8:32 PM
80	Yes - capitalism assumes growth, meaning it assumes our tax base is constantly growing. It's not. Leverett doesn't have much growth and therefore we are pushed in the direction of thinking we need it, which may cause us to compromise our values. A vision about how to grow Leverett sustainable would be great - a master plan that includes new houses, yet balances those with conservation. Another concern is the budget and how different departments struggle to make ends meet. Makes the school stick out and get lots of criticism because it is the biggest employer in town. Also one of the biggest attractions to young families.	11/15/2023 8:48 AM
81	No	11/14/2023 4:58 PM
82	no	11/13/2023 8:48 PM
83	I worry that Leverett's Board of Health is too lax with property owners who own properties that should be condemned. I can think of at least three properties off the top of my head that should be condemned and the property owners need to be forced to take action. Those properties could be put to much better use.	11/13/2023 2:43 PM
84	That the chief of police wants more money for more officers when I don't want such a large police presence in Leverett	11/13/2023 7:54 AM
85	Our struggling Co-op!	11/12/2023 7:11 AM
86	Speed with which fire or police services can reach residences	11/11/2023 11:57 AM
87	No	11/11/2023 10:44 AM
88	There is a huge opportunity to think creatively about the yankee candle estate. That is such a tremendous opportunity. Separately, I don’t feel that increasing economic development is important nor do I feel like development is the answer.	11/10/2023 8:51 PM
89	Road safety for pedestrians.	11/10/2023 1:43 PM
90	Roads need walking shoulders and bike paths.	11/9/2023 7:05 PM
91	One concern is how the curved road leading to amherst is very popular with bikes/pedestrians. Mathematically if you follow the speed limit while visibility is poor, some very dangerous situations can and have arisen. I am not anti bike or anti pedestrian, but idk how you would solve it for that road in particular. Maybe a few road lights on curves or a sign to bikers/pedestrians stating the risks and offering an alternate rout. This is suboptimal but I think worth talking about	11/7/2023 3:55 PM
92	this is just a test	11/7/2023 3:11 PM
93	How this list was created, who was involved in creating the list? The QR code and other modes of delivering this survey were opaque in the creation of this platform.	11/4/2023 10:28 PM
94	No	11/3/2023 4:45 PM
95	Childcare accessibility and availability	11/2/2023 1:44 PM
96	no	11/2/2023 12:02 PM
97	Concerned about how neighboring towns policies affecting those living on town lines.	10/31/2023 9:39 PM
98	no	10/31/2023 4:06 PM
99	Occasional confusion concerning requests of assistance by the highway department, e.g. promised work not followed in a timely manner nor status of which not communicated.	10/30/2023 4:55 PM
100	Giving consulting projects to lowest bidder, and having that be umass amherst, rather than giving it to a local Leverett resident who is qualified, is at odds with the values expressed in this charter. We should be giving more paying jobs and contracts to locals here who need it, not to massive organizations like UMass Amherst that make enough money as it is. If we care about our people, give them opportunities to be supported by this town.	10/30/2023 11:54 AM

101	Vehicles speeding through town and failing to to stop at Stop signs. Our town has a major problem with vehicles going way too fast, ignoring speed limits and Stop signs. Our town has a lot of older people walking on road sides; bicyclists uses the roads and animals crossing roads. Also as everyone seems to know way too many vehicles seem to routinely pass Stopped school buses.	10/30/2023 9:45 AM
102	No	10/29/2023 9:15 PM
103	no	10/29/2023 8:32 PM
104	Town spending and a public school that does not solely focus on the academic needs of our children	10/29/2023 1:15 PM
105	Keep us rural. Don't worry about having more conservation land.	10/29/2023 11:31 AM
106	Just the dangerous and illegal use of toxic chemicals in Leverett Pond.	10/29/2023 11:10 AM
107	It would be wonderful to expand the library’s hours, especially during the winter time, if possible	10/29/2023 11:02 AM
108	No	10/29/2023 10:50 AM
109	Concern that increasing desire for some additional services and resultant costs place economic burden on many	10/28/2023 9:46 AM
110	Route 63 traffic speed	10/25/2023 7:35 AM
111	We should approve building additional small units on people’s’ properties to aid more housing on land already zoned	10/24/2023 6:50 PM
112	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.	10/24/2023 6:44 PM
113	We seem to be in a budget trap: our assessed value goes up, so our budget goes up, which creates pressure to build for greater assessed value, which creates pressure for greater expenses.	10/24/2023 3:44 PM
114	Communication! Too much reliance on websites and not enough direct outreach.	10/24/2023 11:54 AM
115	No	10/23/2023 9:17 PM
116	No	10/23/2023 2:47 PM
117	Need for a senior center	10/23/2023 10:46 AM
118	Unsure	10/23/2023 7:06 AM
119	No	10/23/2023 6:24 AM
120	no	10/22/2023 2:22 PM
121	I wish we had a more diverse community with young (but not wealthy) families moving into the town.	10/22/2023 12:10 PM
122	More development is the path of nearly every municipality in the country. Do we want to be more like them or recognize that what we have is special? Visit places with looser zoning and what you get is a hodgepodge of residential and commercial, which is the worst of all worlds. Perhaps loosen restrictions in focused areas to promote new businesses. But don't dilute the nature of the community by promoting change across the area.	10/22/2023 11:33 AM
123	no	10/21/2023 4:06 PM
124	No	10/21/2023 12:55 PM
125	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?	10/21/2023 11:43 AM
126	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	10/21/2023 10:01 AM

	structures of town govt. no longer are able to keep us as informed as we need and would like to be.	
127	No	10/21/2023 9:11 AM
128	nope	10/20/2023 4:43 PM
129	I worry about the tax base! It would be great if we had more businesses. I also want to encourage young families to move in to keep the demographics balanced. I'm not sure how best to do that besides keeping the school excellent.	10/19/2023 11:18 AM
130	Leverett needs to improve the professionalism of town government while maintaining its volunteer nature.	10/19/2023 2:09 AM
131	Property taxes over time; I think the town should aim to keep them as low as possible (although this could be achieved by various allowances on land development~ which could be done carefully)	10/18/2023 10:25 PM
132	High taxes, deterring people from building and lack of incentive for businesses to move in	10/18/2023 5:35 PM
133	.	10/18/2023 2:45 PM
134	Very difficult to meet the community if you don't have school-ages children. Lack of community-building events	10/18/2023 8:20 AM
135	Forests are a treasure; concerned about losing them to development, especially solar arrays which are a travesty.	10/18/2023 7:59 AM
136	The community is aging and we need 24 hour emergency medical responsse	10/18/2023 7:51 AM
137	Clear cutting forests for solar development. Planning for climate resiliency/flooding.	10/17/2023 10:06 PM
138	Some parts of town such as the Route 63 corridor are not neighborhoods.	10/17/2023 8:59 PM
139	Although I do think that the school and the library are very good for a town of this size, I am concerned that such a large percentage of the population is, like me, old. Attracting younger residents is key to a successful future.	10/17/2023 7:59 PM
140	Aging in place	10/17/2023 7:55 PM
141	climate change adaptation/emergency planning	10/17/2023 7:47 PM
142	Increasing property taxes to improve town infrastructure/school because of a lack of other town funding sources.	10/17/2023 5:35 PM
143	Most are addressed above.	10/17/2023 4:58 PM
144	?	10/17/2023 2:22 PM
145	Nope	10/17/2023 1:49 PM
146	Taxes are high, but I accept/prefer that to having a commercial base	10/17/2023 1:06 PM
147	There is a lack of traffic enforcement. Too many run stop signs, speed around corner where blind driveways exist and often, drive aggressively. I have the impression that Leverett drivers are given a too much of a break when it comes to traffic violations.	10/17/2023 12:42 PM
148	How well does Leverett plan in coordination with neighboring towns? Since we are not an island, how can some needs continue to be met in neighboring towns versus Leverett trying to address all needs unilaterally?	10/17/2023 11:55 AM

Q10 What barriers, if any, do you face that prevent you from living your best life in Leverett?

Answered: 169 Skipped: 242

#	RESPONSES	DATE
1	Social isolation is a detriment to the quality of life of Leverett. The anti-commercial development sentiment is weighing the town down.	12/16/2023 10:41 PM
2	Lack of safe bike lanes, would like to see more community activities	12/16/2023 8:45 PM
3	Wide, long footpath. Ability to build a small outbuilding for my parents (who are in their '90s) on our land. There's plenty of room so it is a shame that that isn't an option we have. I think this needs to be addressed because of the aging population.	12/15/2023 10:39 PM
4	I love Leverett the way it is, If we make changes, let them be made gradually and with consensus.	12/15/2023 10:27 PM
5	rising cost of living, home improvement costs are astronomical	12/15/2023 9:25 PM
6	I have had issues with high electricity rates on Leverett's contract that are crippling financially	12/15/2023 7:43 PM
7	More sidewalks on main roads	12/15/2023 7:42 PM
8	limited services for seniors	12/15/2023 7:05 PM
9	Back up power for storms and emergencies	12/15/2023 4:15 PM
10	Ability to access landlocked property because of wetlands restrictions and lack of right-of-way	12/15/2023 3:59 PM
11	1) Inability to install solar panels or free standing solar due to proximity to a small land. We support protecting of wetlands but state law says no structure within 150 feet of wetland. 2) difficulty keeping up with home maintenance, indoor and outdoors - and finding help for smaller jobs- (we are seniors) 3) Increased traffic on Montague Rd with people driving too fast - making it dangerous to walk on the road 4) We can't find anyone to snow shovel + so we keep hurting our backs trying to do it ourselves.	12/15/2023 3:45 PM
12	Taxes, lack of social opportunities	12/15/2023 3:42 PM
13	Possibly aging. Not a current issue but at some point, for instance, access to reliable public transportation would be very useful. Increasing cost of utilities is an increasing issue.	12/15/2023 3:17 PM
14	lack of public transportation	12/15/2023 3:07 PM
15	Roads are not well plowed at times	12/15/2023 2:22 PM
16	Lack of public transportation, lack of housing for seniors	12/15/2023 1:14 PM
17	we need to allow accessory buildings as we age	12/15/2023 12:15 PM
18	Eventually (but not yet) lack of transportation into Amherst/Greenfield/Northampton.	12/15/2023 12:11 PM
19	all of my own doing :-)	12/15/2023 10:52 AM
20	cost of living and maintaining older home	12/15/2023 10:18 AM
21	Transportation, medical services, isolation	12/15/2023 10:18 AM
22	Fortunate the school has to meet mandates from state - more support to meet these would help	12/15/2023 9:40 AM
23	None	12/15/2023 8:57 AM
24	Age	12/15/2023 8:53 AM
25	Slightly better cell phone service would help. Other than that, whose to say I'm not already	12/14/2023 10:22 PM

	living my best life here? I love Leverett!	
26	i will never be able to afford to own a home or land here. i am very lucky to have affordable rent, but I do not have long term security here.	12/14/2023 6:34 PM
27	Difficult to meet people, culture dominated by boomer generation. No regular meeting opportunities. Hostility shown to things like saw mill project turns me off.	12/14/2023 5:51 PM
28	Old time residents have been driven out of town meeting. Mew residents need more services. We're becoming gentrified.	12/14/2023 5:20 PM
29	Getting older with out transportation to Doctors, shopping & other activities.	12/14/2023 5:01 PM
30	When we lose power, we lose all communications and work options. It's not only inconvenient, it's unsafe in the event of injury or other health crisis	12/14/2023 10:04 AM
31	I repeat - lack of accomodation for people with hearing loss.	12/13/2023 3:37 PM
32	Shutesbury road connecting to 202	12/13/2023 12:56 PM
33	Lack of any significant diversity.	12/13/2023 11:59 AM
34	Right now I am OK, but if & when I am unable to drive I will face serious problems in accessing what I need.	12/13/2023 11:46 AM
35	- Not having enough water in times of drought - Always having to use my car, even to access the trails (an increasing problem as I age.) - Real estate taxes are burdensome for those of us on fixed incomes.	12/13/2023 10:31 AM
36	None	12/13/2023 9:59 AM
37	There's no casual community meeting and socializing place.	12/12/2023 7:16 AM
38	In the long run, lack of public transportation and access to nearby medical care are two that concern me.	12/9/2023 10:58 PM
39	Cost of housing	12/9/2023 9:34 PM
40	Small school that does not adequately meet the diverse needs of our students.	12/9/2023 4:58 PM
41	Already covered above.	12/9/2023 12:15 PM
42	noise and light pollution	12/9/2023 11:27 AM
43	Unblacktopped dirt tds driveways and un totally blacktop Teawaddle	12/8/2023 3:30 AM
44	Social interaction, isolated. No transportation	12/7/2023 6:42 PM
45	Stable home not sublets and the like	12/7/2023 5:06 PM
46	Public transport	12/7/2023 1:15 AM
47	The gays	12/6/2023 8:27 PM
48	my own weaknesses!	12/6/2023 2:48 PM
49	None	12/6/2023 2:29 PM
50	The unreliable and at times unsatisfactory condition of Dudleyville Road's surface due to poor drainage that also is responsible for hazardous gaps in its embankments that are becoming more common.	12/5/2023 9:39 PM
51	The high tax rate which seriously impacts those on fixed incomes and adds to the cost of living in town.	12/5/2023 3:11 PM
52	Need some additional business around Leverett center. Cell phone service needs improvement.	12/5/2023 12:16 PM
53	None	12/2/2023 2:05 PM
54	We are all confronted by economic barriers at a national level. I'm not sure what Leverett can do to mitigate those barriers.	12/2/2023 10:56 AM
55	traffic mitigation/calming	12/2/2023 10:42 AM

56	We cannot think of any.	12/2/2023 9:59 AM
57	None. I'm getting older, but I'll deal with that when the time comes. Great place to live.	12/1/2023 5:46 PM
58	Aging in place. Transportation.	12/1/2023 2:40 PM
59	None	12/1/2023 11:37 AM
60	Connecting with people our age (older)	11/30/2023 5:46 PM
61	Affordability	11/30/2023 5:28 PM
62	Classism, racism, liberal bias and arrogance, denial, gaslighting, clickish elitism.	11/30/2023 3:50 PM
63	Lack of a good community gathering space. A facility with indoor/outdoor spaces, food and drink, and recreational/performance options would be ideal.	11/30/2023 2:16 PM
64	Isolation from neighbors, not sure how to meet people and get involved.	11/30/2023 9:12 AM
65	I am living my best life!	11/29/2023 7:53 PM
66	Lack of Cellular coverage is a problem especially as a public safety issue	11/29/2023 2:03 PM
67	Again high taxes	11/29/2023 9:40 AM
68	Major development happening in close proximity to my property and family	11/29/2023 8:41 AM
69	Uninformed electorate.	11/28/2023 8:18 PM
70	pubic transportation	11/28/2023 11:11 AM
71	Lack of public transportation & cell service.	11/27/2023 8:17 PM
72	none	11/24/2023 2:08 PM
73	Lack of grocery stores, gas station, restaurants.	11/24/2023 10:46 AM
74	none that I hold the town responsible for.	11/23/2023 10:26 AM
75	No place to meet up. No diversity.	11/22/2023 7:23 PM
76	None! It’s a great place to live!	11/22/2023 2:48 PM
77	NONE for now, but if I hope to stay in my home forever, I may need transportation at some point in the future.	11/22/2023 1:57 PM
78	Having to drive distances for entertainment, shopping, and appealing places to congregate	11/22/2023 1:44 PM
79	High property taxes.	11/21/2023 5:03 PM
80	Maybe a coffee shop!	11/20/2023 2:08 PM
81	As someone who loves the peacefulness of rural life, including wildlife and natural areas, it’s been difficult to see how unmanaged a lot of natural land is, in terms of plant health and invasive plants.	11/18/2023 5:56 PM
82	Taxes are too high for fixed income people.	11/18/2023 8:02 AM
83	none	11/17/2023 7:37 PM
84	None. I am lucky to say I am living my best life here in Leverett	11/17/2023 7:02 PM
85	Ddddd	11/17/2023 7:00 PM
86	I would like to be able to walk and bike safely on the roads.	11/17/2023 12:16 PM
87	Restrictions on public lands	11/17/2023 8:58 AM
88	High taxes due to town over spending.	11/16/2023 10:02 PM
89	Transportation. When I can no longer drive, I can no longer live in Leverett	11/16/2023 8:32 PM
90	Taxes are too high	11/16/2023 7:08 PM
91	Cell phone service, school and coop in constant need of fundraising.	11/15/2023 4:27 PM

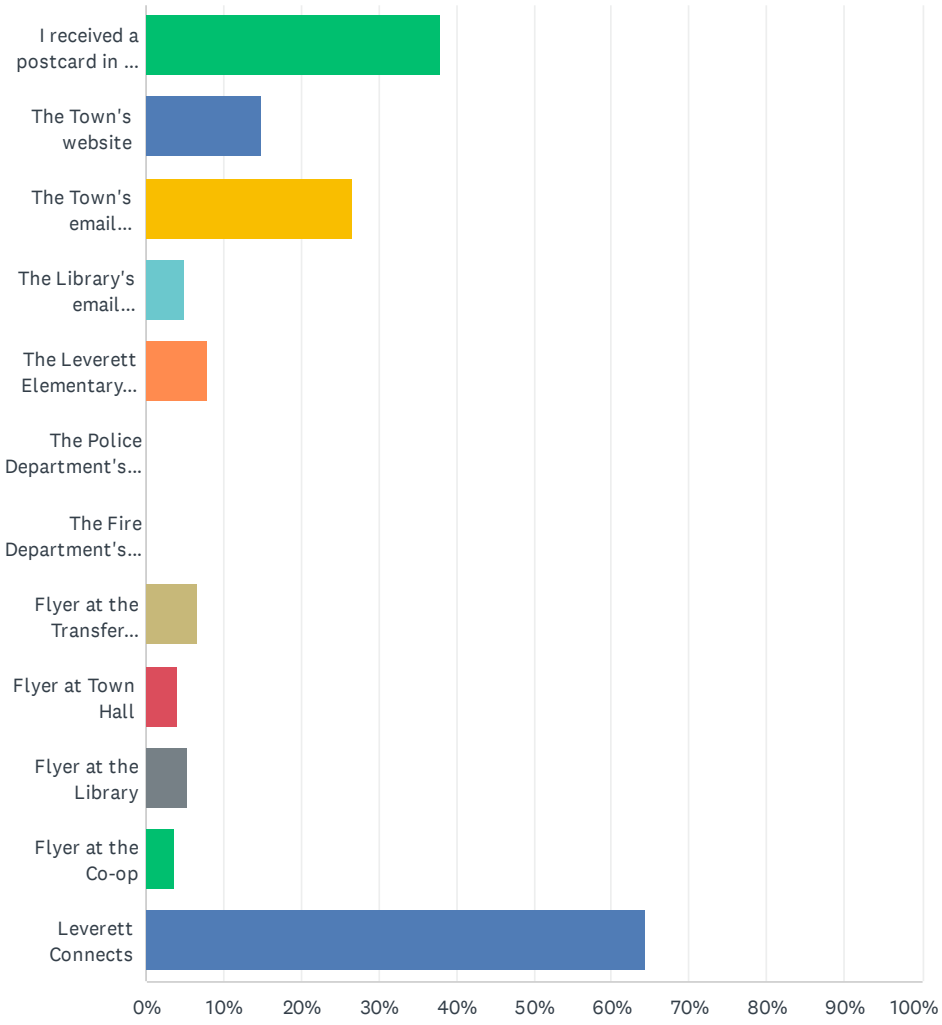
92	None at this time	11/14/2023 4:58 PM
93	Ability to choose among any of the cell phone carriers. We are limited by our location in town.	11/14/2023 1:27 PM
94	too much dissension	11/13/2023 8:48 PM
95	This is a very pricey town.	11/13/2023 2:43 PM
96	I am pretty lucky. We now own a home in Leverett and we rented here for nearly 20 yrs. We have great neighbors. I love our library, transfer station, LCA and our co op. I wish people were kinder to each other. I wish people appreciated all the volunteering that happens here. I wish we could have more understanding and ability to talk through our differences.	11/13/2023 7:54 AM
97	Very few! The barriers are mostly self-imposed.	11/12/2023 7:11 AM
98	Pedestrian-safe roads	11/11/2023 8:52 PM
99	Limited hours of access to town facilities, e.g. transfer station open hours are quite limited.	11/11/2023 11:57 AM
100	We are well into our 70's and I'm increasingly concerned about aging out. I love our self sufficiency on our land and in our neighbiorhood, but I can see our abilities beginning to diminish.	11/11/2023 10:44 AM
101	Lack of a senior center	11/11/2023 10:36 AM
102	Community interaction. We used to be much more connected as a community. That has fallen aide in the last 10 years.	11/10/2023 8:51 PM
103	Walking and running on roads is unsafe because there are no sidewalks	11/10/2023 1:43 PM
104	Trucks driving too fast!	11/9/2023 7:05 PM
105	Honestly my rent for the place I'm living is double what the mortgage would be. I feel like my land lord owns me. I know this is a private matter but anything that could be done for others to prevent a similar situation is paramount.	11/7/2023 3:55 PM
106	this is just a test	11/7/2023 3:11 PM
107	lack of cell phone communication for young families. Not enough access to preschool in Leverett.	11/5/2023 8:35 AM
108	Lack of access to good public transportation, but this was the deal one made for living in a rural setting. The caveat being: the watchfulness of a small town. If you live out of sight, you get away with much more than if you are visible from the road. Not as bad as most surrounding towns though.	11/4/2023 10:28 PM
109	None	11/3/2023 4:45 PM
110	Childcare access (before elementary age)	11/2/2023 1:44 PM
111	Public transportation	11/2/2023 12:02 PM
112	none	10/31/2023 4:06 PM
113	Speeding vehicles down many highways such as Shutesbury Rd in E. Leverett	10/30/2023 4:55 PM
114	Essentially none.	10/30/2023 1:30 PM
115	Traffic issues	10/30/2023 9:45 AM
116	None	10/29/2023 9:15 PM
117	none	10/29/2023 8:32 PM
118	Social justice programs and high taxes	10/29/2023 1:15 PM
119	zoning and gas	10/29/2023 11:45 AM
120	None, right now.	10/29/2023 11:31 AM
121	—	10/29/2023 11:10 AM
122	I wish the school had a band program	10/29/2023 11:02 AM

123	Leverett is a wonderful place to live, and I rarely encounter barriers in Leverett.	10/29/2023 10:50 AM
124	High taxes	10/29/2023 8:38 AM
125	Lack of transportation to Amherst.	10/28/2023 9:46 AM
126	lack of planning around climate change, lack of accountability of our police force and lack of shared values as a community about climate change, policing and racial justice	10/28/2023 9:10 AM
127	Honestly it's the outside world eating up my time.	10/27/2023 10:08 AM
128	Lack of services, transportation as we age	10/24/2023 11:56 PM
129	The lack of bike paths or sidewalks along the narrow curving N Leverett Road caused me not to bike. Bikers are really risking it. I've been knocked off the road and won't bike there anymore which is a shame because it is great terrain.	10/24/2023 6:44 PM
130	I would prefer not to raise my child in a rich white town. I would live a better life in Leverett if I could see more people committing themselves to real inclusivity and belonging, not just lip service.	10/24/2023 3:44 PM
131	Cost. if we ever pay the high cost of our house down, will we be able to afford the taxes to stay?	10/24/2023 3:21 PM
132	Access to public transportation and support services.	10/24/2023 11:54 AM
133	Bike lanes would be helpful	10/23/2023 9:17 PM
134	I suppose the high tax rate may be my undoing of being able to stay in Leverett. I'm now retired and widowed. I know everyone wants senior / low income housing...but I don't see how that need can be met and still maintain the qualities I love about living here.	10/23/2023 5:06 PM
135	I would like to be able to build on my land, but current septic regulations prevent this without a deed restriction	10/23/2023 2:47 PM
136	We would love a small town center with sidewalks, coffee shop and if the Coop were located centrally. Diversity of the population would be nice.	10/23/2023 7:06 AM
137	None at present. But as age concerned for lack of resources and public services due to living in a rural small community	10/23/2023 6:24 AM
138	high cost of property taxes	10/22/2023 2:22 PM
139	I am very grateful to be living here and understand that no place can provide a perfect life. The limitation of being here have more to do with the problems of the area's economy and inequality across the Commonwealth and the country.	10/22/2023 12:10 PM
140	The idea of energy independence is a myth. We don't make our own tires. We don't make our own shoes. Energy, because of economies of scale, must be worked out at the federal and not the municipal level. By converting forest into meadows into solar fields, you reduce the reasons people will want to move to Leverett. This is not best use for land. That it increases the tax base is a myopic perspective.	10/22/2023 11:33 AM
141	ability to stay living in home during ageing	10/21/2023 4:06 PM
142	barriers to recreational access for thos with disabilities.	10/21/2023 2:35 PM
143	More winter time activity generators that bring people together, including in indoor spaces (some of which do not yet exist)	10/21/2023 12:55 PM
144	At present nothing significant, but services to seniors and a substantial increase in those are really crucial as our population ages in place.	10/21/2023 11:43 AM
145	Doing fine so far, thanks, but would be seriously screwed if unable to drive a car.	10/21/2023 11:43 AM
146	None that we cannot work on together! It would be wonderful to see our villages more rich in options for services, more walkable.	10/21/2023 10:01 AM
147	Lack of senior housing. Downsizing means leaving the community.	10/21/2023 9:11 AM
148	Cost/availability of housing. We rent so are here temporarily, though at one point were looking to purchase property here	10/20/2023 8:48 PM

149	Lack of services -- eg poor cell phone coverage, no public transportation, limited elder services and recreational opportunities such as fitness classes or learning opportunities.	10/20/2023 6:27 PM
150	n/a	10/20/2023 4:43 PM
151	economic limitations and aging.	10/19/2023 2:09 AM
152	Probably cost of living. But I do feel that there are a lot of features that are free and easy to enjoy (trails, library).	10/18/2023 10:25 PM
153	none	10/18/2023 5:51 PM
154	High taxes for minimal services.	10/18/2023 5:35 PM
155	Cost is difficult, but I have received town supported assistance which has helped. Small town judgements can really wear on those already struggling	10/18/2023 2:45 PM
156	More lively community	10/18/2023 8:20 AM
157	Distance from businesses and services; difficulty keeping the Co-op afloat or opening new businesses.	10/18/2023 7:59 AM
158	Lack of emergency medical response 24 hours a day. Political bias in access to town services and being able to serve on town boards.	10/18/2023 7:51 AM
159	I'd like to roads to accommodate walkers/bikers safely.	10/17/2023 10:13 PM
160	Supportive, interconnected community as we age in place.	10/17/2023 8:59 PM
161	As I get older and now live alone, easy access to transportation for shopping and appointments will become more important.	10/17/2023 8:46 PM
162	High taxes, worries about water quality, health and transportation as I get older.	10/17/2023 7:55 PM
163	lack of public transportation	10/17/2023 7:47 PM
164	Money. There is no housing for the average person	10/17/2023 7:36 PM
165	Can't think of any	10/17/2023 5:35 PM
166	Lack of supportive school environment for child with a disability. We are "othered" by both adults and my child's peers.	10/17/2023 4:58 PM
167	Taxes	10/17/2023 2:22 PM
168	None	10/17/2023 1:49 PM
169	None, at the moment!	10/17/2023 11:55 AM

Q11 How did you hear about this survey? Choose all that apply.

Answered: 301 Skipped: 110



ANSWER CHOICES	RESPONSES	
I received a postcard in the mail.	37.87%	114
The Town's website	14.95%	45
The Town's email newsletter	26.58%	80
The Library's email newsletter	4.98%	15
The Leverett Elementary School's email newsletter	7.97%	24
The Police Department's Facebook page	0.00%	0
The Fire Department's Facebook page	0.00%	0
Flyer at the Transfer Station	6.64%	20
Flyer at Town Hall	3.99%	12
Flyer at the Library	5.32%	16
Flyer at the Co-op	3.65%	11
Leverett Connects	64.45%	194
Total Respondents: 301		

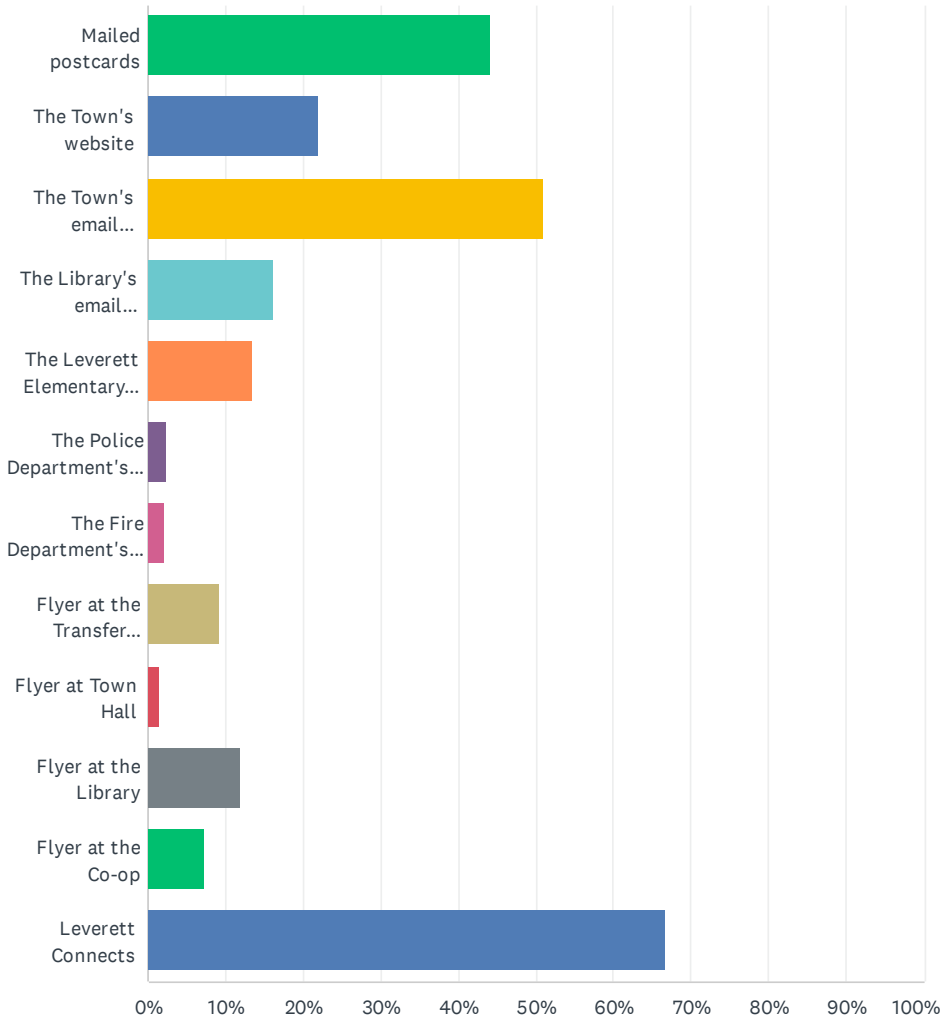
#	OTHER (PLEASE SPECIFY)	DATE
1	My wife discovered it, and informed me. This should have been transmitted my U.S. Mail.	12/15/2023 10:33 PM
2	I signed up for information at the LES open house, but didn't receive anything	12/15/2023 9:27 PM
3	mulitiple sources	12/15/2023 4:59 PM
4	friends / committee members	12/15/2023 3:58 PM
5	Neighbor came to door with it.	12/15/2023 3:51 PM
6	word of mouth	12/15/2023 3:23 PM
7	friend	12/15/2023 2:08 PM
8	A phone message from the Town, a neighbor dropped it off =)	12/15/2023 1:33 PM
9	neighbors	12/15/2023 10:00 AM
10	Person distributing this survey in the street. Town residents telling me about this.	12/15/2023 9:46 AM
11	Planning committee member gave it to me	12/15/2023 9:25 AM
12	Someone handed me this questionnaire.	12/14/2023 6:45 PM
13	LES school open house	12/14/2023 5:37 PM
14	Planning night	12/13/2023 4:53 PM
15	multiple sources - Know people involved in process + was asked to serve on steering committee (but declined, too busy!)	12/13/2023 4:21 PM
16	Sign outside town hall	12/13/2023 12:00 PM
17	Flashing traffic signs in Visioning Town hall meetings.	12/13/2023 11:47 AM
18	I signed up for notifications from various town committees + try to go whenever I can get away from the kids.	12/13/2023 10:21 AM
19	The flashing sign(s) on the road.	12/13/2023 10:00 AM
20	Neighbor	12/12/2023 8:25 PM

21	Being promoted by community members	12/9/2023 4:59 PM
22	newspaper	12/9/2023 11:29 AM
23	Robo call	12/6/2023 2:31 PM
24	Phone message and neighbors.	12/5/2023 3:15 PM
25	Tim keeps bugging me ;)	12/5/2023 2:43 PM
26	Friend	12/5/2023 9:24 AM
27	word of mouth	12/2/2023 10:46 AM
28	Andy delivered it personally to our home.	12/2/2023 10:00 AM
29	From neighbors	12/2/2023 9:33 AM
30	Email	11/30/2023 5:30 PM
31	My neighbor	11/29/2023 7:54 PM
32	A friend	11/29/2023 9:42 AM
33	Other residents	11/28/2023 8:19 PM
34	Mt. Toby Friends Meeting Clerk	11/28/2023 1:08 PM
35	Comprehensive Plan Steering Group flyer	11/26/2023 12:03 PM
36	flyer in the mail	11/24/2023 2:10 PM
37	Library website	11/23/2023 9:29 AM
38	Concerned property owners	11/21/2023 5:04 PM
39	via email	11/20/2023 5:50 PM
40	Town Planner called	11/18/2023 7:43 PM
41	Phone call	11/18/2023 5:57 PM
42	Phone call	11/17/2023 7:01 PM
43	Word of mouth	11/17/2023 8:59 AM
44	Meeting of town residents with concerns over town over stepping and spending.	11/16/2023 10:05 PM
45	I was told by another resident	11/16/2023 7:09 PM
46	personal email	11/15/2023 9:44 AM
47	Neighbor told me about it	11/14/2023 6:45 PM
48	Tim Shores sent me the link	11/14/2023 1:48 PM
49	people involved in its creation	11/13/2023 8:49 PM
50	Handout at an LES event	11/13/2023 2:44 PM
51	groups.io	11/11/2023 11:59 AM
52	Someone told me about it	11/8/2023 8:11 PM
53	email from other town resident	11/8/2023 9:29 AM
54	Member of the committee	10/31/2023 11:06 AM
55	Roadside lighted signs	10/30/2023 9:47 AM
56	LES open house	10/25/2023 7:36 AM
57	Hi everyone, I'm Tim Shores.	10/24/2023 3:44 PM
58	Leverett Connects	10/21/2023 9:12 AM

59	Email message	10/20/2023 6:28 PM
60	I received an email	10/20/2023 4:44 PM
61	participation in town government	10/19/2023 2:12 AM
62	planning meeting tonight	10/17/2023 8:01 PM
63	Data Walk	10/17/2023 7:16 PM
64	The data walk	10/17/2023 5:36 PM
65	Spouse fwded to me	10/17/2023 1:51 PM
66	email from neighbor	10/17/2023 12:53 PM

Q12 What is the best way for us to communicate with you? Choose all that apply.

Answered: 328 Skipped: 83



ANSWER CHOICES	RESPONSES	
Mailed postcards	44.21%	145
The Town's website	21.95%	72
The Town's email newsletter	50.91%	167
The Library's email newsletter	16.16%	53
The Leverett Elementary School's email newsletter	13.41%	44
The Police Department's Facebook page	2.44%	8
The Fire Department's Facebook page	2.13%	7
Flyer at the Transfer Station	9.15%	30
Flyer at Town Hall	1.52%	5
Flyer at the Library	11.89%	39
Flyer at the Co-op	7.32%	24
Leverett Connects	66.77%	219
Total Respondents: 328		

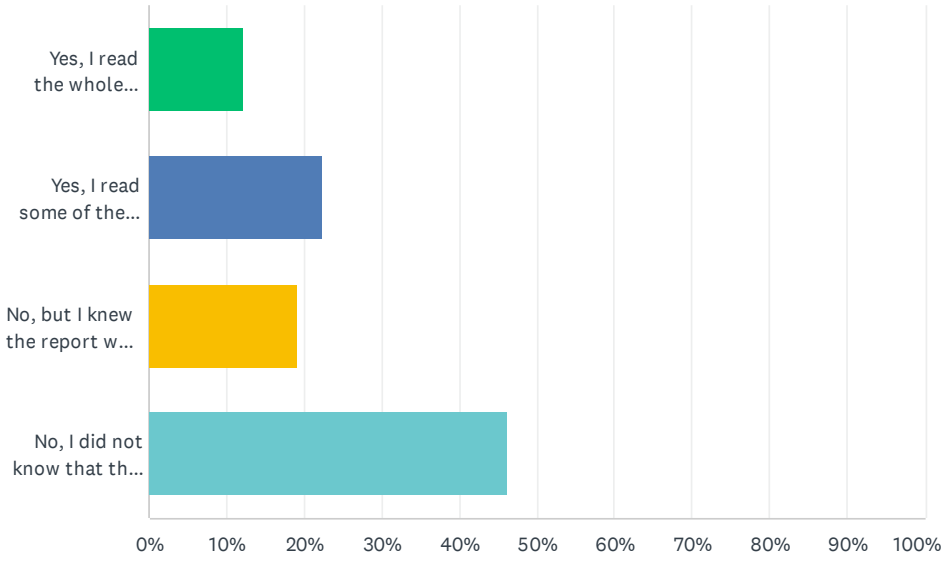
#	OTHER (PLEASE SPECIFY)	DATE
1	The town's newsletter MAILED out again	12/16/2023 8:46 PM
2	Leverett Connect should not be used for official communication. I like the written newsletter sent to each and every resident or household. I just don't see the other modes of transmission. If a paper copy is too expensive, have an email sent to those that request it. I don't routinely visit websites.	12/15/2023 10:33 PM
3	The Town's mailed Newsletters	12/15/2023 5:46 PM
4	Don't use Facebook.	12/15/2023 3:51 PM
5	a paper copy of the town's newsletter	12/15/2023 2:36 PM
6	friends	12/15/2023 2:08 PM
7	Paper copy of newsletter!	12/15/2023 10:55 AM
8	Phone call message	12/15/2023 9:51 AM
9	Phone message	12/15/2023 9:46 AM
10	Telephone, me email	12/15/2023 9:03 AM
11	Call my phone 413-548-1213	12/15/2023 8:57 AM
12	Town Newsletter in the regular mail	12/14/2023 10:24 PM
13	email	12/14/2023 6:00 PM
14	Please restart a mailed newsletter. Without it, I see the town changing!	12/14/2023 5:02 PM
15	email	12/14/2023 10:05 AM
16	Robo call from Margie	12/13/2023 5:32 PM
17	More signs	12/13/2023 12:00 PM
18	flyers at Cushman	12/9/2023 11:29 AM
19	Miss going to transfer station	12/7/2023 6:45 PM

20	Email me	12/7/2023 5:07 PM
21	Tim bugging me.	12/5/2023 2:43 PM
22	Email and text if possible	12/5/2023 12:17 PM
23	text messages	12/4/2023 8:39 AM
24	plain ol' email	11/29/2023 8:18 PM
25	Text me!	11/29/2023 7:54 PM
26	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.	11/28/2023 2:08 PM
27	Town newsletter would be helpful	11/26/2023 12:03 PM
28	All digital communication is preferred: emails and/or texts. Eliminating all paper communications is preferred.	11/24/2023 10:48 AM
29	email	11/20/2023 5:50 PM
30	A call and message to the house	11/16/2023 7:09 PM
31	Direct email list would work as well. Is there a "Town's email newsletter"? That might be the same as this, but I'm not aware if there is one.	11/15/2023 8:51 AM
32	Town Newsletter(s) mailed to households!!! Paper copies of town information is very important for many. TOO MUCH IS MISSED with the vast number of constant emails; especially missed by those who prefer a paper copy.	11/11/2023 12:53 PM
33	How do I get the town's emailed newsletter? Let us know!	11/9/2023 7:06 PM
34	Email	11/8/2023 8:11 PM
35	Mail the news letter	10/31/2023 1:57 PM
36	word of mouth	10/31/2023 11:06 AM
37	Return to the printed and delivered Leverett Newsletter	10/30/2023 2:58 PM
38	Have an email subscription list to send notifications (send to all subscribers).	10/30/2023 1:58 PM
39	email	10/30/2023 9:47 AM
40	Optional hardcopy of Town Newsletter mailed to those who desire (cost kept low by only mailing to those requesting or even paying a nominal amount for mail delivery	10/28/2023 9:48 AM
41	Regular printed newsletters.	10/24/2023 11:56 AM
42	mailed newsletter is preferable	10/23/2023 9:25 AM
43	More info on social media websites would be ideal	10/23/2023 6:26 AM
44	I thought I was signed up for the town’s email newsletter but I haven’t received emails. I’ll try again.	10/22/2023 7:50 PM
45	Margie's phone message with info about town events	10/21/2023 11:45 AM
46	Email	10/20/2023 6:28 PM
47	Direct email and text as well as the telephone system	10/19/2023 2:12 AM
48	mailing of paper town newsletter is best way to communicate	10/18/2023 5:53 PM
49	Email	10/18/2023 5:36 PM
50	.	10/18/2023 2:47 PM
51	email	10/18/2023 8:28 AM
52	Flyer at the post office. The emai newsletter has been an abject failure. I can’t get on it no matter how many times I ask.	10/17/2023 7:57 PM

53	The town website needs to be updated more frequently	10/17/2023 1:25 PM

Q13 Have you read the Phase 1 Report from Spring 2023? You can find it on the Planning Board's webpage for the Comprehensive Plan. Scroll down to March 2022 to June 2022: https://leverett.ma.us/p/2105/Leverett-Comprehensive-Plan-project-timeline

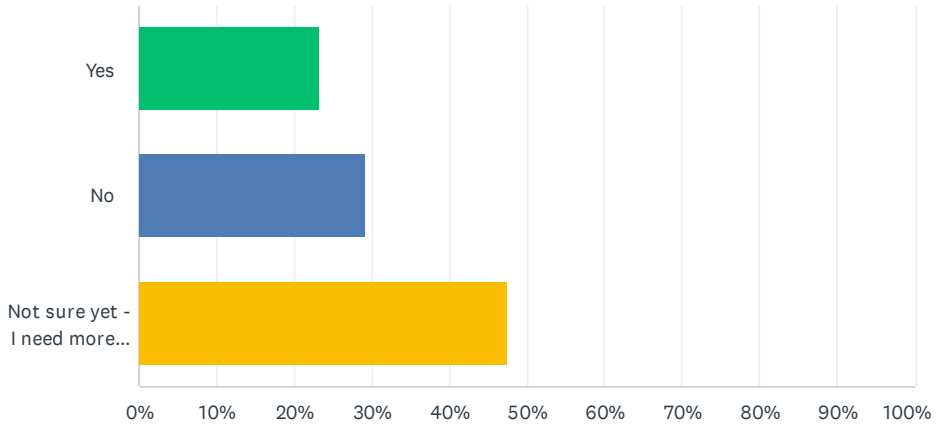
Answered: 344 Skipped: 67



ANSWER CHOICES	RESPONSES	
Yes, I read the whole report.	12.21%	42
Yes, I read some of the report.	22.38%	77
No, but I knew the report was available.	19.19%	66
No, I did not know that this report was available.	46.22%	159
TOTAL		344

Q14 We are starting to plan for our listening sessions. Are you interested in being part of a small group discussion?

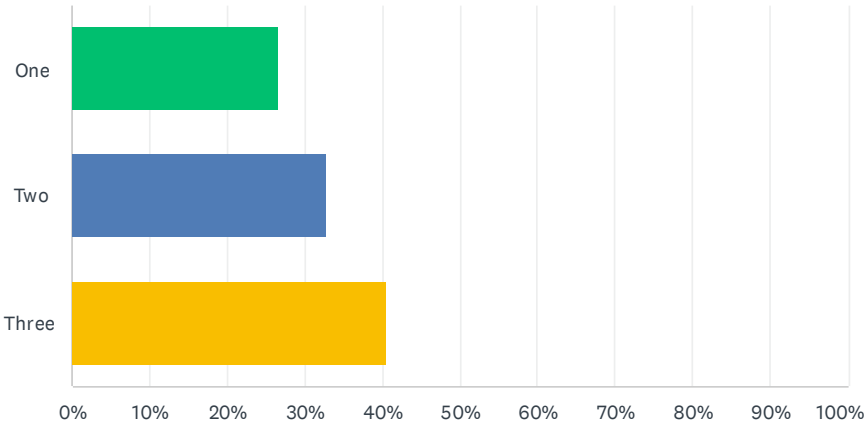
Answered: 343 Skipped: 68



ANSWER CHOICES	RESPONSES	
Yes	23.32%	80
No	29.15%	100
Not sure yet - I need more information.	47.52%	163
TOTAL		343

Q15 If yes, how many meetings of the small group would you be willing to attend?

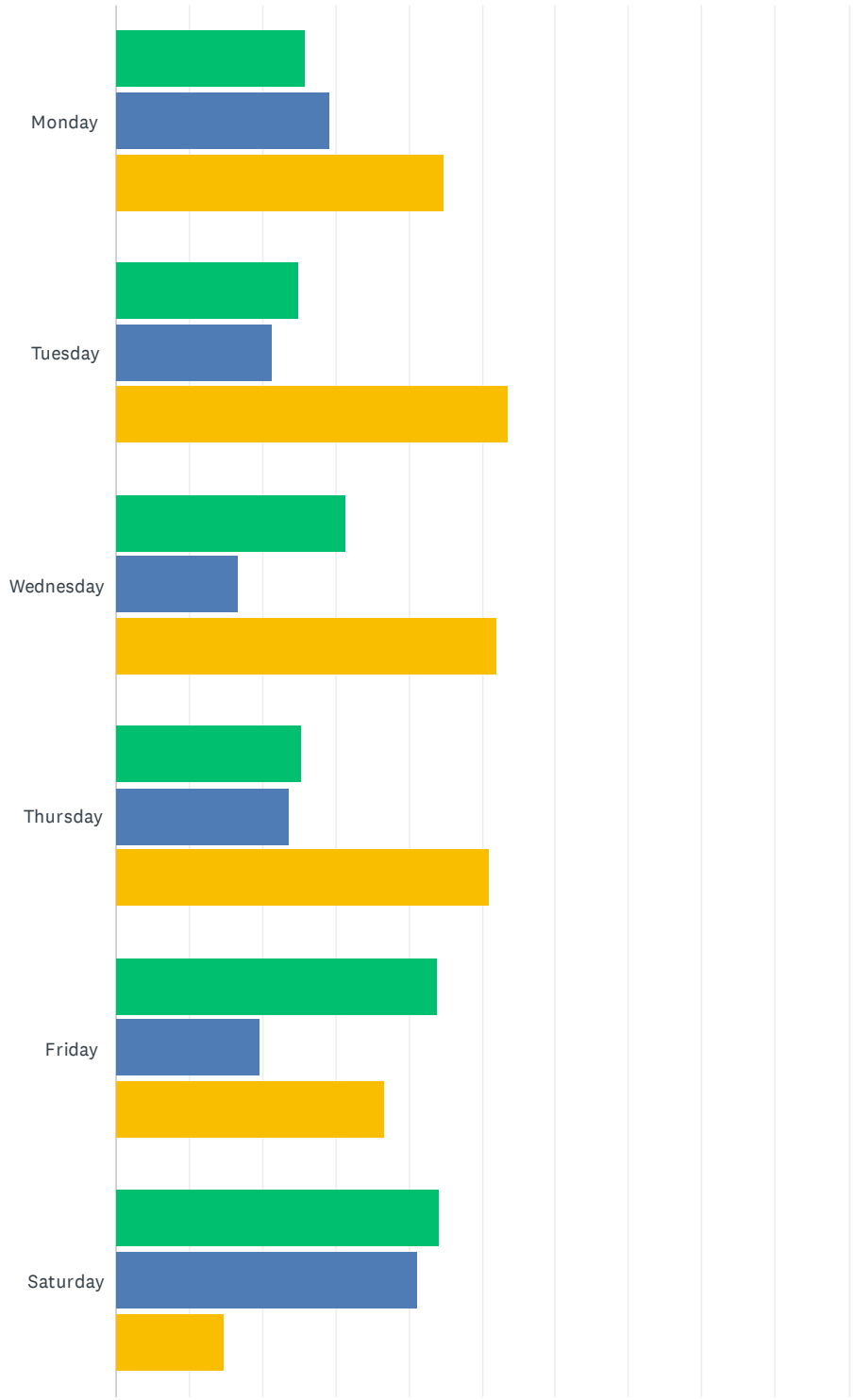
Answered: 79 Skipped: 332

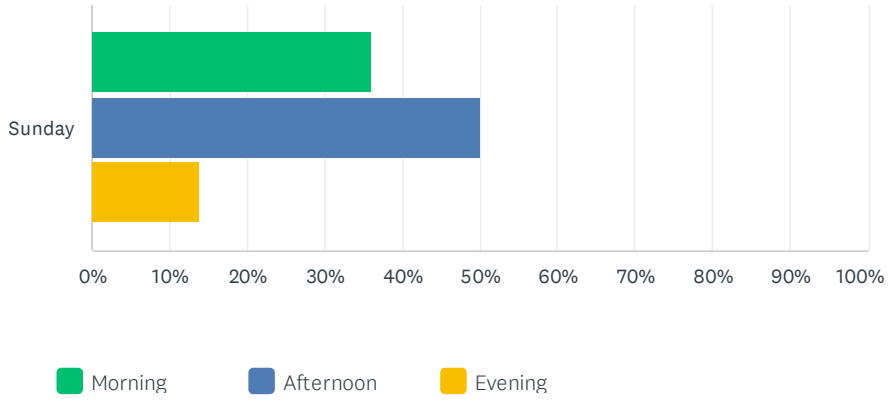


ANSWER CHOICES	RESPONSES	
One	26.58%	21
Two	32.91%	26
Three	40.51%	32
TOTAL		79

Q16 What time of day would be best for you? Please choose all days that apply and the best time for each day.

Answered: 75 Skipped: 336

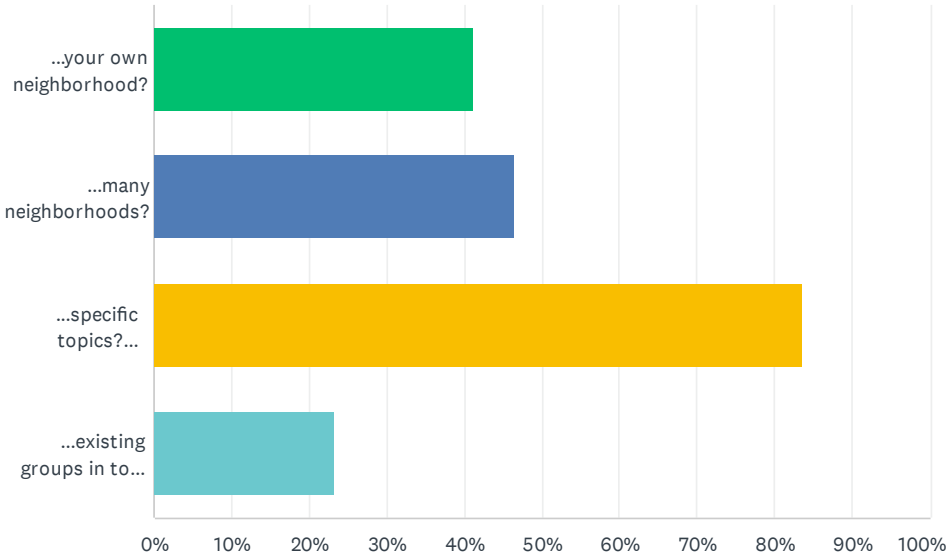




	MORNING	AFTERNOON	EVENING	TOTAL
Monday	25.86% 15	29.31% 17	44.83% 26	58
Tuesday	25.00% 14	21.43% 12	53.57% 30	56
Wednesday	31.25% 15	16.67% 8	52.08% 25	48
Thursday	25.45% 14	23.64% 13	50.91% 28	55
Friday	43.90% 18	19.51% 8	36.59% 15	41
Saturday	44.12% 15	41.18% 14	14.71% 5	34
Sunday	36.11% 13	50.00% 18	13.89% 5	36

Q17 We are considering different options for structuring the discussion groups. Would you prefer a group based on people from... (Choose all that apply.)

Answered: 73 Skipped: 338



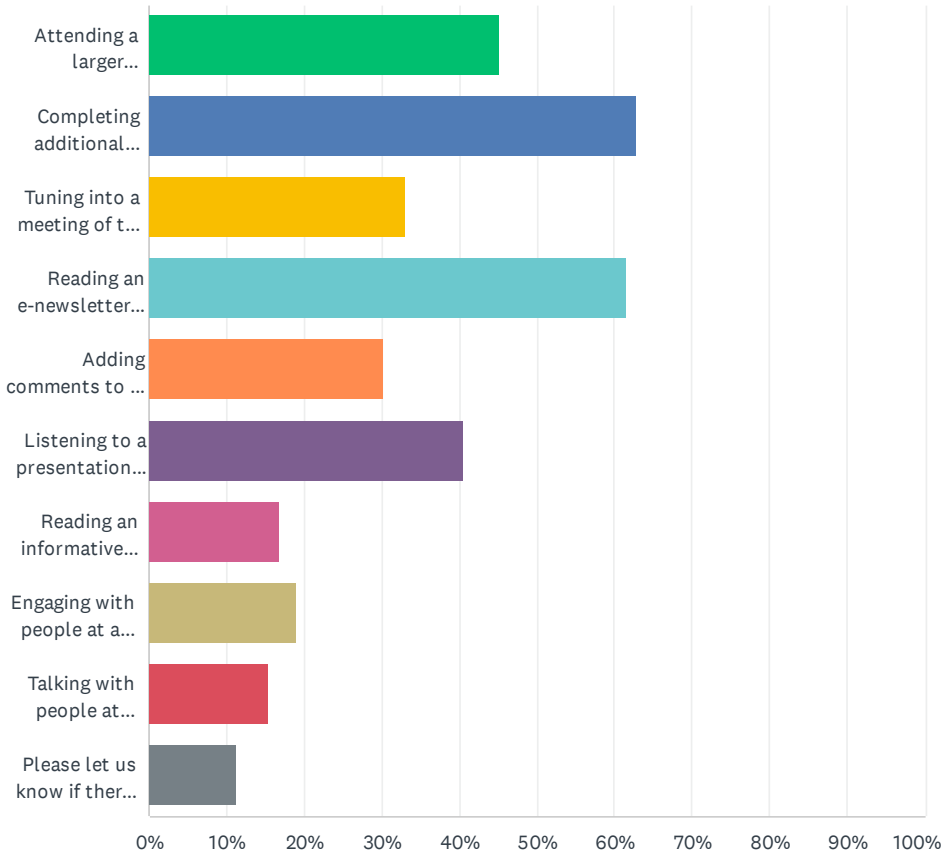
ANSWER CHOICES	RESPONSES	
...your own neighborhood?	41.10%	30
...many neighborhoods?	46.58%	34
...specific topics? (Examples: open space, housing, economic development, historic preservation, energy, resiliency, etc.)	83.56%	61
...existing groups in town? (Examples: Historical Society, Leverett PTO, Friends of Leverett Library, etc.)	23.29%	17
Total Respondents: 73		

#	WHAT OTHER GROUPS WOULD BE GOOD FOR A SMALL DISCUSSION GROUP?	DATE
1	I am only interested in meeting in a group that has clear and important questions and is willing to present their finding forcefully	12/15/2023 10:37 PM
2	Shuffling groups	12/15/2023 3:46 PM
3	Each group should have a representative for each town goal, if possible. No enclaves I haven't before in any part of Leverett?	12/15/2023 9:20 AM
4	Les parents. people who do arts + culture.	12/14/2023 5:52 PM
5	Tax Relief Energy Committee	12/14/2023 5:04 PM
6	A group informing the school-LES	12/13/2023 4:57 PM
7	Whatever	12/13/2023 10:22 AM
8	Getting Teawaddle hill totally newly blacktopped this Spring m	12/8/2023 3:34 AM

9	Seniors. Also.last query well id need want meet online for now	12/7/2023 5:09 PM
10	It doesn’t matter.	12/2/2023 10:02 AM
11	Education	11/16/2023 7:11 PM
12	Groups based on age	11/12/2023 7:14 AM
13	Transportation Options or Possibilities	10/28/2023 9:50 AM
14	I'd be interested in listening to a variety of perspectives that are focused on specific topic areas.	10/24/2023 6:50 PM
15	Council on Aging	10/23/2023 2:49 PM
16	support services for seniors ---topic I'd be interested in. Outside speaker from Hatfield or other towns with good services.	10/21/2023 11:48 AM
17	I want to hear thoughts early in the process, not after a consensus has built.	10/19/2023 5:39 PM
18	neighborhood groups	10/19/2023 2:15 AM
19	Friends of Leverett Pond	10/18/2023 5:56 PM
20	Combating political bias in access to serving on town commitments	10/18/2023 7:54 AM
21	i will be unable to meet in person due to covid limitations, so a zoom meeting would work for me.	10/17/2023 3:33 PM

Q18 How else would you be interested in engaging with this process? Please choose all that apply.

Answered: 321 Skipped: 90



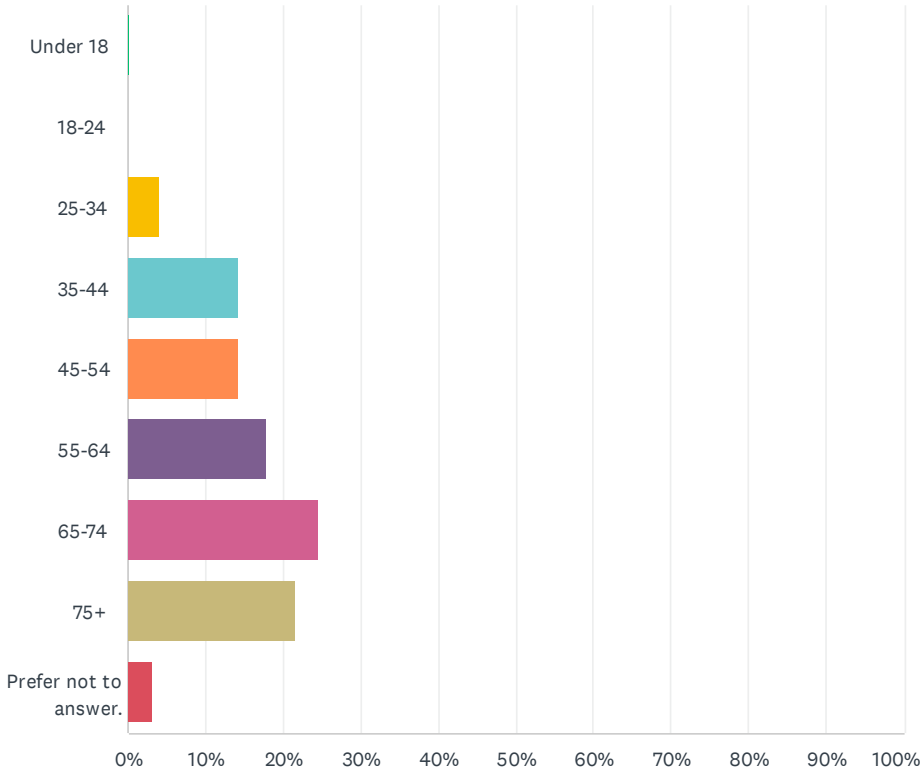
ANSWER CHOICES	RESPONSES	
Attending a larger community workshop on one or more topics.	45.17%	145
Completing additional surveys during the planning process.	62.93%	202
Tuning into a meeting of the Planning Board where the process is discussed.	33.02%	106
Reading an e-newsletter about the process.	61.68%	198
Adding comments to an interactive map.	30.22%	97
Listening to a presentation at Town Meeting.	40.50%	130
Reading an informative flyer sent through the Leverett Elementary School.	16.82%	54
Engaging with people at a table at a community event.	19.00%	61
Talking with people at "office hours" in the Library or Town Hall.	15.26%	49
Please let us know if there are other ways we could provide for you to engage in the process.	11.21%	36
Total Respondents: 321		

#	PLEASE LET US KNOW IF THERE ARE OTHER WAYS WE COULD PROVIDE FOR YOU TO ENGAGE IN THE PROCESS.	DATE
1	town newsletter, Leverett Connects	12/16/2023 8:47 PM
2	I want to be involved. Currently I have no involvement	12/15/2023 10:39 PM
3	The data walk was terrific!!	12/15/2023 7:18 PM
4	This survey is too long for me. I had to give up.	12/15/2023 6:08 PM
5	Remote options for meetings and chances to participate.	12/15/2023 4:17 PM
6	Virtual	12/15/2023 2:08 PM
7	Who really listens?	12/15/2023 9:40 AM
8	Use the co-op as a community space insted of a club house.	12/14/2023 5:53 PM
9	We don't say "hello" to one another anymore. Kids pass on the street w/o waving or saying "hi". At the post office we don't even smile.	12/14/2023 5:23 PM
10	Some participation from young people to give the future a say at the table + Instead of a LES flyer - do an adult version.	12/13/2023 5:34 PM
11	Wow thanks for asking really	12/7/2023 5:10 PM
12	Fuck	12/6/2023 8:28 PM
13	This is combined between two household members.	12/2/2023 10:03 AM
14	I would like this "process" to terminate	12/1/2023 11:39 AM
15	This is such a difficult question. I read Leverett Connects, pretty religiously, and I'm always struck by how few voices are speaking. I feel uncomfortable speaking in that format especially if what I think happens to go against the loudest voices. On the other hand, I'm not very interested in going to a meeting where a small number of people do all the speaking in the form of a presentation. so it strikes me that polling is really the best way to reach a person like me who may not feel comfortable speaking up in other context, or might not have the opportunity	11/24/2023 2:05 PM
16	Have the town meeting available through Zoom as well as in person	11/17/2023 9:01 AM
17	.	11/14/2023 6:46 PM
18	Via a town Instagram account	11/14/2023 1:29 PM

19	Leverett Connects announcement of zoom meetings	11/9/2023 7:08 PM
20	Town meetings should be Zoom meetings	11/4/2023 8:25 PM
21	frankly, I prefer the old paper town newsletter. this insured i would read it and know what's going on here	10/31/2023 4:17 PM
22	Over the past few years we have completed and submitted a number of surveys. Redundecy is a problem	10/30/2023 9:48 AM
23	Prefer zoom meetings	10/24/2023 11:58 PM
24	Alas, I no longer have a child at LES and would prefer it to be sent to "Postal Customer" to all residents.	10/24/2023 6:52 PM
25	Information needs to be sent out in more accessible easier reading friendly ways that specifically lat out the goals of this Committee.	10/23/2023 7:03 AM
26	I'm old, I'm tired and did a lot when younger and want to see the younger generation step up to the task.	10/20/2023 6:02 PM
27	We should make full use of Leverettnet and develop a town government based internet forum.	10/19/2023 2:17 AM
28	Emails	10/18/2023 10:34 PM
29	.	10/18/2023 2:47 PM
30	A large community meeting in which a draft plan is described and everyone can ask questions or make comments.	10/18/2023 12:11 PM
31	Zoom events or even recorded zoom events. It is difficult to get to scheduled meetings with little children. I think young parents are a quiet demographic in Leverett because of lack of time and ability to participate asynchronously	10/18/2023 8:24 AM
32	Help	10/18/2023 7:56 AM
33	Leverett connects is my main source of information these days	10/17/2023 7:58 PM
34	Provided that gatherings are free and are not during working hours (9-5), I would love to attend as able	10/17/2023 7:39 PM
35	virtual meetings	10/17/2023 3:34 PM
36	Live-stream?	10/17/2023 1:52 PM

Q19 Tell us about you! How old are you?

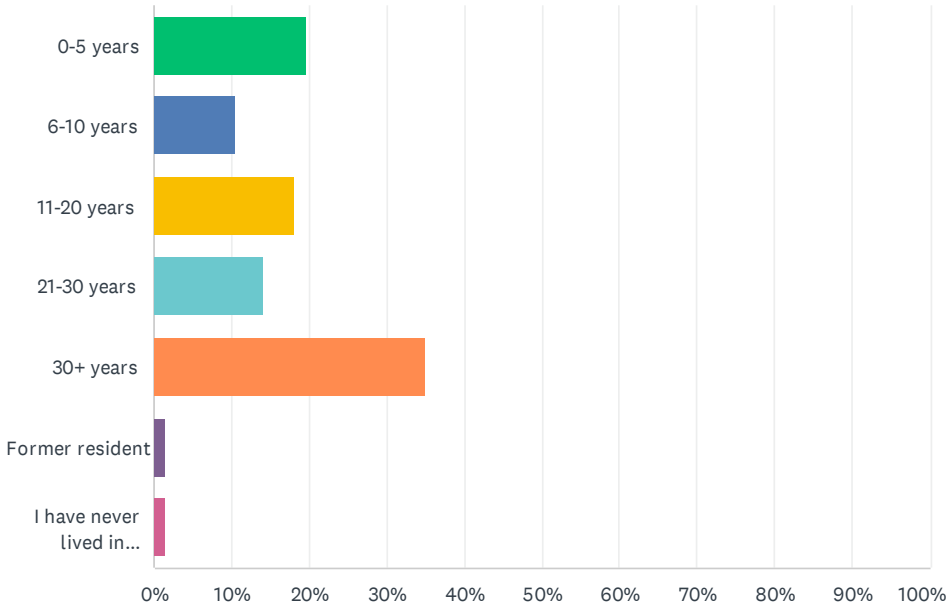
Answered: 348 Skipped: 63



ANSWER CHOICES	RESPONSES	
Under 18	0.29%	1
18-24	0.00%	0
25-34	4.02%	14
35-44	14.37%	50
45-54	14.37%	50
55-64	17.82%	62
65-74	24.43%	85
75+	21.55%	75
Prefer not to answer.	3.16%	11
TOTAL		348

Q20 How long have you lived in Leverett?

Answered: 348 Skipped: 63



ANSWER CHOICES	RESPONSES	
0-5 years	19.54%	68
6-10 years	10.34%	36
11-20 years	18.10%	63
21-30 years	14.08%	49
30+ years	35.06%	122
Former resident	1.44%	5
I have never lived in Leverett.	1.44%	5
TOTAL		348

Q21 Is there anything else the Planning Board or the Steering Group should know as they continue with Phase II of this planning process? Do you have a question that you would like to be answered during this process?

Answered: 92 Skipped: 319

#	RESPONSES	DATE
1	My reticence to get involved in any process has to do with my sense that Leverett's elected and appointed officials seem to have little interest in change. I'm aware of an instance in which the owner of the North Leverett sawmill wanted to launch an architecture school on the property—an ideal use in my opinion—and was shot down with little to no support for how the obstacles might be dealt with. Development is not bad. Bad development (à la Kittredge) is bad. Good development is good.	12/16/2023 11:02 PM
2	The opportunities to engage with the steering group haven't worked well. I tried to join the zoom call (due to potential COVID exposure) for the initial "walk" but did not find it helpful. I appreciate the efforts to communicate in person so far. They just haven't worked for us.	12/15/2023 9:37 PM
3	No	12/15/2023 7:44 PM
4	This is a fine strategy. Big Thanks!	12/15/2023 7:21 PM
5	Not support a glam development project to subsidize the wealthy.	12/15/2023 4:14 PM
6	Possible Juggler Meadow development details	12/15/2023 3:53 PM
7	no	12/15/2023 3:25 PM
8	The Kittridge property should not be turned into multiple housing units. if anything shoud be rewilded and/or returned to the 6-15 buildable lots it once was before it was all bought up 20+ years ago.	12/15/2023 2:22 PM
9	I think it would be a good idea for the town to seek out and communicate with local indigenous people about bringing them into the process of a community plan. It would be helpful to have take in to consideration their perspectives on use of town lands and how to best be in harmony with nature and each other.	12/15/2023 1:01 PM
10	no	12/15/2023 12:24 PM
11	no.	12/15/2023 12:14 PM
12	Please do not allow a huge development at juggler meadow!	12/15/2023 11:54 AM
13	We need to examine just how LAND is owned in Leverett - Corporations will eventually do other Yankee Candle experiments in (...). How about Leverett becoming a land TRUST w. community ownership? Let us stay clear of ideologies and try to be pragmatic? What is good in the long run and for whom, exactly?	12/15/2023 10:25 AM
14	We don't need Juggler Meadow Estates as proposed. town takes responsibility of Leverett Pond. Slow traffic down in town. Better cell service. Transportation for elderly.	12/15/2023 9:00 AM
15	No	12/15/2023 8:59 AM
16	I believe Leverett should encourage, if not require, economical principles and practices in town management, development, and lifestyle. Decisions are required for population density and infrastructure carrying capacity. I.E. limiting woodland clearing for lawns disrupts contiguous forest, eliminates wildlife habitat, energy intensive maintenance, contains urban/suburban sprawl, etc... I.E. - perhaps the town already has arrangements with N.E. biodiesel for supplying fuel for highway dept vehicles, busses etc. Minimizes idling times for vehicles at rest.	12/14/2023 7:02 PM

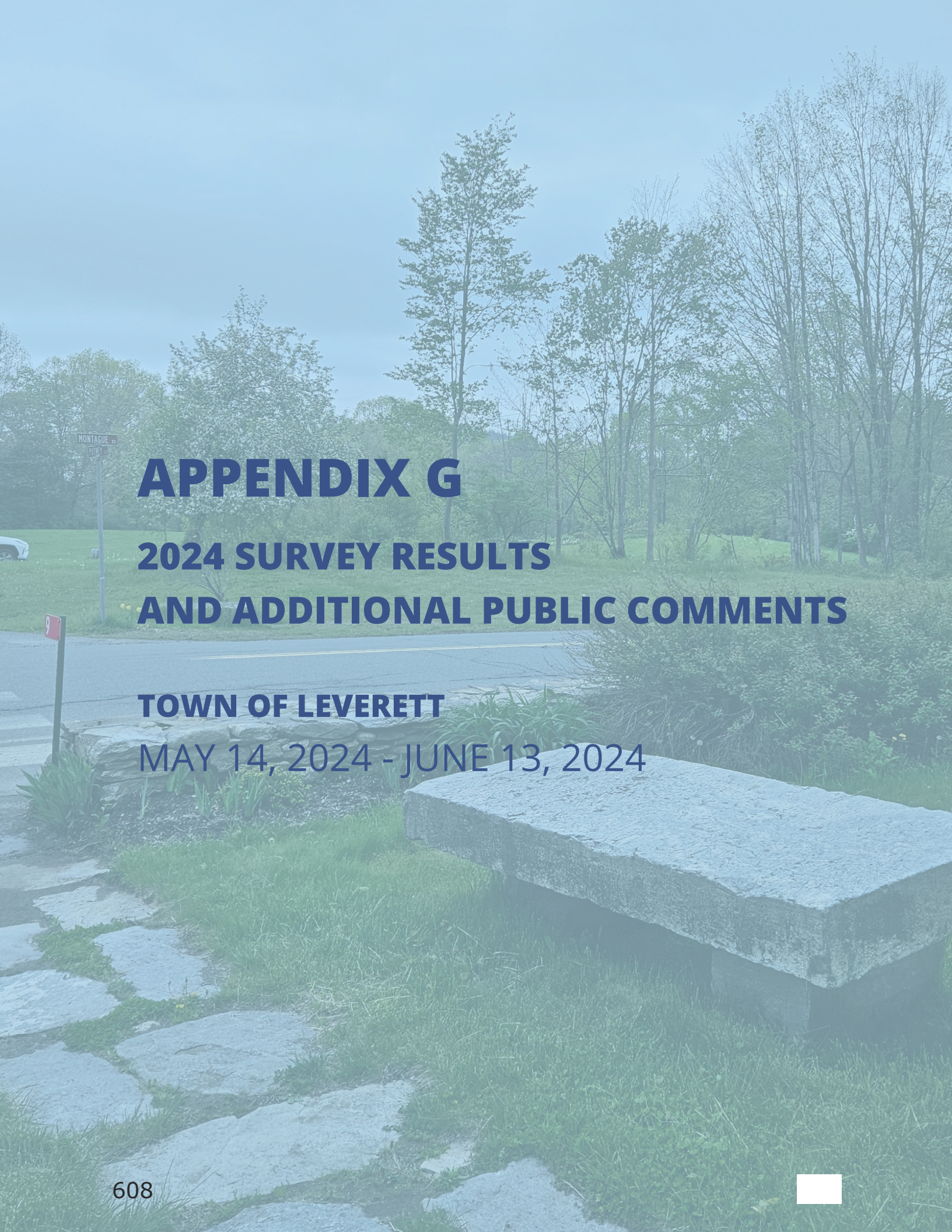
17	Leverett Vision The elephant in the room, it seems, is the Yankee Candle property. If it is acquired by an NGO, the town will lose considerable income. The town would have to contend with non-community oriented new owners. Leverett needs to find a way to turn this property into an asset: there could be an ice rink, school, swimming pool, residence for artists, theatre, experimental music, exhibition space and other possibilities. Land might be sold off for sustainable development and pay for the property itself. We need good, immediate healthcare - a clinic - in the community. Not in Northampton or Greenfield. We could sponsor a medical student and commitment to be present in Leverett for some years. We might attract a retired doctor. Medecins sans frontieres type approach? We must keep our post office, please. The Co-op needs a permanent solution. There is a general lack of funds benefitting the community. We have capitalism and volunteerism for society and socialism for the wealthy. Not a heartwarming system. As always, we would value easy access to transportation, including airports. We want to attract-young professional families. To do so, education is of utmost importance, including 24-hour childcare if desired. Excellent teachers need financial appreciation. To make living in Leverett attractive, we want to find a way to invite artists: writers in residence, painters, weavers. More than the studios and events at the Craft Center. Again, there is the Yankee Candle estate. Please, no paving over dirt roads. We have paved enough of the earth. Is there a way to keep drivers from trashing up our roads? Would trashcans alleviate the problem? Increased traffic and constant speeding make our lives less pleasant and unhealthy. It might be great to have benches here and there for people to rest. I would like us to foster a general sense of aesthetics, beauty, like Lady Bird Johnson did for Texas highways. Buildings: some land is iconic. As an example: Crossing of Hemenway and Jackson Hill Road. A new structure is going up. Is anything acceptable or could we emulate Nantucket? Could we aim for a unified, "honor-the-past" and sustainable approach to building? I suggest that we establish a professional grant writing team to bring in funds from foundations and agencies. We cannot rely on volunteer work. Volunteers are truly wonderful but we need a basic infrastructure for continuity and accountability - in all areas.	12/14/2023 6:08 PM
18	I really appreciate this effort. I hope it get attention + energy at town meetg + from the select board.	12/14/2023 5:55 PM
19	- Consult w/ committes in town. I don't believe you have discussed this with any of the following: Lev Energy Comm, Conservation Comm, Tax Relief Com, Rattle Snake Gutter Trust. - How was your comm constructed? Who is on it? How long has each member lived in Lev? Who is Innes? They seem to have a suburban orientation. - Nevertheless a nice job.	12/14/2023 5:28 PM
20	not right now	12/14/2023 10:07 AM
21	Make grater use of LES for seniors. Have intergeneration possibilities.	12/13/2023 5:03 PM
22	No	12/13/2023 12:58 PM
23	More focus on planning horizon 0-5 yrs 5-10 yrs 10-20 yrs	12/13/2023 12:02 PM
24	Is there a contact group for an elder living alone who has an emergency and needs help?	12/13/2023 10:45 AM
25	conflicts of interest	12/9/2023 11:32 AM
26	Why is Teawaddle not totally blacktop now yet..??	12/8/2023 3:38 AM
27	I know that our town can be improved but I really want the character of our town to remain the same. Small, rural, wooded with lots of protected land for wildlife. Friendly places to gather. Helpful neighbors. Some sort of economic development that is in character with the town.	12/6/2023 2:36 PM
28	I would like to know more about the implications of passing a Comprehensive Plan. In what circumstances does what is contained in a Comprehensive Plan require, prevent, or shape other decisions that might be made? For example, what would the Town be required to do in some future land use decision that it is not required to do now? In what circumstances does "consistency with the Comprehensive Plan" come into play as a binding constraint on the Town? In what circumstances would it constrain or require actions by others (for example, homeowners or potential developers)?	12/6/2023 9:22 AM
29	Try to avoid polarization by one group or another.	12/5/2023 3:20 PM
30	The bottom line is I like Leverett the way it is and don’t think it needs much improvement.	12/5/2023 9:26 AM
31	Thank you for asking us about our thoughts regarding the future direction of Leverett.	12/2/2023 10:05 AM
32	Not sure	12/2/2023 9:36 AM

33	More sense of how the town has been changing. A recent social history, so to speak.	12/1/2023 6:13 PM
34	How can Phase II be terminated??	12/1/2023 11:40 AM
35	Why would anyone want to destroy Leverett's distinctive character by developing it? There are so few places that have its quiet appeal. Resisting development should be the town's goal rather than courting it.	12/1/2023 8:53 AM
36	Just a comment. The school and library don't seem to want to share their outdoor space. If we want to have a "center" of town, it should look to perhaps Bernardston to see how they do it. They have a pavillion, grill, larger meeting spaces. "If you build it, they will come". The previous recreation commission tried to do this, twice I believe, but the school and library don't seem keen. We need a grant to make this happen!	11/30/2023 5:59 PM
37	What strategies can be used to make Leverett affordable for young families and the elderly	11/30/2023 5:34 PM
38	In the survey questions about values and what's most important, nearly *all* the items are important to me. In an effort to provide useful feedback I constrained myself to assign them different ratings, as we can't do everything. Other respondents may have done differently, and I think you may get somewhat skewed results depending on how people choose to approach those questions. In future surveys I would recommend constraining the answers, e.g. through forced ranking or allowing people to only choose a limited number of top priorities.	11/30/2023 2:24 PM
39	Thank you!	11/30/2023 8:34 AM
40	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. I also think that it is crazy to think of a business in Leverett when the Leverett co-op can’t even survive financially. The demographics just don’t support business and I don’t think that’s a problem	11/29/2023 2:06 PM
41	Transparency with Juggler Meadow/Yankee Candle property proposals and development	11/29/2023 8:45 AM
42	Nonsense spending must stop. For example, spending $11 million dollars for a bridge to a discontinued road is foolish.	11/28/2023 8:22 PM
43	By far one of the largest unclaimed resources in Town that could improve or enrich lift in Leverett are the $1.5 million sitting in the CPA funds. While some groups (societies, committees, citizen groups) have worked very hard to put in proposals that are suitable for these funds they are often turned back for editing repeatedly over months and months. It seems that the CPC is often not clear what is allowable for funding under the law. Also the procedure could be improved substantially. Rather than having multiple meetings of the applicant with the CPC asking for revisions why not start with asking people in Town with an idea for projects that would access these funds to meet with a small group of CPC members to help them develop the application. Road blocks could be identified right from the start and solutions could be crafted in outline form. The correct procedure to follow could be outlined at the beginning. This harkens back to comments I have made above as well about standard operating protocols being crafted and available of all town committees and boards.	11/28/2023 2:19 PM
44	No	11/26/2023 11:58 AM
45	no	11/24/2023 2:11 PM
46	Half the questions on the survey lacked enough context for me to give a good answer. Clearly they were referencing some concerns or plans the writer had in mind but those were never made clear.	11/23/2023 11:06 AM
47	Town Meeting is a very short-term look ahead, by design. But I would like part of the planning process to be not only what we want from our community but also what long-term choices we will have to make. Can we afford our school? Can we afford our pension commitments? Do we have adequate infrastructure for the future? The fiber project was a huge success for the town, but it’s also a big commitment - what are the costs up ahead?	11/22/2023 2:55 PM
48	Many people are afraid to speak up at town meetings due to fear of retaliation.	11/21/2023 5:07 PM
49	no	11/17/2023 7:41 PM
50	Not at this time	11/17/2023 7:06 PM
51	When harvesting any forest, using healthy foresting techniques and no clear cutting. Keeping hunting available on public land to prevent and over population of deer, bear and other wildlife	11/17/2023 9:03 AM

52	Thrilled that this is happening and appreciate the Group's work!	11/12/2023 7:16 AM
53	Although I do read much of the Leverett Connect emails… for me, it is far too much online. I know that is the easiest and maybe the most efficient, but for those like me… if it's important for the town, a paper newsletter through the mail is my preferred way to keep up. Clicking on a link and spending more time online is not my happy place. I would certainly be willing to pay a REASONABLE fee to receive a monthly or quarterly newsletter.	11/11/2023 1:13 PM
54	Keep a good information flow to all residents.	11/11/2023 12:01 PM
55	I'd love to know how the planning board is coordinating with other boards to ensure there is a unified recommendation.	11/10/2023 8:56 PM
56	How Leverett can join with Shutesbury , Montague, Whately, Sunderland and Amherst to help combat climate change NOW. We all need education and paths to volunteer and help make us less energy reliant in general but also have goals for our town/region to stop using fossibl fuels. It is the main task of our time. There is no time to waste? It seems our energy committee in town basically urges energy conservation - dry clothes outside - and is not facing the real problem of an unlivable planet for our children and grandchildren. We need to be part of Melissa Hoffer's plan for Massachusetts. Maybe people are working on this in town government but I don't know who. Maybe we need to put a solar factory in our protected woods..work with Cowls. No time to waste!	11/9/2023 7:13 PM
57	Please keep the rural, peacefulness of this town. Do not develop! Keep nature and conservation important. If I wanted development and businesses, I would live in a city or larger town like Amherst or Northampton or Hadley. We are close enough to amenities in Leverett to live a good life. Don't change what makes this town a gem.	11/7/2023 8:05 PM
58	Hi this is Tim. Discard this submission, it's just a test.	11/7/2023 3:12 PM
59	More diversity and voices would be present in town committees if there was compensation, volunteer in lieu of taxes. Volit.	11/4/2023 10:31 PM
60	No	11/3/2023 4:47 PM
61	No	11/2/2023 12:06 PM
62	I felt like this survey was not constructed to yield actionable results. For example putting things in order of importance would better than just saying if you thought each thing was important.	10/31/2023 9:44 PM
63	no	10/31/2023 4:19 PM
64	One concern is that every survey asks about adding businesses in Leverett. Things like coffee shops etc. We have a COOP in town that few residents use - few probably even know of or visit and that struggles to stay open. Because of the lack of business the COOPS prices are high - which in turn makes using the COOP out of price range for people with lower income. So why do people continue to suggest new business when the town can't support the business/businesses that already exist? Second concern: Leverett Pond a warm water pond which being a warm water pond will always have vegetation growing in it. But it seems like annually the town puts funding, towards pulling vegetation or putting chemicals in the pond to kill vegetation. One, this is a waste of limited funds that could go to LES or to the Police/Fire Dept/ or for elderly projects. Second - if we (the town) are so environmentally conscious why are we spending time, money to try and change a normal part of what a warm water pond does?	10/30/2023 9:55 AM
65	Not yet. I basically like things as they are. Our present officers and services are very good.	10/29/2023 11:34 AM
66	Why are toxic chemicals being used in Leverett Pond in violation of our bylaws?	10/29/2023 11:14 AM
67	I think a cafe similar to Cushman market on or near route 63 / Long Plain Road would be fantastic	10/29/2023 11:05 AM
68	The word " development" worries me. A house on top of Brushy mountain should have never been allowed. Rich folks, quite literally, take away beautiful public spaces and Leverett allowed it. Olver would be turning over in his grave.	10/29/2023 9:39 AM
69	Not at this time.	10/29/2023 8:41 AM
70	This is a wonky process answer. In this survey there was nothing preventing me from selecting	10/27/2023 10:12 AM

	everything. I care about a lot of issues, but realistically we need to think about resource limitation. Decisions become clearer when we are forced to RANK choices (prioritization).	
71	Thank you for your efforts. I like your ideas about having small discussion groups. I hope the highlights of these discussions make it back to the larger community and Planning Board so that they aren't just a lot of blab that doesn't impact the actual decisions that are eventually made. Thanks again.	10/24/2023 6:58 PM
72	Not at this time	10/23/2023 2:51 PM
73	We share water resources and borders with other towns. Should we be working with them on issues that impact both Leverett and them?	10/23/2023 11:02 AM
74	I am concerned that maybe the zoning laws are too restrictive but I am also not for over development. I value the preservation of our natural environment highly.	10/23/2023 7:17 AM
75	The information that is out is very hard to weed through it needs to he more concise on exactly what this group is proposing and what it effects. Pros & cons list etc.	10/23/2023 7:05 AM
76	No	10/23/2023 6:27 AM
77	What options are on the table? E.g. can areas be rezoned? Would it be possible to extend town water, and are there state resources for projects like that?	10/22/2023 8:21 PM
78	no	10/22/2023 2:24 PM
79	Zoning change made in the name of increasing tax revenue, while important, is insidious. This is the path that nearly all towns and cities take. I was born and raised in Houston, where zoning is largely nonexistent, and people have the worst of all worlds: neighborhoods without peacefulness and commercial areas without density. It's all mixed together. My wife and I chose to move to Leverett last year for the very reason that it is different from other places. We could have gone anywhere and choose Leverett as a place to settle permanently. We used three maps: (school quality: niche.com, nature-forest-trails: alltrails.com, and voting patterns: the biden/trump 2020 election map.) The combination of rural-intellectual people, preserved spaces, great schools, and access to world-class culture and institutions, put Leverett at the top of the list for us. Of course the ability to meet the school budget is crucial. But the warning of what happens when you loosen zoning can be seen in towns across the country. You reduce livability in the name of commerce, which is good for taxes short-term, but will slowly change the composition of town's inhabitants.	10/22/2023 11:52 AM
80	The Leverett CPA raises money through a surcharge of 3% on real estate taxes each year to be spent on open space protection, historic preservation and affordable housing. The requirement to spend this money has proven to be challenging -- about $1 million is now unspent -- because 1) Leverett has plenty of open space already, 2) the select board has not wanted to take fiscal responsibility for historic preservation so has given historic assets to private groups with limited oversight and professional experience, and 3) "affordable" housing stock is limited by market conditions. Should we rethink the wisdom of the 3% surcharge? Is this surcharge permanent or possibly up for discussion? I understand even bringing this question up may be politically incorrect.	10/21/2023 12:11 PM
81	Squeaky wheels get greased, I would like to avoid that as much as possible.	10/19/2023 5:46 PM
82	Master Planning is less about actual solutions for town concerns and problems than it is about educating the town's people to the nature of those problems. In effect developing a well informed population.	10/19/2023 2:22 AM
83	Thank you, you are doing a great job!	10/18/2023 10:35 PM
84	We need more buildable land in town and incentives to promote businesses and development. We cannot sustain the town with just the current tax base. Thank you	10/18/2023 5:40 PM
85	.	10/18/2023 2:48 PM
86	Do we need a comprehensive plan?	10/18/2023 12:12 PM
87	concern about development, more houses, etc that takes away from rural environment	10/18/2023 8:31 AM
88	As a new resident, I find governance a bit opaque. For example, the "energy committee" -- what's it a committee of (town meeting, town hall, ad hoc?), how are its members chosen, is it	10/18/2023 8:10 AM

	representative, what powers does it have, etc.? Maybe there should be a briefing document for newcomers about how things work and how to engage. Thanks!	
89	Leverett is a wonderful, beautiful, rural small town. I don't want to see development that would make it lose that characteristic. Striving to make it a place with more urban amenities and the associated expenses could undermine our rural character.	10/18/2023 7:22 AM
90	Keep talking to people like you did tonight (10/17). That was great.	10/17/2023 8:03 PM
91	Curious about potential for new town-appropriate businesses in Leverett to provide additional economic benefits to the town that would offset the burden on property taxes.	10/17/2023 5:39 PM
92	What kind of demand is there for public transportation for Leverett, if any.	10/17/2023 12:52 PM



APPENDIX G

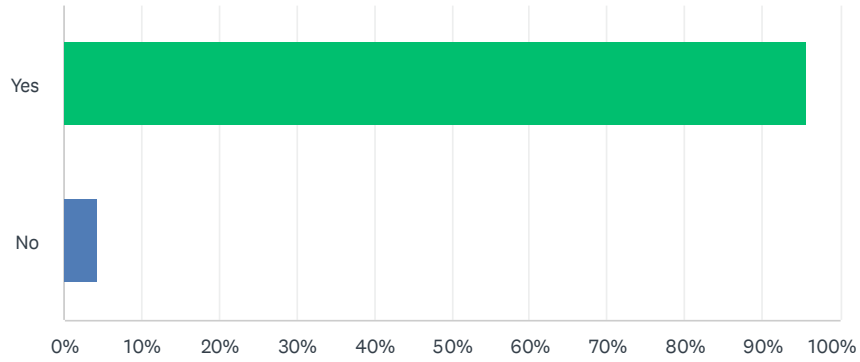
2024 SURVEY RESULTS AND ADDITIONAL PUBLIC COMMENTS

TOWN OF LEVERETT

MAY 14, 2024 - JUNE 13, 2024

Q1 Have you reviewed the draft comprehensive plan (dated May 2024) on the Town's website?

Answered: 23 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	95.65%	22
No	4.35%	1
TOTAL		23

Q2 Do you think the plan captures the existing conversations about Leverett's future? Why or why not?

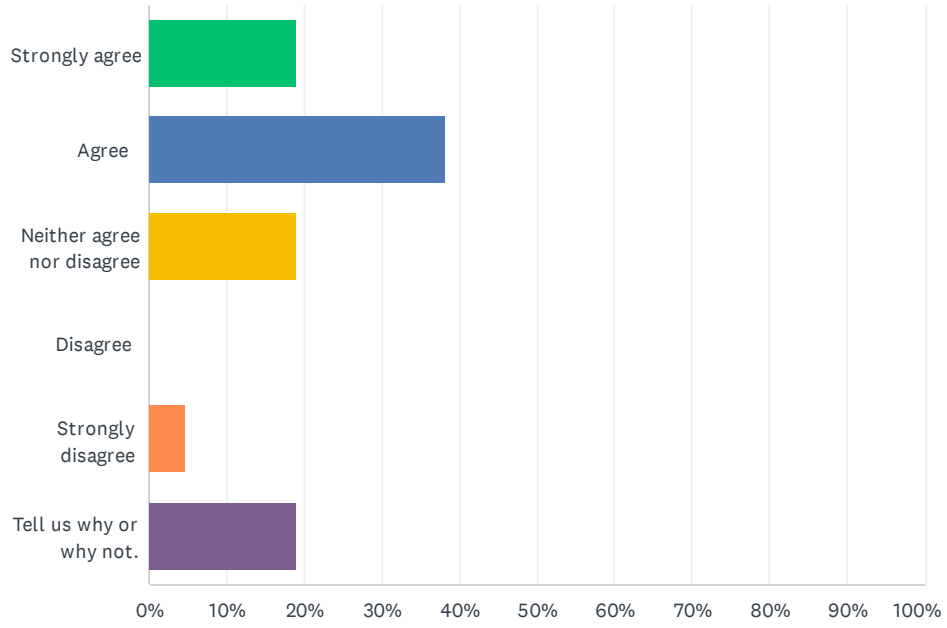
Answered: 22 Skipped: 1

#	RESPONSES	DATE
1	For the most part. We need to make it easier to build and afford housing in Leverett. Our income is our tax base and we need to expand it. Whether it is single, double or triple family housing or rentals, we need more taxable residences and businesses.	6/10/2024 11:56 PM
2	I found the plan puzzlingly limited in the scope and issues it takes up and uninspiring overall. The issues I most care about are not reflected in the plan.	6/10/2024 10:11 PM
3	Yes it does seem to do so.	6/10/2024 10:03 PM
4	Yes - and we (spouse and I) - are very impressed and grateful for the excellent quality, thoughtfulness and timeliness of the report.	6/10/2024 3:47 PM
5	Some yes, and some no. One thing that bothers me is the Town residents are depicted as a static set of people aging in place. I think that is seriously flawed as a perception in that maybe as much as 20% of people I have known have left this area upon retirement (or soon after) to move to areas where they have family: maybe where they grew up, or more commonly where their children located. I think that impacts many of the assumptions about retired income levels and other aspects. The discussion of businesses completely ignores the reality and effect of Internet commerce.	6/9/2024 7:04 PM
6	In general, it does. One big miss is the Kittredge Estate because, I guess, it's a recent development.	6/9/2024 2:10 PM
7	I appreciate all the hard work that went into this plan. It started new conversations and ways of interacting as a community. That is a positive. That said, this plan is poorly structured, confusing, and extremely difficult to parse out a cohesive narrative. It is contradictory [for example, it cites two different #s for the same data point (survey respondents], poorly edited [accidentally references the wrong town and wrong procedures], there is clear methodology laid out, and there a vomiting poorly distilled and presented. There are no best practices, no sources of evidence for policy interventions, no comparisons to other similar jurisdictions (except for a review of the tax rate, which is good information for myth busting that Leverett's tax rate is unusually higher than our neighboring towns).	6/9/2024 1:24 PM
8	I do. I think that the process offered an array of opportunities for residents to express their ideas and concerns. The plan prioritizes themes that came up through different opportunities. It is a guide, not an inflexible agenda.	6/9/2024 1:21 PM
9	Yes, all the issues that I have and those others which I have heard discussed are included.	6/9/2024 1:10 PM
10	Yes	6/9/2024 12:40 PM
11	I see a major between the values 1,4,5 that all have to do with maintaining Leverett rural character as well as the top two contributors to livability and the top three goals (having to do with preservation of the environment) and the zoning recommendation 2 that prioritizes increasing development on existing lots. This zoning recommendation conflicts with the top values, contributors to livability and goals. I also personally disagree with that recommendation.	6/7/2024 3:32 PM
12	No--it does not address the need to maintain the rural character of Leverett. We can't all become suburbs.	5/31/2024 11:53 AM
13	Yes, although concern about Kittridge property may need attention.	5/30/2024 1:48 PM
14	Yes. I think the Planning Board listened carefully to residents in the three sessions and has presented the most essential problems and also qualities of our town.	5/27/2024 5:00 PM
15	mostly	5/27/2024 11:59 AM

16	Need to consider the younger families more. It seems like there is s heavy focus on the elderly community.	5/23/2024 10:27 AM
17	To a large extent yes. However, with respect to use of trails by ATV, there was concern at our debate table that exclusion of ATVs from trails, or discouragement of making trails ATV accessible affected the ability of physically challenged individuals to participate in hunting despite a lifetime love of this activity before loss of full ambulatory function. In particular the desire to return to Brushy mountain and see friends and neighbors at the hunt. This concern seemed completely reasonable to me and I wonder whether it would be acceptable to set aside some trails in the hunting season for ATV use. It seems fair that community needs and desires for trail use over and above quiet, contemplative walks should be served, and I recommend further consideration of this issue.	5/20/2024 11:35 AM
18	It captures some conversations but not all conversations. Depending on where you live in town, water quality is a bigger concern than dam safety, for example - those should be teased out.	5/17/2024 11:47 AM
19	Yes	5/17/2024 9:25 AM
20	Many of the conversations yes but many are poorly developed.	5/15/2024 9:25 PM
21	No, because it only represents a small group of people's ideas. Also, certain demographics could have certain agendas like making Leverett more small city like Amherst, Hadley, or Northampton. People moving from more congested parts of the state want to bring that to this part. Also, we do not need to force housing into the town.	5/15/2024 7:19 AM
22	I am about to review - one quick comment in acknowledgements - Nicole Vajda’s name is spelled incorrectly - Vajda, not Vadja	5/14/2024 12:58 PM

Q3 Do you agree with the values and goals presented in the plan?

Answered: 21 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly agree	19.05%	4
Agree	38.10%	8
Neither agree nor disagree	19.05%	4
Disagree	0.00%	0
Strongly disagree	4.76%	1
Tell us why or why not.	19.05%	4
TOTAL		21

#	TELL US WHY OR WHY NOT.	DATE
1	First of - the report mentions two separate sets of values (steering group values & values derived from the survey). It is unclear which values this questions is reference, let alone the relationship between those two sets of values. With respect to the "potential goals" derived from the survey, I would suggest that this is misclassified as a goal. They are high-level themes. There are too broad and too vague to be considered a goal.	6/9/2024 1:24 PM
2	The "values and goals" are not all the same. They cannot all be lumped together as something to be agreed with or not.	5/27/2024 5:00 PM
3	there are a number of values and goals, some I like, some I don't	5/27/2024 11:59 AM
4	I do not think we need businesses and industry. We are very close to Amherst, Hadley, and Northampton. All of those places are close by and have resources we need. We do not need	5/15/2024 7:19 AM

	public transportation. I chose to live in Leverett because it was not like those places. I pay higher taxes to live in peace without congestion and a large population.	

Q4 What did you like best about the plan? What topics or information resonated with you?

Answered: 19 Skipped: 4

#	RESPONSES	DATE
1	Changing planning by-laws to reduce building restrictions and make Leverett a more affordable place to live.	6/10/2024 11:56 PM
2	Certainly the issue of ADU's could beneficially be addressed by the town.	6/10/2024 10:11 PM
3	Accessory dwelling unites, keeping free and open space, limiting development, protecting water, possible PVGA into Leverett, more focus on elderly needs.	6/10/2024 10:03 PM
4	Support for seniors, small business, protection of resources, including water, roads, bridges.	6/10/2024 3:47 PM
5	I thought the identification of certain well intentioned provisions in the zoning that actually act to prevent desirable construction was most useful.	6/9/2024 7:04 PM
6	Recognizing the aging demographics, and suggesting adjusting zoning to allow additional housing units on a parcel to accommodate multi-generational family living or as way to house people providing elder care.	6/9/2024 2:10 PM
7	I appreciated the review of previous reports in section 5.3	6/9/2024 1:24 PM
8	The theme supporting aging in place.	6/9/2024 1:21 PM
9	Services for the aging population. Preservation of natural areas.	6/9/2024 1:10 PM
10	Plans for senior citizens housing and support activities	6/9/2024 12:40 PM
11	The values.	6/7/2024 3:32 PM
12	Climate resilency	5/31/2024 11:53 AM
13	Breadth of coverage, including climate change, & historical context	5/30/2024 1:48 PM
14	I thought it was very thorough. What resonated for me most is that Leverett has two major problems which are not going to be easy to tackle: our aging population and our limited water resources. Other problems are tied to these: we cannot increase population density (by, for example, having smaller lots and multi-unit housing) with our limited water (and sewer) capacity. My own well (375 ft. deep) runs dry from time to time. Worrying about water has been one of the downsides to living in Leverett.	5/27/2024 5:00 PM
15	bridge/road repair, potable water, fire dept budget, etc are fairly simple actions that most people will be in favor of. ADUs might be doable, but there was no mention that in many cases adding an adu will require a larger septic system, and maybe a new well.	5/27/2024 11:59 AM
16	Considering the needs of seniors and young families/individuals for affordable housing. Considering the needs of some individuals for public transport, and for local health services. Considering preservation/adaptive reuse of historical resources and expanding cultural resources in town. Preparing for developing extreme climate events with respect to aquifer protection, fire security, temporary air conditioned, heated and safe shelter	5/20/2024 11:35 AM
17	Changes to housing/building code and zoning to allow more owners to build ADUs and/or more houses on their properties.	5/17/2024 9:25 AM
18	The differences between demographics on age lines in town with other communities.	5/15/2024 9:25 PM
19	Keeping the town's rural character, preservation of land and natural resources.	5/15/2024 7:19 AM

Q5 What did you think requires further exploration or study?

Answered: 19 Skipped: 4

#	RESPONSES	DATE
1	Increase the taxable population, lower taxes, have public water & sewer and how to keep our school awesome and sustainable.	6/10/2024 11:56 PM
2	Partnerships with the state (for example, the Atty General's Neighborhood Renewal Division Projects) and private entities to rebuild and refurbish our infrastructure. Ways to collaborate more productively on projects such as this or, for example, the Field Museum. Bring in outside expertise, mediation, or knowledge.	6/10/2024 10:11 PM
3	What to do with barely used places like the "museum," the "historical society" and Moore's Corner, all of which are sad and rundown. How to ban hunting in town.	6/10/2024 10:03 PM
4	Ramifications of multifamily housing; [and separately] funding potential from outside sources.	6/10/2024 3:47 PM
5	In my own experience I find shopping and entertainment locations on Sunderland, Montague, and Greenfield to be really more useful and more accessible than in Amherst, Hadley and Northampton. Especially not Amherst as they work to become more car-hostile. Which is to say reestablishing FRTA service and the idea of PVTA and FRTA interchange in Leverett seems highly desirable.	6/9/2024 7:04 PM
6	Interactions with neighboring towns. For ex., we share a border with Sunderland, with major gravel mining business. Yet we don't to my knowledge work with Sunderland on impacts of the gravel mines on Leverett water, forests and recreational areas.	6/9/2024 2:10 PM
7	Everything in this report requires additional exploration	6/9/2024 1:24 PM
8	I agree with the identification of topics with the "rethink" label	6/9/2024 1:21 PM
9	Preservation of open land and agriculture	6/9/2024 12:40 PM
10	The contradiction I mentioned above.	6/7/2024 3:32 PM
11	I am particularly concerned about the poor communication about this process. I should not have to learn about this via an informal email listserv or signs I happen to drive by.	5/31/2024 11:53 AM
12	Use of CPA funds; eg., for historical sites, affordable housing	5/30/2024 1:48 PM
13	Affordable housing: this is tied into insufficient water and septic, as explained above. Reliable and frequent public transportation to allow seniors who can no longer drive to remain in Leverett.	5/27/2024 5:00 PM
14	Changing zoning to allow denser housing is a bad idea, one that I will not support. People in Leverett do not want to see their town turn into another Amherst or Sunderland.	5/27/2024 11:59 AM
15	Multi family housing& developments, & the effects on the community. I like the country feel of our town and would not want to see a big complex built like the one currently being presented for the kitteredge estate. This would change the dynamics of our beautiful quit town.	5/23/2024 10:27 AM
16	The high marks for ADU rather than potable water and/or transportation improvement. Why? The placement of two photos of "before" or "then" that feature gas stations makes me wonder if folks drafting this are clear on where we are now. It's not deterioriating historic properties for the "now" - it's a dependence on cars to get from point a to point b and that is not representative of all people in Leverett who may want or need reliable public transportation.	5/17/2024 11:47 AM
17	Public transportation	5/17/2024 9:25 AM
18	The plan does not appear to address on-going medical needs of the aging population of the town and the fact that the town relies on Amherst to provide medical response to town when they are frequently tied up on Umass related calls and the fact that the town is neglecting the town's own ablity to have 1st responders arrive quickly.	5/15/2024 9:25 PM

19	How zoning changes and allowing multi-family dwellings and other new dwelling types will change the town. Does the town have resources to add this population and if allowing these to be built on smaller lots, the septic and well water capability?	5/15/2024 7:19 AM

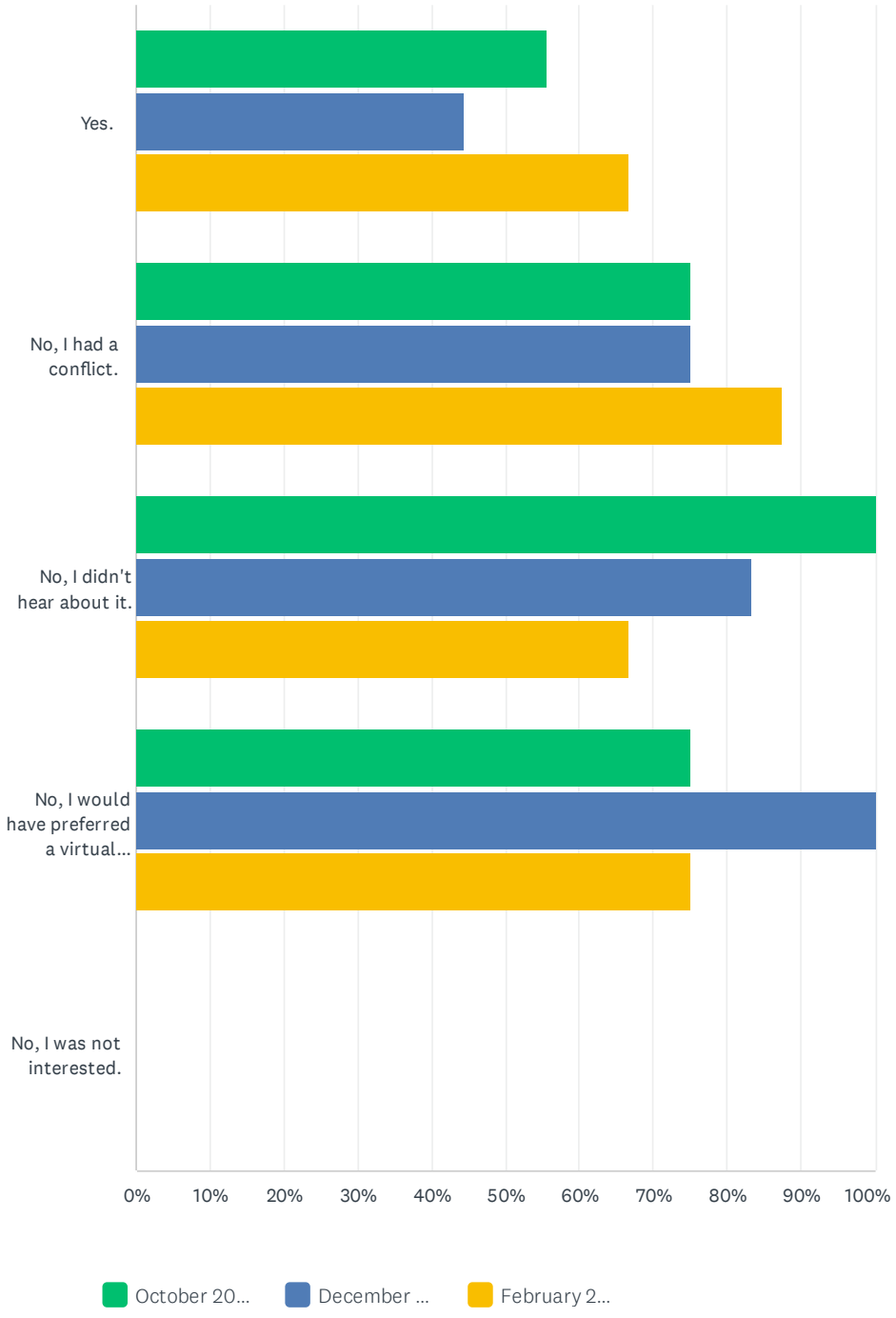
Q6 What is missing from the plan that you think should be included?

Answered: 15 Skipped: 8

#	RESPONSES	DATE
1	Preserving our town's most valuable asset, our children's education/well being and our school.	6/10/2024 11:56 PM
2	Economic development in keeping with the character and values of the town, focus on younger adults and families who are moving to town and trying to grow businesses, economic development in the arts & culture area, preservation and adaptive re-use of historic assets, preservation of natural resources, and an inspiring and engaging vision for the future.	6/10/2024 10:11 PM
3	Strong emphasis on eliminating ALL poisoning of leverett pond, regardless who does not like water grass.	6/10/2024 10:03 PM
4	Strengths/weaknesses of inter-town.-county partnerships.	6/10/2024 3:47 PM
5	The effect of Internet commerce is totally missing from the report but much of the discussion of services and solutions should be totally reframed to take it into account. And it will only increase in effect. In general "brick and motar" establishments are being replaced by virtual stores. In turn those can as well be physically located in Leverett as in Boston - maybe in some ways even better here.	6/9/2024 7:04 PM
6	Need to talk more about what impacts multi-family units, smaller lot sizes, increased population will have on schools, water, and roads, especially near Amherst.	6/9/2024 2:10 PM
7	1. Methodology overall including naming the data sources, interpretation, risks, etc. 2. Detailed methodology on the community engagement workstream. This is extremely confusing and convoluted. 3. Best practices 4. Comparison to other towns with similar characteristics to Leverett 5. Goals (in the true sense of the word) 6. A holistic view for the comp plan, there is a narrow focus on zoning which is not best practice and out of step with the results of the survey.	6/9/2024 1:24 PM
8	I'm good with it as is	6/9/2024 1:21 PM
9	Light pollution and habitat protection.	5/31/2024 11:53 AM
10	Leverett depends on private septic and wells (except for 6 houses), which limits the density of housing that can be established on a given lot. There is no mention of this in the report. Also, the 162 page report is WAY too long.	5/27/2024 11:59 AM
11	Ways to attract younger families into the community by exploring updating our current community field.	5/23/2024 10:27 AM
12	How do we form a plan that benefits all not some - look at the broadband project. The tethering to the Amherst school system - it is not what it once was.	5/17/2024 11:47 AM
13	Sidewalks!	5/17/2024 9:25 AM
14	Input from town residents who are subject matter experts in the areas being discussed. This is not a new thing in town the advise of very well qualified residents is frequently rejected in favor of a few select people,	5/15/2024 9:25 PM
15	None.	5/15/2024 7:19 AM

Q7 Did you attend any of the three public workshops held in Town Hall?

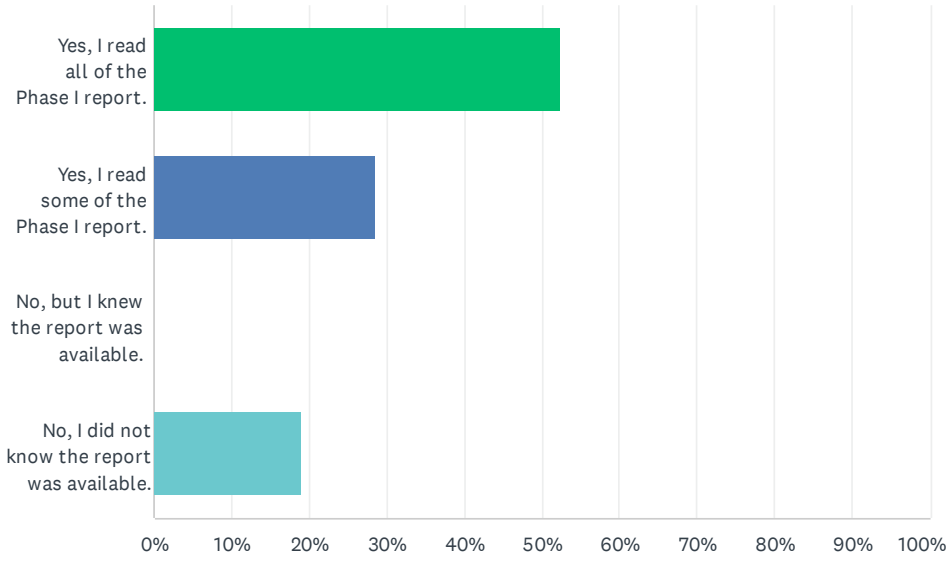
Answered: 21 Skipped: 2



	OCTOBER 2023	DECEMBER 2023	FEBRUARY 2024	TOTAL RESPONDENTS
Yes.	55.56% 5	44.44% 4	66.67% 6	9
No, I had a conflict.	75.00% 6	75.00% 6	87.50% 7	8
No, I didn't hear about it.	100.00% 6	83.33% 5	66.67% 4	6
No, I would have preferred a virtual meeting.	75.00% 3	100.00% 4	75.00% 3	4
No, I was not interested.	0.00% 0	0.00% 0	0.00% 0	0

Q8 Have you read the Phase I Report from Spring 2023? You can find it on the Planning Board's webpage for the Comprehensive Plan. Scroll down to March 2022 to June 2022: https://leverett.ma.us/p/2105/Leverett-Comprehensive-Plan-project-timeline

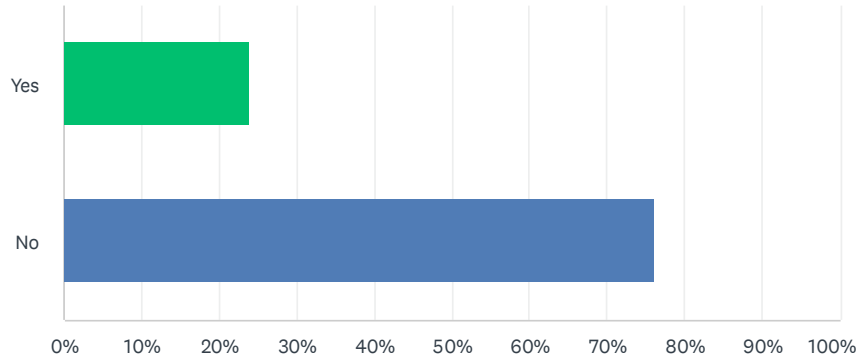
Answered: 21 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes, I read all of the Phase I report.	52.38%	11
Yes, I read some of the Phase I report.	28.57%	6
No, but I knew the report was available.	0.00%	0
No, I did not know the report was available.	19.05%	4
TOTAL		21

Q9 Did you attend a small group meeting sponsored by the Steering Group?

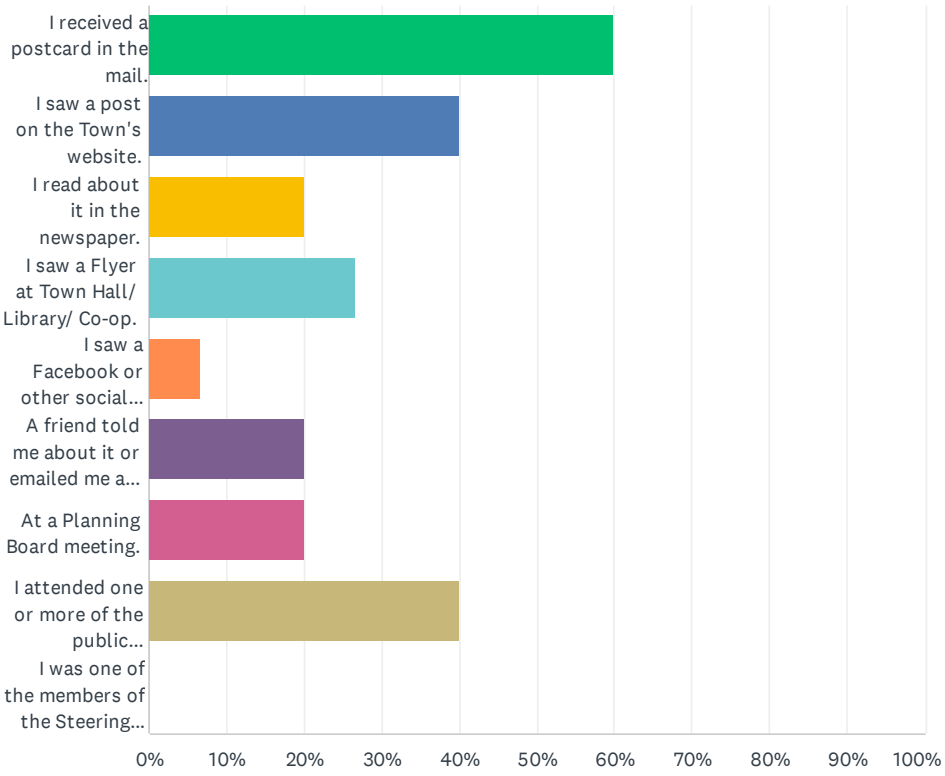
Answered: 21 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	23.81%	5
No	76.19%	16
TOTAL		21

Q10 How did you hear about the Leverett Comprehensive Plan? Choose all that apply.

Answered: 15 Skipped: 8



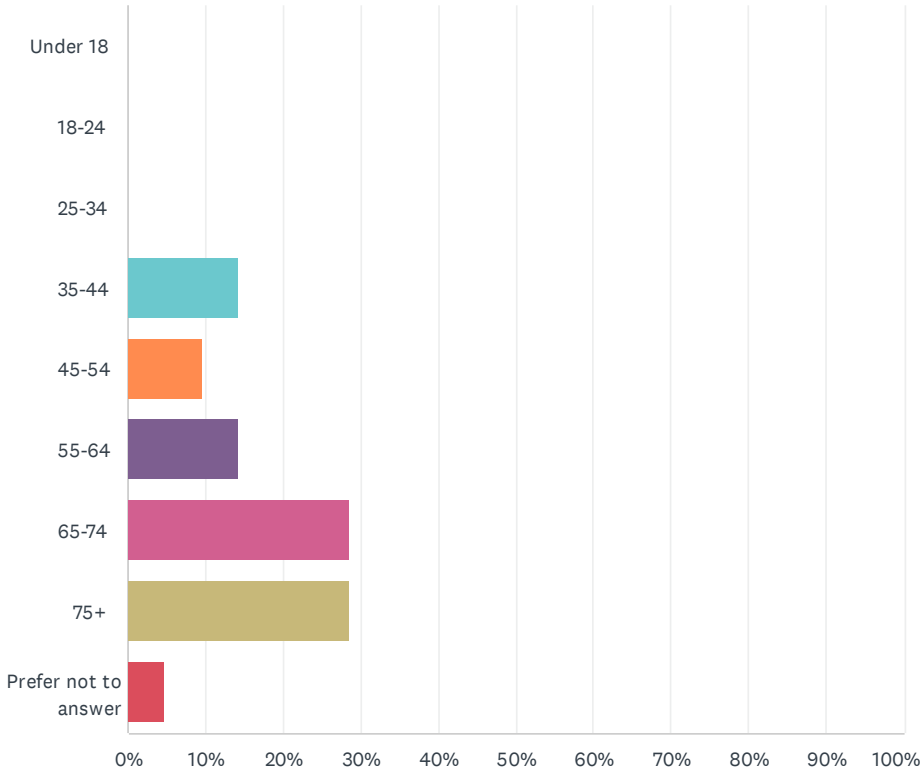
ANSWER CHOICES	RESPONSES	
I received a postcard in the mail.	60.00%	9
I saw a post on the Town's website.	40.00%	6
I read about it in the newspaper.	20.00%	3
I saw a Flyer at Town Hall/ Library/ Co-op.	26.67%	4
I saw a Facebook or other social media post.	6.67%	1
A friend told me about it or emailed me a link.	20.00%	3
At a Planning Board meeting.	20.00%	3
I attended one or more of the public meetings.	40.00%	6
I was one of the members of the Steering Group.	0.00%	0
Total Respondents: 15		

#	OTHER (PLEASE SPECIFY)	DATE

1	Leverett Connects and town calling system	6/11/2024 12:08 AM
2	I heard about it as a member of a town board on which I serve	6/10/2024 10:16 PM
3	conversations with a planning board member	6/10/2024 3:52 PM
4	people were promting it at the Transfer Station (one of the most important social locations in Town)	6/9/2024 7:08 PM
5	I received emails and texts via the town notification system	6/9/2024 3:34 PM
6	Via email from town and Leverett Connects. Town newsletter.	6/9/2024 2:12 PM
7	Leverettnet	6/9/2024 1:23 PM
8	I joined Leverettconnects email for this purpose.	5/31/2024 11:57 AM
9	Leverettconnects	5/23/2024 10:29 AM

Q11 Tell us about you! How old are you?

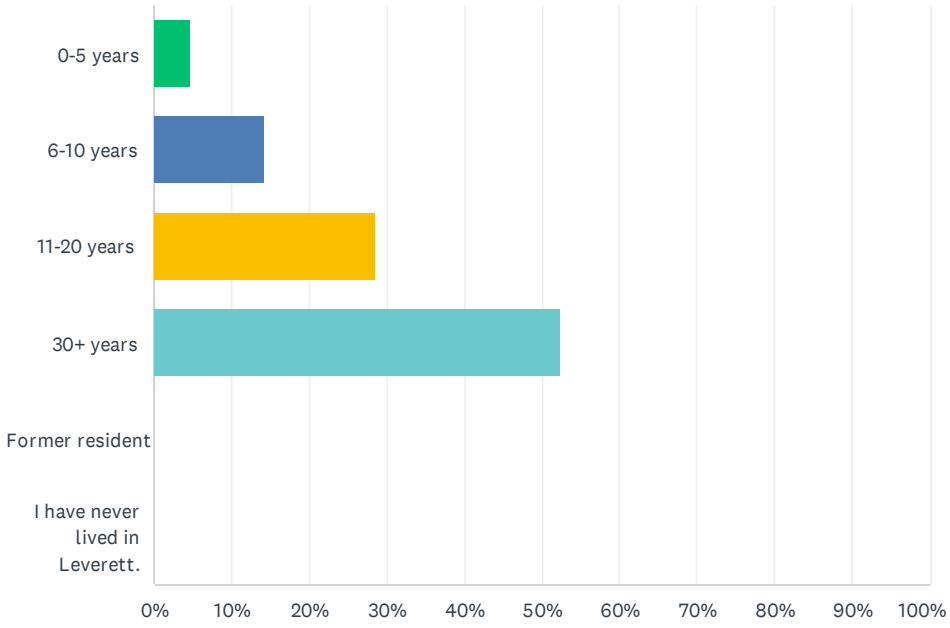
Answered: 21 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	0.00%	0
35-44	14.29%	3
45-54	9.52%	2
55-64	14.29%	3
65-74	28.57%	6
75+	28.57%	6
Prefer not to answer	4.76%	1
TOTAL		21

Q12 How long have you lived in Leverett?

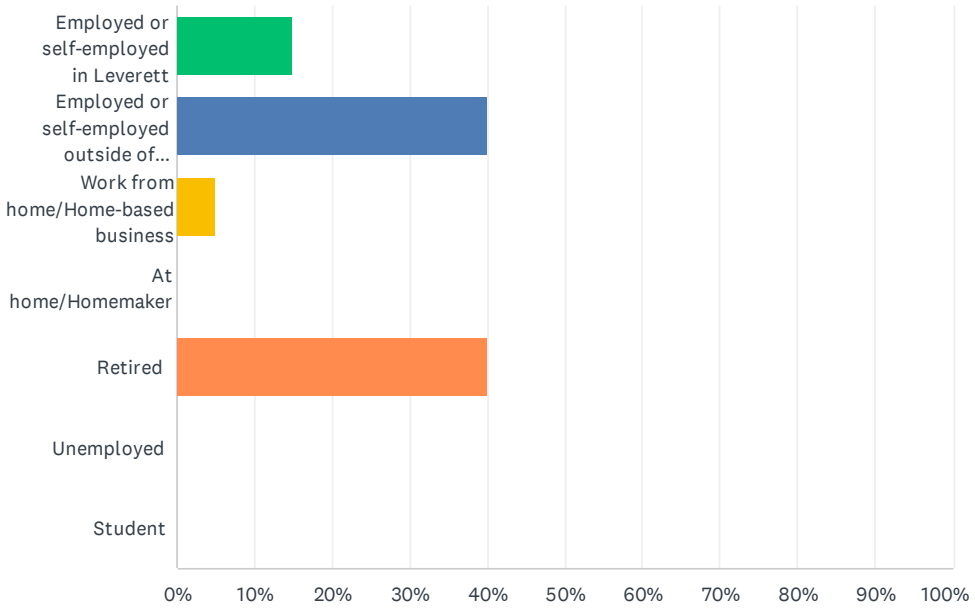
Answered: 21 Skipped: 2



ANSWER CHOICES	RESPONSES	
0-5 years	4.76%	1
6-10 years	14.29%	3
11-20 years	28.57%	6
30+ years	52.38%	11
Former resident	0.00%	0
I have never lived in Leverett.	0.00%	0
TOTAL		21

Q13 Which of the following best describes your employment? (Choose one)

Answered: 20 Skipped: 3



ANSWER CHOICES	RESPONSES	
Employed or self-employed in Leverett	15.00%	3
Employed or self-employed outside of Leverett	40.00%	8
Work from home/Home-based business	5.00%	1
At home/Homemaker	0.00%	0
Retired	40.00%	8
Unemployed	0.00%	0
Student	0.00%	0
TOTAL		20

Q14 Is there anything else the Planning Board or the Steering Group should know as we wrap up Phase II of this planning process? What should the Planning Board and other town officials consider as they begin addressing the recommendations of the plan?

Answered: 14 Skipped: 9

#	RESPONSES	DATE
1	Lessen building restrictions, stop conserving more land, focus on attracting more families to Leverett and affordable housing. I am not saying go all in (I do not support the town of Kittredge or want to see hundreds of new units) but lets add 45 units for affordable housing and encourage new families to move to Leverett.	6/11/2024 12:08 AM
2	I strongly endorse the suggestion of a "Phase III" to expand the scope of the plan and build on what's been done. This plan seems like a starting point rather than an end product. I agree with the recommendations put forward by Jacob Park, and their spirit. The Planning Board needs to consider a broader, more optimistic, forward-looking and more inclusive vision for our town.	6/10/2024 10:16 PM
3	A total ban on poisoning Leverett Pond, a realistic assessment of the non-feasibility of a gas station in town, sidewalks along Montague Road.	6/10/2024 10:05 PM
4	Continue with excellent commitment with town communications.	6/10/2024 3:52 PM
5	Be wary of very expensive mandates that have low added value for Town communication.	6/9/2024 7:08 PM
6	I have a big problem with the development of the report irrespective of the recommendations themselves. First and foremost, the community engagement tactics are siloed and disconnected. There is also an odd weighting of the third workshop, which seems to have outsized importance for the conclusions of the report. There is no clarity on the relationship between the insights derived from survey results, the workshops, and the small groups. Also, as someone who attended some of the workshops, I noticed how little facilitation there was and totally NO CONTEXT on the issues presented to ground the reader. Folks were given input without definitions of terms, history, or a real sense of tradeoffs. I filled out the survey and am filling out this survey as well. From both of those experiences, I feel strongly that survey design was a big issue that needs to be addressed. I would find myself reading questions and the pre-populated answers did not capture my perspective and there were no "OTHER" options. This meant I had to select an answer which was inaccurate in order to move forward. We need to take a step back and examine the process. I don't think the output of SO MUCH hard work delivered by so many amazing leverett residents amounted to a strong report we can stand by. In all honesty, it sounds like we were let down by the consultant. There should have been a stronger hand guiding the process.	6/9/2024 1:32 PM
7	I have lived in Leverett for 27 years--there is no place to record that--you seem to have missed a category. I would recommend slowing down, please, and offering more opportunities for input before moving ahead. I have a job that requires me to work in the daytime and often in the evenings. I really was concerned that none of the meetings corresponded to a time I was available. I am certain I am not the only one. Families with school age kids would fall into this same category with different responsibilities. Slow down, slow down, slow down.	5/31/2024 11:57 AM
8	Keep the present character of Leverett, recognizing important issues do need to be addressed (eg, housing costs), and limiting excessive development (eg, Kittridge)	5/30/2024 1:58 PM
9	Final Report should be no longer than 10-20 pages, focusing on the most likely to be implemented actions. Maybe a separate report or appendix with all the supporting data.	5/27/2024 12:01 PM
10	A 100+ page document is very cumbersome to expect every resident of town to read and actually digest. My suggestion would be to summarize the points, With a follow up link to the details. It's hard to comment after reading 140+ pages. There seems to be a large focus on the elderly in this report, but dont forget the next generation as they are the future of the town! you need to make it attractive for them to want to move & stay in the community. Upgrading	5/23/2024 10:29 AM

	utilities so there is cell services, cable and other infrastructure should be a high priority as well as , keeping our roads maintained, staffing the proper fire and police forces ,etc, etc. Also maybe do a mailing out to all the town residents & use the town wide announcement system to get more interaction and a more diverse response.	
11	Cowls/Jones statement on the FRCOG hearing on the status of Rattlesnake Gutter Road - Cinda reaffirmed the 30 plus acres of "developable" land on the "north side" of Brushy Mountain. How does this impact us?	5/17/2024 11:49 AM
12	I hope some of these recommendations can be speedily created into concrete proposals we can vote on in town meeting in 2025.	5/17/2024 9:26 AM
13	Realize many town residents who skills and knowledge have been excluded from the process over the years and have been disrespected, excluded, and disregarded over the years.	5/15/2024 9:28 PM
14	Please keep Leverett rural and quiet. Preserve the land and it reaources. I chose Leverett for those qualities that made it sresources. different from other towns nearby. I knew the tax would be higher because of how the town is with a lack of industry and taxed business. But that is a trade off I make in order to live in peace without congestion and in nature. I knew I would need to drive to another town for shopping and other needs. Do not turn Leverett into another Amherst, Hadley, or Northmapton. Do not force housing where people are going to want Leverett to change for more conveniences and amenities, i.e. I need a bus service because I don't have a car. Leverett is not a town to live in then if you know it is car dependent and you must drive for amenities. Do not change the fabric of the town. I would not go live in another town and then demand or complain that it change the way it is to fit my needs or wants. If you want a rural lifestyle, there are towns for that. If you want suburban, there are areas for that. And if you want urban, there are plenty of cities to choose from. Keep Leverett's peaceful, natural beauty.	5/15/2024 7:29 AM

Leverett Community Vision conversation by email with George Drake

October 30 to November 14, 2023

George Drake

I went through the questionnaire today (the surverymonkey link), and of course after submitting it some other ideas have come to mind. Is there some mechanism for ongoing "further thoughts"?

Kimberly VanWagner

George - you are welcome to email me, come to the next community event (12/6), or email the consultant. A volunteer can also come to your house - you can also hold a meeting at your house or book club or wherever and a volunteer can come to guide discussion.

Also, we will have a table at the Co-op's Harvest Fest and the transfer station. Let me know your preference!

George

Thanks. Definitely no need to pay me a visit. Email works, and at present Dec 6 is open so I'll try to get to that meeting.

One thing I am most puzzled by is the mix of concern over town tax rate juxtaposed with proposals to increase residential property. I can think of many reasons to increase residential property, but reducing the tax rate never used to be promoted as an effect of increased residential property. Maybe town economics have changed since years ago when the trade off of increased residential property and the overall tax rate was considered to be inverse. Perhaps that issue is discussed in some of the (many!) documents referenced.

Kimberly

George - that's above my pay grade! Just kidding. Would you mind if I pass your message along to Tim Shores? He's been spearheading the comprehensive planning process and could probably give you better insights than I could.

Also, our volunteer group is meeting every Monday at 6:30 or 7pm at the safety Complex to plan the Dec 6 event if you'd like to join in!

Tim Shores

Hi George, we've met by email twice in one week's time. Not bad!

You're asking the right kind of question. I'm sure others are bringing up a similar question, although at this stage the data we're collecting from the community goes directly to a third party consultant, so we won't know how many people ask about the relationship between residential land use and tax rate until a few months down the road, when the consultant is ready to present findings.

I'm also curious to hear your thoughts about this relationship, if you have time to write your thoughts. Or I can give you a call to learn more.

What I can tell you is how we've been discussing this on the Planning Board for the last 3 years---not that we're unanimous about it, but there's some agreement in the following dynamics:

1. More housing to reduce property tax burden (amount paid per household)
2. Higher housing density to reduce property tax rate (so the town remains comfortably below the Prop 2 ½ cap)
3. Multi-family housing to increase affordability and diversity
4. Mixed use development of commercial and residential (improve livability via more diverse local economy)

More could be said about each of these. Most important for your question is that density is a critical factor in the relationship between residential land use and tax rate. Leverett terrain makes increased density difficult... But not impractical, if we can get better intel on where to dig, and state and federal grants for infrastructure improvements.

But before we can seriously contemplate this, we have to learn more... which sections of Leverett's terrain and infrastructure would be best suited to these kinds of development, and does the Leverett community want these kinds of development?

The next step is finding out more about environmental and social capacity for these kinds of changes: which parts of the map will support more density? What infrastructure and policy changes would we need? What kind of town do people who live here want Leverett to become in the future? What tradeoffs are we willing to accept to achieve that future?

The Comp Plan is designed to answer these questions. I'm preparing myself for a final report that doesn't answer these questions as thoroughly as I'd like them to... But every report the town produces is just a brick, it's up to us to lay it effectively.

What do you think?

George

The basic relationship between type of use, taxes and (most importantly the effect on Town costs of those types of uses) ought to be in State summaries. I have heard figures for costs on Town budget per dollar of tax income in several forums over the years. I do not know where to find the source information, but your consultants ought to be able to directly access it. This is not a new concept. The numbers I'd heard all showed cost per dollar of single-owner property tax revenue as well over a dollar per dollar of revenue. Intermediate for commercial uses. Agriculture was the only category that cost less than a dollar per dollar. I do not recall ever seeing discussions of the effect of multi-family, increased density and other such changes on this relationship. I also know from my own reaction that this sort of relationship is not at all obvious - I did not really believe it the first time I saw it expressed. If the effect is real - that is, is documented in responsible studies, it is an extremely important aspect of any attempts at decreasing tax impact, since making mistakes could easily cause the reverse effect to what was intended. Obviously there are other very important considerations besides minimal tax impact. But it seems likely in fact to be a trade-off which may increase the overall tax cost (but maybe not the tax rate) in order to achieve increased housing, among other needs.

Tim

Thank you for your thoughts, and if it's OK with you I'll share our email conversation with Innes Associates for their consideration in the plan.

I'm pretty sure that you're describing the Cost of Community Services (COCS) method of analyzing expense-to-revenue ratios per land use. COCS analysis was developed by the American Farmland Trust about 40 years ago. COCS usually shows that municipalities gain net revenue from open space, farmland, conserved land, and industrial/commercial land use. And it usually shows that municipalities lose net revenue from residential land use.

COCS is a good tool for people to make the case that we need to preserve open space and undeveloped land. COCS is easy to understand, and fairly easy to pull off --- you just find out the revenue and expenses of each land use, and divide. I've learned that this simplicity can go too far, "flattening" local characteristics by averaging a town's land use and expenses. Accepting this at face value would be to assume that a new house built on Route 63 near the Amherst border has the same expense-to-revenue ratio as a new house built way up on Dudleyville Route or Number 6 Road. I would suggest that you not let go of your initial skeptical reaction to this relationship.

Leverett's 2019 Open Space and Recreation Plan (page 3-26 to 3-29) goes into some detail about Leverett zoning and land use with respect to preservation of open space. That report discusses COCS analysis for Deerfield, not for Leverett. I haven't found any record of a COCS analysis done specifically for Leverett. Comparison to Deerfield is a bit of a stretch, but OK, I can accept that comparison, because I would not be surprised to find out that Leverett's sprawling residential land use has not been cost-effective.

That report points out that the hazard of increased residential development is when a town does not do much to protect its open space, forests, and farmland. I don't think that's happened in Leverett, and I don't think Leverett residents are likely to accept a building spree at the expense of conservation, open space, and working land. We seem to be very safe from this specific hazard.

Also according to that 2019 OSRP report, Leverett zoning was "designed to promote and maintain open space", with provisions to encourage cluster development and subdivision. Subdivisions and cluster housing are higher density development strategies for yielding more revenue from residential land use. It helps a town achieve economies of scale. That's the right idea. I don't think our town has performed well in this regard, because we haven't seen much clustering and subdividing. Septic regulations and the environmental capacity constraints are a big reason for this. Lack of clear information on the optimal areas for residential density is another big reason.

My hope is that the Comp Plan will shed some light. If we can get a better sense of which areas of Leverett can support housing density that is cost-effective and environmentally sustainable, then the town could discuss how to craft policy and zoning that will promote building in those spots.

George

Yes, definitely OK to share my comments.

Thanks for pointing out the source - certainly some of the contexts have made it likely that is the basis.

My own experience with separation requirements of septic and water well suggests that probably it would be difficult to increase density of properties using private wells and septic. I don't know whether MA laws allow shared water wells (for example), nor can I really imagine how responsibility for repair would be assigned.

Tim

Thanks George, I'll share.

Septic and water is a blind spot for me. I hear a lot of points of view, but all I really know is that MA law allows for more options than Leverett Town and Board of Health by-law, in both categories. But I don't assume that means we can solve much by bringing town regulation in parity with MA law. Maybe it will allow a few more small clusters of single family housing, here and there, like Laurel Hill. I am nearly certain that we would not be able to achieve multi-family

housing on well and septic. On the other hand, the school facility must use something up to code, so maybe it's possible.

Another long-term strategy to consider is incremental buildout of water and sewer pipes to parcels at the southern and western town borders. That will require grants. State and Federal have a vested public health interest in improving rural water and sewer infrastructure, and one way that a state like MA quality assures its distribution of grant money is through a Comprehensive Plan program. So, the Planning Board has tried to keep that in mind: there are a lot of potential social and fiscal benefits to a Comp Plan, but one key outcome is that it becomes more likely to win state grants for town projects that are aligned with the plan.

George

I think the School well is treated as a "public water supply" with the attendant training requirement for an "operator. Margie would have those details.

Keep in mind that there is no build out of sewer into Leverett in any context. I don't think Amherst sewer even extends past the bridge over the Mill river (?), if it even extends that far. There definitely are houses on Amherst water which use private septic systems - not only at the north edge of town, but also some scattered through Amherst caused by bans at various times on further sewer connections.

Tim

The reminder is helpful. I always have to remind myself that any discussion of water and sewer utilities is going to be a matter of decades, if ever.

Since we're in the midst of a community vision process... what's your vision for the future of Leverett, George? What direction would you like the town to go in?

George

Actually, not that different from what it is. One neighbor is a hunter, and has chickens, including a rooster. That's fine. The yards vary in degree of "keptnmess". We pretty much know each other but don't try to tell each other what to do. Several of us are pretty well along in years, but also keep an eye out for each other. Over the years there have been emergencies, we give each other a hand. That's what I consider to be community. I am pretty sure several of us have different politics - that's fine. We don't try to tell each other what to do or think. I am extremely wary of gentrification (whatever exactly that may mean).

Tim

Good answer. I feel a similar connection plus comfortable distance with my neighbors. I daydream about keeping my own chickens, but judging by how well I take care of my garden, I don't think I'm grown up enough yet for chickens. They'd become forest critter snacks in no time.

I'm also in agreement about gentrification. I'd like to see more economic diversity, pretty much wherever I go.

Thanks again, look forward to more conversation with you someday, George.

George

As for chickens, I haven't heard the roster next door for a while, so that flock may have met the fate you mention.

Feedback #1

In terms of workshop design, a few suggestions for future workshops:

Provide more context: In many/most cases participants didn't feel like they had enough info to make an informed comment on the recommendation at hand. To take an example: should Leverett join the Franklin County Regional Transit Authority? Participants did not know what that might require/cost, what services that might provide, how it might differ from on-demand ride services through PVTA, etc. In any future workshops I would suggest having the information organized by category (e.g. housing, climate, beavers, etc), giving some plenary presentation + Q&A on the challenges and the options for addressing them, and then having small group discussion informed by that presentation.

Separate issues and solutions: In many cases participants felt that an issue was important but that the recommendation for how to address that issue was not clearly the right one, or was too vague or too specific, etc. While true that participants could add notes to the cards it was unclear where then to place them. For example, if the issue of affordable housing feels urgent, but the proposed solution of allowing multi-family houses feels like it might not be the right one, where to place that card?

Ensure neutral facilitation: At my table the facilitator frequently opined on whether something was a good idea or not and in other ways put their thumb on the scale, sometimes quite heavily. That is not proper facilitation and can seriously skew the insights.

Cross-pollinate insights: It would have been valuable to have provided a bit of time at the end for each of the three tables to share their insights in plenary, to have some discussion about those, and to gather feedback on the content and the process.

Here's what I think worked well:

Good turnout: Seems like you got 50-60 people overall which is a nice number.

Good engagement: From what I saw people were highly engaged and eager to participate.

Structured small group discussions: Notwithstanding my comments above it was great to give people a chance to dig into this together, share perspectives, and in some cases come to new insights.

Some takeaways on the issues, based on the discussion at my table:

Beavers: there seemed to be consensus that this is an issue that needs be managed and people generally comfortable with the solutions proposed. Hooray!

Climate/water/energy resilience: Consensus that these issues are important and urgent and that we should have a plan for them; some uncertainty about the details (e.g. whether paving dirt roads is the best/only solution). Personally I think that Leverett needs a climate committee and a climate plan and hope those are an outcome of the master planning process.

Housing/zoning: Agreement that this is an important issue but major uncertainties about the right solutions and significant concerns about tradeoffs/unintended consequences. As we've discussed I think that more public engagement will be needed to really dig into this topic in more detail.

Aging population: The recommendations presented (e.g. joining FRTA and the AARP age/dementia-friendly communities) were very specific but presented with insufficient context for participants to really understand the implications and what challenges they might be addressing. As a result participants deprioritized these. I think it would be a mistake to conclude that these aren't important to people; rather I think this was an artifact of how the info was presented.

Culture/social fabric: There were only one or two recommendations touching upon this but clear consensus for more activities to catalyze social connectivity

Finally, I'd say that there was a recognition that many of these issues are interconnected and should be considered in tandem. For example, new housing should be consistent with climate resilience objectives.

Feedback #2

I went to one of the planning sessions, yesterday. I missed a vision of the future we wish for Leverett.

Without a vision I found it impossible to rank priorities.

If we are going to look for the future sixteen years from now we must be prepared for catastrophic changes, some of them, like those related to climate change rare certain. Others, like systems collapse, and possible to probable. Neighborhood cohesion will likely become increasingly necessary. What can we do now that will build maximum resiliency in our town and its neighborhoods.

Imagine a future without Amazon deliveries. A decrease in loneliness might be a side benefit to the creation of a more circular economy. Increasing local food production, encouraging the consumption of local foods through school and other programs, neighborhood resiliency might include many aspects, such as the care of elders in the community.

The circular economy is a simple concept. We buy and sell from our neighbors. We continually search for ways to meet our needs locally, and to strengthen our ties with our neighbors in the bioregion.

From: Tim Shores
To: Emily Innes
Subject: Public comment from Leverett Connects [Filed 11 Jun 2024 10:22]
Date: Tuesday, June 11, 2024 9:49:45 AM
Attachments: Leverett Connects Public Comment on the Draft.pdf

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Hi Emily,

See attached for public comment that gathered on Leverett Connects, our town's unofficial but very well-run online forum.

Everyone in this thread is worthy of your consideration while you revise. Don't let negativity bias get you down! As I'm sure you know.

I encourage you to make the best possible use of Jacob Park's lengthy feedback (p. 9-18). His work and family responsibilities prevented him from joining the Steering Group, but he has still taken the time to make profound contributions that are both critical and constructive, like this comment.

Tim

Leverett Comprehensive Plan DRAFT: Feedback & Discussion Thread
Posted to Leverett Connects, May 14 2024
Original URL accessed June 11 2024:
https://groups.io/g/leverettconnects/topic/leverett_comprehensive_plan/106097056

May 14, 2024

Hello Lev Connects,

The draft of the Comprehensive Plan is ready for reading and feedback. You can download from this page on the Town website:

https://tinyurl.com/Weluvlev

You may submit feedback until June 10. Yes, this is a correction to the May 31 deadline announced previously. The release of the draft was delayed, and we want to give everyone as much time as we can to provide feedback!

How do we submit feedback?

This Leverett Connects thread will be a space for public discussion about the plan. After June 10, we'll send this whole thread to Innes Associates for inclusion as feedback. (Try not to start separate threads, if you can help it!)

There are two options for submitting your feedback directly and anonymously to Innes Associates, the 3rd-party consultant team:

- Complete this online form, OR
- Mail to Innes Associates Ltd. at:
  - 40R Merrimac Street, Suite 201 West
  - Newburyport, MA 01950

If you need help or have questions, write to me: Tim Shores at tlshores@umass.edu

I also plan to set up a feedback collection box at the Library. If the printer gods look upon me favorably, I will be at the Library with printed copies on **Thursday, May 16 from 4pm to 6pm**.

What happens to our feedback?

- Feedback will result in corrections to the final plan when it identifies verifiable errors and omissions, and sections that need clarification.
- Feedback that is interpretive and values-oriented will be published in an appendix to the plan, rather than result in corrections that may be at odds with data collected during the planning process.

Guidance for reading

The Comprehensive Plan is a new chapter in the history of Leverett and contains the potential to guide community decisions for years to come. We hope everyone will read it closely and send thoughtful comments.

When you read the draft, ask yourself how the plan:

- *Reflects the values of the Town*
- *Describes our challenges and limited resources*
- *Provides guidance that balances our differing perspecties and priorities*
- *Recommends practical implementation of difficult and necessarily imperfect decisions*
- *Helps us to achieve a workable consensus in preparation for an uncertain future*

What happens after June 10?

After receiving community feedback on the first draft, Innes Associates will complete the final draft by June 30, 2024. The Plan then goes to the Planning Board to vote on whether to accept it as Leverett's Comprehensive Plan.

An accepted plan that follows the statutory requirements of Massachusetts General Law Part I, Title VII, Chapter 41, Section 81D can deliver these benefits:

- *Helps to win state grants that are aligned with the plan*

- *Helps a town prevent unwanted development*
- *Helps a town modernize its zoning in response to changing conditions*
- *Helps a community hold its municipal government to account*

A comprehensive plan forces no obligations or unfunded mandates upon a town. It's up to us to make it work for our own community's best interests.

So much gratitude to everyone who has pitched in to make this project a success --- and there have been a lot of helpers.

In solidarity,

Tim Shores (Planning Board member),
and the rest of the Steering Group and Planning Board,
Your humble servants

May 17, 2024

I hope that the planning board won't adopt the draft plan as the town's Comprehensive Plan. The specific proposals in the draft document were developed from various ideas that came up in a survey of town residents and in two public workshops. The final decisions about which ideas should be implemented were made by a conscientious but self-selected and unrepresentative group of 41 volunteers who met for a couple of hours on February 28, 2024 to discuss the proposals. Some of the proposals in the draft document are probably good ideas. Some of the proposals are probably bad ideas. Nobody knows which are which because nobody did the careful research necessary to discover the costs, benefits, and risks of each proposal. The proposals are simply ideas that are worth thinking about.

But if the planning board adopts the draft document, then the proposals will become Leverett's Comprehensive Plan. That means that whenever a proposal comes up for implementation, the argument will be made that "This proposal is part of our town's Comprehensive Plan – a plan that was developed over a period of two years with the help of a consultant and with public input provided in a town-wide survey and in multiple workshops; it's what the town wants to happen." That will be a very persuasive argument. But it will be a very misleading one because the specific proposals were

never thoroughly researched and the final decisions about which ones to recommend were actually made over a period of only about two hours without the participation of 98% of the town's residents.

I think the planning board should let the draft plan remain what it is: a set of ideas that may be worth exploring. The board shouldn't try to turn it into more than that by adopting it as our Comprehensive Plan.

Phil Carter

May 17, 2024

Thank you for leading with a good and thoughtful example, Phil.

Something I did not think to write in my original post, but that I would like to clarify:

I'm not going to reply to the substance of people's comments, here. I'd also like to ask Steering Group members and current members of Planning to refrain from weighing in, although it's not my place to tell anyone not to participate. My hope is that this thread is an open and welcome space for community perspectives on the Comprehensive Plan. Both Steering and Planning will have their own opportunity to provide feedback directly to the third-party consultant team.

If you would like to discuss substance with me, or if you would just like to tell me some funny jokes, please feel welcome to contact me directly: tlshores@umass.edu

--

Tim Shores
Long Plain

May 17, 2024

Dear Tim, and the other members of the Comprehensive Plan Steering Group,

Thank you for sharing the draft plan, and for all the hard work I know you've put in getting us to this point. The document reflects a lot of important research and engagement that will be valuable in helping Leverett chart a course into the future.

Having said that, I fear that only a tiny fraction of Leverett residents are likely to read through a 162 page report and provide written feedback. This is not for lack of caring but rather reflects the realities of constrained schedules and how people best receive and share information these days.

Given the important function the plan will play in guiding town policies and actions in the coming years I believe it's in everyone's best interest to ensure that the final plan is widely understood and supported.

To address this, I'd like to respectfully propose that the Steering Group convene a public presentation and discussion of the plan. This would presumably be led by Emily Innes as well as members of the Steering Group and Planning Board where relevant. I believe it will be most productive if the presentation focuses in particular on the Planning for the Future and Next Steps portions of the plan (while briefly summarizing the rest) and leaves ample time for public questions and discussion. I'd be happy to brainstorm with the SG about meeting agenda and design, if helpful.

I know that you're on mile 25 of this marathon and eager to get across the finish line. In my view another round of robust public engagement is probably needed to ensure a truly strong finish.

Best,
Jacob

May 19, 2024

That's a really good idea, Jacob, thank you. I'd like to meet you halfway.

I've attached an excerpt of the key recommendations, with reference to the Town's other recent plans ... this might make a more accessible Cliff's Notes version. I'll plan to put it on the Town website.

For the event suggestion, since this is a housekeeping item, I'd like to respond like so:

First, here are upcoming opportunities for discussion:

1. **Planning Board**'s next monthly meeting would be a good time for public discussion. The meeting hasn't been posted yet. Planning normally meets the second Wednesday of each month, so I expect we'll meet Wednesday, June 12 at 7:30pm. The agenda will be established by our new chair, Greg Tuzzolo, and I have little doubt that the Comp Plan will feature prominently on our agenda.
2. **Steering Group** plans to meet next week, although I'm not clear on when that will be or if it has been posted. I won't be at that meeting. Since it's a public meeting, it would also be a good opportunity for public discussion.
3. **Saturday, June 8 from 1 to 3pm**: I will be at the library for informal Q&A.
4. **Ongoing**: We may be near the end of a report-making-marathon, but the public deliberation and planning doesn't stop when the grant funding ends on June 30.

Second, I think it would be helpful to remind everyone of the outcomes of a finalized plan:

1. Does a finalized plan give the Planning Board new powers? Answer: No, none.
2. Does a finalized plan create any obligations or unfunded mandates? Answer: No, none. The plan is just a detailed report with recommendations. Town Meeting, as the municipal legislative body, is still where any change to Town code or bylaw take place.
3. Must the Planning Board vote to approve the finalized plan right away? Answer: No. The Board has discussed timing, and we'd like to hold a vote of approval in a timely manner, but we'd also like to give the community time to participate in further discussion.
4. Is a finalized plan permanent and set in stone? Answer: No, the Planning Board can vote to amend it at any time. Conditions change, and pathways that the community prioritized in 2024 may not be what the community prioritizes in 2026, 2028, and so on. This will be a great opportunity for ongoing public participation.

So, one way to look at this current moment and what comes next is to ask ourselves: What is the appropriate level-of-effort for an outcome that provides a rich vein of knowledge and opportunity for ongoing participation, but creates no obligations and makes no change to the municipal balance of power? Have we as a Town met that reasonable level-of-effort?

As for Innes Associates, since we're near the end of the grant period, since she's focused on revision of the plan, and since she's delivered more than she initially agreed to in her contract, she won't be available for another public event. The Steering Group has worked quite a lot more than they initially expected, too. But the Planning Board will still be there, meeting every month and responsive as needed. The Board has also discussed holding workshops once or twice a year, similar to the hands-on workshop held earlier this year.

May 20, 2024

Hello all,

Chiming in on the Comprehensive Plan review and adoption process here…

The next scheduled meeting of the Planning Board is June 12th. I intend for the meeting to include a robust discussion of the draft Plan and all submitted comments. There will be an opportunity for the public to provide additional comments and input.

We do understand that our consultant's time will end at the close of June, so we will need to provide her with some direction on adjustments so that she can deliver a final document before the close of her contract.

Regarding Jacob's comments, I agree that we are at a point where we need to turn towards an agenda for implementation of the findings of the Comprehensive Plan. Our role on the Planning Board is to both facilitate a broad Town-wide agenda by stewarding the finalization (and ongoing amendment) of the Plan, and setting a specific agenda for Planning Board action. I intend to discuss both on June 12th, and welcome any and all input and attendance at the meeting.

Best, Greg Tuzzolo
Chair, Planning Board

May 20, 2024

Thank you Tim, for sharing the comprehensive plan excerpt!

Jack Kruse
117 N Leverett Rd

May 20, 2024

Thanks for your reply, Tim.

While I wish there were the resources to support more public engagement I understand the constraints and appreciate your efforts. I will plan to share some comments here before the June 10 deadline.

Best,
Jacob

June 9, 2024

Howdy neighbors,

Friendly neighborhood reminder that the Comp Plan feedback period ends tomorrow, June 10.

Please use the feedback form to directly and anonymously send your comment to Innes Associates, the 3rd-party consultant team:

https://www.surveymonkey.com/r/LeverettDraftComprehensivePlan

You may comment on this thread if you like, and I will send your feedback to Innes Associates after June 10.

Find a copy of the draft plan at this page on the Town website:

https://tinyurl.com/Weluvlev

If you need help or have questions, write to me: Tim Shores at tlshores@umass.edu

Thanks!

Tim Shores
Planning Board member
Long Plain

June 10, 2024

Thanks Tim, here's my feedback. Note: this email is rather long so I'm also attaching my comments as a PDF for those who prefer to read that way.

To the Comprehensive Plan Steering Group, the Planning Board, and members of the Leverett community:

Thank you for this opportunity to share feedback on the draft of the Leverett comprehensive plan. With my comments I'd like to recognize the good work that's been done, flag some areas of concern, and propose what I hope is a constructive way forward.

My comments are lengthy, so I'll provide a very brief summary here: In my view the Steering Group has done admirable work engaging the community and analyzing current conditions within the town. However, the framework and recommendations need to be more robust and coherent to properly serve as a comprehensive plan. Additionally, the view of the future that informs the plan should be more expansive and inspiring if it is to guide Leverett through the next decade.

To help orient the reader I've organized my comments as follows:

- The basis for my comments
- Where I think the process has succeeded so far
- Where I think more work is needed
    - Organizing framework
    - Recommendations
    - View of the future
- Why these concerns matter
- A proposal for a way forward

1) The basis for my comments

I've tried to evaluate the plan fairly and rigorously. My comments are grounded in the following:

- Participation in the survey, data walks, and interactive workshop
- Attendance at Planning Board presentations by Emily Innes
- Review of roughly ten comprehensive plans from other municipalities across the country, including Amherst, Shutesbury, and Pelham
- Review of the Leverett Planning Board's RFP, the proposal from Innes Associates, and Massachusetts General Law Chapter 41, Section 81D, which governs master plans
- Research into best practices for comprehensive planning, in particular the book *The Comprehensive Plan: Sustainable, Resilient, Equitable Communities for the 21st Century* by David Rouse and Rocky Piro
- My own 15 years of professional experience advising organizations around the world on strategy, foresight, and long-term planning.

2) Where I think the process has succeeded so far

First, I want to recognize the foresight of the Planning Board in its decision to create a comprehensive plan and in securing resources to support that objective. Leverett has never had such a plan before and it's a significant undertaking. In a time of rapid change and complex, interconnected challenges it is wise to create such a plan to guide and coordinate how Leverett moves forward over the next decade.

I also want to thank the Steering Group for months of hard work in support of this process. I know this has entailed a lot of thought and effort from a group of smart and dedicated citizen volunteers motivated by the desire to make Leverett a better place.

A good deal of that effort went into engaging the community and reaching people who don't normally participate. I've heard that the response to the Steering Group's original survey was more robust than for any other town-related communication in recent memory, and it's truly commendable that the Steering Group was able to invite so many people into the process. The information gleaned from the survey and data walks provides useful insights about how people in Leverett feel about a range of critical issues.

The draft plan itself offers a wealth of information about Leverett's past and present particularly as it pertains to land use, housing, demographics, and the economy. The

data and analysis in the draft's inventory of existing conditions provides a detailed portrait of some of the key factors shaping Leverett and some of the most important challenges the town needs to address.

3) Where I think more work is needed

While the work that's been done already provides a good foundation, in my view the plan needs additional work in three key areas if it is to serve its intended function. The plan needs a more rigorous and logically coherent organizing framework, more robust and comprehensive recommendations, and a more expansive and hopeful view of the future.

3a) Organizing Framework

At its core a comprehensive plan must address the following questions:

- Where are we now and where are we headed?
- Where do we want to go?
- How do we get there?

In my view the draft plan does a good job answering the first question, doesn't say much about the second, and provides only a partial answer to the third.

<u>Where are we now and where are we headed?</u>

These questions are typically addressed through "an inventory and analysis of existing conditions and trends and making reasonable forecasts of what the future will bring if present trends continue. Values and issues (what people care about) identified through community engagement provide context and direction for the inventory and analysis" (Rouse and Piro, p. 28).

Chapter four of the draft plan, *Impact of Existing Conditions*, provides useful research and data about how land use patterns and demographic trends have shaped the Leverett of today. It describes the current state of housing and development, zoning and other land use regulations, taxes and local economy. It also provides some information about town services and facilities.
Additionally, the chapter offers some idea of what Leverett might look like in the future, based on projections of changes in Leverett's demographics from 2020 to 2040 as well as some information about projected climate impacts on Leverett—although the broader implications of climate change for the community are not explored in as much detail as those for the aging population.

Finally, chapter three of the draft plan, *Planning for the Future*, includes a list of values taken from the survey sent out in the fall of 2023.

Taken together, these offer a useful view of where Leverett is now and some sense of where it could be headed if current trends continue.

Where do we want to go?

A plan needs to clearly articulate the intended future outcome it is designed to achieve. This provides overall direction to the plan and encapsulates an aspiration for the better future the community hopes to achieve. Goals, objectives, and recommended actions are then developed to move the community towards that desired future.

The Leverett draft plan takes an unusual approach. As stated in chapter 3: “Many communities try to develop a single vision statement for the comprehensive plan that is supported by a series of goals, strategies, and actions. The Steering Group decided on a different path that members felt was more responsive to Leverett and the wide ranges of opinions, experiences, and hopes for the future that community members had expressed over time. The Steering Group sought to identify shared values and goals that could be used to evaluate different paths to enhancing livability in Leverett for all over the next 10-15 years (Leverett, 28).

While recognizing the diversity of perspectives that exist in Leverett, I believe this is a mistake. Members of any community will have divergent opinions about where they want to go. A critical part of any strategy or planning process is doing the hard work, often through challenging conversations, of collectively articulating a direction of travel that most of the group can agree on. This future vision is usually emergent: it’s not something that can be chosen from a multiple choice list at the outset of the process but instead takes shape through the process of dialogue that shifts perspectives and illuminates new possibilities.

Indeed, having worked on many strategies and plans for organizations around the world I would say that the dialogic process of working through the issues to arrive at a new place of shared understanding is one of the most profound benefits of any strategic process. Doing so would have lasting benefit for the Leverett community as a whole, beyond the confines of the comprehensive planning process.

Ultimately, it is essential that plan be oriented towards a coherent objective. Although a list of values is of critical importance it's not sufficient on its own to provide direction for a comprehensive plan.

How do we get there?

As described above, the "there" that Leverett wants to get to remains diffuse and undefined in the draft plan. This contributes to challenges with the "how."

The draft plan notes that many communities develop a vision that is "supported by a series of goals, strategies, and actions." This is indeed normal practice. In reviewing comprehensive plans from ten municipalities across the country every single one describes goals and actions to take the community towards its desired outcome. This is the heart of a comprehensive plan. Furthermore, these different parts of the plan need to cohere logically.

David Rouse and Rocky Piro describe the key elements of a comprehensive plan and how they relate to one another:

> The comprehensive planning process involves the development of a shared community vision, supported by goals, objectives, policies, and actions to realize the vision. It is imperative that these plan components be fully consistent with one another. Goals define desired future outcomes in support of the vision. Objectives introduce measurable targets or intentions in support of the goals. Policies define principles or criteria to guide ongoing decision-making, while actions are discrete tasks carried out during plan implementation. Policies and actions support and must be consistent with the vision, goals, and objectives for effective implementation. (Rouse and Piro, p. 220)

Leverett's draft plan takes a very different approach. While it does provide a list of goals, they were not developed to support an overarching strategic vision or objective. Instead, they were taken from a single multiple-choice question on the fall 2023 survey (Leverett, p 31).

Additionally, the usual logic of developing objectives, actions, and policies to support goals is flipped on its head. Instead, a very short list of "strategies" (recommended actions) is proposed—each of which is simply tagged to any related goals (Leverett, pp. 107-127).

Here it may be useful to draw a comparison with the organizing structures found in the plans of some of our neighbors:

Amherst's plan is organized around eight goals. Each goal is given a chapter in the plan, which includes an overview of the goal, relevant information about existing conditions, and then a detailed section of objectives and strategies. Under each goal are 5 to 10 objectives to achieve that goal and then under those a comprehensive set of strategies for achieving each objective.

Pelham's plan is organized around nine overarching goals. Each goal then includes several objectives and specifies detailed recommendations to achieve the objectives including short-, medium-, and long-term strategies.

Shutesbury's plan has a chapter for each of seven planning elements, e.g. Natural Resources and Open Space, Housing, Historic and Scenic Resources. For each element the plan articulates 1 to 4 goals. The plan then spells out numerous recommendations to support each goal.

3b) Recommendations

Of the 20 recommended actions included in Leverett's draft plan, only 7 are designated as priorities for the town to actually "do." The rest are characterized as in need of further discussion and relegated to the lower-priority categories of "explore," "discuss," or "rethink."

The prioritization of these recommendations was done during the community workshop on February 28, 2024. During that workshop participants were given a few minutes to discuss each of the recommendations and then prioritize them according to their perceived importance and urgency. However, the recommendations were presented with very little detail or context and many were deprioritized because participants simply did not have the necessary information to make a judgment about them either way.

An example is Recommendation 14: "Engage with regional partners to implement action plans in the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities." There was no information provided in the workshop about what such engagement would entail, what the benefits for Leverett would be, or whether there would be any costs.
The draft plan notes there was "confusion about the recommendation with an assumption that Leverett was solely responsible for implementation of a regional plan." It should not come as a surprise that participants were confused about the

recommendation, given that no details were provided them about what the Franklin County and North Quabbin Regional Action Plan for age and dementia friendly communities actually is and what implementation would entail.

The confusion participants experienced about many of the recommendations creates a risk that important ideas got deprioritized, and vice-versa. Providing support to Leverett's aging population is rightly identified as a key priority throughout the draft plan and Recommendation 14 could be an important way to address this. It would therefore be quite unfortunate if this recommendation got relegated to a matter for further discussion simply because workshop participants weren't given enough information to understand what it means.

Another concern is the paucity of recommendations for many of the goals listed in the plan. As an example, "Support improvement of Leverett Library" was ranked #6 on the list of goals and "Support improvement of Leverett Elementary School" was ranked #7. However, there are only two recommendations that are tagged to these two goals, neither of which are designated as high priorities. They are "Recommendation 15: Establish heating/cooling shelters across town that can be used during the school year [priority: discuss]" and "Recommendation 20: Investigate adding a community center [priority: rethink]" Although each of those actions might have implications for the library and LES it's not credible to describe them as strategies to *improve* either institution. And they clearly do not provide a sufficient guidance for the future of those pillars of the Leverett community.

3c) View of the Future

Finally, I would argue that the view of Leverett's future expressed in the draft plan is too narrow and pessimistic to inspire the sort of creative action required to guide the community through the next decade.

The story of the future told in Leverett's draft plan is one of inexorable decline, characterized primarily by the growth of a large elderly population, a shrinking pool of young families and working-age adults, and few prospects for economic development. This story seems to be grounded primarily in a demographic forecast from the U Mass Donahue Institute projecting how Leverett's population will change over the next two decades. Countervailing data, such as the striking 116% growth in residents aged 25-34 between 2016 and 2021 (Leverett, p. 46), are not addressed. Furthermore, the aging population is characterized as a burden—a cost center to be borne—rather than as a resource the community can draw upon.

It is likely true that Leverett's population of 2040 will, on balance, include a larger proportion of older seniors. This is a hugely important trend and it is sensible that the draft plan explores the implications and proposes some recommendations to address it. However, the full story of Leverett's future will be more varied and complex than this.

To begin within, twenty-year forecasts are never entirely accurate. They can be a useful starting point but should be taken with a large grain of salt as it is impossible to predict the future that far out. (I'm a professional futurist. I can say this much with confidence.)

At a minimum, a demographic forecast needs to be complemented with a consideration of other social, technological, environmental, economic, and political factors shaping the future. Remote work, climate migration, and state/federal policies driving the transition to clean energy are some examples of trends that are poised to have a significant impact on the future of our town but that are not addressed at all in the draft plan.

Take the fact that Leverett's population of young adults more than doubled between 2016 and 2021—while that of the region as a whole declined by 7%. Was this an ephemeral artifact of Covid? A one-time blip of people sheltering in place with their parents and then moving back away? Or is it the start of a more enduring trend: an influx of young families working remotely, drawn by Leverett's good school, high-speed internet, and relatively modest exposure to climate risks? The plan is mute about these possibilities, which could portend a very different future for the town then the story of managed decline that runs through its pages.

All these trends shaping the future are unpredictable to varying degrees. For this reason, best practice is to use scenario analysis to explore a range of plausible futures to then inform the best course forward. Indeed, the Comprehensive Plan Phase 1 report sensibly called for just that (p. 11) and proposed a scope of work for Phase 2 (the one that's wrapping up now) in which "the consultant will prepare 2-3 scenarios for the Steering Committee to discuss and evaluate. These scenarios will form the basis of community discussions" (p 32). This was included in the scope of work in the RFP (p. 5) and was listed as a deliverable in the proposal from Innes Associates (pp 8-10).

Unfortunately, this doesn't seem to have happened. The draft plan describes three components that the authors of the Phase 1 report thought should be included in any comprehensive plan produced by the town (p. 32). One of these was "Development of sustainable economy scenarios, such as smart growth, infrastructure improvements, amenity enhancement, and encouraging business investment, to guide strategic decision-making." Yet that is the only place the word "scenarios" appears in the draft plan.

This isn’t an obscure methodological matter. By anchoring its view of the future on a single-point demographic forecast, not considering the broader set of relevant trends, and not exploring alternate future scenarios, the draft plan confines Leverett’s future prospects to a very narrow band of what’s possible. It leaves significant blind spots about future risks and opportunities and removes a large degree of agency from the community.

I believe that the future of Leverett is more hopeful and open than what comes through in this draft. We owe it to ourselves to create a comprehensive plan with a clear and inspiring vision for the future and a more robust set of ideas to help us achieve it.

4) Why these concerns matter

Although it has been noted that the comprehensive plan is not legally binding, it is still intended to provide overarching direction and guidance to inform the next decade of policy and action in Leverett, providing a common direction for all our plans, programs, and initiatives.

The Leverett Planning Board's website says "The final deliverable will be a Comprehensive Plan with evidence-based and community-driven goals and guidelines to inform Leverett policy-making for years to come."

As such, the plan needs to provide coherent and comprehensive direction on where we as a community want to go and how we get there—in a way that informs and harmonizes the work of other town government bodies. Rouse and Piro suggest that “in its role as the broadest and most inclusive plan prepared by a local government, the comprehensive plan may be viewed as the "umbrella" plan for the jurisdiction's "family" of plans....A best practice is to have the comprehensive plan, as the umbrella plan, serve as the policy framework for all plans developed by the jurisdiction." (Rouse and Piro, 221)

A plan that doesn’t accomplish that objective could drive an incoherent set of policies and actions that work at cross-purposes and fail to produce desired outcomes. There is an equally large potential opportunity cost: the comprehensive planning process is a rare opportunity to come together and do some big picture thinking to inform the future direction of this community. We should aim to produce a plan that really is comprehensive, and sets us on a clear path towards a better future the community wants.

5) A proposal for a way forward

It is up to Leverett's Planning Board now to decide whether they wish to approve the draft plan or not, and on what timeline. As far as I know there is no legal obligation for the Planning Board to adopt this draft as final. I would urge the Planning Board to refrain from ratifying the plan until the issues raised above can be adequately addressed.

I realize that Leverett's contract with Innes Associates is almost over and that the Steering Group has already put a huge amount of time into Phase 2 of the process and is eager to wrap things up. However, I believe it would be a mistake to finalize the plan for the sake of "just getting it done."

I believe that the seed of a way forward has already been articulated in the draft plan. Recognizing some of the limitations of the draft at present, as well as the positive benefits of deeper dialogues on the issues, the draft plan recommends that Leverett convene a Community Conversation Initiative that would "support the conversations that began during this planning process and allow the boards, commissions, and departments to test new ideas and directions with the community in a less formal setting" (Leverett, pp 106-107).

I propose that a separate Phase 3 of the comprehensive planning process be undertaken by a group of citizen volunteers with a view to engaging the community in deeper conversations about key issues to clearly articulate the future Leverett wishes to create for itself and a more robust set of goals and objectives to get us there. The work of Phase 3 would be to build on what's already been done with additional insights to complete the plan.

Doing so would not, in the meantime, prevent the town from moving ahead with any of the recommendations in the current draft plan. Should the Planning Board wish to propose zoning changes to support the development of ADUs, for example, it would still be able to do so. It simply would not be within the context of a finalized comprehensive plan.

I recognize that proposing a Phase 3 raises important considerations related to resourcing, scope, and timelines. Those would need to be explored in subsequent conversations. My hope is that we can find a way to build on the good work that's already been done and complete the plan in a way that it can serve as an inspiration and a guide for the next ten years in this town that we all love.

Thank you,
Jacob Park
Juggler Meadow Rd

June 10, 2024

Exceptional feedback, Jacob. Thank you for putting so much work and attention into it.

--

Tim Shores
Long Plain

June 10, 2024

Thank you Jacob, excellent food for thought.

Jack Kruse

June 10, 2024

Hi Tim,

Here are my preliminary comments on the draft Comprehensive Plan. I'm also attaching them as a pdf file with a link at the bottom of your message below. I'll be happy to discuss them with you and other members of the Leverett community.

Best,
Carol

Preliminary Comments
Leverett Draft Comprehensive Plan
Carol Heim
13 Amherst Road
6-10-24

I would like to share some preliminary comments on the draft Comprehensive Plan for Leverett. I'm labelling them "preliminary" because I prefer to arrive at my views after hearing the thoughts of others, reflecting on them, and having a chance to discuss them. I'm very grateful for all of the time and effort put in by the Comprehensive Plan Steering Group, the Planning Board, Emily Innes and her team, and Leverett residents. However, I'm disappointed that there hasn't been an opportunity for the community to discuss the draft plan itself—submitting comments as individuals isn't the same as having a discussion.

Overall, I feel that the draft plan is quite valuable in compiling data and assembling previous reports and plans. I was unfamiliar with some of the previous exercises (for example, the MVP Resiliency Plan and draft Hazard Mitigation Plan).

However, I do not think it is advisable for the Planning Board to approve the draft plan at this time. My main reasons are the following:

1. I understand that there is nothing legally binding about the recommendations in an approved plan. However, **I think that there will be a strong impetus to move immediately to implement at least the recommendations listed as "Do."** I don't necessarily oppose those recommendations, but I think more information, especially on financial aspects, is needed. When I ranked recommendations "Urgent" and "Important" at the third workshop, I didn't see that as a statement that Leverett should immediately proceed to "Do" without some analysis of costs and benefits, and potential tradeoffs with other town goals.

I don't agree with the statement on p. 32 of the draft plan that "The support for these actions is clear enough that the Town can proceed with implementation."

2. Some other Planning Boards and Departments state on their websites that they evaluate development proposals, zoning, or regulatory amendments based on their Comprehensive Plan or other community plans. I don't think this draft plan provides enough solid guidance on shared community goals and strategies and **I am not in favor of using consistency with this draft plan as a decisive consideration in decision-making by the Planning Board or other boards and committees.**

Wendell
https://www.wendellmass.us/planning-board/

"The Planning Board is responsible for fulfilling state and local zoning requirements and for keeping the town's zoning regulations in line with current community plans such as Places of the Heart, Community Development Plan, Open Space and Recreation Plan."

Montague:
https://montague-ma.gov/p/27/Planning--Conservation-Department
"The primary function of the Department is to manage regulatory process for development proposals submitted to the Planning Board pursuant under the Zoning Bylaw and Subdivision Control Law; and to the Conservation Commission pursuant under the MA Wetlands Protection Act Regulations. As part of that process the Department evaluates development proposals for their contribution toward community planning goals as documented in Montague Comprehensive Plan and other local strategic plans."

Northampton:
https://northamptonma.gov/1087/Planning-Board
“The Planning Board is also charged with reviewing and/or introducing land use targeted regulatory amendments as well as making recommendations to City Council on such regulations for the purposes of implementing Sustainable Northampton plans. In its adjudicatory role, the Board reviews specific development projects of a certain type or size as specified in the zoning ordinance, to ensure compliance with zoning and other land use regulations and compliance with the City's Sustainable and Resilience and Regeneration Plan.”

3. I understand the practice of trying to summarize responses using numerical scores, but **I believe that the scores for the 20 recommendations can (unintentionally) give a misleading impression of precision and of unambiguous support (or rejection).**

At the third workshop, the group at my table discarded several recommendations because they were too broad, too vague, or did not include needed information. For example, #16, “Allow for the development of multi-family units,” did not specify how many units. That mattered for some people’s answers.

In other cases, nuance in our answers disappeared from the summary of the 20 recommendations (Table 10, pp. 34-35.) Our group was favorable toward #2, “Modify zoning to allow for smaller lot sizes and/or multiple units on existing lots” IF water quality could be maintained. While that concern appears as a side comment on p. 109, it was not carried forward with the recommendation itself.

On #3, “Create zoning to encourage senior-friendly housing,” we suggested considering multi-family senior housing by special permit, rather than through by-right zoning, but this suggestion didn’t even appear as a side comment.

On #4, “Apply for grants for dam maintenance and water quality monitoring,” our group was in favor of water monitoring, but not necessarily dam maintenance. We felt we needed more information on dams in town and who owned them.

I also have some concerns about the implementation suggestion on p. 123 for #16, “Allow for the development of multi-family units.” It states “Zoning changes, design guidelines, and revisiting Board of Health standards for septic systems should be part of this conversation.” Leverett’s Board of Health regulations are deliberately stricter, and more protective of the environment, than the state’s Title 5 regulations. They were adopted after detailed and careful consideration. While I’m not opposed to revisiting them to see if technological or other developments might warrant some revisions, I feel strongly about the need to continue to protect our water and other natural resources.

My comments above are based on attending both data walks, a neighborhood listening session, the third workshop with table exercises, and relevant Planning Board meetings. I also completed the survey.

I think Leverett’s comprehensive planning exercise has generated many good ideas and recommendations that are well worth exploring further. I agree with the idea of creating a Community Conversation Initiative (p. 106); I think it should begin with the draft plan itself, and should include the recommendations identified as “Do,” as well as those identified as “Explore,” “Discuss,” and “Rethink.” I also would support more detailed examination and possible action by the Planning Board or other boards and committees on specific recommendations in the draft plan, but I don’t think the draft plan itself should be invoked as a reason to act on those recommendations.

June 10, 2024

Hi,

I want to strongly second Phil Carter's comments submitted earlier.

First, thank you to those who have worked on putting this together. BUT, I strongly feel we need to go slow at this time and gather a LOT more feedback.

Here are my initial concerns:

1. The town was given a few weeks to review the 162-page document, which I certainly have not completely read nor have had time to give "comprehensive" feedback. I imagine there are many in town in same boat.

2. I found the "draft excerpt" woefully inadequate, lacking any kind of legend that defined what the "value" category referred to: 2, 5, etc. or what High, Med, Low, Partner, etc. meant. Frustrating to try to read as an independent document.

3. As Phil and others have said, this was drafted with the involvement of only a small number of people in town and I also strongly support NOT making it THE Comprehensive Plan anytime soon. One week's notice on this forum for a Planning Board meeting where there will be additional discussion is not at all enough to ensure involvement. We need multiple, much larger town presentations and more time to digest, at the least.

4. Some of the conclusions, such as "24/7" fire and ambulance service, seemed to come completely out of left field, and it makes me wonder more about how the planning process for the Plan came about and the danger of not consulting with those who would know about these issues before finalizing this "Plan." We HAVE 24/7 coverage: it is called the Leverett Fire Dept. call force plus the Amherst Fire Dept. ambulance and crew. Yes, response time is determined by how far away from our station and Amherst North station one lives, but.....that wouldn't change much if there were people sitting in the station overnight, twiddling their thumbs. And, if you are going to the hospital, you are waiting for that Amherst ambulance, no matter how quick the Leverett first responders get there. Not that getting a responder there 5 minutes sooner isn't maybe once in awhile a critical amount of time, but Advanced Life Support is still on the ambulance, and transport is still via ambulance.

5. I went on the town website to try to access the Plan, and I had to call our town clerk to be able to find it, so I imagine I am not the only one. Turns out that you have to click through from "Request for Public comments" on the Comp Plan webpage before you can actually FIND a copy of the plan. Not at all intuitive, which means that others have probably not bothered.

6. What is that unreadable photo of post-it notes on p. 23? Would have liked to see what it says, if it were to be included in the document.

7. The meeting times for the 3 groups were not that conducive for those of us who a) work, and b) work late. I typically am not home till at least 6:30 (with no dinner until then), so a meeting time from 3-5/6-8 or 3-8 is not particularly useful. A variety of times would have been much more useful, not just for all the early birds. Select Board meetings start at 7 (usually), for instance.

All for now, although, like I say, I haven't made it through the whole document yet.

Nancy Grossman

June 10, 2024

Yes. My comments are: slow down, slow down, slow down.

Karen Koehler

June 10, 2024

Beautiful analysis Jacob
Supports the idea of slowing down
I especially am taken by the optimistic data on an increase of young families in Leverett - Cave Hill Rd is full of them 🙂
Tom Wolff

June 10, 2024

I need to also say how much i appreciate the hard work that has gotten us this far.
A great base to grow from
Thanks to all
And bring on Phase III

Tom Wolff

June 10, 2024

I feel that I need to add my 2¢ worth (perhaps I'm overvaluing) to this very illuminating discussion. First of all, I agree with each and every point made by Jacob, Carol and Nancy about this very detailed report. I especially want to salute the efforts of the committee to bring it about. I am friendly with a number of the members, and I'm deeply grateful for their efforts. But, at the risk of being a jerk, I do want to add a couple of comments.

1. I went to the first data walk and I was deeply disappointed. After I cruised through the various exhibits, I found Emily Innes and had a few minutes talking to her, trying to find out what the motivation was for this exhibit. Then I walked through the various tables again, trying to engage with the topics. But it was futile; Emily's team had put forth some extremely engaging and complex issues, and my only avenue for response was to scribble down whatever would fit on a Post-It. I couldn't resist responding to one inflammatory one, but otherwise it seemed like a dreadful waste of time and effort. I hoped that no data collected from this would ever be used.

2. I wasn't able to attend the next data walk, I did make it to the next meeting, where we sat down at tables to discuss a number of submitted questions. This seemed much more fruitful. But it seemed that the people at my table were mostly in agreement with me about the main points, and this was also a bit of a disappointment. For I know that a number of my neighbors, including some that I care about, have quite different feelings about some of those issues, and I would have loved hearing opinions like theirs. In other words, I feel that I was sitting at a table of self-selected gurus, but our thinking should be taken with a large amount of salt. So once again I felt that the data collected from this event, however thoughtfully put together, was flawed.

I think that this is a wonderful and extremely important project, and I look forward to helping it move along in any way that I can. I extend my deepest gratitude to those who have brought it this far.

Stephen Dydo
stephendydo@gmail.com
(646) 339-7908

www.stephendydo.com

June 10, 2024

Many thanks to the Comprehensive Plan Steering Group, volunteers and contributors as well as the Planning and Select Boards. The plan is very informative and reflects countless hours of hard work, information gathering and analysis.

I believe there is an edit needed on page 24 paragraph 2, I think that 202 is intended to be a year:
"The Steering Group sponsored a community-wide survey that was available on-line and through paper copies from October 9 through December 18, 2023. Although not everyone answered each question, 411 respondents or just over 22% of the 202 population of 1,865 took part in the survey..."

Great job and thank you!

Thanks,
Wes Goscenski

June 10, 2024

The comprehensive town plan is a terrific piece of work. I greatly admire the time and effort that has gone into this. It's really quite something. I'll throw my hat in the ring for protecting our precious water resources (no more poisoning Leverett Pond), eliminating hunting in Leverett, increased trails and outdoor rec and good options that enable elderly residents to remain here in this town affordably. No gas station - can't make enough money here. Would love to see the "museum," the "historical society" and Moore's corner turned into viable community spaces rather than the sad places they are today.

Happy trails
Chris Kilham

June 10, 2024

Thank you so much to everyone for taking the time to comment. Your feedback is critically important for any civic process, and emphatically so for community planning. It's also important to me personally, because like Carol, I rely on discussion with others and reflection of those discussions to better understand the world I'm in.

Special gratitude and appreciation to the Steering Group: Twelve Leverettians who volunteered more time than they could probably afford to give, who invested their attention into studying and debating existing conditions, conflicts, and ambiguities, and who went above and beyond to organize and guide a community-driven process through the fog of municipal administration. An intangible outcome of any project is the tacit knowledge acquired by people who take on the most responsibility. In our Steering Group, we have 12 neighbors who now have a deeper understanding of our Town, community, and land. They'll carry the indelible camaraderie of having rolled up their sleeves together. Even if we gain nothing else, their knowledge and affiliation is an investment that will continuously benefit Leverett.

With this comment, the public feedback period has ended. Thank you all.

Next steps:

- Planning Board meets Wednesday, June 12, 7:30pm at Town Hall and on Zoom. We will deliberate over feedback and change requests to give to Innes Associates.
- Innes Associates will return the final draft of the plan by June 30, the state grant end date.
- Planning Board will make the final draft of the plan available digitally ... I plan to print a small number of pre-approved copies, but I want to reserve most of the remaining grant funds to print copies after Planning Board approval.
- Final approval, if and when: TBD. There are ideas proposed in this thread about organizing a Phase III before final approval ... I think that idea is worthy of deliberation by the Planning Board.

--

Tim Shores
Planning Board member

Page or Section	Figure	Correction	From
147	5.5	"...and is fortunate that some many ..." should be either some or many	George Drake
149		Recreation Committee "This committee doe shave.." should be does have	George Drake
154		section The Community Preservation Act - 2nd paragraph "The Tow of Leverett ..." should be Town	George Drake
24	3.1	2nd pp ...or just over 22% of the 202 population - What actual year?	George Drake & Gary Gruber
32	3.3	in RETHINK ...The strategy addressed and identified ... "and" should be "an"?	George Drake
37		Cars, Trains, and Buses - active freight rail track ..."This lie" should be "This line"	George Drake
38		"The younger seniors jump by 12% too..." should be to	George Drake
General		I didn't see any numbers on the number of people per age group who have left town - but in my own experience a non-negligible number of faculty do leave town to live nearer their (adult) children after retirement. I don't know how this would effect the decisions ...	George Drake
General		The studies seem to have focused almost exclusively on use of services in Hampshire County, none on services in Franklin county - but Montague and even Greenfield are about the same distance - and a way lower traffic commute - as Northampton.	George Drake
77		"Cell service" gives map symbols for the carriers but does not reference the figure they show on.	George Drake
81		The map keys seem to be inconsistent with some of the symbols. For example the red dotted route is not defined. The symbol from the FRTA and PVTA routes seems to be different from what's on the map (double line vs. single line?)	George Drake
16		bulletin point 3, line 10 delete Egremont and replace with Leverett	Gary Gruber
32		sec 3.3 2nd & 3rd paragraph is repeated	Gary Gruber
79		condo -4 units 4 doesn't make sense also under 2 family homes 34 with 71 units doesn't add up mathematically	Gary Gruber
General		Use double-column format on pages that do not need graphical elements	Tim Shores
Introduction		To improve readability, compress all events/meetings with dates into a single table. Remove them from the narrative.	Tim Shores
Organization		After the Exec Summary, I think it would make sense to print the full content of 5.2 RECOMMENDED STRATEGIES instead of the summarized recommended strategies in section 3.3 STRATEGIES. This is what people want to read first: What is the plan, what should we do. Then, the rest of the report tells the long, data-informed story of what comp planning is, and how Leverett used comp planning to arrive at these strategies.	Tim Shores
Strategies		Color code the recommended strategies, 4 colors for DO, EXPLORE, DISCUSS, RETHINK.	Tim Shores
14		"Engaging the community for a comprehensive plan happens at several levels. A Planning Board will appoint a working group, advisory committee, or other core group of volunteers who provide detailed feedback and assist with outreach. The Leverett Planning Board, after calling for volunteers, appointed a Steering Group of thirteen members." Correction: Although we called for volunteers for the phase 1 Working Group in a questionnaire, the Planning Board chose to recruit members of the Phase 2 Steering Group by word of mouth networking. The rationale was that in Phase 1, less than half of the volunteers showed up for the Working Group, and we knew that we would need greater commitment from Phase 2 Steering Group members.	Tim Shores
17		The LES open house was Tuesday, October 24, '23	Tim Shores
21		Maybe best to omit "(now the Sustainable Economy Committee)", since this committee stalled out not long after the FY21 report.	Tim Shores
21		Include Senior Needs Assessment? https://leverett.ma.us/g/37/Council-on-Aging-COA https://drive.google.com/file/d/1lG_ME4FRlmH6lDke6gPGRLMcv8GFiJE6/	Tim Shores
25		Unpack, or maybe strike this statement: "With 411 respondents, it is difficult to summarize everything."	Tim Shores
25-27		This section needs more data visualization.	Tim Shores
30-31		"*Not all respondents answered the question." Instead, state the percentage of respondents who did answer.	Tim Shores
37		"Despite being a car-dependent community, Leverett does not have a gas station." We also don't have a facility for charging electric vehicles (that I know of).	Tim Shores
37		"... in 2022, the population was 1,860. The population has remained relatively steady since 2010, when it was 1,851." Strike "relatively". That's just plain ol' steady.	Tim Shores
38		"The younger seniors jump by 12% too be almost a quarter of the population while the older seniors increase slightly by 3%." Try this: "Younger seniors increased by 12% and are now a quarter of the population. Older seniors increased by 3%."	Tim Shores
38		"Overall, this means that in 2040, the retired and increasingly older population in town is 32% of the population with a bare majority (53%) of working age." Instead, "This means that by 2040 a third of the population will be retired. Only half will be of working age."	Tim Shores
39		"An analysis of the 2023 Assessors' data shows that, of the existing buildings in town, 33% (261 buildings) are dated from 1723-1959." Eva Gibavic, a dedicated and eagle-eyed town historian, explained to me that for various reasons it's not possible for a house to have been built in Leverett as early as 1723. This led to a discussion about the sloppiness of the dates of old buildings in assessment data, which was confirmed by former Board of Assessors chair Dave Palmer. Let's play it safe and say something like, "An analysis of the 2023 Assessors' data shows that, of the existing buildings in town, 33% (261 buildings) are dated from the mid-18th century to 1959."	Tim Shores

47	20	"Figure 20. Leverett and Surrounding Communities: Change in Post-Retirement Ages 2020 - 2040" ... This chart might be easier to read if x-axis groups are towns, and colors are age-groups?	Tim Shores
64	54	Steering Group asked about this when RKG presented last year... this table should show around 45 people in Educational Services because they work at Leverett Elementary School. It's accounted for in Figure 58.	Tim Shores
5.3		RECOMMENDATIONS FROM EXISTING PLANS Use table format for all of these	Tim Shores
151		potential partners: Include LifePath, https://lifepathma.org/	Tim Shores
10		"Question for the Planning Board and Steering Group: Should this be an in-document spread or a separate poster?" Can we do both? I love the idea of a separate poster.	Tim Shores

From:	Tim Shores
To:	Emily Innes
Subject:	Fwd: Private: Re: [LeverettConnects] Leverett Comprehensive Plan DRAFT: Feedback & Discussion Thread [Filed 20 May 2024 10:21]
Date:	Monday, May 20, 2024 10:02:50 AM

FYI, a direct email from someone to me, and my response.

tim

On Mon, May 20, 2024 at 7:23 AM [redacted] wrote:

> It would be interesting to know the demographics of the study that was taken. I.e how many residents actually responded, of that what was the demographics i.w age, how long have they lived in town , what area of town, etc. Etc. As those are very important to know if the study is truely a showing of how the whole town feels.
> Are these demographics available for the study.
> I agree that there are not as many residents reached on leverett connects.
> & reading a long document is very cumbersome. Is there a summary available with the main talking points & thoughts? The meetings that were set up for information were also not at the greatest dates or times .Reading this summary I don't really get a sense for how much response there actually was and is it actually the majority of the town or just a small group pushing this.
>
> What prompted this? Was it discussed and voted on at a town meeting?

---------- Forwarded message ---------
From: **Tim Shores** [redacted]
Date: Mon, May 20, 2024 at 9:51 AM
Subject: Re: Private: Re: [LeverettConnects] Leverett Comprehensive Plan DRAFT: Feedback & Discussion Thread
To: [redacted]

[redacted], thank you for your questions and feedback.

For a summary: It may help to read the following presentations give by the principal planning consultant, Emily Innes.

- June 2023 presentation on existing conditions research
- January 2024 presentation on community data collection and zoning
- April 2024 presentation on zoning

I was sorry to see that she has not yet written the executive summary in the plan draft. Without that, it's hard to summarize the plan. I wanted to create a summary document, but family and professional needs have demanded more of my time. Also, I've been volunteering on this stuff in Leverett since late 2020, and to be honest, I'm out of juice.

For your question about how much response we've received, the full draft for review on the Town website has information about the specific data collection activities. Here are excerpts that answer your specific questions:

1. P. 24: "The Steering Group sponsored a community-wide survey that was available on-line and through paper copies from October 9 through December 18, 2023. Although not everyone answered each question, 411 respondents or just over 22% of the 202 population of 1,865 took part in the survey." [This sentence will need to be corrected to say, "of the 2020 population of 1,865]
    1. P. 25: "The Steering Group limited the demographic questions to two: the age of the respondent and the length of time they have lived in Leverett. The two pie charts below show the results. Most of the respondents were 65 and over. Most of the respondents had lived in Leverett for over 30 years. Given the demographics (see Section 4.2), these results are not surprising."
2. Three workshops served as community engagement events to inform community members, create a space for discussion and socializing, and collect qualitative data.
    1. P. 14: "The Town of Leverett chose to mix three inperson large-group workshops with some smaller group meetings. This type of engagement often reaches those who are already involved with town initiatives and can capture people who become more interested during the process as future options are refined and they better understand the potential impacts."
    2. P. 14: "The first workshop captured 73 attendees, the second had 57, and the third had 41 attendees."
    3. P. 17: "Finally, members of the Steering Group hosted small group meetings to raise awareness of the planning process in the fall and early winter. In October 2023, the consultant team provided materials for these workshops, including a map of the town, a Word document for questions and notes for these small groups, and a handout of data resources. These meetings were as follows:"
        1. November 5, 2023. Teawaddle Hill neighborhood group.
        2. November ?, 2023. LES Open House
        3. November 5, 2023. Harvest Fest Village Co-op.
        4. November 14, 2023. Veterans' Group.
        5. January 24?, 2024: Council on Aging.
        6. April-June 2024: Drop-in at the Leverett Public Library

I also agree about Leverett Connects. I have also done outreach by sending postcards to all Leverett households, posting flyers at Town Hall, the Library, and the Coop, and by visiting the Library. For example, I was at the Library last Thursday from 4 to 6pm, once I had printed copies of the plan available. I left a large stack of printed copies with printed instructions on how to submit feedback. I may need to replenish that stack.

You can learn more about what prompted this and who was involved by reading these pages on the Town website:

1. Comprehensive Planning
2. Leverett Comprehensive Plan project timeline ... this is also summarized on pages 15-17 of the full draft for review.

In response to a property tax rate that had increased above 2%, Town Meeting created a Revenue Committee in 2019, "to explore, examine, and present for consideration potential ongoing revenue opportunities for the Town of Leverett ..." and to "focus on creating and/or

exploiting ongoing municipal revenue sources (other than tax surcharges, licensing, permits, etc.). Town infrastructure, zoning and other restrictions, and aesthetics will be considered by the Committee."

I was on that committee in its second year. At the end of that second year, I was elected to the Planning Board.

Fellow Planning Board member Tom Ewing also served on the Revenue Committee. After our research activities wound down and we concluded that there was no low-hanging revenue fruit that we could "exploit", he decided that the next step should be for the Planning Board to begin pursuing a Comprehensive Plan (AKA "Master Plan", although that terminology is no longer fashionable). A month or two before I joined the Planning Board, they voted to pursue state grants for this project.

Mass state law says a planning board "shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan", and the law includes a checklist of "elements" that the plan must include ... but the law doesn't require community input. Still, it was important to us on the Leverett Planning Board to gather as much community input as we could.

I have experience with grant-funded project management and qualitative research, so I joined Tom as a subcommittee to organize the project, try to engage the community, and keep the thing on rails.

Since I served on the Revenue Committee from 2020 to 2021, I've tried to make information and documents more accessible. I moved to Leverett in 2018. After my first Town Meeting in 2019, I wanted to start learning more about Leverett, but I found it very difficult to find information and documents. I would attend meetings, but it was a struggle to understand where board and committee members were getting or keeping the information that presumably drove their decisions. My background is in software engineering, technical writing, and technical knowledge management, and in those fields, not being able to find information spells doom for a team. In the public arena, lack of organized and accessible information is even more problematic, because it creates a lack of transparency.

So, when I've done work for Leverett, I've tried to put in a lot of time and effort to make information available and accessible. Given the depth and complexity of the subject-matter, and given that we're a Town of volunteers governing a $7.2M budget, the information I organize is rarely brief or well summarized. I apologize for that. As Mark Twain said, "I didn't have time to write a short letter, so I wrote a long one instead." But on occasion I find the energy to create documents to try to summarize the work and ideas for people, like so:

1. Leverett Comprehensive Plan Logic Model - March 2023
2. Leverett Comprehensive Plan project and implementation timelines - March 2024

I'm also personally committed to qualitative community research as an important ingredient for democracy. Qualitative community research is always flawed. But I think it's better to ask people what they want and get a flawed response than to not ask people what they want and leave it to Town Meeting alone. Around 100 to 150 attend the Leverett Annual Town Meeting. Let's approximate and say it's about 10% or maybe 15% of our 1,400 registered voters. My hope is that we can keep up with the kind of engagement we got with the Comp Plan

community research, and repeat the workshop format on a regular basis. Maybe it'll help more people become interested in going to Town Meeting, or maybe it'll help more people feel like they have a voice. Or, maybe it won't work at all! But I still feel like it's important to try to engage the community even if we fail or fall short of our potential.

I hope this helps, and feel free to contact me at any time.
Tim

RESPONSE TO LEVERETT DRAFT COMPREHENSIVE PLAN 2024

Judith Davidov
davidov@english.umass.edu

Spelling and grammatical errors
p. 5, line up second item (as in 47 same page)
p. 36, “Land and Roads,” l. 16: Cave (not Cove)
p. 37, ”Cars, Trains, Buses, l. 7: live (not lie)
p. 38, l. 4: by (not be)
p. 71, par. 4, l. 3: Crafts and (not Community, i.e., Leverett Crafts and Arts)
p. 82, par. 5, l. 2: thought (not though)
p. 85, l. 3: areas (not arenas)
p. 87, l. 10: COM (not CO) and SPR (not sure what that means)
p. 96. par. 1, l. 6, possibly (not possible) and par. 2, l. 1, center (not enter)
p. 102, par. 1, l. 4, i.e. (not e)
p. 105, second green comment on right, l. 1: too (not to)
p. 108ff: what do letters stand for (under “goal? (LU, C, ED, H, OSR, NCR, S+F) need Glossary at end?
p. 114, 4th to last line: on (not of)
p. 122, box at bottom left, l. 1, second item: options (not opinions)
p. 124, middle section (Town implement . . .), second item, l 2: Leverett (no capital E)

Items for discussion
p. 74: It is a problem that we have a Hazard Mitigation Plan with which most Town residents are unfamiliar. How do we work to change this, educate ourselves?
p. 76: Wastewater as a constraint on new development is a problem we need to face as we advocate for things such as affordable housing. We need to better educate ourselves about sewer systems, groundwater discharge, wastewater treatment.
p. 81: why is Amherst not on the map?
p. 136: The Leverett Trails Committee has already done a good job with trailhead parking, trail signage and other things mentioned at the top of this page, but trailhead parking areas need to be kept free of ice and snow in winter; it is dangerous to park on the street when roads are icy.
pp. 138, 140: Drinking water: highest priority to map groundwater sources and potential vulnerabilities, to develop a potable water resiliency plan, and to educate residents about conserving water (see my comments below).

General comments
It is clear to me from attending all three working sessions and from reading the report carefully that we in Leverett face very serious problems. Many of these are interconnected.

First and foremost is the problem that we are an aging community and that we do not have the resources to address this problem. People in the small group discussion that I attended continually stressed the need for “intergenerational knowledge.” This means that we see it as a positive goal to keep our elders here in the community. But because we are reliant on our own vehicles for transportation to medical and other appointments, grocery shopping, socializing, physical activity such as gym visits, getting to trailheads, and so on, that is an impossibility for seniors who can no longer drive when we do not have reliable, frequent public transportation. Changing zoning laws to permit multi-family dwellings, smaller lot sizes, and other changes to make housing easier and more affordable for seniors runs into the problems of water and sewer

(see pages 76 and 138-140). We are left with the problem of seniors, many of whom live alone, stranded in their dwellings when they can no longer drive, isolated and needy.

We badly need a senior center in town. I was recently at an art exhibit opening at the senior center in Hadley. It is a big, open, welcoming space—a place to go to meet others, have meals, share artistic and other talents, exercise, and so on. I think it is as important as a school for our young. I do not have school-age children but am perfectly willing to contribute my tax dollars for educating our young. The same is true for a building to meet the needs of seniors. (The community room in the library goes very tiny way to meet this need, but it has space for only a few people at a time.)

The second biggest problem as I see it is water. I have a very deep well (375 feet) and yet have from time to time run out of water in the house in times of drought. We need to educate ourselves about mapping groundwater sources and for developing a potable water resiliency plan. I think most residents here, those with plenty of water (downhill of others who are more vulnerable) waste a lot of water and use water unthinkingly, e.g., by sprinkling their lawns. We need a plan to educate ourselves about conserving water so that this fragile resource is more equitably shared.

This problem is tied into wastewater, and into sewage disposal.
We cannot blindly and blithely say that we need affordable housing without solving the problems of water, both for drinking and for treating waste) that plague us when we live on ledge and with insufficient water supply.

I learned a lot from these meetings, from the skillful computer graphics, from listening to others. We now have a list, or lists, of problems. The next steps are to develop educational strategies to begin to work on these very challenging problems.

From: Joan Godsey
To: Emily Innes
Cc: Jenny Daniell
Subject: Leverett"s Comprehensive Plan [Filed 15 Jun 2024 11:12]
Date: Thursday, June 6, 2024 12:03:52 PM

I'd like to respond to some of the issues that came up in the Comprehensive Plan.

I have been a resident for 55 years, served on the Conservation Commission for about ten years, been a member of the Rattlesnake Gutter Trust for 20+ years,
a Leverett Library Trustee for 15 years, a member of the Trails Committee, (which has been reactivated under the energetic leadership of Seth Hemingway and which monitors 19 trails in Town—20 miles of maintained trails!! Your report does not make note of this.) I taught in the Leverett School for 28 years and my husband has been a member, and sometimes chair of the Zoning Board for over 40 years. I feel that this background is necessary for you to take my comments seriously.

Leverett offers its citizens a safe, peaceful, rural place to raise their families. Residents treasure the forests, the wildlife, and the serenity of our town. Yes, we are concerned about climate warming, protecting our aquifer, saving our forests, and we may feel a bit guilty about having found such an ideal place to live and raise our children.

In the 80s, a group purchased a 100 acre parcel at the top of Cave Hill Road and came to the ZBA to get approval to build a peace pagoda. Multiple efforts to find a perc on that property were fruitless; finally a Native American douser found a pocket of sand. The geologists on the Con Com repeatedly said that Leverett is underlaid with so much bed rock and ledge that town water and sewer will never be possible. The town's geology dictates that we continue our 2 acre zoning bylaws and critical distances between septic and wells.

Large apartment developments and multifamily housing
worked in Sunderland where they had town water, town sewer, public transportation, and deep soils. Leverett offers none of those essentials.

The Comprehensive Plan does offer some good suggestions for helping seniors age in place. The idea of permitting ADUs is an excellent one. Maximizing use of our public buildings to offer seniors more programming is also a great idea. Certainly the school could be used in the summer and during school vacations.

The Kittredge development proposal has made many folks in Leverett realize how much we appreciate the town as it is now, and how horrifying the prospect of a build out of any size would be. We don't want to end up like Amherst or Sunderland, and fortunately our geology may save us from that end, **IF** we maintain sane zoning bylaws that protect our wonderful rural environment.

We love Leverett the way it is now.

Sincerely,
Joan Godsey

From: Jenny Daniell
To: Emily Innes; Greg Tuzzolo
Subject: Master Plan response [Filed 15 Jun 2024 11:13]
Date: Sunday, June 9, 2024 3:50:16 PM

Dear Emily and Greg

Thank you for all your hard work on the master plan Emily. I know we Leverites can be a rowdy bunch so thanks for all your patience. I especially am grateful for your being open to trying to obtain as much town input as possible. It is important to get town buy-in, especially in a town governed by democratic Town Meeting.

- Although we benefit from some useful information in the current draft of the Comprehensive Plan, I feel this draft should be viewed as a starting point and should not be viewed as anything but a document that reflects **some initial th**oughts for town planning over the next 10 years.

My issues with the draft report as is include the following:

*The report lacked a systematic and holistic approach to the planning goals for Leverett- with no clear goals from the beginning to the end of the process

- The majority of the report's recommendations' basis are largely from a few cherry picked and anecdotal perspectives and do not reflect the statistically most significant data gathered in the questionnaire , town sessions and smaller group sessions
- The report's recommendations do not address the majority of the the town's clear desire to plan maintain the rural character of the town, forested land, water quantity and quality, or to plan for rapidly approaching climate change
- The report utilizes statistically insignificant "evidence" to support a recommendations not s expressed in the town's values or data
- The plan is based in more traditional models and does not address potentially newer trends like remote work and climate disaster migration; it also without relying on best projection practices, paints a picture of a town in i rapid demographic decline with few options
- The process underlying the goal of getting a significant town imput community was confusing and utilized unclear methods (post-its in the data walk, three-minute discussions in the workshop) on complex issues with no presentation about and discussion of context, trade offs, implications, etc. People did not have adequate information for discussions or to comment on the Master Plan.
- The recommendations seem random, siloed, incomplete, and inadequate to the challenges and failed to identify opportunities for Leverett

I cannot support the action recommendations of the report at this time as they either stand in opposition to the stated desires and values of the town (as clear from the data collected- or a recommendation (s) lacks enough information to agree or disagree with the action proposal. It is not comprehensive. I am also looking forward to the development of action proposals on the other issues the town cares about. We need a evidenced based understanding and holistic

systems based perspective to democratically develop proposals that will serve Leverett.
I Believe we need to educate ourselves, the town, and develop a holistic and comprehensive plan that will carry us into the future addressing Leverett's stated desires to maintain the rural character of the town, protect our water and forests, find ways for seniors to stay in town, and address options that are evidenced based for some more affordable housing in Leverett.

I think we need to recommend to the planning board to recognize these factors and to adopt a plan as they are required- but adopt is specifically stating that it needs addions and may substantively change upon investigation
--
All the Best, Jenny A. Daniell

"

From: Kimberly VanWagner
To: Emily Innes; Tim Shores; Andrew Vlock; Jenny Daniell
Subject: notes from our steering group [Filed 15 Jun 2024 11:24]
Date: Monday, June 10, 2024 10:27:08 AM

Emily,
The steering group met on 6/4 and made the following notes for the comp plan. Also, please let us know if we are still meeting this Thursday - it would be great if you needed to talk through any of these notes or other comments you've received as you work on the draft.

- CRITICAL: CHANGE THE TERMINOLOGY OF “DO, EXPLORE, DISCUSS, RETHINK” TO “TOP TIER, MIDDLE TIER, LOWER TIER, LOWEST TIER” [especially take out the idea of “do” because it sounds like a mandate]
- CRITICAL: page numbers need to be larger and not white-on-black; very challenging for older eyes to see
- CRITICAL: quotes need to be in quotations
- P 108 - add to barriers for ADUs - septic regulations and community understanding of what more housing means for environmental protection, the involvement of Board of Health and Conservation Committee [this may also help to show how/why the tension of housing vs environment seems to show up in the values/goals [environmental protections as top priority from survey, but then housing is the top “do” in the chart from the tabletop - this contradiction must be teased out more and then expert Innes advice needed!]
- CRITICAL: please create a visual timeline of the recommended “top tier, middle tier” steps for the next 10 years/recommended rollout
- CRITICAL: Add the key to the charts so easier to read/understand what values/goals, etc relate to; or at least at the top of that section; very challenging to always go back to the beginning
- CRITICAL: move the recommended timeline into the Executive summary; move all historic data to back of the report, we want less of a chronological story of how we got here and more of an actionable document
- Correct many typos; submit a final draft for final round of corrections before the “final

final" version; chart page 102 the numbers for units vs parcels doesn't add up for condos and two-family homes

- Add description of the "2040" imagining exercise part of the tabletop exercise to lend more context to the results and explain the purpose of the "2040" idea [p 32 doesn't say anything about the 2040 exercise and we are not sure how the priorities changed because of this imagining]

- Specifically name the available, buildable parcels remaining in town

- Specifically add more information on climate change/resiliency/air conditioning grants to the resources page

- Was there existing conditions analysis of climate change (e.g. increased floods/heat/ticks) that could be added?

- Note the demographic bias that may have skewed the choices became priorities in the tabletop exercise - specifically here we are thinking of #18, which we still hear/see as

- We didn't see solar setbacks, native land givebacks, gray water, compostable toilets, important for the community based on the survey data but which didn't seem to register as priority for the participants in the tabletop exercise

Kimberly VanWagner

From: Tim Shores
To: Emily Innes
Subject: Feedback from Maureen and Silas [Filed 11 Jun 2024 10:25]
Date: Tuesday, June 11, 2024 9:14:34 AM

A couple of feedback items sent directly to me, yesterday:

-

I strongly support recommendations 1 and 2: changing the zoning laws to allow for accessory dwellings on existing lots and changing the zoning laws to allow for smaller lot sizes and/or multiple units on existing lots. I don't know how this would work with septic systems--I presume people would be required to upgrade their septic systems if their current one will not support an accessory dwelling. I am a proponent of smaller lot sizes and cluster development so less land needs to be cleared to build new homes/less forest fragmentation.

I would not support spending more money for 24/7 coverage by our police and fire because I do not believe we need it. The fact that Leverett has become unaffordable for many people and unaffordability is increasing means we seriously need to examine how the town spends money. We have less than one emergency call per day--the fire department responded to 149 medical emergencies in 2023. I believe we already have 24/7 emergency coverage. You call 911 and an ambulance is sent from Amherst.

I agree that communication in this town is an issue. I think most people would join the Code Red system if they know about it. Maybe a volunteer group going door to door to have people sign up would work to get most people in the system.

The town needs to have more businesses to increase the tax base and businesses won't require the services that residents require--in some cases residents can cost the town more than the town makes in taxes. But, there is so little land zoned commercial. (I don't know all the land zoned commercial, but I do know some is the land the co-op is on and the former Dakin building, both of which are not available for a new business.) So, what land can be changed to commercial and what type of business might be successful here are two things I think about.

It would be nice to have a place for seniors to gather. I know some older folks whose spouses have passed and I worry about loneliness.

I guess that is all for now. I would have liked to have a public meeting about all this … maybe there can be in the future.

- Maureen Ippolito

The town really changed when Michael Kittredge came to town. Once the town had a lot more tax revenue, the spending increased dramatically. We have a spending problem. Leverett will never be affordable Leverett again. This is the issue that needs to be addressed.

- Silas Ball

- **INCOMPLETE STRATEGIC PLANNING & ANALYSIS:**
    - I came away from this with an even stronger sense that the draft plan is highly *incomplete*. This is an easy case to make by simple comparison with our neighbors, and also adds weight to a potential suggestion to consider this plan a draft until it can be further fleshed out and refined.
        - By comparison, here are plans from Shutesbury, Pelham, and Amherst. All of them have much more robust organizing structures, with some version of goals, objectives, and recommended actions/strategies. (In many cases there are additional layers such as vision statements or more granular short/medium/long-term recommendations.)
        - Each plan has many dozens of recommendations, covering all the town's goals (and/or every major planning element--depending on how organized). This compares with our plan where we have just seven recommendations, which are not nearly sufficient to set direction on the key issues of importance.
    - There is an unresolved mismatch between values, needs, and recommendations outlined. It's hard to understand and grasp the logic of the report.

- **LACKING STRONG & CLEAR METHODOLOGY:**
    - Lack of data, largely anecdotal.
    - Unclear what actual data sources are, would be great to clarify in writing. Here are the data sources I can decipher:
        - Data source # 1 - Survey data
            - Consistency note: # of respondents is noted as both 404 or 411
            - Question about survey data: What is the relationship to strategy recommendations
            - Question about survey data: What is the relationship between values, needs, potential strategies, and 4th thing?
            - Question about survey data: How does the survey data inform Table Discussion workshop?
                - Mismatch between the survey data on the one hand and the narrative/illustrative comments and recommendations on the other.
        - Data source # 2 - "Data Walk" Workshops 1 & 2 post-its from residents
            - Questions about the "Data Walk": unclear how data was collected, unclear how data was distilled, themed, analyzed into concrete insights

        - The community was asked to provide input through very narrow channels (post-its in the data walk, three-minute discussions in the workshop) on complex issues with no presentation about and discussion of context, trade offs, implications, etc.
    - Data source # 3 - “Table discussion” workshop -
        - Questions about “Table discussion”: unclear how data was collected, unclear how data was distilled, themed, analyzed into concrete insights
        - Questions about “Table discussion”: What is the data source that inspired which strategy recommendations were discussed?
        - Note on methodology: The community was asked to provide input through very narrow channels (post-its in the data walk, three-minute discussions in the workshop) on complex issues with no presentation about and discussion of context, trade offs, implications, etc.
    - Data source # 4 - Small Group discussions
        - Questions: unclear how data was collected, unclear how data was distilled, themed, analyzed into concrete insights
    - Data source # 5 - Previous Leverett Reports
        - Question: Is this a source for strategy recommendations?
    - Data source # 6 - “Existing Conditions” Data
        - This is a vomit of data
        - Question: What is the relationship to strategy recommendations
        - The plan over-indexes on a single-point demographic forecast without taking into account potentially countervailing trends like remote work and climate migration; it paints a bleak picture of a town in inexorable demographic decline with very limited options

- **LACKING HOLISTIC APPROACH**
    - Inadequate discussion of climate resilience
    - Narrow focus on zoning in spite of modern comprehensive planning best practices to zoom out to include systemic/holistic perspective
    - In a number of instances the narrative and/or selected comments seem cherry picked to support a thesis not in line with the town's expressed values

- **DEVELOPMENT OF RECOMMENDATIONS**
    - The recommendations seem random, siloed, incomplete, inadequate to the challenges and opportunities
    - The plan jumps from values to recommendations without first articulating goals, objectives, etc. (see above)

- **REGIONAL PERSPECTIVE**
    - Inadequate discussion of coordination with adjacent municipalities and the wider region

Proposed Outline Revision

The draft made people do a lot of digging through methodology and existing conditions content before they could get to the *plan*, the strategic recommendations. I think that's what most people want to see, so let's put it closer to the front of the final document.

Let's also partition the heavy content (evidence, process, methodology, appendices) to a second document. Deliver as two separate PDFs that can be printed separately.

Leverett Comprehensive Plan: Community Values, Goals, and Strategies
Approximate page limit: 60 pages

1. Cover / Acknowledgements / TOC. **Limit: 5 pages.**
    a) Table of Figures and Tables: two-column, smaller font.
    b) Include explanation of the separate document, formatted this way for readability
2. Vision - **1 Page**
    a) While acknowledging that Steering identified multiple pathways evaluated by shared values and goals, rather than developing a single vision statement (p. 28) …
    b) It would still help to show a brief vision statement that tells the story of Leverett. Based on what I read in the draft, that statement of vision should tell a story like this:

Vision

We the people of Leverett are united by a love of our town's forest landscape and rural character, an intention to conserve our town's natural resources and plan proactively for climate change, and a commitment to strong community ties and inclusivity.

In matters of organizing and Town government, we commit ourselves to Leverett's democratic traditions of continuous public participation and community dialogue. We want to come together regularly to deliberate our goals and plans to achieve them, and our needs and plans to meet them.

The community-driven planning process revealed five key topics of value to our community:

1. Affordable housing
2. Aging-in-place
3. Climate resilience
4. Recreation and rural character

5. Town services

To prepare for the future and improve long-term town livability, we intend this comprehensive plan to guide, inform, and focus our continuous public participation on these five topics.

3. Exec summary; **Limit: 2 pages, keep it simple**
4. Introduction: **Limit: 3 pages.**
    a) Section 1.1 What is a Comprehensive Plan? Integrate Section 1.5 about Land Use and Zoning into Section 1.1.
        1. Might help to add an 'inside baseball' explainer of why planners in Massachusetts exclude education and schools from the Comp Planning process. Otherwise, people will wonder about the absence of attention to LES and education budget factors.
    b) Section 1.2 About Leverett's Comprehensive Plan. Integrate Section 1.3 into Section 1.2.
    c) Section 1.3 (was 1.4) Summary of the Phase 2 Planning Process - could be brief text plus a table or diagram.
5. Values and Goals. **Limit: 10 pages.**
    a) 3.2 VALUES, GOALS
    b) Move content about STRATEGIES to Recommended Strategies section below
    c) All Ch. 3 content to do with methodology, move to Methodology section below
6. Recommended Strategies. **Limit: 20 Pages (or 40-page limit for both chapters, Recommended Strategies + Implementation)**
    a) Strategies Summary - Move 3.3 STRATEGIES here, make workshop methodology more brief
    b) Strategies in Detail - 5.2 RECOMMENDED STRATEGIES
        1. Need to draw a clear line from existing conditions and community feedback, to the values framework, to the recommendations.
        2. Create an index page that shows Values and Goals with cross-refs to recommended strategies.
        3. Create an index page that shows planning elements with cross-refs to recommended strategies.
    c) Combine 5.3 RECOMMENDATIONS FROM EXISTING PLANS with 2. Existing Plans
7. Implementation. **Limit: 20 Pages. (or 40-page limit for both chapters, Recommended Strategies + Implementation)**
    a) 5.1 CONTINUING COMMUNITY CONVERSATIONS
    b) 5.4 PLANNING BOARD AND ZONING CHANGES
    c) 5.5 OTHER ROLES AND RESPONSIBILITIES
    d) 5.6 OPTIONS FOR ADDITIONAL STUDIES
    7.2 DATA SOURCES

e) 7.1 FINANCING RESOURCES
f) 5.7 MEASURING SUCCESS

Appendices to the Leverett Comprehensive Plan
Not concerned about page limits for this supplemental document

1. Cover / TOC.
    1. Include explanation of the separate document, formatted this way for readability
2. Planning Methodology
    1. 3.1 Listening to the Community
    2. Details from 1.4 Summary of the Phase 2 Planning Process
    3. Assessing the Impact of Existing conditions (4. Impact of Existing Conditions)
    4. Prose throughout the other sections of the draft includes details of process that should be removed from those sections and put into this methodology section.
    5. Add details about:
        1. The collaboration between Innes Associates and the Steering Group on materials provided by Emily, such as presentations on existing conditions, questionnaire drafts, and event collateral.
        2. Describe how Innes Associates performed qualitative analysis and theming of data collected from events.
3. Impact of Existing Conditions
4. Maps
5. Survey Results
6. Community Workshops
7. Case Studies
8. May 2024 comment on the draft plan
    1. Public Comment
    2. Department Letters

General Change Requests

1. Lighten up on the prose: Use diagrams to help illustrate methodology; use charts and tables to show quantitative detail; Particularly in Existing Conditions, try to constrain prose to key points that summarize the visualizations, with only a sentence or two of supporting prose.
    1. For example, “What We Learned” sections, e.g. P. 70 – Instead of complete sentences, like “The responses to this question were mixed”, try brief format: “Responses: Mixed”, “Responses: Mostly positive”.
    2. For example, *“What we learned about TOWN SERVICES AND FACILITIES”* on page 82 – Six paragraphs describing individual comments and clusters of comments. It’s difficult for me as a reader to spot the throughline of this passage. I recognize that this prose resembles the nature of qualitative feedback … Instead, starting out each of these

sections with a high-level summary of findings, perhaps in table form, could help readers hold the throughline.

2. In general, write Bottom Line Up Front (BLUF): start with the big picture, the main numbers. For example, Leverett has 776 total residential units, but we don't learn that until Page 59.
3. Use 2-column format wherever possible.
4. Margin quotes: reduce font. If there's only one or two margin quotes on a page, enclose it within a two-column format to make more efficient use of space.
5. Margin quotes: Enclose in quotation marks to give readers a visual reminder that these are participant quotes.

Specific Change Requests

1. Add Phase 1 Working Group members to Acknowledgements
2. Pages 37-38 on Aging … This section has a tone of objectifying the senior population, perhaps as a 'problem' or as 'something to deal with'. How could you adjust the language to humanize the senior population, and recognize them as a community asset?
    a) This is an example of a sentence that should be a chart: *"In 2010, at the end of this building boom, 21% of the population was between 0-19 years of age; 62% of the population was the traditional working age of 20-64 years of age; 11% were younger seniors of 65-74 years of age; and 6% were older seniors of 75+ years of age."*
    b) Strike this sentence, seems redundant: *"The people who filled those homes from 1970-2010 are aging, and that is reflected in the analysis of demographic trends."*
    c) "The 2020 numbers show that population beginning to age." … How about, "The 2020 numbers show the population growing older than the traditional working age".
    d) Replace with a chart: *"The most significant change was the decrease in the working population by 11% in 2020, while the school-age population decreases by 4%. The younger seniors jump by 12% too be almost a quarter of the population while the older seniors increase slightly by 3%. Younger seniors in 2020 would have been born between 1946 and 1955, representing the early Boomer demographics (1946-1964)."*
    e) *"Table 11: Projected Population Distribution by Year"* should be a chart that allows people to see these projected changes over time.
    f) "Overall, this means that in 2040, the retired and increasingly older population in town is 32% of the population with a bare majority (53%) of working age. This trend represents a problem for the Leverett community as the older working population tends to have the most discretionary income while the older senior population tends to have the most restricted income and the highest number of health problems."
        1. Change "bare majority" to "approximately half".

2. The second sentence claims this is a problem, but it doesn't really explain why. Yes, seniors have restricted income and more health problems --- follow through on what that means for Leverett in terms of today's existing conditions.

3. P. 40: This sentence is at the end of the section on Development Patterns and Tax Base, and it buries the lede. The sentence can be more concise and at the top of the section.
    a) *"The purpose of this discussion is not to delve deeply into the town's finances, but to demonstrate that the tax base of the town is residential and personal property taxes and that the proposed actions in this plan will need to be funded either from the existing tax base, growth in the tax base, or state, federal, and private loans and grants."*
4. P. 44: Revise to emphasize the age-friendly and aging-in-place challenge of meeting senior needs. Refer to the 2023 Elder Needs Assessment.
5. P. 44: Reconcile with the 116% increase of residents in the 25-34 age group between 2016 and 2021.
    a) *"Absent the development of new housing, as the population ages in place, housing will be less available to younger residents leading to a reduction in the working-age and school-age populations."*
6. P. 52 4.3 HOUSING AND ECONOMY – Summary should be half as long, or even shorter.
7. P. 64 – Fig 54 doesn't show Education Services, so LES employees are missing.
8. P. 70-71 – Lot of participant quotes in the margins on these two pages. Would look better in a table, with smaller font.
9. P. 79 – Cluster of participant comments would look better in table format.
10. Table 68, P. 87 – Include key from Zoning Bylaw page 2:
    a) Y - A permitted use.
    b) N - An excluded or prohibited use.
    c) SP - A use authorized under special permit as provided under Section 5300.
    d) SPR - Site Plan Review required as provided under Section 3900.
11. P. 89 - Figure 70. Town of Leverett Zoning Map – Put the map at the top of section 4.6, prior to Introduction.
12. P. 90 - Nonconforming parcels. This paragraph provides the "what", but not the "so what?" Is there any negative impact of a town's nonconforming parcels?
13. P. 98 - 4.7 LAND USE, DEVELOPMENT PATTERNS, AND PROPERTY TAXES
    a) Seems like this section is unfinished. For example, topics and topic order in this section don't match title – Property Taxes, Land Use, Revenue Sources…
14. P. 98
    a) *"Leverett has a residential tax rate in the middle range compared to surrounding communities, but the second lowest commercial and industrial tax rate."*
        1. Phrasing makes it sound like Leverett splits the tax rate.
    b) *"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."*

1. Sentence seems out of place.

c) Probably best to simplify the first 2 paragraphs like this:
    1. “The fiscal implications of property taxes are an important consideration that businesses and 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 public services and amenities, inhibiting a town’s ability to remain competitive with neighboring communities.”
    2. “Leverett has a tax rate in the middle range compared to surrounding communities.”

15. P. 104 - Figure 82: Comments on Taxes from the December 2023 Workshop.
    a) I don’t think the photos of post-its add much value.
16. P. 128 - 5.3 RECOMMENDATIONS FROM EXISTING PLANS
    a) Table format.

From: Greg Tuzzolo
To: Emily Innes
Subject: Fwd: Feedback from anonymous neighbor [Filed 14 Jun 2024 12:10]
Date: Thursday, June 13, 2024 10:12:48 PM

You don't often get email from gtuzzolo@gmail.com. Learn why this is important

Hi Emily. See attached from Tim. I'd be glad to discuss anytime tomorrow if that works for you. Thx Greg

Sent from my iPhone

Begin forwarded message:

> **From:** Tim Shores <timothylshores@gmail.com>
> **Date:** June 13, 2024 at 9:25:31 AM EDT
> **To:** Greg Tuzzolo <gtuzzolo@gmail.com>
> **Subject: Feedback from anonymous neighbor**
>
> Hi Greg,
>
> This is feedback for the appendix from a neighbor of mine who invited me over last week. They want to remain anonymous.
>
> > When planning for housing and affordability, it will be important to make Leverett accessible to renters. Today, Leverett already has more rental households than most of us know about or appreciate. If we pursue any kind of affordable housing strategy, we should look for creative ways to include rental housing in that strategy. Leverett already allows duplexes, and duplexes, especially owner-occupied duplexes, are an excellent way to make a town more affordable to renters and to strengthen the local economy for owners.
> >
> > Anonymous, Long Plain Road
>
> Tim



APPENDIX H

PLANNING BOARD CONSULTANT PRESENTATIONS

TOWN OF LEVERETT

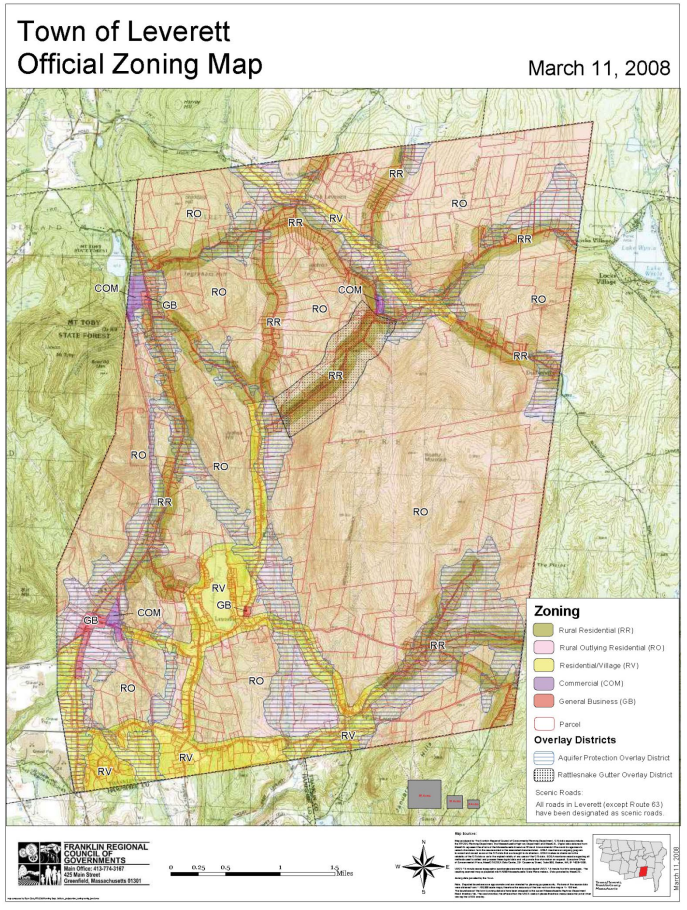
JUNE 2024


Planning Board Meeting
Town of Leverett
Comprehensive Plan Phase 2
January 9, 2024
Innes Associates Ltd
RKG ASSOCIATES INC
Tighe&Bond
HISTORICAL SOCIETY MUSEUM

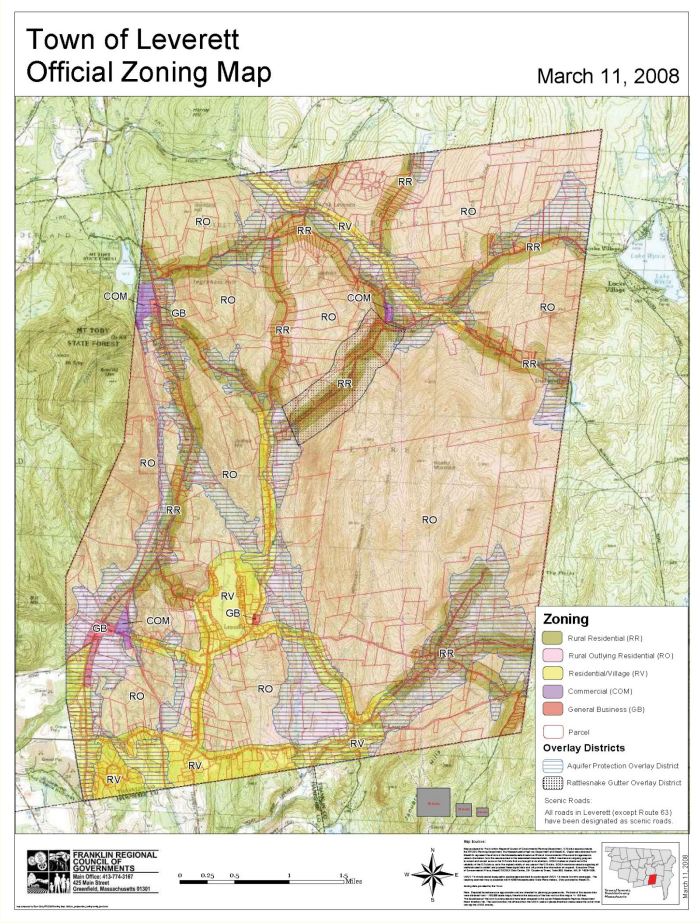
Current Zoning

EXISTING CONDITIONS: EXISTING ZONING

Zoning District	Minimum Lot Size	Yards	Coverage
Rural Residential (RR)	60,000 SF	F 40 ft S 25 ft R 30 ft	B 10% L 35% OS --
Residential/Village (RV)	40,000 SF	F 40 ft S 20 ft R 30 ft	B 15% L 35% OS --
Rural Outlying Residential (RO)	200,000 SF	F 40 ft S 25 ft R 30 ft	B 10% L 25% OS --
Commercial (COM)	40,000 SF	F 40 ft S 25 ft R 30 ft	B 20% L 50% OS 40%
General Business (GB)	40,000 SF	F 40 ft S 25 ft R 30 ft	B 20% L 50% OS 40%

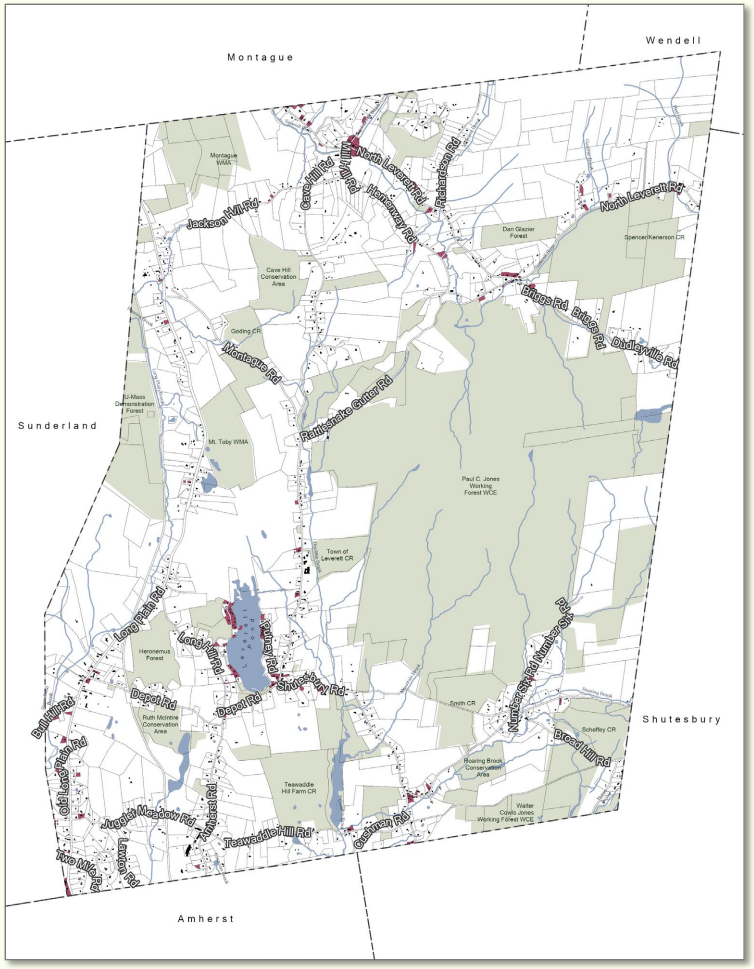


EXISTING CONDITIONS: EXISTING ZONING

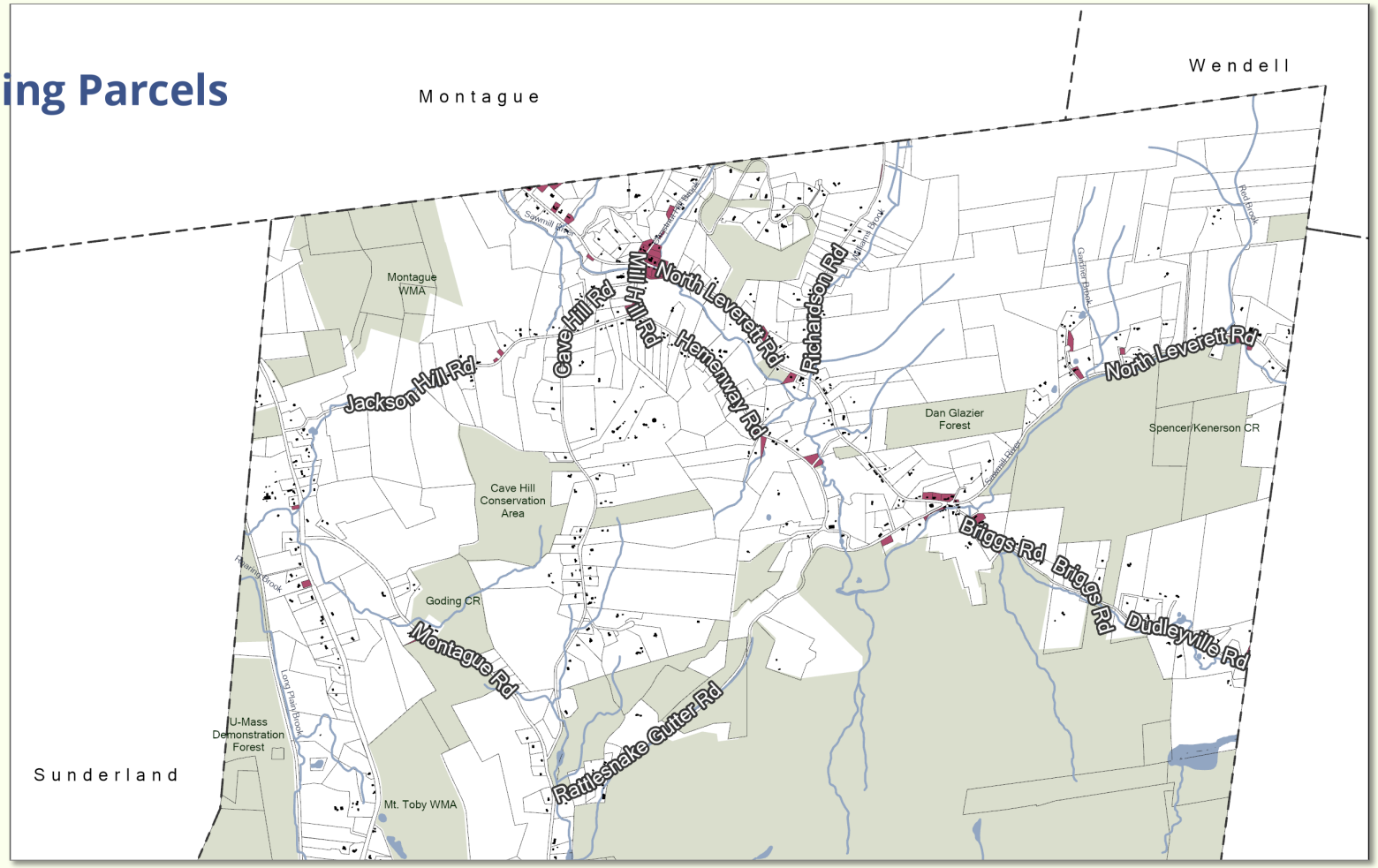


EXISTING CONDITIONS: EXISTING ZONING

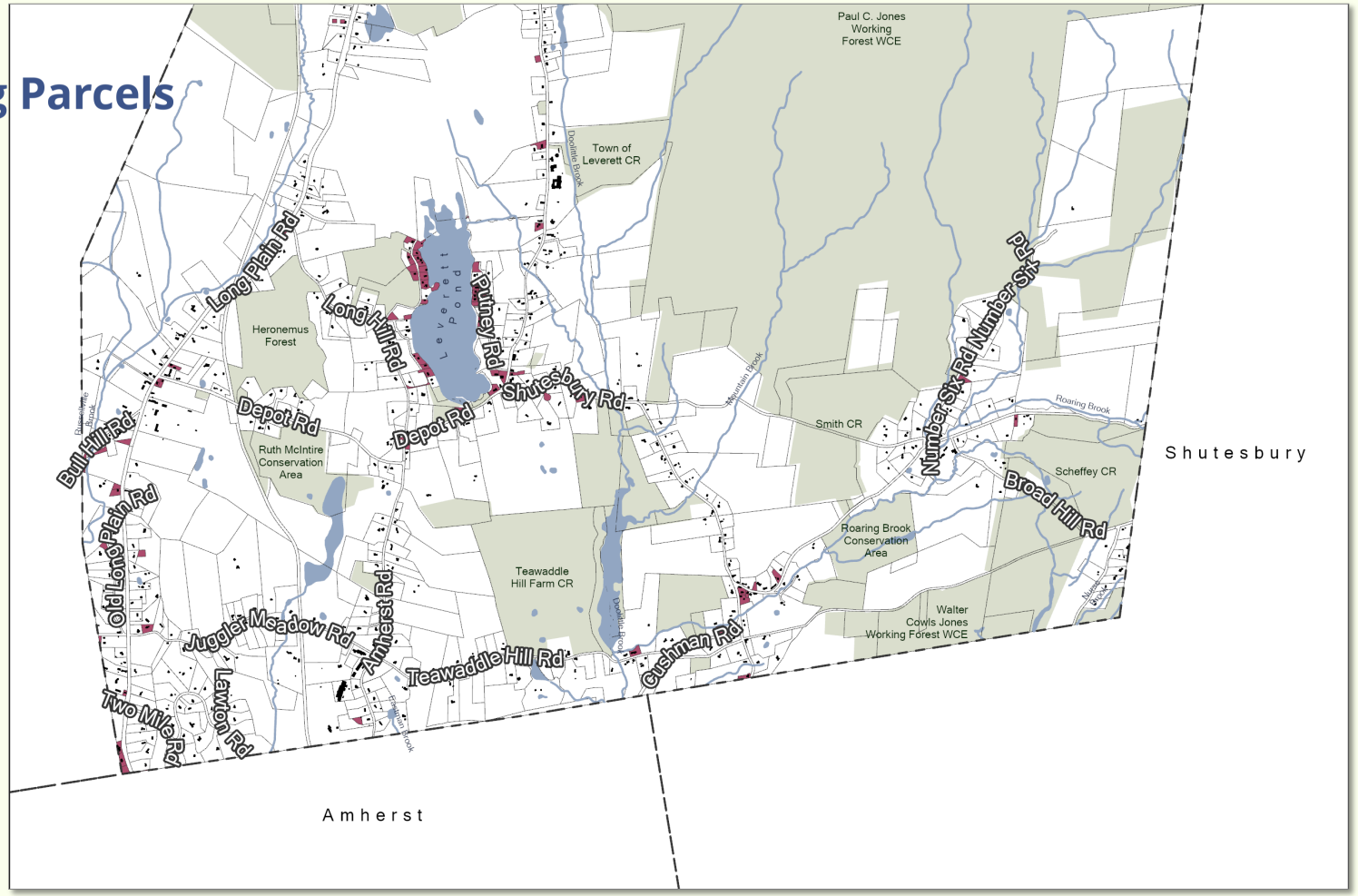
Nonconforming Parcels



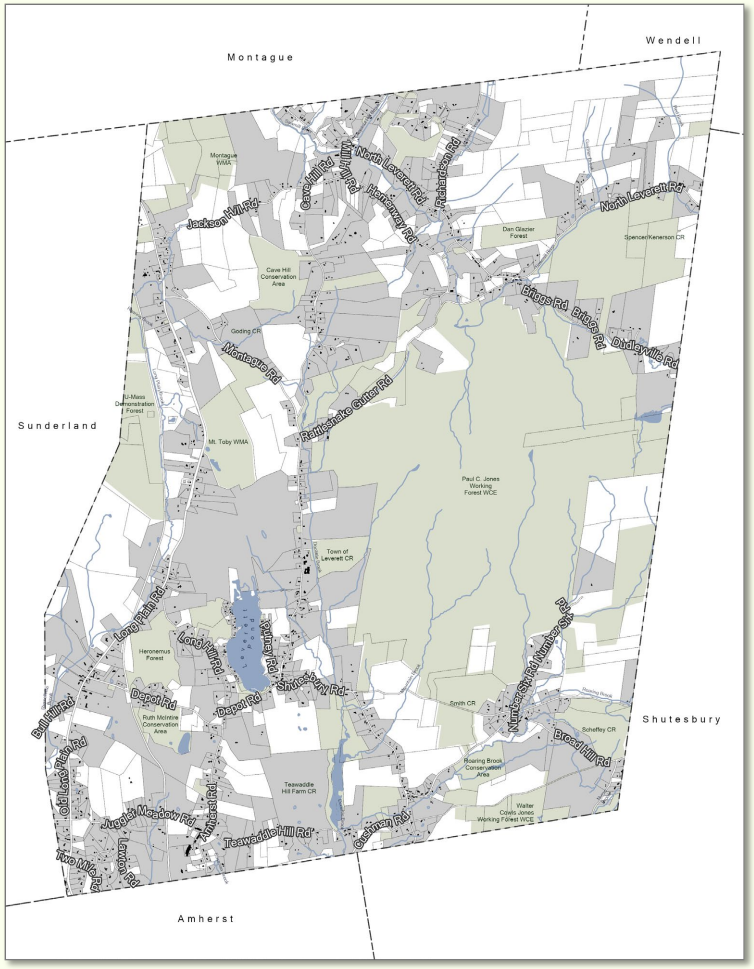
Nonconforming Parcels



Nonconforming Parcels



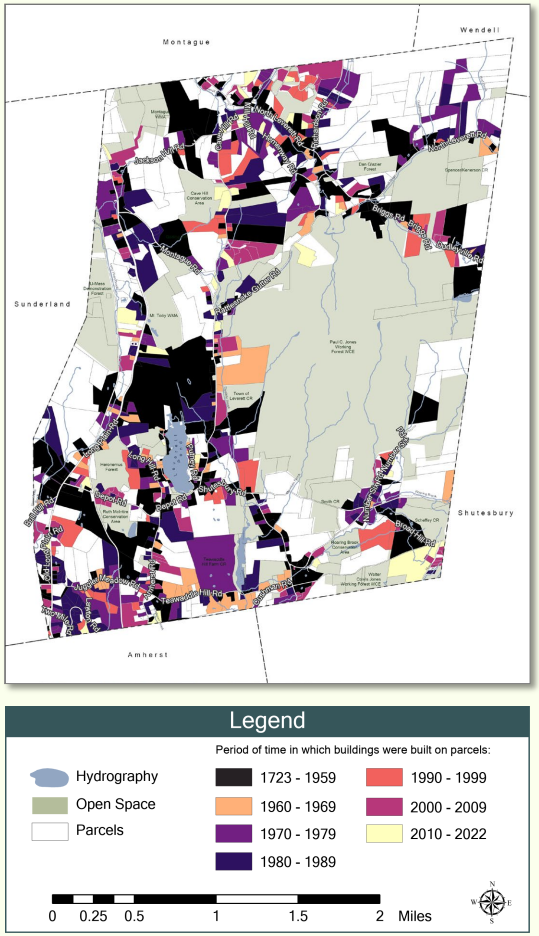
Unbuilt Parcels



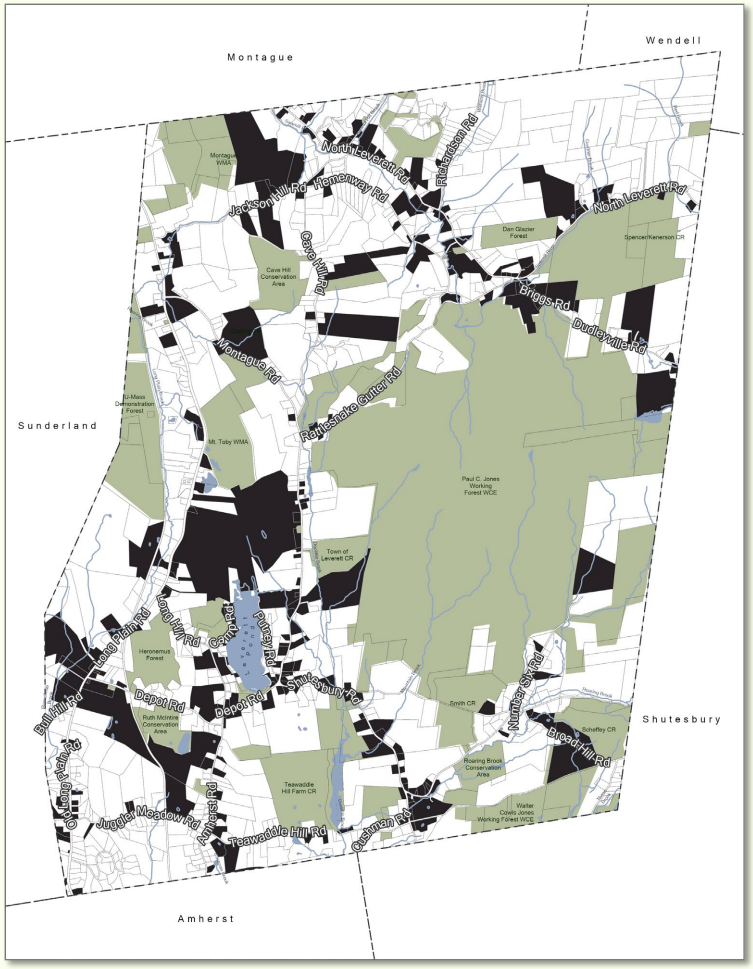
Development Patterns

An analysis of Leverett's historic development patterns through land use

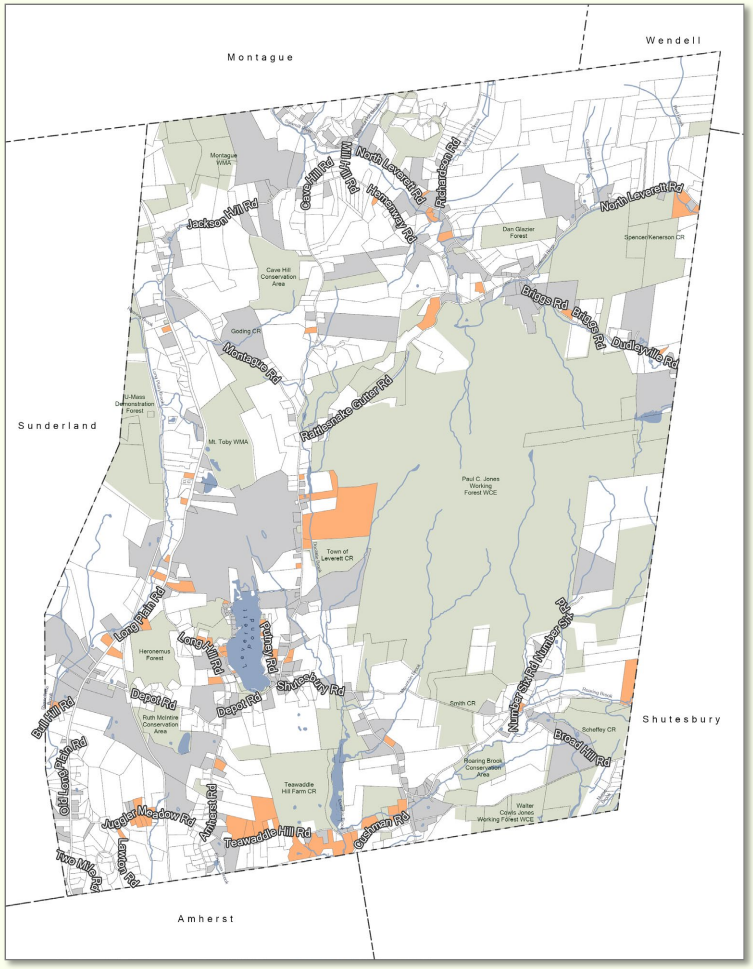
Development Patterns

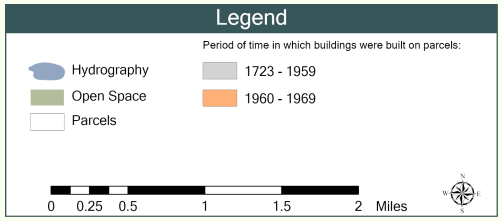


Development from 1723 - 1959

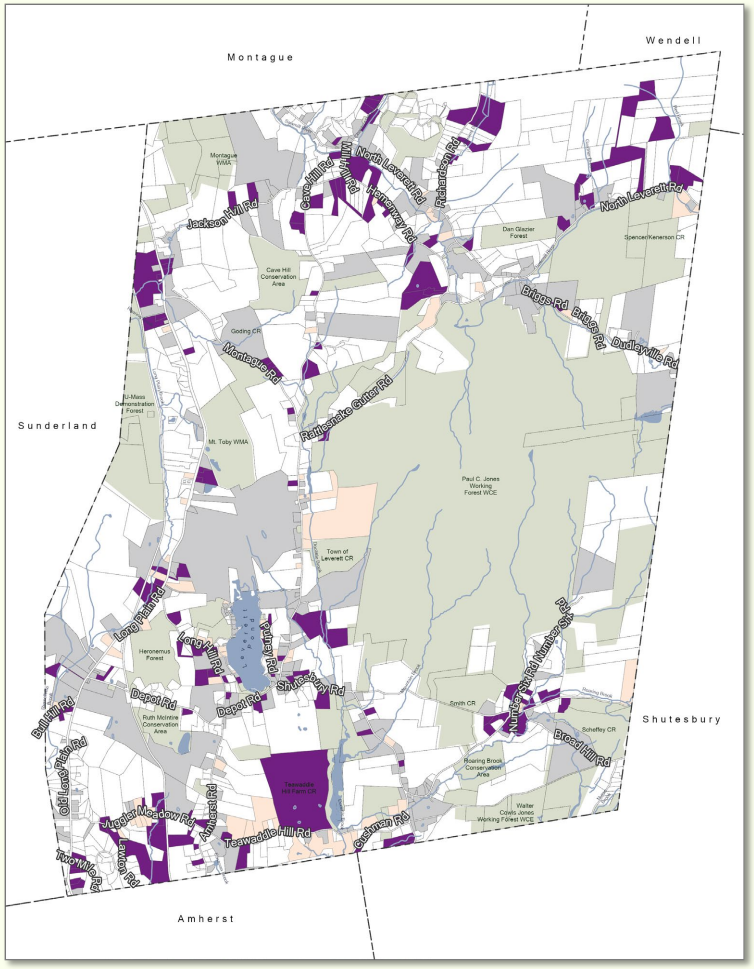


Development from 1960 - 1969

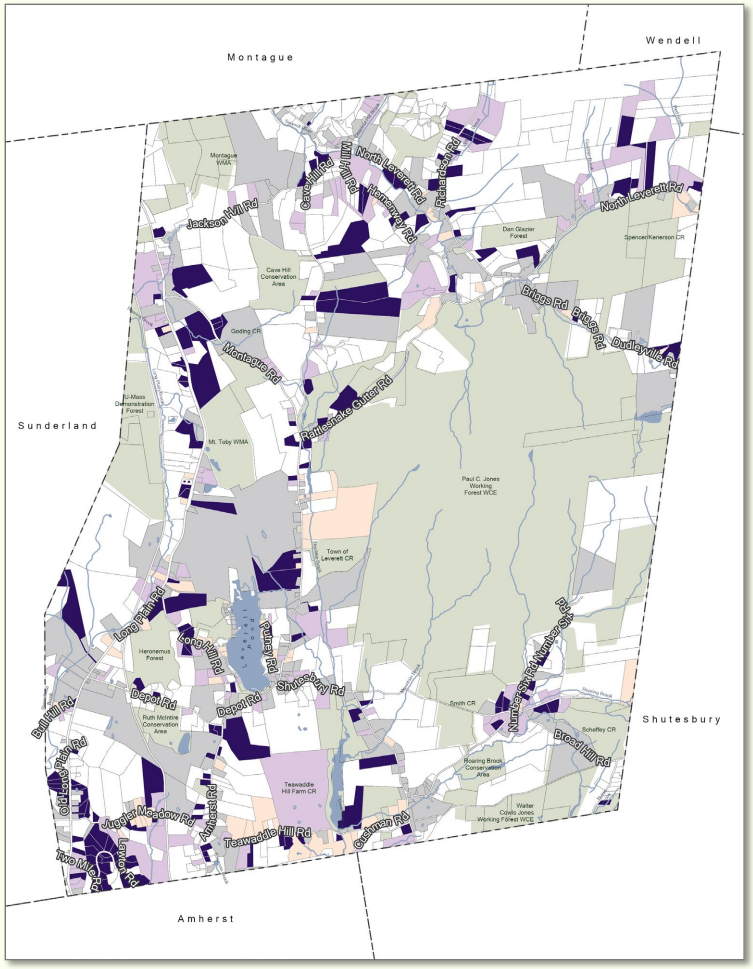




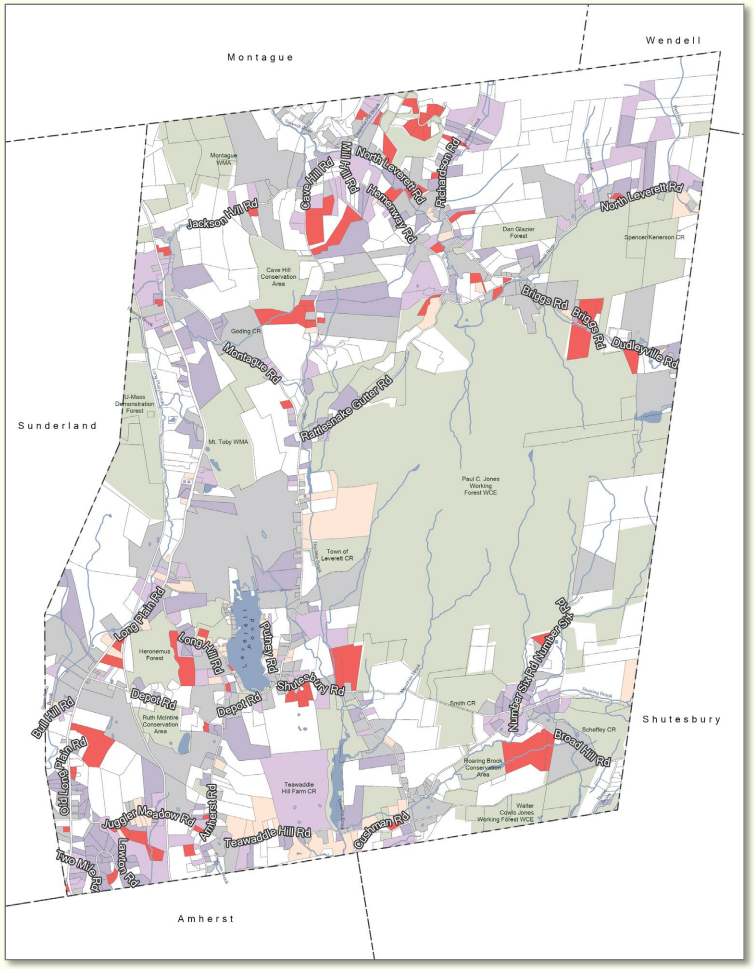
Development from 1970 - 1979



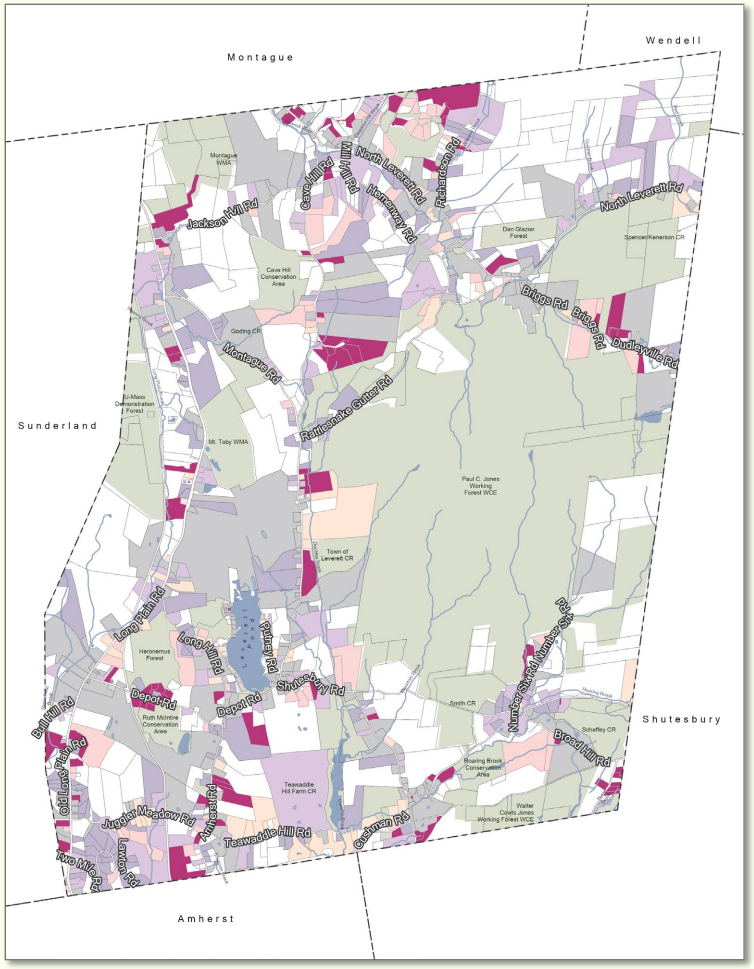
Development from 1980 - 1989



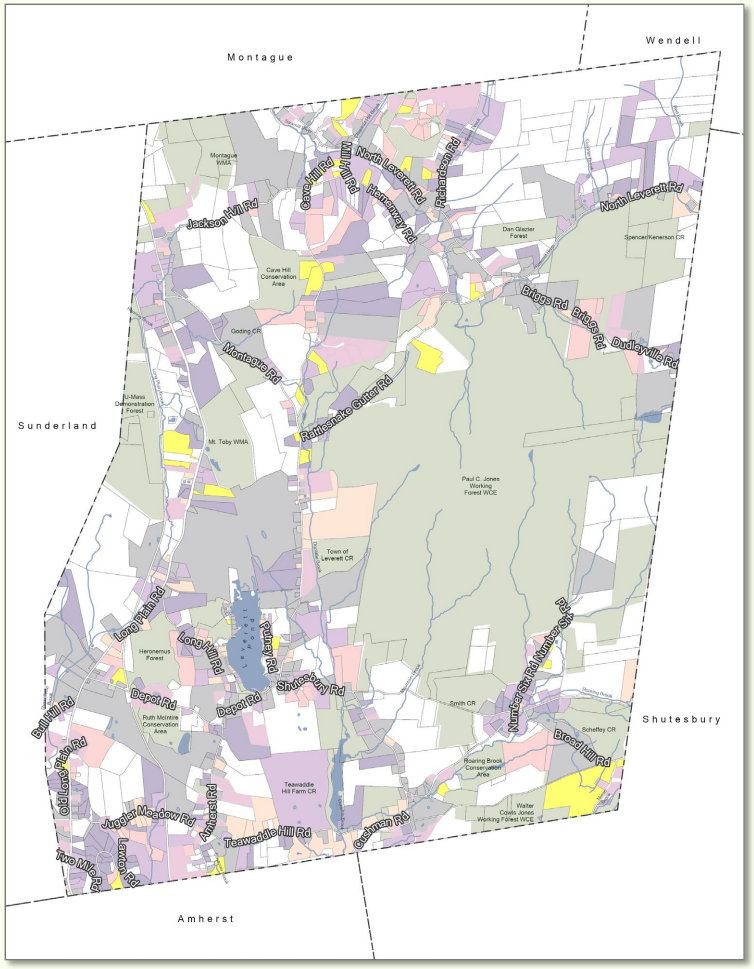
Development from 1990 - 1999



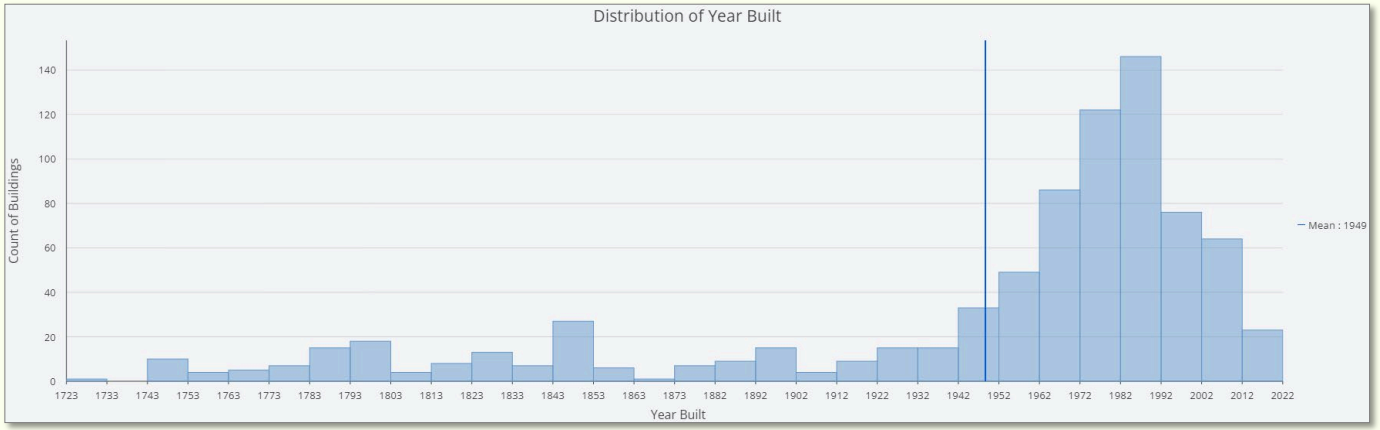
Development from 2000 - 2009

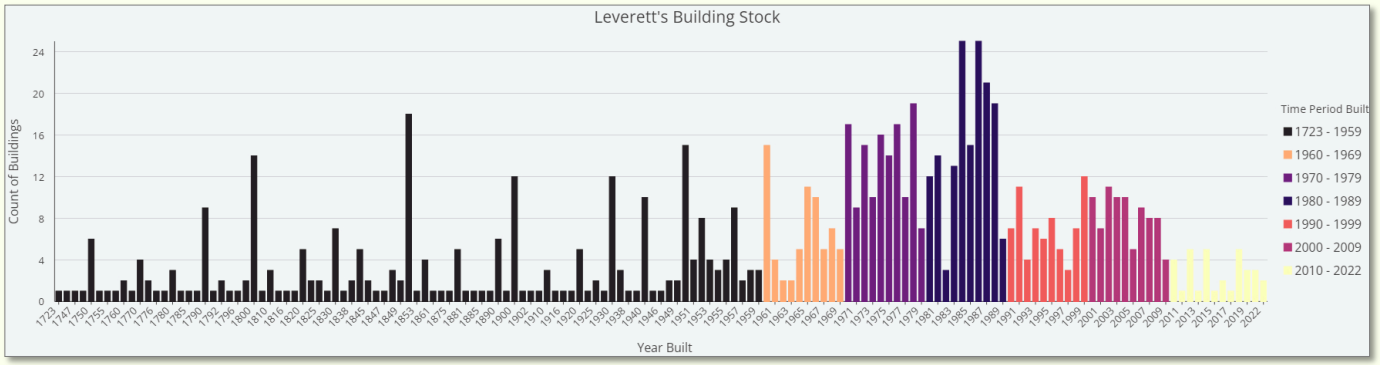


Development from 2010 - 2022

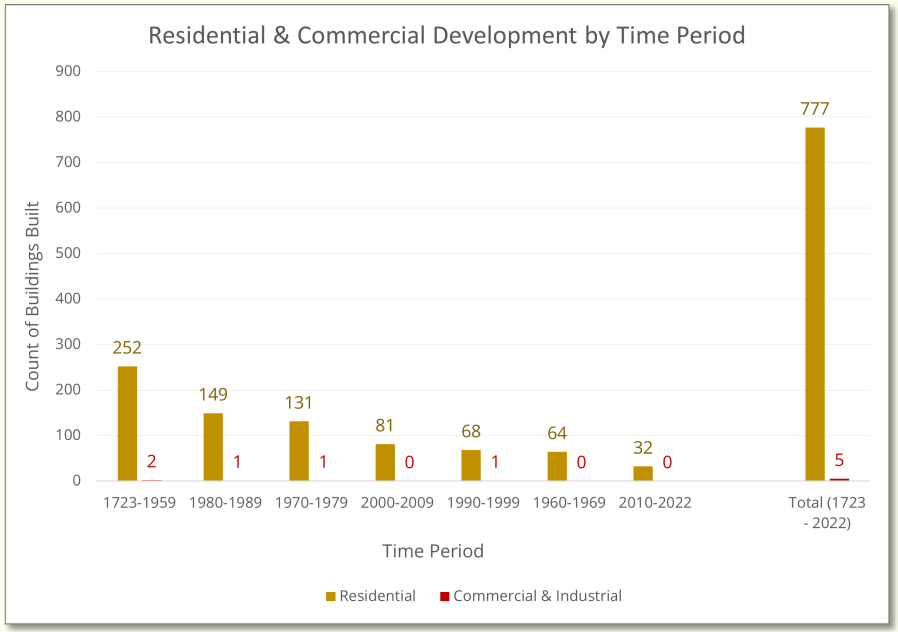


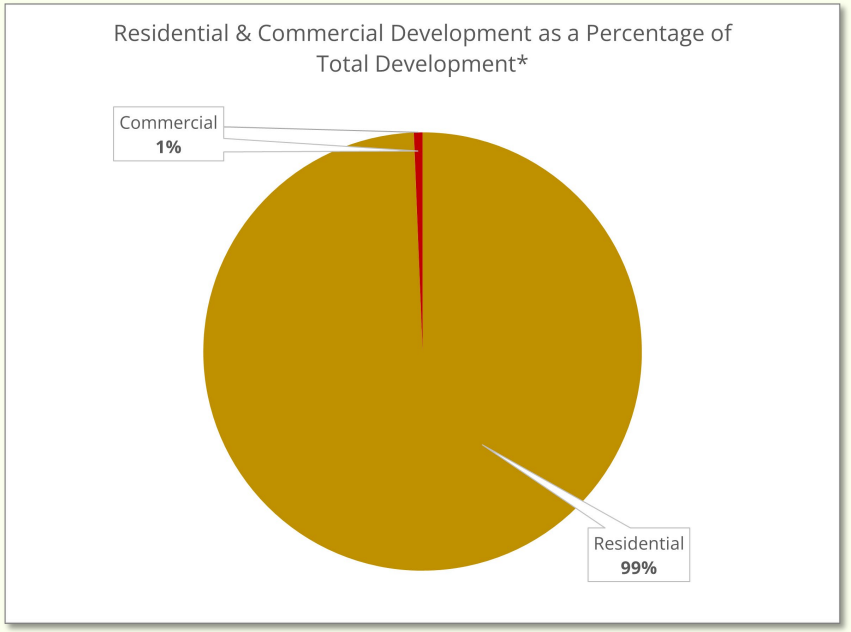
Trends in Development Through the Years



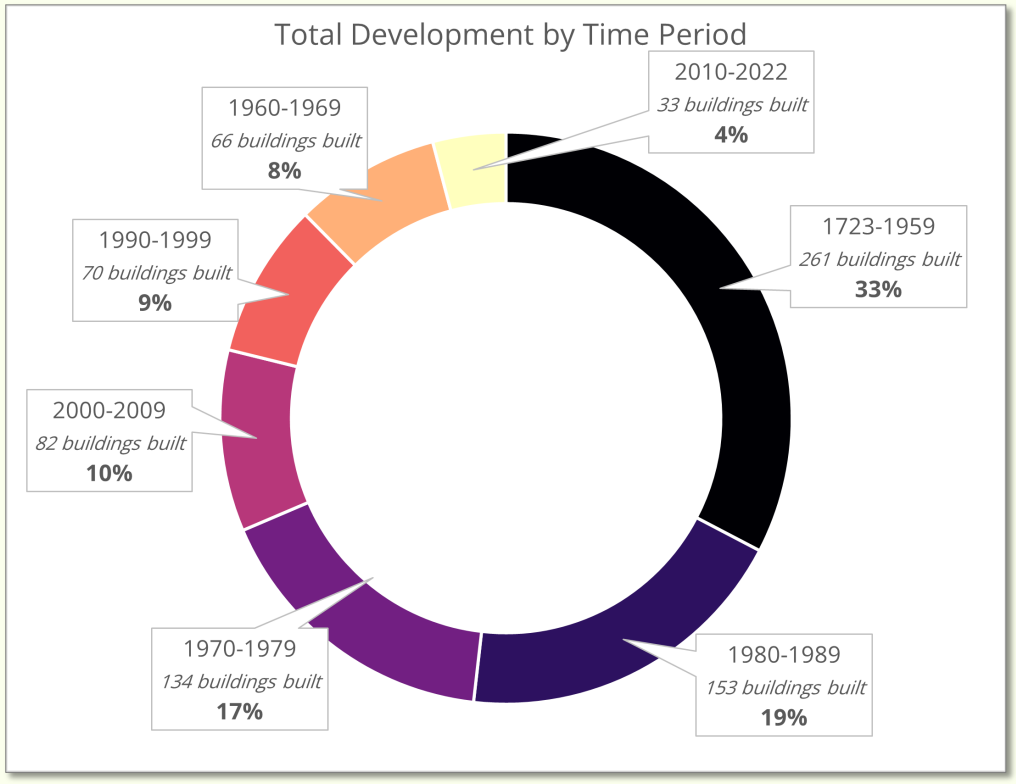


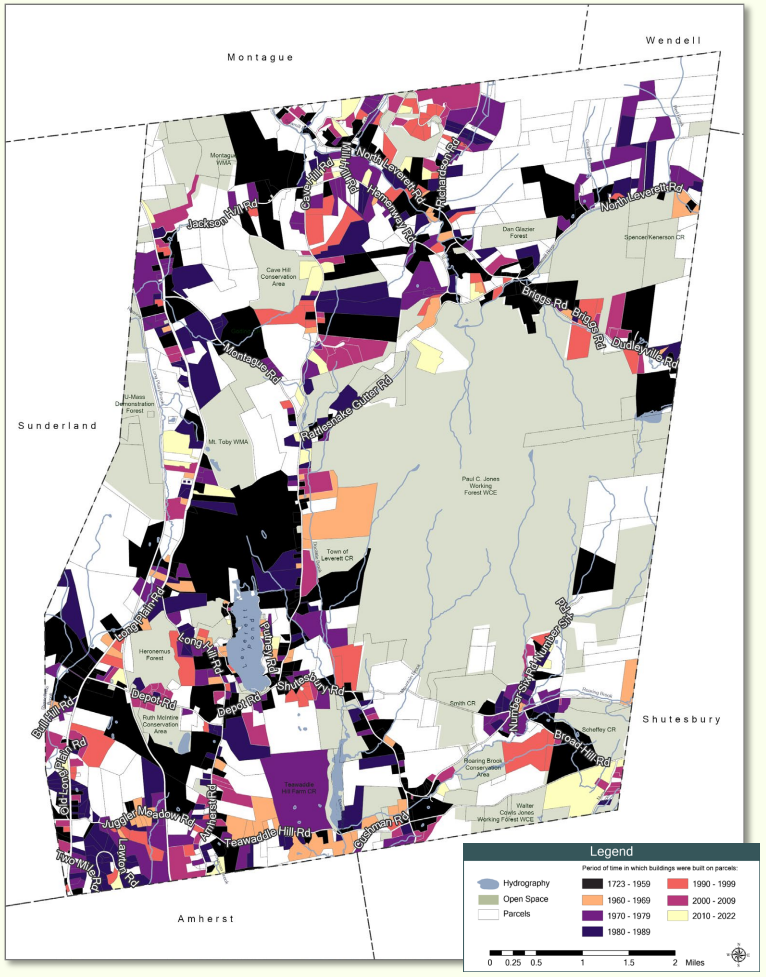
Total Development from 1723 – 2022 continued





Total Development from 1723 - 2022





Discussion

Discussion: Process Questions

- What legal requirements and/or obligations are assumed by a town when a planning board approves a completed comprehensive plan?
- What are the implications from the comprehensive planning process relative to the Town's zoning?

Discussion: Zoning Options: Density

- Are there viable alternatives to acreage and frontage that might be appropriate for Leverett?
- What do you think is the best way to promote increased density that would still maintain our town's character?
- What do you think are the best options for allowing more ADUs?
- What is the state doing to promote ADUs?

Discussion: Zoning Options: Environment

- Do you think that there is environmental justification for our aquifer protection zoning approach?
- Do you think that our solar bylaw would stand up in court?
- Do we need to adjust our zoning to reflect flood hazards?

Discussion: Zoning Options: Flexibility/Control

- What do you think of section 4800 Flexible Development?
- What are the relative merits of changing our zoning v. Chapter 40 ZBA review for the Juggler Meadow project?


Planning Board Meeting
Town of Leverett
Comprehensive Plan Phase 2
April 17, 2024
Innes Associates Ltd
RKG ASSOCIATES INC
Tighe&Bond
HISTORICAL SOCIETY MUSEUM

Agenda

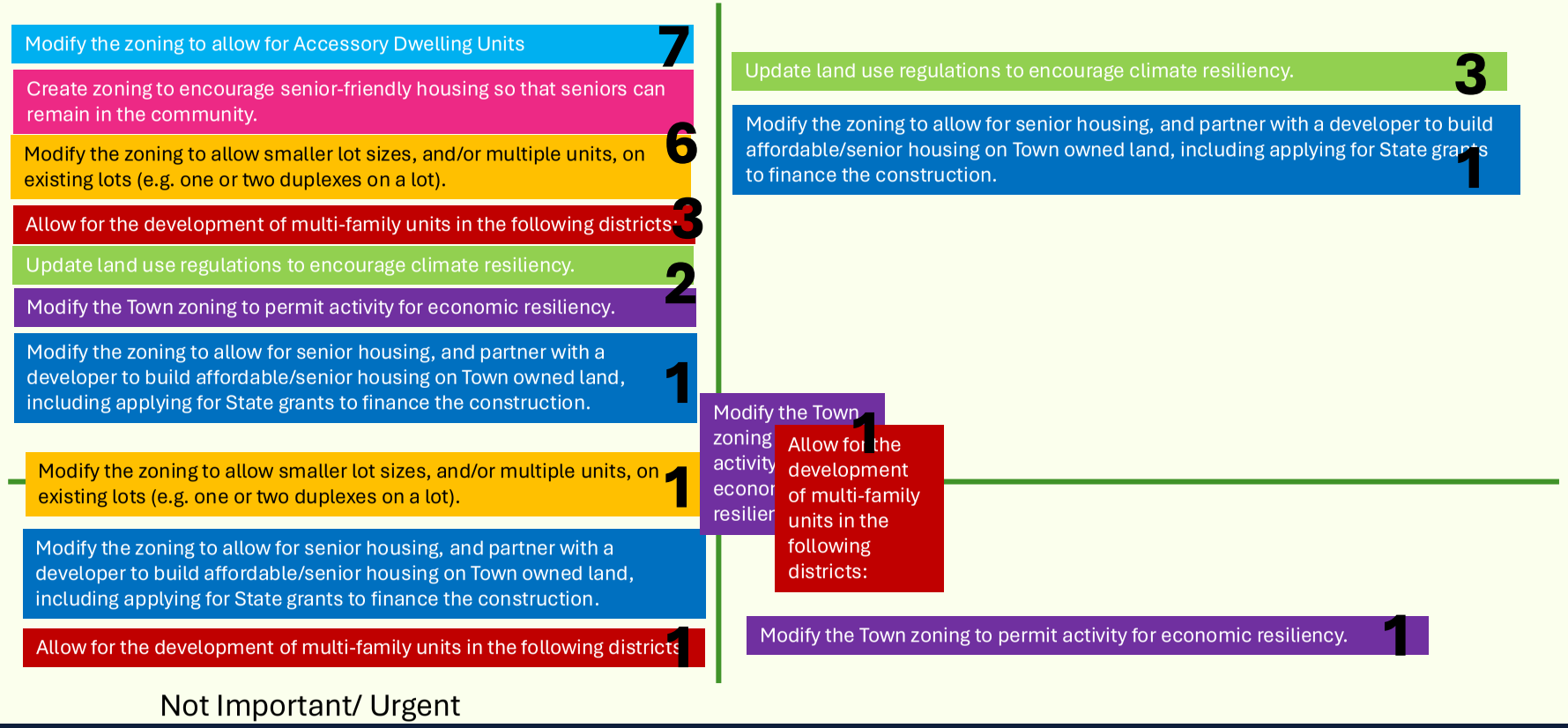
- Zoning – Related Results of the Third Workshop
- Existing Protective Overlay Districts
- Other Zoning Topics
  - Solar
  - Climate Change
  - Open Space/Natural Resources
- 40B Process

RECOMMENDATIONS AND PRIORITIES

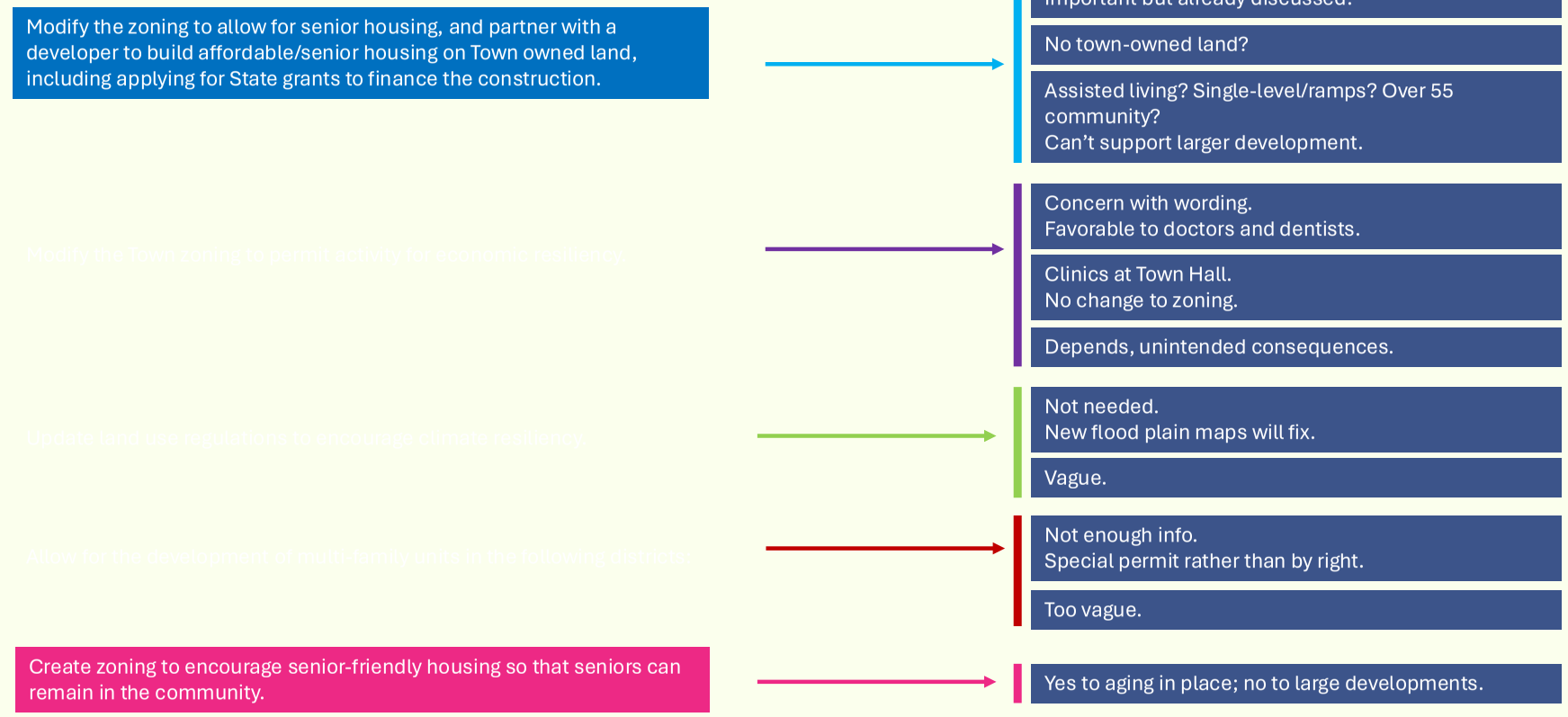


- **Recommendation:** Modify the zoning to allow smaller lot sizes, and/or multiple units, on existing lots (e.g. one or two duplexes on a lot).
- **Recommendation:** Modify the zoning to allow for Accessory Dwelling Units (ADUs on existing single-family lots.
- **Recommendation:** Update land use regulations to encourage climate resiliency.
- **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.

Third Workshop – Results – Summary of Rankings



Third Workshop – Results – Discard Pile



Third Workshop – Priorities

I

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

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

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

II

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

Update land use regulations to encourage climate resiliency.

III

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).

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.

Post-Workshop Feedback

Post-Workshop Feedback

Other Topics: Planning Board's Obligations with a Comprehensive Plan

- The Planning Board is enabled by Section 81D of Chapter 41 of the Massachusetts General Laws to make a master plan of the town or part of the town.
- Once the Planning Board adopts the plan (by majority vote), the Town should send it to the Executive Office of Housing and Livable Communities.
- The Town also needs to keep an economic development supplement on file that must be at least one page in length and contain the goals "with respect to industrial or commercial development, affordable housing, and preservation of parks and open space."

Current Zoning: Protective Overlay Districts

- 4300 Aquifer Protection District
- 4400 Flood Hazard District
- 4500 Stream and Lake Protection District
- 4600 Scenic Roads Protection
- 4700 Rattlesnake Gutter Overlay District
- 4800 Flexible Development
- 4880 Residential Subdivision Development

Current Zoning: Protective Overlay Districts

- **4300 Aquifer Protection District**
  - **Applies to:** Any property within the district boundaries as shown on a map held by the Town.
  - **Restricts:** Certain uses and structures that are deemed detrimental to the aquifer.
  - **Modifications:** May reduce certain dimensional requirements through the special permit process.
  - **Requires:** Special permit from the Board of Appeals.
  - **Incentives for use:** Ability to modify the dimensional requirements provides added flexibility.

- **Problem: Restriction on lot sizes and frontage appears arbitrary. Could the goal be achieved by the Special Permit for design capacity of the on-site disposal system?**

Current Zoning: Protective Overlay Districts

- **4400 Flood Hazard District**
  - **Applies to:** All areas delineated on the Flood Insurance Rate Map.
  - **Restricts:** Uses within the floodplain.
  - **Modifications:** None.
  - **Requires:** Special permit from the Board of Appeals.
  - **Incentives for use:** None – this is a highly restrictive bylaw that significantly reduces the uses within the designated floodplains.

  - **Problem: Will need to be updated to refer to new flood maps and requirements in the model Floodplain Overlay District.**

Other Topics: Protections in Zoning

- **4500 Stream and Lake Protection District**
  - **Applies to:** Land within 100 feet of a Major Stream or the highwater line of a standing open body of water, or 50 feet of a Minor Stream. Major and Minor Streams are shown on a map.
  - **Restricts:** Septic tanks or leachfields and dumping filling, excavation etc. within the boundary.
  - **Modifications:** None.
  - **Requires:** Special permit form the Board of Appeals required for a building or structure. Such building or structure may not be used for human residence.
  - **Incentives for use:** None – this is a restrictive overlay.

Current Zoning: Protective Overlay Districts

- **4600 Scenic Roads Protection**
  - **Applies to:** All public ways in Leverett are Scenic Roads.
  - **Restricts:** Cutting of trees over 10” in diameter at breast height or tearing down stone walls.
  - **Modifications:** None.
  - **Requires:** Planning Board public hearing.
  - **Incentives for use:** None – this is a restrictive bylaw.

Other Topics: Protections in Zoning

- **4700 Rattlesnake Gutter Overlay District**
  - **Applies to:** All land 1,000 feet on both sides of Rattlesnake Gutter Road.
  - **Restrictions:** No structure within 500 feet of the centerline of the travelled portion of the road; no excavation or removal of vegetation within 250 feet of the centerline of the road.
  - **Modifications:** Design review required.
  - **Requires:** Site Plan Review.
  - **Incentives for use:** None – this is a restrictive overlay.

Current Zoning: Protective Overlay Districts

- **4800 Flexible Development**
  - **Applies to:** Creation of 7 or more lots from a single parcel.
  - **Allows:** Single-family (60,000 SF lot) or two-family dwelling (90,000 SF).
  - **Modifications:** may reduce yards by no more than 50% and increase lot coverage by up to 50%.
  - **Requires:** At least 35% of the total parcel area is permanently protected open space. A Conservation Restriction is required for 50% of greater of the total area unless the Protected Open Land is offered to and accepted by the Town (Conservation Commission).
  - **Incentives for use:** An increase in the number of residential lots up to 20% of the base is allowed if 10% of the lots qualify for the Subsidized Housing Inventory SHI). In other words, if ten lots are allowed under the base, 2 additional lots are allowed if 1 lot qualifies for the SHI. Lots may have single-family or two-family dwellings. The total additional units cannot exceed 20% of the base units allowed. The base units are the number of single-family units that could be allowed under a normal subdivision.
  - **Problem: The incentive does not work as planned; the base maximum limits the number of units that could be added even though, in theory, two-families would be allowed on all lots.**

Current Zoning: Protective Overlay Districts

- **4880 Residential Subdivision Development**
  - **Applies to:** Any subdivision of land into 2 or more lots.
  - **Allows:** Greater flexibility in the design of subdivisions.
  - **Modifications:** Appears to be a variation of 4800 Flexible Development.
  - **Requires:** Two subdivision plans – conventional and flexible, economic impact analysis.
  - **Incentives for use:** Flexibility in determining lot lines.

  - **Problem: It is unclear whether this only applies to the RO District (4883 Procedures). See also 4899 Flexible Development. As with 4800, the allowable number of units is determined by the conventional subdivision.**

Other Topics: Solar Energy Bylaw

- **4970 Ground-Mounted Solar Electric**
  - **Applies to:** Siting of medium-scale and large-scale ground-mounted solar electric installations.
  - **Allows:** Greater flexibility in the design of subdivisions.
  - **Modifications:** Appears to be a variation of 4800 Flexible Development.
  - **Requires:** Two subdivision plans – conventional and flexible, economic impact analysis.
  - **Incentives for use:** Flexibility in determining lot lines.

- **Problem: The bylaw broadly follows the outline of the state's model bylaw. There are some differences, including the definition of different scales (Leverett is number of panels; model bylaw is kilowatts).**

Other Topics: Zoning and Climate Change

- **2020 Draft Hazard Mitigation Plan**
  - Continue to **review and update land use regulations to include climate resiliency provisions** (a list of options is provided in the Hazard Mitigation Plan).
  - Review and amend existing land use regulations to **reduce the risk of landslides** (a list of options is provided in the Hazard Mitigation Plan).
  - Review and update the Leverett bylaws to add **requirements that ensure adequate support and anchoring systems are used for temporary mobile homes** to reduce the risk to life and property from high winds.
  - Update and amend the zoning bylaw to **include a Dam Safety Overlay district** based on the maps produced under other action items.
  - Adopt a bylaw or amend existing regulations to **address new driveway openings or "curb cuts" that include grade and design standards to reduce the risk to residents from roadway icing and snow build-up**.
  - Review and amend the Required Improvements section of the Town's Subdivision Rules and Regulations to include the construction of an underground water tank(s) (10,000 gal. minimum) in new subdivisions **for fire suppression purposes**.

Other Topics: Zoning and Climate Change

- **2020 Draft Hazard Mitigation Plan**
  - Continue to **review and update land use regulations to include climate resiliency provisions**.
    - Best Management Practices for River Corridor areas (FRCOG's River Corridor Toolkit), further restricting or limiting new development within the 100-year floodplain and River Corridor.
    - Low Impact Development (LID) stormwater practices, etc.
    - Amend the Subdivision Rules and Regulations to require temporary and permanent erosion control measures for streams and surface water bodies.
    - Update the review criteria in the Special Permit process to include topographic change, removal of cover vegetation, risk of erosion or siltation and increased stormwater runoff.

Other Topics: Zoning and Climate Change

- **2020 Draft Hazard Mitigation Plan**
  - Review and amend existing land use regulations to **reduce the risk of landslides**.
    - Direct new development to stable slopes and soils
    - Set limits on land clearing to maintain stable slopes to reduce the risk of landslides.
    - Protect existing development from potential landslides by ensuring that surface water and groundwater are properly managed.

Other Topics: Zoning and Open Space/Natural Resources

- **2019 Open Space and Recreation Plan**
  - Explore the use of [the following]:
    - Agricultural zoning.
    - Cluster zoning.
    - Wetland protection bylaws.
    - Low Impact Development (LID) bylaws.
    - Water supply protection bylaws.
    - Floodplain management regulations.

Other Topics: What is a Comprehensive Permit under Chapter 40B?

- Managed by the Zoning Board of Appeals which will hold hearings. **760 CMR 56** is the review process.
- Allows a combination of Low- or Moderate-Income Housing (no more than 80% of the Area Median Income) and Market Rate Housing.
- Units must be eligible to be on the Subsidized Housing Inventory.
- **Leverett has 2 units on the SHI for a total of 0.25%. The goal is 10%.**

- https://www.mass.gov/info-details/comprehensive-permit-information
- https://www.mass.gov/regulations/760-CMR-5600-comprehensive-permit-low-or-moderate-income-housing



APPENDIX I

PHASE 1 REPORT

TOWN OF LEVERETT

JUNE 2022

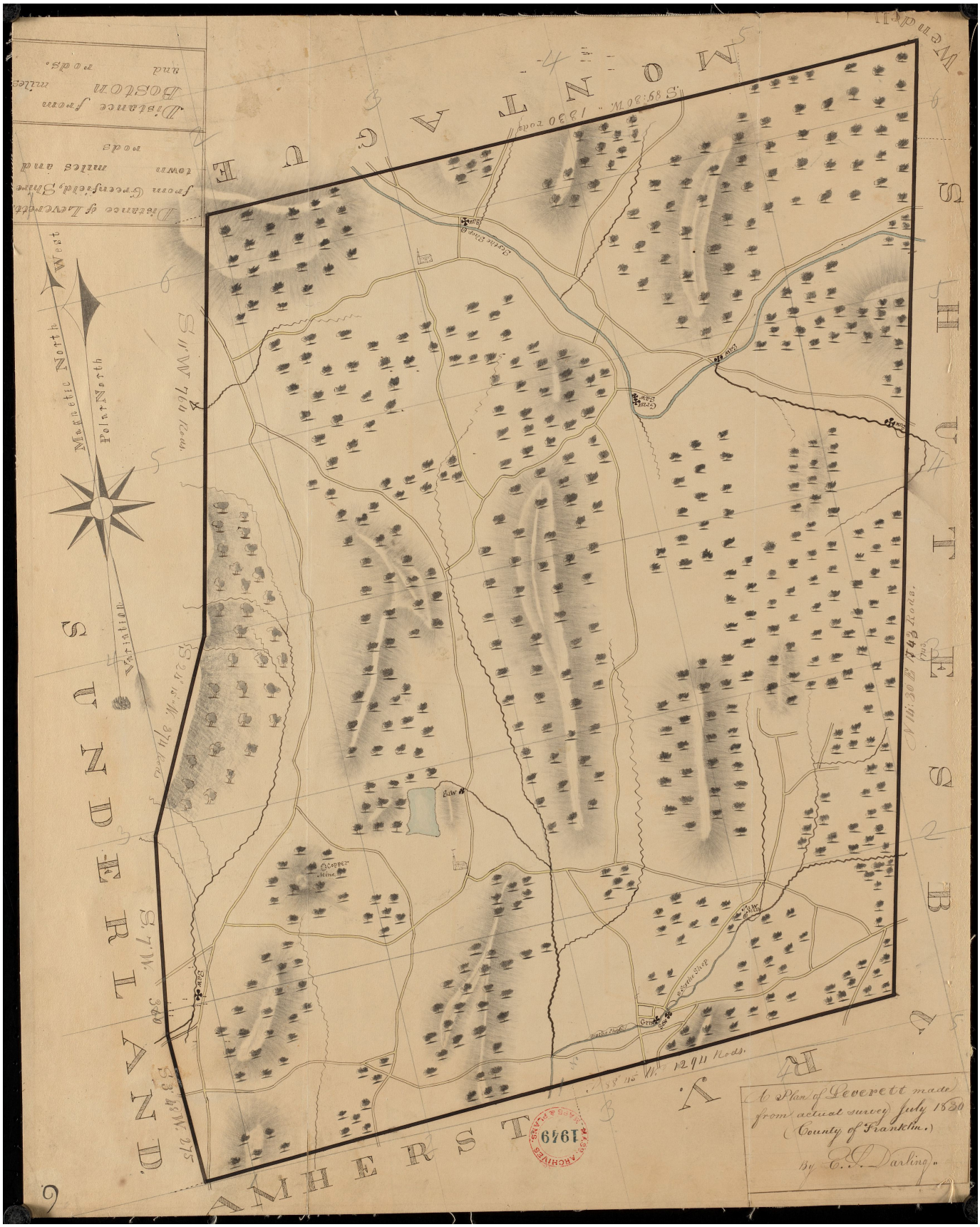

MONTAGUE
LEVERETT
AMHERST
PELHAM
Wendell
Magnetic North West
Polar North
Variation
S. 11° W. 760 rods.
S. 21° W. 310 rods.
S. 7° W. 240 rods.
S. 3° W. 212 rods.
S. 89:30 W. 1330 rods
N. 16:30 E. 743 rods.
1291 Rods.
Distance of Leverett from Greenfield, Shire town miles and rods
Distance from Boston miles and rods.
A Plan of Leverett made from actual survey July 1830 (County of Franklin.)
by C. L. Darling.
1979
ARCHIVES

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Image source: Darling, E. (July 1830). Plan of Leverett made by E. S. Darling, dated July 1830 [Map]. Retrieved from https://ark.digitalcommonwealth.org/ark:/50959/25152k109



1. EXECUTIVE SUMMARY

PURPOSE OF PHASE 1

The Town of Leverett is preparing for its comprehensive planning process by splitting it into two phases. This first phase focused on understanding the Town's collected data and reports and whether it is appropriate or sufficient for the comprehensive planning process. The second component of this Phase 1 was to develop a plan for community engagement during the main planning effort. Finally, this first phase developed a scope, timeline, and draft fee for an application to the Community One Stop for Growth grant program. This grant is needed to fund Phase 2 of the process.

PARTICIPANTS AND PROCESS

PLANNING BOARD

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

TOUR PARTICIPANTS

- Tim Shores, Planning Board
- Ken Kahn, Planning Board
- Stephen Freedman, Planning Board
- Tom Harkinson, Select Board
- Melissa Colbert, Select Board
- Susan Mareneck, Historical Commission
- Emily Innes, Innes Associates

The Leverett Planning Board sponsored this process. The Planning Board hired Innes Associates, a planning and design firm, to assist with the process.

April Tour

The Planning Board sponsored a tour on April 1 to introduce the consultant to the Town. The tour began at Town Hall, walking to the Field Library and Leverett Pond. The group then toured the town by small van, passing by the Leverett Public Library, the Leverett Elementary School, and the Leverett Public Safety Complex on Montague Road. The group walked a short distance up Rattlesnake Gutter, visited the New England Peace Pagoda, passed through North Leverett (viewing the sawmill), saw Moore's Corner Historic District (including the Leverett Village Co-op and the former schoolhouse), and returned to Town Hall via Route 63. Some group members toured the Leverett Arts & Crafts Center and had lunch at the Leverett Village Co-op for lunch.



Source: Tim Shores

WORKING GROUP

- Lizzie Alwan
- Charles Bagley
- Silas Ball
- Stephen Ball
- Melissa Colbert
- Diane Crowe
- Molly Daniell
- Arlyn Diamond
- Mike Fiscella
- Denzel Hankinson
- David W Henion
- Andrea Morris
- Miles Palmer
- James Perkins
- Kathryn Stoddard
- Kimberly Van Wagner

Online Questionnaire

One of the first tasks for this phase was to create a survey to identify potential members of a Working Group. The Planning Board mailed a notice of the survey to every household in Leverett. The survey also asked for preferences around public engagement, and the results are summarized later in this document. Because this process had to be completed by June 30, 2022, the response time for this survey was short. The Planning Board received 39 responses by April 18.

Working Group

The Planning Board invited all interested respondents to become members. A few of the invitees declined due to time commitments. The Working Group met four times during this process.

- **APRIL 20.** This was a hybrid meeting in Town Hall and online. The topics included an introduction to the process, the timeline, the roles and responsibilities for the group, a list of the documents to review (provided in Google Drive), and some initial findings.
- **MAY 3.** This was an online meeting. The Working Group discussed the survey results and options for community outreach.
- **MAY 19.** This was a hybrid meeting in Town Hall and online. The Working Group discussed what they had learned from reviewing the documents.
- **JUNE 2.** This was a hybrid meeting in Town Hall and online. The Working Group discussed the first draft of this report and provided suggestions that have been incorporated into the final report.

Richard Nathhorst managed the online components and posted the recordings of the Working Group meetings here: https://www.leverett.ma.us/g/95/Master-Planning. The slide presentations, agendas, and other materials are organized within the same Google Drive as collected documents that will be available for Phase 2 of this process.

COMPREHENSIVE PLANNING 101

The enabling legislation for a master plan in Massachusetts is Chapter 41, Section 81D of the Massachusetts General Laws. The responsibility for making a master plan lies with the Planning Board of a community, and the plan must contain nine elements:

- Goals and policies statement
- Land use plan
- Housing
- Economic development
- Natural and cultural resources
- Open space and recreation
- Services and facilities
- Circulation
- Implementation program

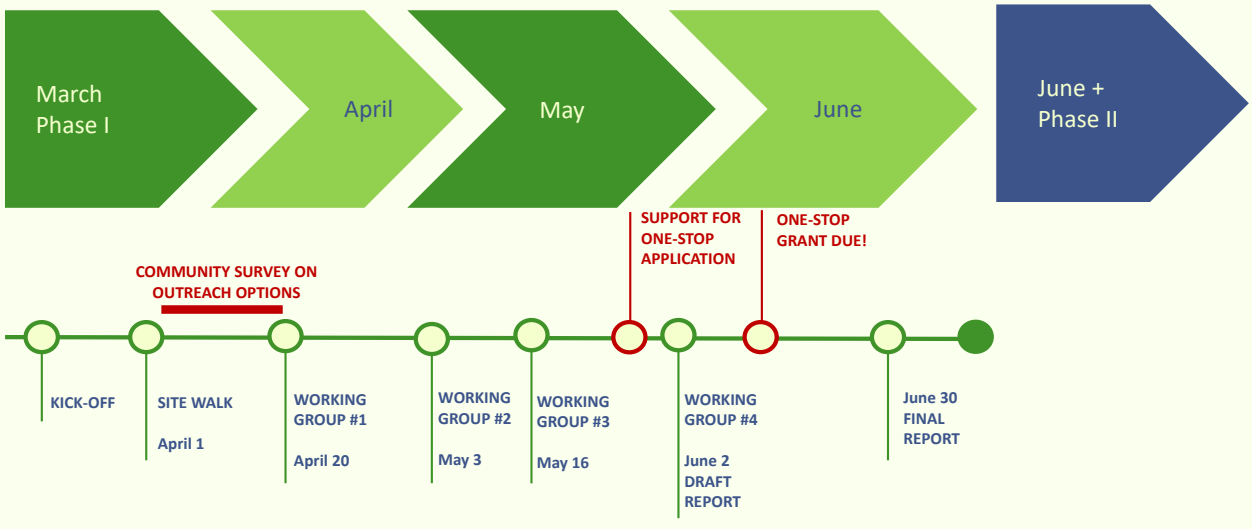
The legislation allows the Planning Board to make or amend the plan by majority vote. The municipality must also create an economic development supplement, which must be a minimum of one page in length and contain the "goals of the city or town with respect to industrial or commercial development, affordable housing, and preservation of parks and open space." While the legislation requires that the plan be sent to the Department of Housing and Community Development, that requirement seems to have fallen out of practice. However, state grant programs often ask whether a community has a current master plan.

IMPLEMENTATION PLAN

Components of a strong implementation program include the following:

- Goals, Strategies and Actions
- Assigned responsibilities
- Estimated timeline (immediate, short, medium, long, ongoing)
- Costs, if known
- Benchmarks for measuring progress (see Appendix B)

PHASE 1 TIMELINE



Master plans were originally land use plans, and the position of land use plan as second on the list of elements testifies to the importance of land use planning in a master plan. New or updated master plans frequently lead to changes in zoning bylaws, which regulate the development of a town or city.

Over the years, communities and consultants have interpreted these regulations to mean that each element must have a specific chapter. As more topics have become the subject of planning exercises, this practice has changed. The structure of a master plan may be topic-based, considering critical issues such as climate change, public health, racial and social justice, aging-in-place, arts and culture, sustainability, resiliency, and other themes further link the individual 81D elements.

Master plans are often now known as comprehensive plans. This helps to distinguish between master plans for development projects and brings the terminology into consistency with other parts of the United States. Therefore, the term comprehensive plan is used in this document to refer to Leverett's master planning process and to emphasize the holistic aspect of this process – the plan is intended to apply to everything within the Town under the jurisdiction or support of the town government. Comprehensives plans have a life of about ten years; communities should review their plans annually and begin thinking about an update within seven to eight years after the approval of the current plan.

Goal of a Comprehensive Plan

The most critical goal of a comprehensive plan is to help a municipality define its answer to two questions: how does the community use its land and its other resources? Uses of land may be for preservation or development: preservation may be permanent or temporary; development may be focused on jobs, housing, recreation, mobility, and recreation. Other resources include money (capital and operating funds) and time (staff and volunteer). The use of land has a profound impact on the municipality's resources; in Massachusetts, the primary source of revenue for a town is its property tax.

Comprehensive Planning and the Town of Leverett

COMMUNITY VISION

Town boards and committees have completed significant work in the forms of recent research and studies. A key element that is still missing is a **SINGLE VISION THAT TIES THE WORK TOGETHER**. Phase 2 should focus on the community conversations needed to build consensus around a vision and develop the implementation plan to support that vision.

When the members of the Leverett Planning Board issued their Request for Proposals for this process, they identified the need for a comprehensive plan to address the following areas of concern:

- Livability and affordability;
- Capital and disaster planning;
- Comprehensive review of Zoning Bylaws;
- Social and economic equity impacts of regulation and policy;
- Discussion of whether and how to promote development;
- Assessment of assets, liabilities, and town services in terms of return on investment to best guide budget allocation; and
- Consensus-building on how to address the property tax rate.

A critical issue for the Town has been how closely the Town's property tax rate has approached the property tax levy ceiling, which is 2½% of the cash value of all taxable property within the town. This translated to a maximum tax rate of $25.00 per thousand dollars of assessed value imposed by Proposition 2½. Meeting or exceeding that cap would significantly impact services the Town provides through required reductions to the tax levy. Town officials have treated this issue seriously through the Sustainable Economy Committee; the documents in Appendix A are testimony to the work the Town has done to date.

During the June 3, 2022 meeting of the Working Group, members discussed the impact of recent changes in the assessed values of properties. A revised valuation increased the overall value of property in the town; under the formula for Proposition 2½, the increase in value reduces the tax rate. The result is that the immediate concern about hitting the tax ceiling is not as critical, but is still important. However, the members of the Working Group discussed the impact on property values, which raises concerns about the affordability of the community for people who live or want to live here.

Community Values

This discussion led to a deeper discussion of values. As expressed in the RFP, the goals for the entire comprehensive planning process are as follows:

- Guidance in the near-term (3-5 year horizon) for policy and zoning revisions and prioritization of public investment in town infrastructure and facilities;
- Inputs to and coordination with ongoing required updates to town plans, including the Open Space and Recreation Plan and the Zoning Bylaws; and

- Definition of roles, metrics, and a process for ongoing oversight and assessment of successful initiatives according to the Master Plan, updates to the Master Plan, and long-term evaluation of the Master Plan.

The Working Group's discussion of values that could feed into this process included how to engage the community around identifying common values and then collectively use those common values to evaluate the choices the Leverett community will need to make as part of this planning process.

Some of the values the committee discussed include the following:

- Social justice and inclusivity, including the impact of higher taxes and real estate values on affordability and social fabric;
- Maintaining Leverett's rural character, including concerns about climate change;
- Convenience and ease of living;
- Historic preservation; and
- Tolerance/acceptance of other people.

The members discussed the possibility of beginning the process with a community conversation on values to guide the remainder of the planning process. A starting point could be the community goals developed in *Sustainable Franklin County Franklin County's Regional Plan for Sustainable Development (2013)* and quoted in the Town of Leverett's *Open Space and Recreation Plan* (2019):[1]

- Increase and improve the housing stock, while focusing on affordability;
- Provide additional options for alternative transportation;
- Encourage economic development, by redeveloping vacant sites;
- Promote energy conservation and efficiency;
- Protect natural resources, including farmland and drinking supplies;
- Foster the growth of arts and culture;
- Concentrate new growth near town centers and focus on infill development; and
- Improve infrastructure, particularly high speed internet.[2]

The public outreach in Phase 2 could begin with these goals and add others specific to Leverett, including the continued operation of the Leverett Elementary School, and the values above suggested by the Working Group.

1 Town of Leverett and Franklin Regional Council of Governments, *Open Space and Recreation Plan*, 2019, p. 10.

2 Installed in Leverett in 2015. Ibid,. p. 16.

Tools for Community Discussions

ASSET MAPPING

While most people think of asset-mapping as identifying physical locations, asset-mapping can include identifying people with particular expertise, knowledge, or skills. This could be a summer project or an early-stage Phase 2 project. Untapped local knowledge and labor can be incorporated into the planning process and the post-plan implementation, complementing the work of Town staff and current volunteers. The Town should map the physical assets that contribute to the 81D elements:

- Open space and recreation areas
- Historic buildings, structures and views
- Locations and types of businesses and non-profits
- Town facilities.

These maps should be part of the community discussions for brainstorming options and common ground for the plan vision and goals. A discussion of assets can also lead to a discussion of what is protected and what is valued, but not protected, and what resources are available for plan development and implementation.

COMMON DATASET

The base of community conversations should be a common set of data. Some of this data will be specific to Leverett: assessors' data on properties, local population and economic trends, an inventory and assessment of the condition of natural, cultural, and historic assets, an inventory and assessment of the condition of Town facilities and infrastructure, and the asset mapping noted above.

Other data must be related to outside forces that have an impact on Leverett, including short- and long-term population and economic trends (jobs, businesses, and housing), the impact of climate change, and state and national policies and priorities (especially those that may provide resources for the town).

Appendix C is an initial set of data that allows a comparison of Leverett to the state, county, and adjacent communities. Phase 2 can build on this data and that collected in the 2019 Open Space and Recreation Plan to form a common set of data for discussion. The maps in the 2019 OSRP are also relatively recent (although layers should be checked against MassGIS for recent updates) and should also be part of the initial discussions and visioning conversations described elsewhere in this report.

BUILD-OUT SCENARIO(S) AND SCENARIO PLANNING

A build-out scenario is important for understanding the impact of policy and zoning changes on land use and development. Leverett has several topic areas for which community discussion could be enhanced by a build-out model:

- Economic development
- Land preservation
- Housing affordability and typology
- Water, sewer, and energy infrastructure

Tying the build-out model to a fiscal impact analysis can help community members clarify their values and priorities around preferred land uses. Using build-out scenarios for scenario planning provides an opportunity for the community to incorporate opportunities and limitations in different combinations to test future actions that are consistent with community goals. The topography of the town is both an asset and a limitation. Other limitations include state and federal laws that limit the impact of development on natural resources, the lack of existing infrastructure, the municipal budget, and shifting demographic and economic trends. Some of these limitations are not within the control of the Town of Leverett, but the impacts may affect the choices the community makes. Scenario planning can assist with community discussions of trade-offs and benefits.

Options for actions that are under the Town's control include zoning regulations, which can encourage or restrict certain types of development; regionalization efforts to share costs and resources with other towns; and policy changes, for example, choosing to promote different areas of economic development or add housing typologies that reflect community values.

FISCAL IMPACT ANALYSIS

A fiscal impact analysis calculates the projected impact of new development on the municipal budget, both revenue and expenses. The analysis can be used in scenario planning to understand the impact of different choices: for example, understanding the benefits and costs to the town of preserving land or developing it at different uses and intensities.

As with the build-out analysis, the fiscal impact analysis should be used as a comparative tool, not a forecasting tool, given the choices the Leverett community needs to discuss as part of the Phase 2 process. This analysis can also help define payback times as part of the evaluation of infrastructure improvements and examine the impact on funding for town services, including the Leverett Elementary School, based on different growth scenarios.

Known Areas of Concern

Three reports reviewed in this Phase 1 have important information for community discussions in Phase 2. *Where We Stand* shows a continuity of community concerns and should contribute significantly to the discussion of community values and what has changed or remained the same over time. The 2019 *Town of Leverett Open Space and Recreation Plan* (OSRP) provides the most recent compiled set of data and recent discussion on similar themes to those in *Where We Stand*. The draft 2020 *Hazard Mitigation Plan* (HMP) provides information and recommendations for addressing current and projected future hazards that will require strengthening Town services to meet emergency needs.

Where We Stand, the 1973 planning document describe in Appendix A, identifies concerns and hopes for Leverett's future, many of which are still relevant today. Areas of discussion include the following:

- Growth management in a town valued for its rural character and natural beauty;
- Increasing taxes and the pressure on people to leave and sell, opening those properties to the possibility of further development;
- Limitations on development because of the need to accommodate both a well and a septic system on one property, the presence of ledge making drilling and percolation difficult and expensive, and the stress of development on access to water;
- Concerns that zoning regulations did not control growth appropriately and that some parts of town might need different regulations;
- Concerns that infrastructure (roads, water, sewer, electric lines) would be expensive to install and operate and would detract from the rural landscape;
- Concerns that a new school would need to be built to accommodate the population growth anticipated at the time;
- Suggestions for other types of economic development that included food, machine/tool, skills-based, and day-care co-ops, timber and forest management, collaboration between the Leverett Elementary School and the Craft Center, in-home care for elders, and 24-hour studio space;
- Loss of stores and lack of other places that act as social connectors; and
- Desire to use town rights-of-way to establish walking trails so people could walk off-road and the public right to use those trails would not be lost.

The OSRP continues many of these same themes. This plan follows a state format and recommends goals, objectives and actions related to the preservation and use of open space,

natural resources, and recreational areas and facilities. The OSRP will contribute significantly to the draft plan created in Phase 2 and the data may only need minor updates.

The maps developed as part of the planning process for the OSRP illustrate some of the continuing concerns discussed in *Where We Stand.* These maps include open space that is permanently protected, historic assets, priority habitats, water resources, some soil data, and topography. The Phase 2 build-out should begin by creating overlays of these and other restrictions on development to understand the constraints and opportunities. The Planning Board and Assessors' Office have also undertaken a study of potentially developable parcels that should be combined with these overlays.

Ideas in the OSRP that continue the themes developed in *Where We Stand* include forestry as economic development,[3] concerns around poverty and public health,[4] an aging population,[5] housing affordability,[6] and water supply contamination.[7]

Section 3 includes an evaluation of growth and development patterns which has an important discussion on limitations on and opportunities for development in Leverett, both regulatory and physical. The report calls out the following:

- Loss of acreage to development and the resulting loss of natural resources, including connected wildlife habitat;[8]
- Limitations of the Town's infrastructure, with particular attention to the limited public water supply system (for Town facilities only) and lack of public sanitary sewer system. All residential buildings rely on private wells and septic systems;[9]
- Installation of LeverettNet, a high-speed fiber optic network owned by the Town;[10] and
- High-level summary of the existing zoning by-laws with the number of acres in each zoning district.[11]

The OSRP notes that in 2005, approximately 85% of the Town;s land was forested, just over 4% of the land is residential, and 0.1% of the land is commercial.[12] This presents challenges when considering how to provide and fund Town services and leads directly to the discussions of appropriate levels of growth, both residential and commercial within the Town. As noted earlier, Town services, including the maintenance of land and facilities, are heavily reliant on the residential tax based for funding. The OSRP includes a discussion of the Cost of Community Services, which is an analysis of municipal revenue and costs by land use type. The conclusion, based on a study of Deerfield, is that open space is a net positive contributor of revenue as revenue gained from property taxes on such land is higher than the cost of services provided.[17] The plan notes some long-term implications for decisions about land use and some options for considering how to address residential, commercial, or industrial growth.

3 Town of Leverett and Franklin Regional Council of Governments, *Open Space and Recreation Plan*, 2019, p. 3-3.

4 ibid., p. 3-4.

5 ibid., p. 3-11.

6 ibid., p. 3-15.

7 ibid., p. 3-15.

8 ibid., p. 3-21.

9 ibid., p 3-24.

10 ibid., p 3-25.

11 ibid., p 3-26.

12 ibid., p. 3-21. Note that forested land may be overestimated and residential land underestimated because of the use of aerial survey to detect land uses.

12 ibid., p. 3-27.

A study of four towns undertaken by UMass Amherst noted that "open space was only a small percentage of the town's tax revenue (between 2-12%)"[13] and thus the increased protection of land might not make a material difference to the towns' budgets. Leverett has 8,147 acres of privately owned protected open space and 1,157 acres of publicly owned protected open space[14] for a total of 9,304 acres of protected open space or approximately 63% of the acres in the town.

A Cost of Community Services analysis may only be helpful for planning purposes if paired with the fiscal impact analysis described above. Leverett's low percentage of residential, commercial, and industrial land, its desire to maintain the Leverett Elementary School and implement the recommendations of the OSRP, and the need to maintain current Town facilities and services means that certain costs are fixed within the budget and are likely to rise over time. The Leverett community needs to know if the revenue raised from property taxes can keep pace with current expenses and with others not yet anticipated in the municipal budget, including the costs of addressing the impact of climate change on the Town's forested land and other natural resources and on public health. The discussion of the municipal budget is a critical part of Phase 2.

UNDERSTANDING CLIMATE CHANGE

More information about climate change in Massachusetts is available here:

http://resilientma.org

Climate change is an important introduction to the themes and values that have been part of community discussions for almost 50 years. A draft of the *2020 Hazard Mitigation Plan*, available on the Town's website, provides more details information about the projected impacts of climate change, as well as existing hazards for which the Town must plan. Key impacts include an increase in average annual temperatures and projected changes to precipitation patterns. With such significant forest resources, members of the Leverett community should expect to see changes, over time, in the appearance of the town as a result of flooding, drought, and invasive pests that take advantage of weakened ecosystems. The same conditions will have a negative impact on town infrastructure. The data in this draft should also be included in community conversations as part of the common dataset described earlier. The recommendations, along with those of the OSRP, should be used as a starting point for the implementation plan in the draft comprehensive plan prepared in Phase 2.

13 Helena Murray and Paul Catanzaro, UMass Amherst, *Fiscal Impacts of Land Use in Massachusetts: Up-to date Cost of Community Services Analyses for 4 Massachusetts Communities*, 2019, p. 2. https://masswoods.org/sites/masswoods.org/files/pdf-doc-ppt/cost of community services for four towns.pdf, last accessed June 26, 2022.

14 Town of Leverett and Franklin Regional Council of Governments, *Open Space and Recreation Plan*, 2019, p. 5-2.

FINDINGS AND RECOMMENDATIONS

Public Outreach and Engagement

- As noted in *Section 2: Public Outreach and Engagement*, recent public engagement relied on either surveys (many individual voices) or oral histories (fewer individual voices). Options for group conversations outside formal Town processes, such as Town Meeting, have been rare.
- Combining a few large meetings with many smaller focus groups may be a better strategy to engage people at the conversational level about topics of concern. Such smaller groups could be scheduled for times, days, and places that are respectful of the needs of specific demographics (particularly parents, students, seniors, and business owners).
- Communication methods should include online documentation of events and results and community-based facilitators who can act as ambassadors for the project.

Data Collection and Analysis

- Focus data collection in Phase 2 on updates and missing information, such as market data for economic development and housing, infrastructure and mobility, and town services/ facilities.
- Conduct interviews with Town staff to understand space and maintenance needs.
- Understand who in Leverett is working where and what that means for the Town's future.
- Investigate land ownership and interview major landowners to include them and their plans for the land in the planning process.
- Consider more in-depth planning for the four areas of concern identified during the tour. The map of concerns in *Section 3. Data Collection and Analysis* identifies protected open space and recreational areas and overlays the recommended areas for more detailed study during Phase 2 of this process. As discussed under Section 3, the Town Center, North Leverett, Moore's Corner, and Route 63 corridor have the potential to change based on the discussions during the planning process. Although not discussed during this Phase 1 process, East Leverett should be added to this list.

QUESTIONS FOR PHASE 2

- The most critical question for Phase 2 will be how community choices impact the fiscal, environmental, and social health of the community. The tools on page 11, if implemented during the Phase 2 process, will help the community discuss the trade-offs inherent in different options and, using the discussion of community values, apply those values to identify a balance across choices that makes sense for the entire community.
- Many of the current plans included actions for implementation. The discussion of implementation steps belongs to Phase 2; an early effort should be made to gather recommendations from all recent planning exercises and evaluate them during the planning process. Considerations should include the level of commitment from community members, how achievable they are in terms of existing and future resources, and the level of priority given competing needs.
- Interviews with Town staff and officials should include a discussion of implementation actions to match resources and timelines to priorities. As noted above, some of these actions are identified in the 2019 OSRP and the draft 2020 HMP; these should be checked for continued relevancy and evaluated for overlaps with other proposed actions developed during the Phase 2 planning process.
- The data collected by the Sustainable Economy Committee indicates the need for a deeper understanding of the options Leverett has for housing and economic development; these may not be traditional options. The Town should consider a consultant or consultant team with strong credentials for studying economic development and housing in rural communities. The Town should require the consultant to provide precedents for its recommendations, including studies of how these recommendations have been successfully implemented in similar communities.
- Working Committee members identified the need for developing benchmarks and comparing those benchmarks to appropriate communities (see Next Steps below and Appendix B for an example). Such benchmarks could be used to develop metrics for measuring progress in the implementation stage.

NEXT STEPS

The Community One Stop for Growth Grant deadline is June 3, 2022 but awards will not be announced until October or November. This leaves a significant gap during which people can forget about or lose interest in the planning process. However, it is also time when the Planning Board and other Town officials can spur interest and excitement in the plan. Members of the Planning Board have already begun to discuss summer conversations as part of their regular meeting schedule. The Leverett Public Library, the Leverett Arts & Crafts Center, the Leverett Village Co-op, and the transfer station are places where updates can be posted, and community representatives can be available to discuss the planning process.

- Consider a summer engagement program to keep people interested and informed before receiving word on the Community One Stop for Growth Grant.
- Conduct additional outreach to identify members of the Steering Committee, using the responses to the survey as a starting point.
- Appoint the Steering Committee if/when the grant is awarded.
- Use the summer to review the resources in *Appendix B: Additional Resources* for missing data and A*ppendix C: Comparative Data* to understand how Leverett ranks against nearby communities.
- Develop a longer list of towns comparable to Leverett, and those people think of as aspirational. Draw on the current members of the Working Group and those who have expressed an interest in being on the Steering Committee for feedback and input.
- Consider a public focus group or panel with those who were interviewed for *Where We Stand* discussed in Appendix A to discuss changes since that document was written and how they see choices for the Ton of Leverett today. Such a meeting could be a good kick-off to the discussion of community values.


Services & Announcements
I AM OPEN + RECEPTIVE TO ALL THE GOOD + ABUNDANCE IN THE UNIVERSE
Leverett Notices
SACRED SISTER TREE
Jen of All Trades
Handywoman and More At Your Service
Cleaning?
Let me help
clean and de-clutter your home.
SUNDERLAND FARM COLLABORATIVE
WWW.SUNDERLANDFARMCO.COM
ANIMAL REIKI

2. PUBLIC OUTREACH AND ENGAGEMENT

The first task in this Phase 1 was the development of an online questionnaire to gauge interest from residents in the Working Group (for Phase 1) and the Steering Committee (for Phase 2). The questionnaire also provided an opportunity to understand the best methods for reaching out to and engaging Leverett residents.

The Working Group discussed additional ideas and strategies during their May 3 meeting after reviewing the questionnaire results and discussing common outreach and engagement methods for comprehensive planning processes. Other ideas came from a review of the documents in Appendix A.

VOLUNTEER APPLICATION QUESTIONNAIRE

The Working Group reviewed a summary of answers to the community survey on May 3, for which there were 39 responses. The full results are available in *Appendix D: Questionnaire Results*. Key findings include the following:

- The preferred meeting format for Working Group and Steering Committee meetings is in-person.
- The preferred meeting format for public meetings was also in person.
- The preferred time for all meetings (in-person, virtual, or hybrid) was 6-8 pm, with Wednesdays and Thursdays as the preferred days of the week.

To inform the most people about the online questionnaire, the Planning Board mailed a postcard with the links to every household in the community. One question asked people how they heard about the questionnaire, and a second asked how people wanted to be communicated with. While most people heard about the questionnaire from the postcard, LeverettConnects was the most popular option for hearing about Town events. Other options include the Town's email.

The Planning Board identified ensuring a diversity of voices in this process as an essential goal. The majority of respondents to this survey had lived in Leverett for thirty or more years, were between the ages of 65 and 74, and were primarily white.

The Planning Board also wanted to test the areas of interest, including the seven topic areas from 81D and topics of concern to residents. For the traditional 81D elements, Natural resources, land use and zoning, and open space were the top three areas of concern. The top three additional topics were climate adaptation and sustainability, social and economic equity, and energy.

DISCUSSION OF POTENTIAL OUTREACH AND ENGAGEMENT METHODS

At the May 3 meeting, the Working Group discussed the purpose of community outreach and engagement and brainstormed options that would be appropriate for Leverett. The diagram to the right shows the components of an outreach and engagement strategy and the feedback loop during the education and input process.

Options for community engagement can be split into synchronous and asynchronous engagement. Synchronous engagement requires that people be together in one place (which can be in-person or online) at a stated day and time. Asynchronous engagement allows people to participate when convenient for them to do so. Working Group meetings are synchronous; the online questionnaire was asynchronous.

Comments from the May 3 meeting include the following:

- Set targets for the number of people to be reached by the process. For example: reach 25% of the population through responses to polls, interactions with plan volunteers at community events, or likes on social media and 2.5% at scheduled in-person or online meetings. The targets should reflect the Working Group's desire for inclusivity and be realistic, but aspirational, based on past community engagement efforts.
- Consider distribution options in addition to LeverettConnects; not everyone is a member.
- Ask town officials (elected and appointed) to post information on their social media or send information to their email lists.
- List events on the Town's online calendar.
- Use the lack of space at Town Hall as an advantage; stack comprehensive plan meetings before other Town meetings. This could work for focus groups/interviews with Town officials.
- Meet people and provide information at the transfer station.
- Consider investing in OWL technology to make hybrid meetings easier.
- Establish a common set of facts for community discussions (see Appendix C for initial data for summer conversations).
- Develop a vision early in the process that will link conversations within the town; use that to drive engagement.
- Share milestones in the planning process (and implementation) with the public.
- Engage parents separately; they are likely to be the busiest group and hardest to reach.
- Invite young people to be youth ambassadors for the plan; create a focus group for them.

SYNCHRONOUS OPTIONS

- Community events
- Presentations
- Workshops
- Walking tours
- Focus groups
- Interviews
- Public hearings

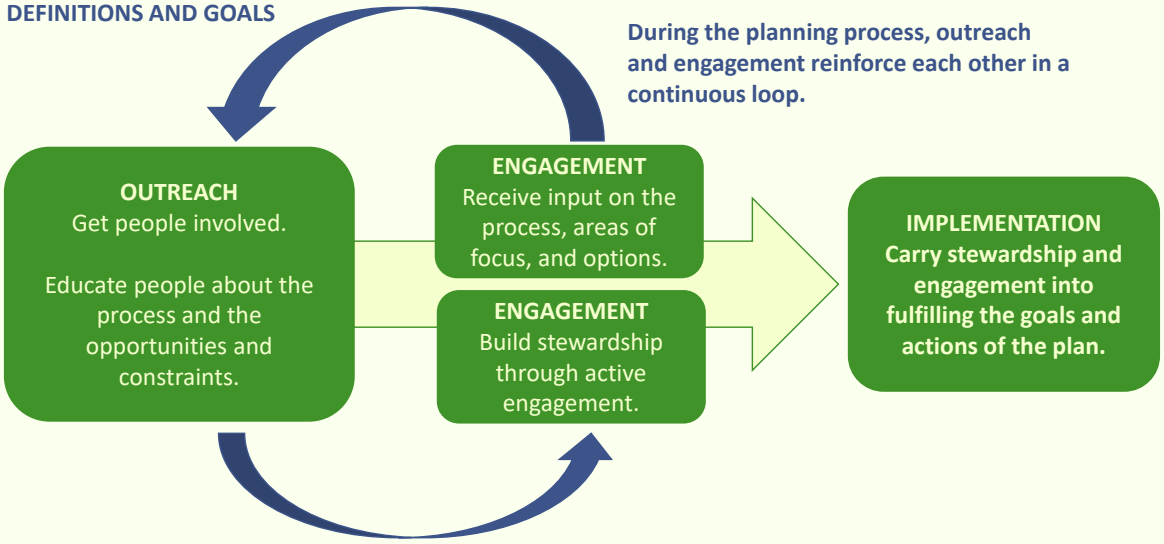
ASYNCHRONOUS OPTIONS

- Videos
- Story maps
- Surveys/questionnaires
- Online workshops/tours
- Virtual platforms such as Social Pinpoint, Bang the Table, or other platforms with community input.

COMMUNITY OUTREACH AND ENAGEMENT

DEFINITIONS AND GOALS

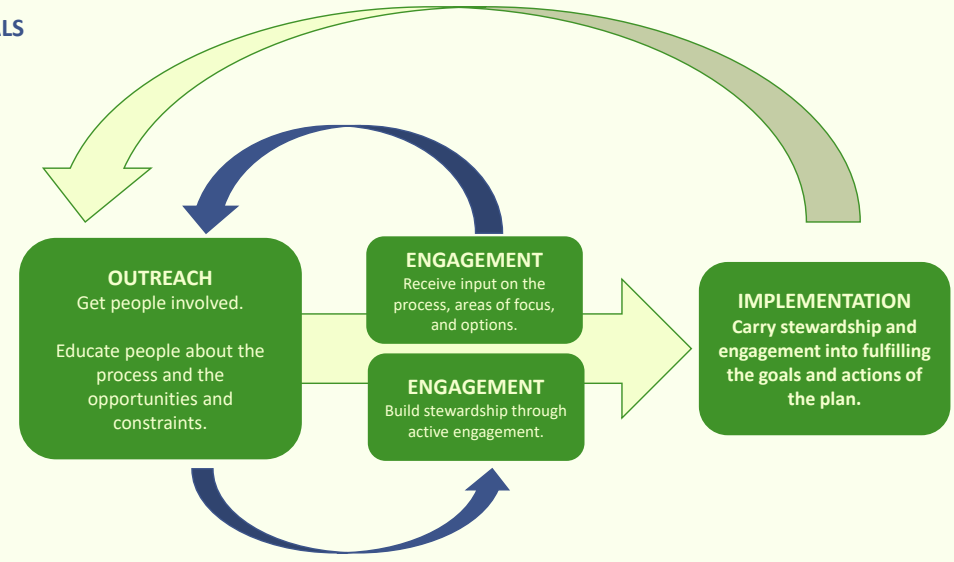
During the planning process, outreach and engagement reinforce each other in a continuous loop.



COMMUNITY OUTREACH AND ENAGEMENT

DEFINITIONS AND GOALS

After the plan is complete, outreach and engagement communicate progress and successful completion. They also identify any problems with implementation.



- Develop a summer outreach program to engage people while the Town waits to hear about the grant.
- Consider thematic weeks or sessions for seniors, parents, youth, or other hard-to-reach groups.
- Develop a strategy to reach non-resident landlords.
- Understand that the Leverett Historic Society and the Leverett Historical Commission have different missions; identify other groups in town that may overlap in interests with Town departments and include those groups in the conversations.

RECOMMENDATIONS FOR PHASE 2

A review of the documents in Appendix A reveals interesting aspects of past community engagement. Town committees have had strong responses to recent online/on paper surveys – with a sufficient period for replies, these have had over 300 respondents. Other efforts relied on oral histories; both *Where We Stand* and *10 to 1: Interviews with Leverett Scholars Who Attended One Room Schoolhouses* used this technique. However, other than Town Meeting, there are few efforts to create spaces where people talk with each other about important topics. Individual committees have been doing serious work, but although members of committees overlap, these do not seem to have had broad participation regularly.

Engagement

For Phase 2 of this planning process, the Town of Leverett should consider a strategy that draws on the ideas from the Working Group about targeted focus groups. These focus groups might be those of a similar demographic – perhaps parents, seniors, or youth, as suggested above – or built around a selection of themes. For example, one focus group might discuss the question of livability with a conversation that links housing, economic development, and the preservation of open space with land uses.

Such a strategy would require many smaller meetings rather than two or three large ones. Smaller meetings could offer more flexibility for the time of day/day of the week. For example, a focus group for teenagers could meet during or after school, while busy working parents might prefer a lunchtime or late evening online meeting.

The Town could consider a single kick-off to support this strategy, inviting everyone in Leverett to learn about the process and sign up for focus groups. A final presentation, also with a widespread invitation list, would help participants understand how their contributions were incorporated into the draft process.

Outreach

Outreach for such a strategy becomes more complex. The Town needs to gather these groups for discussion and ensure the results are communicated and coordinated. A project website or a dedicated webpage on the Town's website would help coordinate event dates and times and meeting results.

The Planning Board could explore some online engagement platforms (Social Pinpoint and Bang the Table are two noted above). Other options could include regular short single-topic questionnaires, public panel discussions on specific topics, or other means of engaging people throughout the planning process at times convenient to them.

The Town plans to seek a consultant for this second stage; the consultant team could lead most of these conversations but is not required to. Training community facilitators is one option; the combination of students and Historical Commission members for the *10 to 1* oral histories is an interesting precedent. Community facilitators could also greet people at the transfer station, attend community events, and hold house parties to encourage others to provide input and become involved.

Finally, the June 2 meeting of the Working Group included a robust discussion of framing the choices the Leverett community needs to make to address the cost of town services, including the Leverett Elementary School; the ability to manage growth while maintaining or improving affordability; and the need to consider creative options for economic development. Developing a set of shared values in community conversations early in the process and using those values as a framework to examine these choices could help drive more engagement in the process by helping people understand the impact of their choices on their experience of being part of this community.


HISTORICAL MONUMENT OF THE AMERICAN REPUBLIC.
Lasting fame

3. DATA COLLECTION AND ANALYSIS

Documents in Appendix A provide information about initiatives from different boards and committees in the Town. Recent planning efforts, such as the 2019 Open Space and Recreation Plan, will directly impact the planning process for the comprehensive plan; some data may need to be updated. Other information, such as the maps from the 2004 Community Development Plan Initiative, may provide context but are outdated.

EXISTING DATA

Existing data is grouped around five main topics:

- The Town budgets, including the current budget, analysis of past trends, and property assessments;
- Historical documents, including maps, photographs, and prior plans older than ten years;
- Information about the Leverett Elementary School;
- Land use policies and regulations; and
- Community history, including documentation of historic buildings and oral histories.

Appendix A provides a shorts summary of the data in each document and a side-bar description of its use in the Phase 2 process. In general, community history documents will be useful for the **cultural resources element** (including historical assets) and in some cases, the **natural resources element**. Additional work from the Historical Commission and the Conservation Commission will also inform the discussions around historical, cultural, and natural resources.

The most recent planning document is the *2019 Open Space and Recreation Plan* (OSRP), which will be a foundational document for Phase 2 of this process. The OSRP has the most recent mapping for the community, which should be checked with MassGIS to see if the layers need to be updated. The plan also has demographic information and addresses three elements: **natural resources, open space,** and **recreation**.

Much of the Sustainable Economic Committee's work will also be relevant in understanding constraints and resources for **town services and facilities** and the **implementation plan**. Work done by this committee will also support the discussion around **housing** and **economic development**. Much of the information provided by the Town for this Phase 1 will help provide a base for discussions of **land use**, including a balance of preservation and development and what that means for the Town of Leverett.

DISCUSSION OF POTENTIAL OUTREACH AND ENGAGEMENT METHODS

At the May 16 meeting of the Working Group, members discussed some key topics around missing data and information they would like to see during Phase 2 of the planning process. The two most important ideas were a common dataset of information and data that compares the Town of Leverett to comparable towns and to the Commonwealth of Massachusetts. Members discussed this in terms of both demographic and economic data. Some of this data is provided in Appendix C.

The recent Franklin County Age-Friendly Survey is a possible source of comparative data. Such data could be used in Phase 2 to develop benchmarks for measuring the future progress of the actions in the implementation plan that will be part of the final comprehensive plan.

The Working Group discussed the need for a build-out analysis (see page 11); this is a methodology for understanding how much development could occur over time under a set of conditions (frequently the existing zoning regulations). The Planning Board and Assessors' Office already have a list of buildable lots; one option in Phase 2 would be to test options for build-out on these lots.

Other topics included the idea of asset mapping (see page 11) to understand who is here in terms of both individuals and home- or cottage-based industries. Such asset mapping would include artists, both professional and amateurs, as the arts are components of quality of life and economic development.

Constraints on action because of the state of the Town budget was another topic and led to a general discussion of economic development, physical and regulatory restrictions on building, and the implications of the tax rate on future actions.

Gaps

Certain data presented in Appendix A may be out of date. The 2020 Census data has not yet been released, but Appendix C includes data from two sources: The American Community Survey (ACS) 5-year estimates for 2016 – 2020 and Esri's Business Analyst. The data from the ACS can also be found in a dashboard at https://data.census.gov and is discussed in Appendix C.

The question of comparative data came up during the May 19 meeting; participants were interested in comparing Leverett to adjacent towns. Often, planning processes identify comparable and aspirational communities as ways to talk about goals and options. Two data sources mentioned in Appendix B can help with comparable data: The Massachusetts Division of Local Services and the Massachusetts Housing Partnership.

SELECTED ASSETS

TOWN CENTER

- Leverett Pond
- US Post Office Town Hall
- Leverett Crafts & Arts Center
- Historic buildings
- Leverett Public Library
- Leverett Elementary School
- Leverett Safety Complex

NORTH LEVERETT

- Historic buildings

MOORE'S CORNER

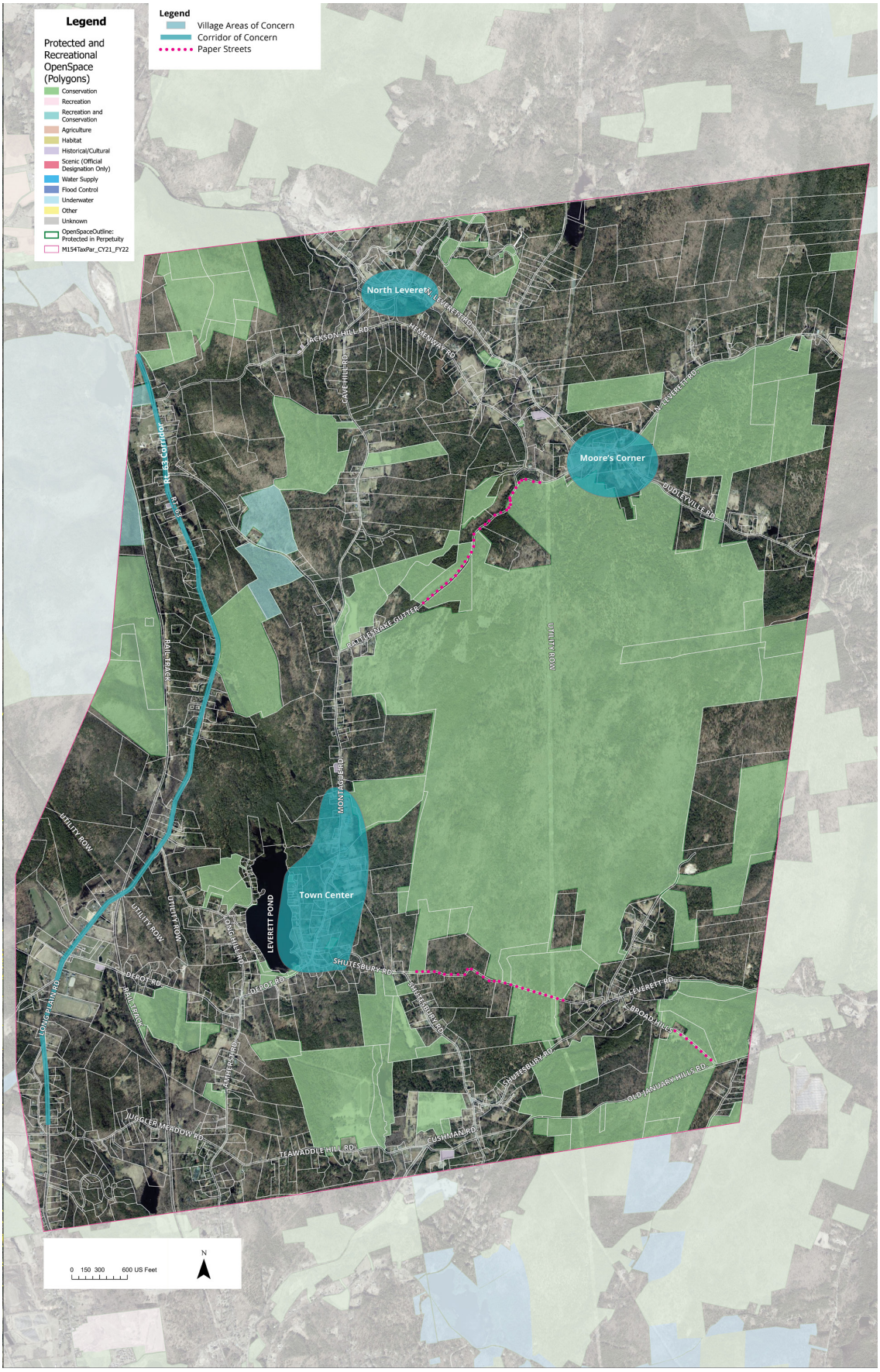
- Moore's Corner Historic District
- Historic buildings
- Leverett Village Co-op

ROUTE 63

- Commercial and residential corridor

OTHER

- The New England Peace Pagoda
- Rattlesnake Gutter and other trails



Map: Areas of Concern

Source: ESRI, MAssGIS, Innes Associates

Both have dashboards that allow easy comparisons of similar datasets across multiple communities.

To address the desire for comparative data, Appendix C provides ACS data for the Commonwealth of Massachusetts, Franklin County, and the Towns of Leverett, Montague, Northfield, Shutesbury, Sunderland, and Wendell. (ACS data for Amherst was not available). Appendix C contain ESRI Business Analyst data for Leverett, Amherst, Montague, Northfield, Shutesbury, Sunderland, and Wendell.

In terms of the 81D elements, Appendix A reveals some gaps.

- **Circulation**, which is now sometimes referred to as Mobility, is not discussed. This element originally included the conditions of roads but is usually extended now to discuss facilities for pedestrians and bicyclists and public transit. As a rural community, Leverett is primarily auto-dependent and has relatively few major roads, a result of the topography of the town. Route 63 is the highway access and runs north to south, as does the combination of Montague and Cave Hill Roads. The major east-west connectors are North Leverett Road (with a smaller connector of Jackson Hill/Hemenway Road) and, to the south, the combination of Depot Road, Shutesbury Road, and Leverett Road. Rattlesnake Gutter does act as an east/west connector from Montague Road to the Moore's Corner Historic District, but most of it is a pedestrian trail. Some data is available in the 2019 OSRP.
- **Town Services and Facilitie**s are touched on in discussions of the Town budget and the Leverett Elementary School. The Leverett Public Library and the Public Safety Center are relatively new, but discussions of space needs and deferred maintenance for Town-owned assets are missing from the documentation. Some data is available in the 2019 OSRP and the draft 2020 HMP.
- The need for **economic development** is a component of the Sustainable Economy Committee's work. However, the development patterns of the town reflect the significant topographical changes and past decisions to limit development. The Areas of Concern Map in Section 3 identifies four areas around which some form of economic development might take place; another possibility is the expansion of home-based businesses with support from existing high-speed broadband. The Town needs more market-specific data and relevant precedents in Phase 2.
- The Town's Affordable Housing Trust has begun some work on **housing**, but again, a study of the current housing market and precedents for housing types relevant to this community would be an appropriate addition to the work in Phase 2.

The data in Appendix A also has some gaps in other topics identified by the Planning Board for testing with the community in the online questionnaire. The Town has begun the

conversation on **social and economic equity** with the Anti-Racism Commitment from the Leverett Elementary School and the Leverett Social Justice Committee report.

The recent survey from AARP on **livability** can contribute to a conversation on **public health** and the **needs of seniors** within the community. A discussion of current **arts and culture** within the community is also missing.

Missing information also includes specific data about **climate change** and an assessment of Leverett's particular vulnerabilities. The Town also needs more information about the work of the Energy Committee and the progress made toward the inter-municipal agreement with the Town of Wendell.

As noted earlier, some maps will have been updated during the planning process for the OSRP; others will need to be updated as part of this process. The map of assets and areas of concern, shown in the introduction, will assist with initial conversations in Phase 2, but the process will require additional mapping, including community-generated maps. Phase 2 should result in a future land use map that identifies community preferences for preservation and development and may lead to changes in the Town's zoning ordinance.

RECOMMENDATIONS FOR PHASE 2

In addition to addressing the gaps above, the Town may wish to consider some area planning as part of the discussions in Phase 2. The area has five distinct areas: the Town Center, North Leverett, Moore's Corner, Route 63, and East Leverett. Conversations about options and constraints for these four areas, using the 81D elements to spur discussion, may be one way to incorporate and develop the extensive work done by individual boards and committees to date.

As noted above, Appendices B and C include resources and data; if the Town continues public engagement over the summer, members of the Working Group or respondents to the questionnaire who expressed interest in being on the Steering Committee could begin research into some of the missing data and related topics.

During the June 2 meeting of the Working Group, members were clear on the need to fully understand economic development options for the town and that **the work in Phase 2 needs to be creative about how economic development is defined and encouraged**. The importance of the arts, natural and recreational resources, and home-based businesses was emphasized. Leverett is also home to intentional communities who need to be included in community conversations and the value of those communities to the town needs to be incorporated into planning discussions.


MONTAGUE MARKET
MEATS · GRAIN
VEGETABLES
TEL. I.G.A. CONN.
RALPH T. STAAB
SALES Ford SERVICE
NORTH AMHERST MASS. TEL. 1173-W
WILLIAMS, McCLOUD-CO
INSURANCE
REAL ESTATE
Tel. 888 Amherst, Mass
WESTERN MASSACHUSETTS ELECTRIC COMPANY
LEVERETT, MASS. INCOPORATED MARCH, 1774
AMHERST SAVINGS BANK
INCORPORATED 1864
AMHERST MASS.
STABILITY
The Guilford & Wood Horse Co.
ESTABLISHED 1880
F.S. WOOD PROP.
TEL. CONN.
Shelburne Falls, Mass.
ROYAL CLEANERS & DYERS
SANITONE
330 WELLS ST. GREENFIELD
TEL. 6725
Cash and Carry Branch
AVE. A
TURNERS FALLS
TEL. 376
WIRTHMORE FEEDS
W.N. POTTER
GRAIN STORES
INC.
BLUE COAL
PAIGE'S GARAGE INC
OLDSMOBILE
CHEVROLET
Tel. 29 Amherst Mass
College Candy Kitchen Inc
ICE CREAM · PASTRIES
CANDIES · SODAS
MEALS
LUNCHES
...To Take Out...
AMHERST, MASS.
White Swan
.....BEAUTY SHOPPE
12 BRIDGE ST.
MILLERS FALLS
R.L. BATES
GROCERIES
FRUITS
VEGETABLES
NO. AMHERST MASS.
Phone 655

4. DRAFT SCOPE FOR Phase 2

The Planning Board used the following proposed Scope of Work and timeline as the basis for its application to the Community One Stop for Growth grant program. The Town has the option to issue a Request for Proposals for a consultant for Phase 2 of this process. If so, this proposed scope of work can be expanded for the RFP to include any additional requirements the Town wants to add after reviewing this report. The Town may wish to expand Tasks 3 and 4 based on its summer discussions, for example. This report and the materials collected in the Google Drive should also be made available as part of the RFP.

PROPOSED SCOPE OF WORK

Task 1. Project Initiation

- Attend kick-off meeting. The consultant will meet with Town staff to discuss the process and set dates for meetings and deliverables. The Town will provide the consultant for Phase 2 with the Phase 1 report and all documentation collected during the Phase 1 process (currently on a project-specific Google Drive). This meeting will include a site walk of the Town, with a visit to community resources such as Town-owned buildings and land, the Peace Pagoda, the Leverett Village Co-op, the Leverett Arts & Crafts Center, Route 63, and other areas of local interest.
- Finalize work plan. The consultant will provide a final plan of work based on the kick-off meeting.
- Develop a website. The consultant will develop a project website or work with the Town to support a project webpage on the Town's website.

Task 2: Updated Community Outreach and Engagement Strategy

- **REVIEW THE ENGAGEMENT STRATEGY.** The Phase 1 report includes a community engagement strategy that fills the gap between the individual interviews and oral histories collected over the years and the more recent community-wide surveys. Rather than the typical 2-3 large community meetings, the Phase 1 report recommends a series of smaller focus group conversations to identify areas of common interests and begin discussions on options. These conversations could be parallel or iterative and should include a wide range of voices and build consensus around shared goals.
- **REVIEW EXISTING SURVEYS.** The Phase 1 report identifies topic-specific surveys that different Town boards and committees have conducted over the past few years. These surveys provide useful context to the topics in a comprehensive plan and should be reviewed in full.

- **MODIFY PHASE 1 OUTREACH AND ENGAGEMENT PLAN.** The consultant will modify the outreach and engagement plan with input from the Planning Board and the Comprehensive Plan Steering Committee to refine the approach based on community conversations over the summer, assign dates to meetings and deliverables, and set deadlines for delivery of engagement materials. Both online and in-person methods for outreach and engagement will be required.

Task 3: Complete Documentation of Existing Conditions

- **REVIEW THE PHASE 1 REPORT.** The Phase 1 report includes a summary of existing documentation and an analysis of information required to complete the comprehensive plan. The consultant will review this document to identify their work plan for this task.
- **COMPLETE THE EVALUATION OF EXISTING CONDITIONS.** The consultant will complete the missing analysis based on their research and documentation practices. This analysis should include the planning topics from Section 81D, and the Leverett-specific topics identified by the Phase 1 survey.
- **PREPARE A PRESENTATION.** The consultant will prepare a presentation of existing conditions for use in Tasks 4 and 5 of this scope. The presentation will include maps, photographs, charts, tables, and other illustrative graphics, as appropriate.

Task 4: Community Discussions

- **WORK WITH STEERING COMMITTEE.** Based on the final analysis of existing conditions, the consultant will prepare 2-3 scenarios for the Steering Committee to discuss and evaluate. These scenarios will form the basis of community discussions on opportunities, options, and priorities throughout the engagement process. This process will take 2-3 meetings with the Steering Committee to discuss existing conditions, refine the scenarios, and evaluate the progress of the community discussions.
- **MEET WITH TOWN STAFF AND OFFICIALS.** Before beginning the community discussions, the consultant will meet with Town staff and officials to share the scenarios and receive input. The consultant will then modify the scenarios based on the comments received. This process will require 3-5 meetings.
- **FACILITATE COMMUNITY DISCUSSIONS.** Community discussions will occur in a series of small groups in which the existing conditions and scenarios will be presented, discussed, and evaluated. The consultant may choose to train members of the Steering Committee or other volunteers to help with the outreach and facilitation process for this effort. This process will likely require 10-15 meetings, depending on the facilitation structure.

SCENARIO PLANNING, BUILD-OUT ANALYSIS, AND FISCAL IMPACT ANALYSIS

These three tools, described on page 11, are the basis for discussions of options and choices with community members. The existing conditions in Task 3 should inform the development of these tools; materials to explain how the tools work and the results of community discussions using the tools should be incorporated into Task 4.

The success of the Phase 2 process will in part depend on how well community members understand the choices for growth and any scenario-planning should include a no or low-growth option given the challenges of infrastructure and topography as a comparison to higher growth scenarios. The discussion early in Task 4 should help the Leverett community define what growth means in terms of the draft values discussed earlier in this report.

See page 11 for more details.

- **DEVELOP APPROPRIATE QUESTIONNAIRES.** Not everyone will choose to participate in the community discussions. One or more questionnaires will be developed to capture input from community members during this process.
- **LEVERAGE COMMUNITY EVENTS.** The consultant will work with Steering Committee members to leverage community events, including Town Meeting, to capture input on and feedback about the scenarios.

Task 5: Draft Comprehensive Plan and Presentations

- **PREPARE THE DRAFT COMPREHENSIVE PLAN.** Prepare a draft comprehensive plan that includes an Executive Summary, a vision and goals statement, a discussion of the existing conditions of the planning topics in Section 81D, a discussion of Leverett-specific themes that address multiple planning topics, recommendations for future actions, an implementation plan, and a discussion of benchmarks to track to measure progress in implementation. The recommendations will be based on the community discussions in Task 4.
- **PROVIDE RECOMMENDATIONS FOR ZONING CHANGES.** The plan should also include specific recommendations for zoning changes that address the community's concerns for economic development, housing, and preservation of critical natural and historic resources.
- **CIRCULATE THE INITIAL DRAFT FOR REVIEW.** The Town will circulate the draft among Town staff, Town officials, and members of the Steering Committee.
- **REVISE THE DRAFT COMPREHENSIVE PLAN.** Based on comments from the initial review, the consultant will revise the draft plan.
- **CIRCULATE THE SECOND DRAFT FOR PUBLIC REVIEW.** The Town will make the second draft available online and physically at specific locations in Leverett for public review and comment.
- **REVISE THE DRAFT COMPREHENSIVE PLAN.** The consultant will incorporate the public comments into an Appendix for review by the Planning Board during the approval process.

Task 6: Community Approval Process and Final Comprehensive Plan

- **PRESENT FINAL DRAFT PLAN.** The consultant will present the final plan to the Planning Board for its review and approval process.
- **PREPARE THE FINAL PLAN.** The consultant will prepare a final plan incorporating any changes requested by the Planning Board before approval.

IMPLEMENTATION PLAN

Because the Leverett's town government relies heavily on volunteers, an implementation plan with a well-defined set of actions, clear identification of responsibilities, and a reasonable estimate of the timeline for implementation will be critical to the success of the plan. The implementation plan should also include funding sources where appropriate and a set of benchmarks to allow the Town to measure its success in implementation. See page 7 for the components of an Implementation Plan and Appendix B for an example of metrics.

DRAFT SCHEDULE FOR PHASE 2

Notification of Community One-Stop for Growth awards occurs in October/November. If the Town chooses to issue an RFP, it should do so shortly after receiving notification of the award, understanding that other communities will be doing the same thing.

The grant application requests a general timeline for the project, which is shown below:

Target Start Date of the Project	October – November 2022
Target End Date of the Project	October 2023
RFP Issued (if the Town issues an RFP)	October – November 2022
Consultant Selected (if the Town issues an RFP)	December 2022 – January 2023
Task 1. Project Initiation	January 2023
Task 2: Updated Community Outreach and Engagement Strategy	January 2023
Task 3: Complete Documentation of Existing Conditions	January – February 2023
Task 4: Community Discussions	March – June 2023
Task 5: Draft Comprehensive Plan and Presentations	June – September 2023
Task 6: Community Approval Process and Final Comprehensive Plan	September – October 2023


RCH HILL RD
MOORES
CORNER
CHURCH



APPENDIX A: SUMMARY OF EXISTING DATA SOURCES

This appendix contains a list of the resources pulled together by the Leverett Planning board into a Google Drive with a short explanation of each resource. Some are of historical importance, while others will be useful for the second phase of this process as primary data sources.

BUDGETS

81D ELEMENTS

- Town Services and Facilities
- Economic Development
- Housing
- Implementation

Leverett Tax Rates 2003-2021

Analysis of tax rates from 2003 to 2021. Leverett does not have a split tax rate. The lowest was $13.50 per thousand for FY2006; the highest was $21.05 per thousand in 2019. The property tax levy ceiling is 2½% of the total cash value of all taxable property; the tax rate cannot exceed $25.00 per thousand.

Leverett Town Budget History and Forecast

Analysis of the change in the town budget from 2011 to 2021. This includes the expenditures by category, the property tax rate, the estimated tax burden, and the number of new buildings. The analysis includes a forecast through 2027.

MA General Fund Expenditures 2020

Analysis of general fund expenditures in FY2020 compares Leverett to other Massachusetts communities. The analysis compares spending on Culture and Recreation, Education, General Government, Public Safety, Public Works, and Debt Service as percentages of the overall budget.

HISTORY

81D ELEMENTS

- Natural and Cultural Resources

Photos of Town Hall Veterans and Paintings

Photos of documents in Town Hall, including a list of Leverett Citizens in military services from the War of 1812 through Vietnam, a plaque for citizens who served in World War II and Vietnam, the advertisement mural in Town Hall, and paintings in Town Hall.

Leverett Reconnaissance Report (2009)

This report is part of the Massachusetts Heritage Landscape Inventory Program dated June 2009. In addition to the Town of Leverett, contributors include the Massachusetts Department of Conservation and Recreation, the Franklin Regional Council of Governments, and the Pioneer Valley Planning Commission.

The purpose of the report is to identify significant landscape resources and provide resources to protect those that are

unprotected. The report provides an early history of the Town of Leverett. The public process identified six Priority Heritage Landscapes:[15]

15 Town of Leverett, et. al., *Leverett Reconnaissance Report*, 2009, p.6.

- Leverett Town Center
- Sawmill River Corridor
- Peace Pagoda and Poor Farm
- Roaring Brook Corridor
- Mitchell Farm
- Brushy Mountain archaeological sites

The report includes maps of these sites, a more detailed explanation of the assets within each area, and recommendations for preservation. Finally, the document provides a checklist of tools and resources to protect these sites and other historical and natural resources and indicates whether the Town has already implemented the tools.

81D ELEMENTS

- Natural and Cultural Resources
- Land Use

Where We Stand, A Report of Leverett's Planning Process (1973)

This is a scanned copy of a report produced by William Carney on behalf of the Leverett Conservation Commission and the Leverett Planning Board. Hugh and Lloyd Kirley oversaw the project.

16 Carney, et. al., *Where We Stand, A Report of Leverett's Planning Process*, 1973, p7.

The plan started by interviewing 50 people, which led to the formation of several committees, including another 50 or so people.[16]

This PDF only includes the first nine pages of the report. The text is available online (see description below) and as a physical bound book.

MAPS

All maps map be superseded by either the 2019 OSRP or MassGIS layers.

81D ELEMENTS

- Land Use
- Services and Facilities

Three-phase Power Map

Map of 3-phase power in Leverett dated June 2019. Three-phase power is more efficient than single-phase power. The map identifies four roads that have three-phase power.

81D ELEMENTS

- Historical Land Use

1966 Zoning Map

Photograph of the 1966 Zoning map that identifies public roads and the paving status (blacktop, dirt, unimproved), old roads and private ways, power lines, and four zoning districts. The zoning districts are Village Residence (R-V), Rural Residence (R-R), General Business (B-G), and Commercial (COM). R-V has a minimum lot size of 40,000 SF, and R-R has a minimum lot size of 60,000 SF.

81D ELEMENTS

- Natural and Cultural Resources

1971 or 1975 Natural Resources Inventory

Photograph of a map from 1975 showing areas designated as floodplains under the Wetland Protection Act of 1974.

1987 Aquifer Protection District

Photograph of a map from 1987 showing the extent of the Aquifer Protection Overlay District.

1990 Stream and Lake Protection District

Photograph of a map from 1977 with the Stream and Lake Protection District overlaid with the 1990 boundaries.

2002 Leverett Map (with stars)

Photograph of a map of the Town with stars at specific locations; the purpose of the stars is not identified.

2002 Leverett Map

Photograph of a photocopy of the map with stars. A large area of the town is hatched in red, and two roads are highlighted: North Leverett Road and Cave Hill Road. The intersection of those two roads and Chestnut Hill Road is also highlighted, as is the intersection of North Leverett Road and Dudleyville Road. The purpose of the hatching and the highlighting is not provided.

2003 Areas affected by Title 5

Photograph of a map of the Town that identifies all areas affected by Title 5, which governs the design, placement, and use of septic systems in Massachusetts.

81D ELEMENTS

- Land Use

2004 CDP:[17] Land Use

Photograph of a map of the Town from the 2004 Community Development Plan process that identifies suitability for different types of land use. The legend identifies current uses and restrictions on future use, including protection districts, conservation areas, sensitive species habitats, scenic views, and steep slopes. The map also identifies areas of land that have the potential for development. A significant portion of the town is not restricted from development.

17 CDP – Community Development Plan: All the maps related to the Community Development Plan are here: https://leverett.ma.us/f/0/5/Community-Development-Plan-Maps

81D ELEMENTS

- Land Use
- Open Space and Recreation

2004 CDP: Protected Open Space

Photograph of a map of the Town from the 2004 Community Development Plan process that identifies protected open space, including permanent and temporary protections and the ownership of the land. This map indicates that most of the land under protection at this time was under temporary protection – Chapter 61 (forested land), Chapter 61A (agricultural or horticultural land), or Chapter 61B (recreational land).

81D ELEMENTS

- Land Use
- Economic Development

2004 CDP: Residential and Village Center Development Suitability

Photograph of a map of the Town from the 2004 Community Development Plan process that identifies the suitability of land for residential and village center development. This map contains the same restrictions as the map of land use suitability but adds the four zoning districts.

81D ELEMENTS

- Land Use
- Open Space and Recreation
- Natural and Cultural resources.

2004 CDP: Scenic Resources and Unique Environments

Photograph of a map of the Town from the 2004 Community Development Plan process that identifies scenic resources and unique environments. The legend identifies specific sites of interest, including places of worship, historical sites, areas of natural resources and recreation, and other sites. The map also identifies scenic views.

2009 Upper Elevation Site Plan Review Overlay Districts

Photograph of a map showing overlay districts for upper elevation site plan review.

2017 Priority Habitats and Estimated Habitats

Photograph of a map showing Priority Habitats (MA Endangered Species Act) and Estimated Habitats (MA Wetlands Protection Act).

81D ELEMENTS

- Land Use

2008 Official Zoning Map

Photograph of a map showing the zoning map as of March 2008 with a note that the 2012 Annual Town Meetings was considering an amendment to extend the Rural Residential Zone.

Section 2340 Dimensional Schedule

Photograph of the town's dimensional standards by zoning district.

PROPERTY ASSESSMENT DATA

81D ELEMENTS

- Town Services and Facilities
- Economic Development
- Housing
- Implementation

FY22 Property Assessment Detail Report

This certification detail is provided by Patriot Properties and lists all properties in Leverett by Parcel ID. The data is similar to but not as comprehensive as the FY22 Property Assessment Extract data below. The end of this report provides the total assessment, acres, finished area (in square feet), sale price, parcel count, and average assessment.

FY22 Property Assessment Extract

This Excel spreadsheet is extracted from the Assessors' Database with property/parcel information from FY2022. The data is missing the column headers.

January 2021 Market Update Report

This is a two-page PDF of data from December 2020 from the Massachusetts Association of Realtors. The report shows property sales from December 2020, year-to-date sales, and comparative sales from December 2019. Sales are shown for single-family properties and condominiums and for both Leverett and Franklin County.

Assessors Database 2011-2021

The complete Assessors' database for each fiscal year from FY2011 through FY2021.

Historical Real Estate Valuations by Class

An Excel spreadsheet and a PDF containing data from FY2011 through FY2021. The data is the total valuation of the following classes of property: single-family, condominiums, mobile homes and multiple homes, two-family, apartments, vacant land, commercial, industrial, Chapter 61, and mixed-use.

LEVERETT ELEMENTARY SCHOOL

Leverett Elementary School Anti-Racism Commitment

81D ELEMENTS

- None
- Addresses the community's commitment to social justice.

A statement of anti-racism principles by the Leverett Elementary School Committee and the Union #28 Leadership Team. In addition to the principles, this document provides a purpose and regulations that include communication of the policy, actions that the School Administration and School Committee will take to address systemic racism, requirements for curriculum and instruction, training and performance assessment, policy enforcement, and definitions.

Student Population and Funding Stability Report (2014)

81D ELEMENTS

- Town Services and Facilities

The Sustainability Committee wrote this Student Population and Funding Stability Report. It is marked ATM 2014. The first page is a diagram of challenges to the Town and Leverett Elementary School:

- Town: high taxes and tax base limited to residents; restrictive zoning laws; and aging population.
- Leverett Elementary School: increased budgetary strain, increased need and cost for Town services, and lack of affordable housing.

The following two pages examine these constraints in more detail, analyzing the constraints on future development, property taxes, change in demographics (a population that is increasing in age and declining in numbers), and lack of affordable housing. The final page is an analysis of the budget from FY2003 to FY2013.

81D ELEMENTS

- Town Services and Facilities

Chapter 70 District Profile

This Excel spreadsheet contains data from the Massachusetts Department of Elementary and Secondary Education from FY2008 through the FY2021 budgeted amounts. The information includes enrollment and budget, the required local contribution, Chapter 70 Aid, required and adjusted net school spending, actual net school spending, and the differences.

The included chart shows a significant increase in Net School Spending from FY1993 through FY2021.

Regional School Agreement

This document (dated November 11, 1997) established the regional school district that includes Amherst, Pelham, Leverett, and Shutesbury. Amherst and Pelham already had a regional school district; Leverett and Shutesbury joined that district to create a new one. The document defines the membership of the Regional District School Committee, the powers and duties of the District, and how costs (operating and capital) are apportioned and paid. The document also establishes the budget process, the admission and transportation of students, the admission of new towns into the district, and the withdrawal of existing members from the district.

Leverett and Shutesbury joined the combined district in 1955 (Section XVI). Although other amendments are listed at the end of the agreement, none are attributed to this 1997 agreement.

Op-Ed re: Charter Schools (Grossman)

This undated op-ed was written by Nancy Grossman, a former member of the Leverett Finance Committee and a former municipal treasurer-collector. The topic is the impact of charter schools on municipal education funding and costs. The op-ed refers to the Promise Act (Bill S.238 in the 191st Legislature (2019-2020)).

OTHER

81D ELEMENTS

- None
- Addresses the community's commitment to social justice.

Report from Social Justice Committee

A draft of the 2021 Social Justice Report developed by the Leverett Social Justice Committee (LSJC). This report is based on a survey the LSJC conducted between December 2020 and January 2021 using both paper copies and a Google Form. The LSJC also presented the findings in a virtual forum.

As noted in the document, the purpose of the survey was to "identify factors that impact the effectiveness of our democratic process, specifically disenfranchisement, government transparency, and ease of engagement."[18] Further analysis included evaluating the results based on gender and race.

18 Leverett Social Justice Committee, draft *Social Justice Report*, 2021, p. 1.

The report identifies three key findings:[19]

- People report wanting more information about TG [Town Government] and TM [Town Meeting].
  - People report wanting to better understand TG and committee work.
  - People report wanting more information and context for TM articles ahead of time.
- People report liking the promise of Town Meeting.
  - People want time to discuss and understand Town issues.
  - People want a place where all can be involved in democratic decision making.
- That promise is often unrealized, especially for women and people of color.
  - People report many barriers to attending TM; higher among people of color and women.
  - People report an intimidating atmosphere at TM; higher among women.
  - Residents have many suggestions for fixing the issues reported.

The report also includes quotes from people who responded to the survey, which provides direct information about town communication and governance. Finally, the report includes recommendations to increase transparency and accessibility.

19 Leverett Social Justice Committee, draft *Social Justice Report*, 2021, pp. 2-5.

AARP Livability Index

81D ELEMENTS

- Housing
- Economic Development
- Implementation

https://livabilityindex.aarp.org/search/Leverett,%20Massachusetts,%20United%20States?print=true

An online assessment of Leverett using AARP's Livability Index. The assessment provided the overall livability index score (53) and information that supports that score, including demographics, an online interactive map, and an evaluation of specific measures of livability defined by AARP.

Subdivision Regulations

81D ELEMENTS

- Land Use

The Rules and Regulations Governing the Subdivision of Land, dated 2005, are the Town's official rules for how land is subdivided under MGL Chapter 41, Section 81M. These regulations guide Planning Board decisions on how private ways for subdivision access are laid out and constructed.

2020 Draft Hazard Mitigation Plan

81D ELEMENTS

- Town Services and Facilities
- Natural Resources
- Open Space

This draft document assess current and future hazards that will require Town response, including emergency services and upgrades to facilities and infrastructure. This plan also has the most recent data relative to climate change.

PLANNING BOARD: LINKS TO ONLINE DATA

This Word document provides links to online data sources, including Town Budgets, the Town Code, the page for the Zoning Board of Appeals, a checklist for building in Leverett, recent reports of the Sustainable Economy Committee, the page for the Affordable Housing Trust, a discussion of police regionalization, the 2019 Open Space and Recreation Plan, files for the Board of Health, reports from the community Preservation Committee, documents form the Conservation Commission, trail maps, documents from the Energy Committee, LIDAR maps, files for the school, Town financial policies, the full text of Where We Stand, and oral histories. The information in each link is briefly described below.

81D ELEMENTS

- Town Services and Facilities

Town Budgets

https://leverett.ma.us/f/0/6/

All Town budgets from FY2006 through FY2021.

https://leverett.ma.us/n/12105/Draft-Budget-for-Budget-Hearing

The annotated draft budget for FY2023.

Town of Leverett Town Code (2011)

https://leverett.ma.us/f/0/3/

The current Town Code, last updated in April 2011. The Code establishes the duties, responsibilities, and regulations for different aspects of town government.

Town of Leverett Financial Policies (2016)

https://leverett.ma.us/files/LeverettFinancialPolicies.pdf

The Franklin Regional Council of Governments worked with the Town of Leverett to develop financial policies. The Community Compact Program funded the development of the policies, and the Selectboard adopted them in July 2016. The policies include the following:

- Budget Guidelines
- Financial Reserves
- Debt Management
- Investment
- Audit
- Other Post-Employment Benefits

81D ELEMENTS

- Land Use

Zoning Board of Appeals

https://leverett.ma.us/g/67/Zoning-Board-of-Appeals

Webpage for the ZBA. Posted documents include the following:

- Zoning Bylaws (2020)
- Index to the Zoning Bylaws
- Assessors' Property Maps
- Maps from the Community Development Plan
- Application form for a ZBA hearing

81D ELEMENTS

- Housing

Affordable Housing Trust

https://leverett.ma.us/g/70/Affordable-Housing-Trust

Webpage for the Affordable Housing Trust. Posted documents include the following:

- Stavros COVID Assistance Flyer
- Community Action Pioneer Valley COVID Flyer (English and Spanish)
- Residential Assistance Flyer
- Meeting Agenda and minutes
- Information for Homeowners Assistance
- Results of the 2015 Affordable Housing survey

81D ELEMENTS

- Town Services and Facilities

Board of Health

https://leverett.ma.us/f/0/29/

Webpage for the Board of Health. Posted documents include the following:

- Schedule of Fees
- Regulations for Tobacco Sales, Septic Systems, and Wells
- Well Permit Application

81D ELEMENTS

- Town Services and Facilities
- Economic Development
- Housing

Sustainable Economy Committee

https://leverett.ma.us/p/2098/FY21-Year-end-Report

The year-end report of the committee to the Select Board for FY2021. The Sustainable Economy Committee, originally the Revenue Committee, was established to evaluate the Town's risk of approaching the $25 per thousand property tax rate cap. The focus of their research has been on revenue sources.

The report includes the results of a town-wide survey (see discussion below) and the committee's in-depth research into economic growth and development opportunities. The report calls for a few next steps, including community conversations, an economic development study, and a focus on livability in the Town. The report includes recommendations for the next steps.

https://leverett.ma.us/p/2093/Summer-2020-Townwide-Survey

This webpage includes the following posted documents:

- Survey Results
- Appendix to Survey Results
- Report on Townwide Survey

The report summarizes the responses to the survey. Critical themes included the following:[20]

- Controlled development, with a focus on outdoor-focused enterprises that leverage the natural beauty and charm of the town.
- Infrastructure to support more housing and businesses.
- Affordable housing.
- Zoning changes.
- Financial and educational improvements to the school district.

20 Leverett Revenue Committee *Townwide Survey: Report to the Community*, 2020, p. 5.

81D ELEMENTS

- Town Services and Facilities
- Open Space and Recreations
- Housing
- Natural and Cultural Resources

Community Preservation Committee

https://leverett.ma.us/files/2022_CPC_Annual_Plan_and_Report.pdf

This document is the 2022 *Community Preservation Report and Plan*, prepared by the Leverett Community Preservation Committee. The document gives a history of the Community Preservation Act and its history in Leverett, the purpose of the Committee and its responsibilities, and a summary of projects to date. The Committee identifies ongoing needs in the four categories covered by the CPA: Open Space, Housing, Recreation, and Historic Preservation. Attachment A provides a timeline of the use of funds on specific projects, and Attachment B is an application form.

https://leverett.ma.us/files/Historical_Assessts.pdf or https://leverett.ma.us/files/Leverett_HAS_Final_Report_--_corrected_version_1.pdf

The Leverett Historical Commission sponsored the preparation of this document by Swift River Public History/Communications. The Leverett Community Preservation Commission provided the funding. This report, Preservation Planning in Leverett (2018), includes the results of a survey conducted by the Leverett Historical Commission in 2017-2018, indicating that people in Leverett value the preservation of their historic assets. The report defines historic assets and landscapes and, based on the survey results, provides general and specific recommendations for the next steps.

The report also has a valuable discussion on strategic planning for historic preservation within the overall context of the town's needs, including its financial constraints. This section includes a discussion of specific planning processes, potential events for a planning process, and funding sources for planning and preservation.

https://leverett.ma.us/g/39/Community-Preservation

Webpage for the Community Preservation Committee. Posted documents include the following:

- Current Community Preservation Proposals
- Community Preservation Documents, including the annual reports for 2020 and 2022, application forms, and other reports.

81D ELEMENTS

- Town Services and Facilities
- Open Space and Recreations
- Natural and Cultural Resources

Conservation Commission

https://leverett.ma.us/g/40/Conservation-Commission

Webpage for the Conservation Commission. Posted documents include the following:

- Link to MassWoods discussion of land protection.
- Wetlands forms and interactive map
- Priority Resources maps
- USGS Topographic maps
- Current projects
- Friends of Leverett Pond files
- Information for applications under the Wetlands Protection Act
- Minutes from Conservation Commission meetings
- Operational plans for the Utilities
- LIDAR maps of Leverett

81D ELEMENTS

- Town Services and Facilities
- Housing
- Economic Development
- Natural and Cultural Resources

Energy Committee

https://leverett.ma.us/g/45/Energy-Committee

Webpage for the Energy Committee. Posted documents include the following:

- Links to resources
- Energy booklet (Leverett in the Time of Environmental Crisis, 2011)
- Streetlight examples and narrative
- Energy Analysis Tool and Instructions

81D ELEMENTS

- Town Services and Facilities

School Files

https://leverett.ma.us/f/0/77/

Webpage for files for the Leverett Elementary School. Posted documents include the following:

- Budget FAQ, info sheet, and the draft budget for the 2021 hearing on the FY22 budget
- Meeting agendas
- Talking Points for the Fund Our Future resolution

81D ELEMENTS

- Town Services and Facilities
- Land Use

Checklist for Building in Leverett

https://leverett.ma.us/q/29/Building-in-Leverett-Checklist

Webpage with a checklist for different aspects of the development building process, including the appropriate department/board for various permits, licenses, and approvals.

81D ELEMENTS

- Town Services and Facilities

Discussion of Police Regionalization

https://leverett.ma.us/n/11087/Shared-Police-Services-Meeting

This webpage explains the inter-municipal agreement to share police services with the Town of Wendell. The information is dated October 2021.

81D ELEMENTS

- Land Use
- Natural and Cultural Resources
- Open Space and Recreation

LIDAR Maps

https://leverett.ma.us/f/0/65/

These are the same LIDAR maps as on the webpage for the Conservation Commission.

Trail Maps

https://leverett.ma.us/f/0/67/

This webpage has maps for nine trails within Leverett: Bill Rivers, Cave Hill, Dan Glazier Forest Trail, East Leverett Trails, Ellamoose Repose Tail, Friendship and Long Hill Trails, Leverett trails on protected lands, Rattlesnake Gutter Area Trails, and the Roaring Brook-Bates Trail.

Open Space and Recreation Plan (2019)

https://leverett.ma.us/f/0/69/

This webpage includes a link to the approved 2019 Open Space and Recreation Plan (OSRP) and the related maps. An OSRP is prepared under specific guidance from the Massachusetts Executive Office of Energy and Environmental Affairs. A municipality with a plan approved by the state is eligible to apply for specific grants.

The online documents include an extract of Section 9. Seven-Year Action Plan, which has recommendations through 2025 and a map of specific actions. The Seven-Year Action Plan should be reviewed and actions that are incomplete and still relevant should be considered for inclusion in the comprehensive plan.

The appendices include the ADA Self-Evaluation & Transition Plan, dated 2018. This last document should be reviewed for inclusion in the comprehensive plan as the plan contains recommendations and cost estimates for specific town facilities.

Full text of Where We Stand **(see summary above)**

https://www.govinfo.gov/content/pkg/CZIC-ht168-l4-l48-1973/html/CZIC-ht168-l4-l48-1973.htm

A scanned version of Where We Stand, available online. Quotes from interviewees are clustered into sections: The Purist Position, A Country Town, Constraints, the Planning Scene, Personal Space, 4 Visions of Environment, 4 Visions of Community, The Formative Community, The School, The Roads, Possible Public Places, Historical Resources, Trails, The Public Landscape, Openness, Rural Resources, and The Regional Context. The discussions focus primarily on landscape and development, but the conversations bring in other aspects of community life and history. Also available as a physical book.

Oral histories

81D ELEMENTS

- Natural and Cultural Resources

https://leverett.ma.us/f/0/90/

Audio files of 14 interviews, each 45-75 minutes long.

BOOKS

10 to 1: Interviews with Leverett Scholars Who Attended One Room Schoolhouses, Leverett Historical Commission, 2020

81D ELEMENTS

- Natural and Cultural Resources

The Leverett Elementary School, built in 1950, consolidated the smaller schools scattered throughout Leverett. This book is a record of the memories of those who attended those one-room schoolhouses. The oral history audio files described above are part of this project. Members of the Leverett Historical Commission and local sixth-graders conducted the interviews.

Leverett: Massachusetts Historical Center, Leverett Historical Commission

This pamphlet is a survey, printed in 2004, of the historical and archaeological sites in Leverett Center. The document includes pictures and short histories of each building, which contribute to understanding the early development patterns and people in the Town.

Yankee Moderns, Michael Hoberman (2000)

This book is an oral history and analysis of the people who grew up in the Sawmill Valley, of which Leverett is a part, between 1890 and 1920.

A History of Leverett, Massachusetts with a Genealogy of Its Early Inhabitants, Ruth Ellen (Nickerson) Field

This book was not available for review, but a member of the Working Group owns it and could provide it for research during the second phase of this planning process.



APPENDIX B: ADDITIONAL RESOURCES

The information collected by the Town to date draws on many sources. The list below is a selection of additional resources for data, implementation, and general planning information that may be useful to the second stage of this planning process.

DATA SOURCES

AARP Livable Communities

https://www.aarp.org/livable-communities/

This resource was described in Appendix A.

Citizen Planner Training Collaborative

https://masscptc.org/

This is an excellent resource for Planning Board members and others interested in municipal planning. A recent webinar discussed the development of master plans in Massachusetts.

Franklin Regional Council of Governments

https://frcog.org/

The regional planning agency for Leverett is the Franklin Regional Council of Governments (FRCOG). The agency has many roles, and one of those roles is economic development planning. FRCOG also helps communities, including Leverett, with their Open Space and Recreation Plans. FRCOG also supports communities with technical assistance for planning efforts. Their most recent report is the *2020-2025 Franklin County CEDS Plan*, accompanied by annual updates for 2021 and 2022. The *2022 Annual Performance Report for the 2020-2025 Comprehensive Economic Development Strategy (CEDS) Plan* provides useful data about the regional economy, trends, and future actions. The report is particularly valuable for the discussion of the impact of the COVID-19 pandemic on the regional economy. Leverett did not have a representative on the CEDS committee.

Massachusetts Department of Housing and Community Development (DHCD)

https://www.mass.gov/orgs/housing-and-community-development

MassDevelopment

https://www.massdevelopment.com/

Both DHCD and MassDevelopment have grant programs and resources for implementation.

Massachusetts Department of Transportation (MassDOT)

https://www.mass.gov/orgs/massachusetts-department-of-transportation

This site provides information about MassDOT programs that may be appropriate for some strategies, especially on Route 63.

Massachusetts Division of Local Services

https://www.mass.gov/orgs/division-of-local-services

In addition to training for local officials, DLS supports the Municipal Finance Trend Dashboard, which, like MHP's DataTown below, allows communities to compare themselves against others. The Dashboard is here: https://www.mass.gov/service-details/municipal-finance-trend-dashboard, and the Community Comparison report is here: https://www.mass.gov/service-details/community-comparison-report.

MassGIS

https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html

MassGIS's MassMapper is an online mapping platform that allows people to view different data layers for their town. The data for the maps in Appendix C is from MassGIS.

Massachusetts Housing Partnership

www.mhp.net/datatown

MHP supports a data portal called DataTown, which has information about demographics, housing, jobs, and the labor force. The data can be downloaded as charts or a .csv file, allowing for additional analysis and Comparisons among towns. The data is updated frequently.

Massachusetts Municipal Vulnerability Preparedness Program

https://resilientma.org/mvp/

This site provides information about the MVP planning program, adaptation strategies, and supporting grants. More information is provided in two tools:

The ResilientMA map viewer is here: https://resilientma.org/map/

The ResilientMA data grapher is here:

https://resilientma.org/datagrapher/?c=Temp/state/maxt/ANN/MA/

USDA Rural Development

https://www.rd.usda.gov/about-rd

This website provides information and resources for rural communities, including comprehensive plan topics such as housing, jobs and economic development, and infrastructure.

GENERAL PLANNING RESOURCES

People who are generally interested in planning may find the following resources helpful.

American Planning Association

www.planning.org

Cornell Small Farms Program

https://smallfarms.cornell.edu/

Lincoln Institute of Land Policy

https://www.lincolninst.edu/research-data/data/ place-database

Planetizen

https://www.planetizen.com/

Project for Public Spaces

www.pps.org

RAND - Community Resilience

https://www.rand.org/topics/community-resilience. html

Route Fifty

https://www.route-fifty.com/

Strong Towns

https://www.strongtowns.org/

Smart Growth America

https://smartgrowthamerica.org/

Sample Metrics

These two pages are an example of how one community defined metrics to use in evaluating progress towards the implementation of actions in its comprehensive plan.

Metrics

The metrics are not tied to specifics goals in the plan but rather are benchmarks to see how the city is changing over time.

Oftentimes, metrics shift due to trends outside of the City's control; therefore, it is problematic to tie metric movement directly to City actions. New data for the metrics should be gathered every other year and shared in the annual report.

TABLE 7 // **Metrics**

Metric	Desired Trend	Baseline Statistic	Baseline Year	Data Source	Data Notes
Total population	Increase	230,436	2019	Census	Census, 2019 Population Estimates
Total Jobs	Increase	204,125	2020	Census	ESRI Business Analyst Online, Business Summary
% population in poverty	Decrease	21.9%	2018	Census	2018 ACS 1-Year Estimates (Table S1701) 47,857 (+/- 6,758) / 219,006 (+/- 1,770)
% population with a high-school degree	Increase	85.1%	2018	Census	2018 ACS 1-Year Estimates (Table S1501) 137,195 (+/- 3,294) high school graduate or higher / 161,126 (+/- 274) population 25 years and over
% of population with a post-secondary degree	Increase	41.9%	2018	Census	2018 ACS 1-Year Estimates (Table S1501) 67,516 (+/- 3,246) bachelor's degree or higher / 161,126 (+/- 274) population 25 years and over
Median income (adjusted for inflation using 2019 as baseline for inflation)	Increase	$61,937	2018	Census	2018 ACS 1-Year Estimates (Table S1901) $61,937 (+/- 94)
City-wide WalkScore	Increase	52	2020	WalkScore	WalkScore.com
% population living within 1/2 mile of high-frequency transit*	Increase	51.7%	2014-2018	Census, GRTC	ESRI Business Analyst Online, 2014-2018 ACS 5-Year Estimates 115,800 (+/- 2,720) / 223,787
% of jobs within 1/2 mile of high-frequency transit*	Increase	77.7%	2020	Census, GRTC	ESRI Business Analyst Online, Business Summary 158,644 / 204,125
# of deaths and severe injuries due to transportation crashes	Decrease	193	2019	VDOT	VDOT Crash Data
Miles of bike lanes	Increase	49	2020	City	DPW

Source: https://www.rva.gov/planning-development-review/master-plan

Metric	Desired Trend	Baseline Statistic	Baseline Year	Data Source	Data Notes
Miles of sidewalks	Increase	836	2020	City	DPW
% of workers who drive alone to work	Decrease	71.7%	2018	Census	2018 ACS 1-Year Estimates (Table B08006) 83,742 (+/- 4,230) / 116,812 (+/- 3,875) Workers 16 years and over
% of workers who bike, walk, take transit to work	Increase	14.0%	2018	Census	2018 ACS 1-Year Estimates (Table B08006) 7,441 (+/- 2,017) + 3,734 (+/- 1,601) + 5,160 (+/- 1,216) / 116,812 (+/- 3,875) Workers 16 years and over
% of homes occupied by a homeowner	Increase	42.1%	2018	Census	2018 ACS 1-Year Estimates (Table S2502) 38,430 (+/- 2,235) / 91,359 (+/- 1,702)
% of Blacks who are homeowners	Increase	31.4%	2018	Census	2018 ACS 1-Year Estimates (Table S2502) 11,825 (+/- 1,504) / 37,649 (+/- 1,988)
% population that is housing-cost burdened (housing >= 30% of income)	Decrease	41.4%	2013-2017	HUD, CHAS	CHAS (2013-2017 ACS) 17,790 + 19,130 / 89,240
% population in poverty that are housing-cost burdened	Decrease	74.8%	2013-2017	HUD	CHAS (2013-2017 ACS) 15,990 / 21,370
Annual per capita greenhouse gas emissions (metric tons of CO_2)	Decrease	11.81	2018	City	
Daily per capita residential water usage (gallons)	Decrease	34.12	FY19	City	DPU, FY19, Multi-Family Usage + Residential Usage / 2019 Population / 365
% of population living within a 10-minute walk of a park	Increase	78%		parkscore.org	
% of urban tree canopy	Increase	42%	2010	Virginia Tech	McKee, Jennifer, *A Report on the City of Richmond's Existing and Possible Urban Tree Canopy*, Virginia Tech: 2010

** High-frequency transit = transit that arrives at least every 15 minutes*


THE TOWN OF LEVERETT
PRESENTS ON SUNDAY
4TH OF JULY
1:30 GAMES
FREE HOT DOGS AND HAMBERGERS FOR CHILDREN
5:00 DINNER
ADULTS $5.50/ MENU CHILDREN $2.75/
½ BARBECUE CHICKEN
ALL YOU CAN EAT: TOSSED SALAD
BAKED POTATO SWEET CORN
ROLLS AND BUTTER PUNCH
STRAWBERRY SHORTCAKE
FOR TICKETS CALL:
GORDON KING 549 3777 DAVE EVANS 549 0351
8:00 MUSIC LIVE BAND "SUNDOWN"
DANCING
SUNSET BONFIRE AND
ORGANIC FIREWORKS

APPENDIX C: COMPARATIVE DATA

US CENSUS/AMERICAN COMMUNITY SURVEY DATA

The US Census has an excellent dashboard for Leverett which can be found here:

https://data.census.gov/cedsci/all?g=0600000US2501135180

If the link breaks, go to data.census.gov and search for **Leverett town, Franklin County, Massachusetts**.

The first set of data is from the US Census, including American Community Data, and includes information about population, employment, and residential structures. Excel files with all data have been provided to the Planning Board as part of this project. The margins of error are included in those spreadsheets.

Anyone can access this information on data.census.gov and drill down to their area of interest.

ESRI BUSINESS ANALYST

ESRI Business Analyst is a subscription-only service. Business Analyst has a robust series of data analysis based on geography; a selection of infographics based on this data that may be useful to the Town is provided after the information from the US Census. These graphics illustrate data related to the population of the Town, key economic measures (including office, restaurant, and employment as different measures of the local economy), and ESRI's COVID Impact Planning Report provides useful information about community poverty and health.

ADDITIONAL TOWNS

During the planning process for Phase 1, members of the Working Group and Planning Board discussed a desire for comparable statistics for other towns to use as a point of comparison. Amherst, Montague, Shutesbury, Sunderland, and Wendell are the five adjacent communities. Northfield was mentioned as a potential "aspirational" community; data for Northfield is also included. 2020 Census data for Amherst is not consistently available and has therefore not been provided.

In the first section, each table includes all communities (except Amherst), the Commonwealth of Massachusetts and Franklin County. The reports from ESRI Business Analyst are shown by community.

AGE AND RACE

Source: DP05 2020 ACS Demographic and Housing Estimates (# of people)

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
SEX AND AGE			
Total population	6,873,003	70,529	1,875
Male	3,335,992	34,337	919
Female	3,537,011	36,192	956
Sex ratio (males per 100 females)	94.3	94.9	96.1
Under 5 years	358,030	2,970	71
5 to 9 years	362,203	3,175	130
10 to 14 years	395,058	3,748	102
15 to 19 years	453,990	3,664	85
20 to 24 years	488,391	3,534	54
25 to 34 years	984,206	8,261	239
35 to 44 years	841,713	8,331	193
45 to 54 years	917,531	9,255	221
55 to 59 years	491,047	5,909	82
60 to 64 years	444,268	6,181	171
65 to 74 years	653,493	9,842	319
75 to 84 years	318,052	3,850	144
85 years and over	165,021	1,809	64
Median age (years)	39.6	47.0	47.4
Under 18 years	1,361,970	12,230	370
16 years and over	5,678,025	60,014	1,558
18 years and over	5,511,033	58,299	1,505
21 years and over	5,202,677	56,477	1,482
62 years and over	1,400,591	19,431	619
65 years and over	1,136,566	15,501	527
18 years and over	5,511,033	58,299	1,505
Male	2,640,260	28,040	711
Female	2,870,773	30,259	794
Sex ratio (males per 100 females)	92.0	92.7	89.5
65 years and over	1,136,566	15,501	527
Male	493,053	7,027	216
Female	643,513	8,474	311
Sex ratio (males per 100 females)	76.6	82.9	69.5

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
8,251	2,973	1,885	3,643	867
3,924	1,398	867	1,832	459
4,327	1,575	1,018	1,811	408
90.7	88.8	85.2	101.2	112.5
326	103	95	95	17
421	87	53	101	42
369	199	89	213	43
415	305	119	83	30
384	144	118	689	13
1,166	228	164	867	84
1,131	376	227	333	117
1,063	428	199	260	142
596	286	228	237	61
730	249	180	255	97
874	390	332	239	140
450	99	62	168	75
326	79	19	103	6
44.6	47.1	47.5	31.4	50.9
1,411	600	305	436	119
7,083	2,516	1,638	3,234	748
6,840	2,373	1,580	3,207	748
6,685	2,267	1,497	3,129	732
2,116	732	530	621	279
1,650	568	413	510	221
6,840	2,373	1,580	3,207	748
3,230	1,123	732	1,538	390
3,610	1,250	848	1,669	358
89.5	89.8	86.3	92.2	108.9
1,650	568	413	510	221
743	238	192	184	104
907	330	221	326	117
81.9	72.1	86.9	56.4	88.9

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
RACE			
Total population	6,873,003	70,529	1,875
One race	6,544,759	67,838	1,840
Two or more races	328,244	2,691	35
One race	6,544,759	67,838	1,840
White	5,261,787	64,910	1,719
Black or African American	513,369	785	23
American Indian and Alaska Native	13,999	124	0
Cherokee tribal grouping	638	33	0
Chippewa tribal grouping	174	9	0
Navajo tribal grouping	238	0	0
Sioux tribal grouping	130	0	0
Asian	466,044	1,058	89
Asian Indian	116,927	212	38
Chinese	173,372	303	5
Filipino	14,585	60	0
Japanese	9,817	63	3
Korean	24,194	106	28
Vietnamese	50,459	48	0
Other Asian	76,690	266	15
Native Hawaiian and Other Pacific Islander	2,786	70	0
Native Hawaiian	1,021	0	0
Guamanian or Chamorro	674	0	0
Samoan	408	0	0
Other Pacific Islander	683	70	0
Some other race	286,774	891	9
TWO OR MORE RACES	**328,244**	**2,691**	**35**
White and Black or African American	93,980	705	0
White and American Indian and Alaska Native	20,329	522	1
White and Asian	54,105	476	22
Black or African American and American Indian and Alaska Native	5,495	9	0
RACE ALONE OR IN COMBINATION WITH ONE OR MORE OTHER RACES			
Total population	6,873,003	70,529	1,875
White	5,546,174	67,481	1,754

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
8,251	2,973	1,885	3,643	867
7,922	2,906	1,692	3,438	839
329	67	193	205	28
7,922	2,906	1,692	3,438	839
7,679	2,813	1,647	2,954	777
52	8	19	17	44
35	0	0	0	0
10	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
21	6	14	397	7
0	0	0	112	0
0	1	11	87	7
17	5	0	0	0
0	0	3	17	0
4	0	0	61	0
0	0	0	0	0
0	0	0	120	0
0	0	0	70	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	70	0
135	79	12	0	11
329	**67**	**193**	**205**	**28**
153	0	11	10	7
90	29	84	55	1
26	0	22	40	18
0	0	0	0	0
8,251	2,973	1,885	3,643	867
8,008	2,850	1,840	3,159	805

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
Black or African American	662,313	1,691	23
American Indian and Alaska Native	52,168	791	1
Asian	538,409	1,636	111
Native Hawaiian and Other Pacific Islander	11,593	278	0
Some other race	422,681	1,573	21
HISPANIC OR LATINO AND RACE			
Total population	6,873,003	70,529	1,875
Hispanic or Latino (of any race)	828,140	2,988	28
Mexican	47,720	407	7
Puerto Rican	325,186	1,490	6
Cuban	15,985	109	9
Other Hispanic or Latino	439,249	982	6
Not Hispanic or Latino	6,044,863	67,541	1,847
White alone	4,865,022	63,462	1,708
Black or African American alone	466,288	701	23
American Indian and Alaska Native alone	8,943	111	0
Asian alone	462,831	1,032	89
Native Hawaiian and Other Pacific Islander alone	2,327	70	0
Some other race alone	53,983	148	4
Two or more races	185,469	2,017	23
Two races including Some other race	37,940	248	0
Two races excluding Some other race, and Three or more races	147,529	1,769	23
Total housing units	**2,913,009**	**34,164**	**790**
CITIZEN, VOTING AGE POPULATION			
Citizen, 18 and over population	5,030,986	57,012	1,463
Male	2,397,759	27,355	682
Female	2,633,227	29,657	781

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
211	38	30	27	53
133	29	102	86	1
53	6	41	437	25
0	0	0	115	0
189	117	83	55	13
8,251	2,973	1,885	3,643	867
385	121	128	219	29
24	115	1	27	2
222	0	56	117	3
1	1	25	0	0
138	5	46	75	24
7,866	2,852	1,757	3,424	838
7,480	2,772	1,596	2,846	762
52	8	19	0	43
30	0	0	0	0
21	6	14	381	7
0	0	0	70	0
8	0	4	0	0
275	66	124	127	26
0	37	4	32	0
275	29	120	95	26
4,070	**1,485**	**890**	**1,754**	**440**
6,687	2,306	1,567	2,890	741
3,157	1,080	722	1,425	383
3,530	1,226	845	1,465	358

AGE AND RACE

Source: DP05 2020 ACS Demographic and Housing Estimates (% of Population)

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
SEX AND AGE			
Total population	6,873,003	70,529	1,875
Male	48.5%	48.7%	49.0%
Female	51.5%	51.3%	51.0%
Sex ratio (males per 100 females)	(X)	(X)	(X)
Under 5 years	5.2%	4.2%	3.8%
5 to 9 years	5.3%	4.5%	6.9%
10 to 14 years	5.7%	5.3%	5.4%
15 to 19 years	6.6%	5.2%	4.5%
20 to 24 years	7.1%	5.0%	2.9%
25 to 34 years	14.3%	11.7%	12.7%
35 to 44 years	12.2%	11.8%	10.3%
45 to 54 years	13.3%	13.1%	11.8%
55 to 59 years	7.1%	8.4%	4.4%
60 to 64 years	6.5%	8.8%	9.1%
65 to 74 years	9.5%	14.0%	17.0%
75 to 84 years	4.6%	5.5%	7.7%
85 years and over	2.4%	2.6%	3.4%
Median age (years)	(X)	(X)	(X)
Under 18 years	19.8%	17.3%	19.7%
16 years and over	82.6%	85.1%	83.1%
18 years and over	80.2%	82.7%	80.3%
21 years and over	75.7%	80.1%	79.0%
62 years and over	20.4%	27.6%	33.0%
65 years and over	16.5%	22.0%	28.1%
18 years and over	5,511,033	58,299	1,505
Male	47.9%	48.1%	47.2%
Female	52.1%	51.9%	52.8%
Sex ratio (males per 100 females)	(X)	(X)	(X)
65 years and over	1,136,566	15,501	527
Male	43.4%	45.3%	41.0%
Female	56.6%	54.7%	59.0%
Sex ratio (males per 100 females)	(X)	(X)	(X)

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
8,251	2,973	1,885	3,643	867
47.6%	47.0%	46.0%	50.3%	52.9%
52.4%	53.0%	54.0%	49.7%	47.1%
(X)	(X)	(X)	(X)	(X)
4.0%	3.5%	5.0%	2.6%	2.0%
5.1%	2.9%	2.8%	2.8%	4.8%
4.5%	6.7%	4.7%	5.8%	5.0%
5.0%	10.3%	6.3%	2.3%	3.5%
4.7%	4.8%	6.3%	18.9%	1.5%
14.1%	7.7%	8.7%	23.8%	9.7%
13.7%	12.6%	12.0%	9.1%	13.5%
12.9%	14.4%	10.6%	7.1%	16.4%
7.2%	9.6%	12.1%	6.5%	7.0%
8.8%	8.4%	9.5%	7.0%	11.2%
10.6%	13.1%	17.6%	6.6%	16.1%
5.5%	3.3%	3.3%	4.6%	8.7%
4.0%	2.7%	1.0%	2.8%	0.7%
(X)	(X)	(X)	(X)	(X)
17.1%	20.2%	16.2%	12.0%	13.7%
85.8%	84.6%	86.9%	88.8%	86.3%
82.9%	79.8%	83.8%	88.0%	86.3%
81.0%	76.3%	79.4%	85.9%	84.4%
25.6%	24.6%	28.1%	17.0%	32.2%
20.0%	19.1%	21.9%	14.0%	25.5%
6,840	2,373	1,580	3,207	748
47.2%	47.3%	46.3%	48.0%	52.1%
52.8%	52.7%	53.7%	52.0%	47.9%
(X)	(X)	(X)	(X)	(X)
1,650	568	413	510	221
45.0%	41.9%	46.5%	36.1%	47.1%
55.0%	58.1%	53.5%	63.9%	52.9%
(X)	(X)	(X)	(X)	(X)

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
RACE			
Total population	6,873,003	70,529	1,875
One race	95.2%	96.2%	98.1%
Two or more races	4.8%	3.8%	1.9%
One race	95.2%	96.2%	98.1%
White	76.6%	92.0%	91.7%
Black or African American	7.5%	1.1%	1.2%
American Indian and Alaska Native	0.2%	0.2%	0.0%
Cherokee tribal grouping	0.0%	0.0%	0.0%
Chippewa tribal grouping	0.0%	0.0%	0.0%
Navajo tribal grouping	0.0%	0.0%	0.0%
Sioux tribal grouping	0.0%	0.0%	0.0%
Asian	6.8%	1.5%	4.7%
Asian Indian	1.7%	0.3%	2.0%
Chinese	2.5%	0.4%	0.3%
Filipino	0.2%	0.1%	0.0%
Japanese	0.1%	0.1%	0.2%
Korean	0.4%	0.2%	1.5%
Vietnamese	0.7%	0.1%	0.0%
Other Asian	1.1%	0.4%	0.8%
Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.0%
Native Hawaiian	0.0%	0.0%	0.0%
Guamanian or Chamorro	0.0%	0.0%	0.0%
Samoan	0.0%	0.0%	0.0%
Other Pacific Islander	0.0%	0.1%	0.0%
Some other race	4.2%	1.3%	0.5%
TWO OR MORE RACES	**4.8%**	**3.8%**	**1.9%**
White and Black or African American	1.4%	1.0%	0.0%
White and American Indian and Alaska Native	0.3%	0.7%	0.1%
White and Asian	0.8%	0.7%	1.2%
Black or African American and American Indian and Alaska Native	0.1%	0.0%	0.0%
RACE ALONE OR IN COMBINATION WITH ONE OR MORE OTHER RACES			
Total population	6,873,003	70,529	1,875
White	80.7%	95.7%	93.5%

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
8,251	2,973	1,885	3,643	867
96.0%	97.7%	89.8%	94.4%	96.8%
4.0%	2.3%	10.2%	5.6%	3.2%
96.0%	97.7%	89.8%	94.4%	96.8%
93.1%	94.6%	87.4%	81.1%	89.6%
0.6%	0.3%	1.0%	0.5%	5.1%
0.4%	0.0%	0.0%	0.0%	0.0%
0.1%	0.0%	0.0%	0.0%	0.0%
0.0%	0.0%	0.0%	0.0%	0.0%
0.0%	0.0%	0.0%	0.0%	0.0%
0.0%	0.0%	0.0%	0.0%	0.0%
0.3%	0.2%	0.7%	10.9%	0.8%
0.0%	0.0%	0.0%	3.1%	0.0%
0.0%	0.0%	0.6%	2.4%	0.8%
0.2%	0.2%	0.0%	0.0%	0.0%
0.0%	0.0%	0.2%	0.5%	0.0%
0.0%	0.0%	0.0%	1.7%	0.0%
0.0%	0.0%	0.0%	0.0%	0.0%
0.0%	0.0%	0.0%	3.3%	0.0%
0.0%	0.0%	0.0%	1.9%	0.0%
0.0%	0.0%	0.0%	0.0%	0.0%
0.0%	0.0%	0.0%	0.0%	0.0%
0.0%	0.0%	0.0%	0.0%	0.0%
0.0%	0.0%	0.0%	1.9%	0.0%
1.6%	2.7%	0.6%	0.0%	1.3%
4.0%	**2.3%**	**10.2%**	**5.6%**	**3.2%**
1.9%	0.0%	0.6%	0.3%	0.8%
1.1%	1.0%	4.5%	1.5%	0.1%
0.3%	0.0%	1.2%	1.1%	2.1%
0.0%	0.0%	0.0%	0.0%	0.0%
8,251	2,973	1,885	3,643	867
97.1%	95.9%	97.6%	86.7%	92.8%

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
Black or African American	9.6%	2.4%	1.2%
American Indian and Alaska Native	0.8%	1.1%	0.1%
Asian	7.8%	2.3%	5.9%
Native Hawaiian and Other Pacific Islander	0.2%	0.4%	0.0%
Some other race	6.1%	2.2%	1.1%
HISPANIC OR LATINO AND RACE			
Total population	6,873,003	70,529	1,875
Hispanic or Latino (of any race)	12.0%	4.2%	1.5%
Mexican	0.7%	0.6%	0.4%
Puerto Rican	4.7%	2.1%	0.3%
Cuban	0.2%	0.2%	0.5%
Other Hispanic or Latino	6.4%	1.4%	0.3%
Not Hispanic or Latino	88.0%	95.8%	98.5%
White alone	70.8%	90.0%	91.1%
Black or African American alone	6.8%	1.0%	1.2%
American Indian and Alaska Native alone	0.1%	0.2%	0.0%
Asian alone	6.7%	1.5%	4.7%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.1%	0.0%
Some other race alone	0.8%	0.2%	0.2%
Two or more races	2.7%	2.9%	1.2%
Two races including Some other race	0.6%	0.4%	0.0%
Two races excluding Some other race, and Three or more races	2.1%	2.5%	1.2%
Total housing units	(X)	(X)	(X)
CITIZEN, VOTING AGE POPULATION			
Citizen, 18 and over population	5,030,986	57,012	1,463
Male	47.7%	48.0%	46.6%
Female	52.3%	52.0%	53.4%

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
2.6%	1.3%	1.6%	0.7%	6.1%
1.6%	1.0%	5.4%	2.4%	0.1%
0.6%	0.2%	2.2%	12.0%	2.9%
0.0%	0.0%	0.0%	3.2%	0.0%
2.3%	3.9%	4.4%	1.5%	1.5%
8,251	2,973	1,885	3,643	867
4.7%	4.1%	6.8%	6.0%	3.3%
0.3%	3.9%	0.1%	0.7%	0.2%
2.7%	0.0%	3.0%	3.2%	0.3%
0.0%	0.0%	1.3%	0.0%	0.0%
1.7%	0.2%	2.4%	2.1%	2.8%
95.3%	95.9%	93.2%	94.0%	96.7%
90.7%	93.2%	84.7%	78.1%	87.9%
0.6%	0.3%	1.0%	0.0%	5.0%
0.4%	0.0%	0.0%	0.0%	0.0%
0.3%	0.2%	0.7%	10.5%	0.8%
0.0%	0.0%	0.0%	1.9%	0.0%
0.1%	0.0%	0.2%	0.0%	0.0%
3.3%	2.2%	6.6%	3.5%	3.0%
0.0%	1.2%	0.2%	0.9%	0.0%
3.3%	1.0%	6.4%	2.6%	3.0%
(X)	(X)	(X)	(X)	(X)
6,687	2,306	1,567	2,890	741
47.2%	46.8%	46.1%	49.3%	51.7%
52.8%	53.2%	53.9%	50.7%	48.3%

ECONOMY

Source: S0802 2020 ACS Means of Transportation to Work

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
WORKERS 16 YEARS AND OVER	**3,544,318**	**35,638**	**915**
AGE			
16 to 19 years	3.5%	3.4%	2.8%
20 to 24 years	9.1%	7.5%	5.0%
25 to 44 years	41.8%	36.5%	41.1%
45 to 54 years	20.7%	20.7%	16.7%
55 to 59 years	10.3%	11.6%	7.0%
60 years and over	14.6%	20.3%	27.3%
Median age (years)	42.6	46.5	45.6
SEX			
Male	50.9%	50.3%	54.3%
Female	49.1%	49.7%	45.7%
RACE AND HISPANIC OR LATINO ORIGIN			
One race	96.2%	96.9%	98.4%
White	78.3%	92.8%	89.9%
Black or African American	7.0%	1.0%	1.0%
American Indian and Alaska Native	0.2%	0.2%	0.0%
Asian	6.9%	1.4%	6.7%
Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.0%
Some other race	3.8%	1.3%	0.8%
Two or more races	3.8%	3.1%	1.6%
Hispanic or Latino origin (of any race)	10.5%	3.7%	2.4%
White alone, not Hispanic or Latino	73.2%	90.9%	89.2%
NATIVITY AND CITIZENSHIP STATUS			
Native	80.1%	94.7%	87.8%
Foreign born	19.9%	5.3%	12.2%
Naturalized U.S. citizen	11.1%	2.8%	8.0%
Not a U.S. citizen	8.8%	2.4%	4.3%
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH			
Speak language other than English	23.8%	6.3%	11.6%
Speak English "very well"	15.2%	4.8%	9.1%
Speak English less than "very well"	8.5%	1.6%	2.5%
EARNINGS IN THE PAST 12 MONTHS (IN 2020 INFLATION-ADJUSTED DOLLARS) FOR WORKERS			
WORKERS 16 YEARS AND OVER WITH EARNINGS	**3,543,761**	**35,599**	**915**

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
4,464	**1,633**	**945**	**2,303**	**370**
3.2%	5.3%	2.3%	2.4%	3.5%
5.4%	6.5%	9.5%	23.6%	0.8%
44.4%	30.3%	30.5%	40.9%	34.3%
19.1%	23.6%	15.0%	10.6%	29.5%
8.4%	14.0%	14.7%	9.6%	9.2%
19.4%	20.3%	27.9%	12.9%	22.7%
44.3	48.5	49.8	32.6	49.9
49.6%	44.9%	44.3%	52.9%	48.4%
50.4%	55.1%	55.7%	47.1%	51.6%
97.2%	98.0%	96.6%	94.8%	99.5%
94.1%	94.4%	93.0%	84.8%	87.8%
0.5%	0.1%	2.0%	0.7%	8.6%
0.8%	0.0%	0.0%	0.0%	0.0%
0.4%	0.0%	0.6%	7.7%	0.0%
0.0%	0.0%	0.0%	1.5%	0.0%
1.4%	3.6%	1.0%	0.0%	3.0%
2.8%	2.0%	3.4%	5.2%	0.5%
3.8%	4.2%	6.6%	5.3%	4.3%
92.2%	93.8%	89.3%	81.5%	87.3%
94.8%	94.5%	94.4%	87.9%	99.5%
5.2%	5.5%	5.6%	12.1%	0.5%
2.9%	1.5%	4.7%	3.4%	0.5%
2.4%	4.0%	1.0%	8.7%	0.0%
9.2%	4.9%	5.6%	14.3%	3.8%
7.2%	2.5%	5.3%	10.6%	3.8%
2.0%	2.4%	0.3%	3.8%	0.0%
4,464	**1,633**	**945**	**2,303**	370

* All towns except Amherst are in Franklin County. Amherst is in Hampshire County.

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
$1 to $9,999 or loss	10.6%	11.7%	15.1%
$10,000 to $14,999	4.9%	6.7%	3.7%
$15,000 to $24,999	9.6%	12.6%	14.1%
$25,000 to $34,999	10.5%	13.9%	11.6%
$35,000 to $49,999	13.9%	16.4%	16.4%
$50,000 to $64,999	12.7%	14.8%	7.7%
$65,000 to $74,999	6.4%	5.9%	9.0%
$75,000 or more	31.4%	17.9%	22.5%
Median earnings (dollars)	50,459	38,992	38,594
POVERTY STATUS IN THE PAST 12 MONTHS			
Workers 16 years and over for whom poverty status is determined	3,484,693	35,600	915
Below 100 percent of the poverty level	3.8%	5.1%	5.9%
100 to 149 percent of the poverty level	3.4%	5.8%	6.8%
At or above 150 percent of the poverty level	92.8%	89.1%	87.3%
WORKERS 16 YEARS AND OVER	**3,544,318**	**35,638**	**915**
OCCUPATION			
Management, business, science, and arts occupations	48.2%	42.4%	60.5%
Service occupations	16.6%	17.0%	8.9%
Sales and office occupations	19.4%	19.2%	15.5%
Natural resources, construction, and maintenance occupations	6.6%	9.5%	10.6%
Production, transportation, and material moving occupations	9.1%	12.0%	4.5%
Military specific occupations	0.1%	0.0%	0.0%
INDUSTRY			
Agriculture, forestry, fishing and hunting, and mining	0.4%	2.5%	1.6%
Construction	5.7%	7.6%	9.2%
Manufacturing	8.9%	10.7%	4.2%
Wholesale trade	2.2%	1.6%	0.8%
Retail trade	10.0%	10.9%	9.5%

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
12.6%	13.0%	10.6%	13.3%	9.7%
7.0%	3.4%	7.4%	10.5%	4.3%
11.3%	13.3%	8.3%	11.7%	18.6%
12.5%	13.4%	13.7%	17.9%	20.8%
19.5%	9.7%	12.6%	13.4%	22.7%
18.6%	11.3%	13.9%	18.1%	5.4%
5.1%	9.7%	9.0%	1.7%	4.3%
13.5%	26.3%	24.7%	13.5%	14.1%
38,618	47,633	48,412	32,246	32,375
4,464	1,633	945	2,303	370
2.8%	2.4%	3.3%	13.4%	4.1%
10.5%	0.7%	0.3%	9.4%	6.8%
86.7%	96.9%	96.4%	77.2%	89.2%
4,464	**1,633**	**945**	**2,303**	**370**
33.7%	51.6%	62.6%	56.7%	44.3%
24.1%	16.5%	10.9%	9.3%	20.0%
18.5%	16.4%	17.7%	14.5%	18.6%
10.2%	10.3%	4.8%	8.8%	9.5%
13.4%	5.3%	4.0%	10.6%	7.6%
0.0%	0.0%	0.0%	0.0%	0.0%
1.4%	7.1%	0.4%	2.0%	4.6%
7.9%	3.4%	3.2%	3.0%	7.8%
11.8%	2.6%	4.7%	7.0%	3.5%
1.7%	5.1%	0.0%	0.0%	0.0%
9.7%	7.8%	8.8%	13.0%	11.4%

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Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
Transportation and warehousing, and utilities	3.9%	3.3%	3.0%
Information and finance and insurance, and real estate and rental and leasing	9.6%	6.1%	5.2%
Professional, scientific, management, and administrative and waste management services	14.5%	7.9%	10.1%
Educational services, and health care and social assistance	28.1%	33.6%	40.3%
Arts, entertainment, and recreation, and accommodation and food services	8.2%	7.1%	8.7%
Other services (except public administration)	4.4%	4.3%	2.8%
Public administration	3.9%	4.4%	4.6%
Armed forces	0.2%	0.0%	0.0%
CLASS OF WORKER			
Private wage and salary workers	81.9%	68.7%	65.0%
Government workers	12.3%	19.4%	17.2%
Self-employed workers in own not incorporated business	5.6%	11.4%	17.8%
Unpaid family workers	0.2%	0.4%	0.0%
PLACE OF WORK			
Worked in state of residence	96.2%	95.4%	98.0%
Worked in county of residence	66.6%	62.6%	39.7%
Worked outside county of residence	29.6%	32.8%	58.4%
Worked outside state of residence	3.8%	4.6%	2.0%
WORKERS 16 YEARS AND OVER WHO DID NOT WORK FROM HOME	**3,251,466**	**32,244**	**770**
TIME OF DEPARTURE TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	3.3%	3.8%	0.5%
5:00 a.m. to 5:29 a.m.	3.3%	3.9%	2.2%
5:30 a.m. to 5:59 a.m.	4.3%	4.5%	1.8%
6:00 a.m. to 6:29 a.m.	8.5%	7.4%	4.5%
6:30 a.m. to 6:59 a.m.	9.7%	9.8%	5.2%
7:00 a.m. to 7:29 a.m.	14.6%	13.3%	15.8%
7:30 a.m. to 7:59 a.m.	12.2%	15.3%	13.5%
8:00 a.m. to 8:29 a.m.	13.1%	10.9%	11.9%
8:30 a.m. to 8:59 a.m.	7.1%	6.3%	9.5%
9:00 a.m. to 11:59 p.m.	23.9%	24.8%	34.9%
TRAVEL TIME TO WORK			
Less than 10 minutes	10.4%	18.8%	3.6%

Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
3.6%	1.8%	2.6%	4.8%	3.5%
5.2%	6.6%	8.7%	2.3%	5.9%
5.0%	11.6%	13.0%	2.7%	8.1%
34.1%	31.3%	43.8%	57.4%	36.2%
7.1%	10.2%	7.0%	3.0%	4.1%
8.2%	2.8%	3.6%	1.2%	3.5%
4.4%	9.7%	4.2%	3.4%	11.4%
0.0%	0.0%	0.0%	0.0%	0.0%
69.2%	69.7%	55.0%	51.8%	64.1%
16.8%	25.4%	29.8%	46.2%	20.3%
14.0%	4.9%	14.8%	2.0%	15.7%
0.0%	0.0%	0.3%	0.0%	0.0%
96.2%	89.1%	97.5%	97.7%	98.6%
71.5%	71.6%	30.4%	23.8%	65.1%
24.7%	17.5%	67.1%	73.9%	33.5%
3.8%	10.9%	2.5%	2.3%	1.4%
4,061	**1,408**	**782**	**2,101**	**336**
6.1%	2.2%	1.3%	2.1%	2.4%
6.4%	2.9%	2.6%	6.9%	0.6%
6.2%	2.9%	1.5%	6.7%	2.4%
8.7%	9.4%	4.9%	6.9%	6.8%
7.0%	11.4%	4.5%	5.0%	12.8%
14.8%	17.6%	10.6%	8.7%	13.7%
15.9%	24.2%	14.2%	21.5%	11.9%
8.9%	6.8%	17.1%	12.2%	14.6%
3.5%	2.3%	16.5%	7.9%	2.4%
22.6%	20.2%	26.9%	22.1%	32.4%
20.6%	13.1%	5.0%	3.0%	5.1%

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Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
10 to 14 minutes	11.7%	12.4%	6.9%
15 to 19 minutes	12.9%	15.2%	19.6%
20 to 24 minutes	12.6%	12.5%	17.5%
25 to 29 minutes	6.0%	6.5%	7.5%
30 to 34 minutes	14.1%	12.8%	20.8%
35 to 44 minutes	8.6%	8.4%	7.9%
45 to 59 minutes	10.7%	6.9%	9.9%
60 or more minutes	12.9%	6.5%	6.2%
Mean travel time to work (minutes)	30.0	N	N
WORKERS 16 YEARS AND OVER IN HOUSEHOLDS	**3,477,616**	**35,284**	**899**
HOUSING TENURE			
Owner-occupied housing units	67.9%	74.1%	86.1%
Renter-occupied housing units	32.1%	25.9%	13.9%
VEHICLES AVAILABLE			
No vehicle available	6.0%	2.4%	0.3%
1 vehicle available	23.5%	21.3%	9.9%
2 vehicles available	41.5%	46.5%	44.9%
3 or more vehicles available	29.0%	29.8%	44.8%
PERCENT ALLOCATED			
Means of transportation to work	12.4%	9.3%	11.0%
Time of departure to go to work	25.6%	21.1%	23.8%
Travel time to work	17.9%	13.0%	13.6%
Vehicles available	1.5%	1.2%	0.0%

	Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
	11.0%	7.7%	9.6%	19.4%	4.2%
	17.6%	15.1%	12.3%	36.1%	7.7%
	16.7%	20.7%	19.7%	11.3%	11.6%
	6.7%	11.7%	7.7%	8.1%	7.7%
	11.7%	8.6%	18.8%	13.5%	25.3%
	4.2%	11.7%	10.4%	4.0%	11.9%
	5.6%	9.3%	9.5%	2.2%	11.0%
	5.9%	2.0%	7.2%	2.4%	15.5%
	N	N	N	N	N
	4,460	**1,630**	**945**	**2,294**	**368**
	68.3%	89.3%	90.2%	40.3%	84.8%
	31.7%	10.7%	9.8%	59.7%	15.2%
	4.1%	0.7%	1.0%	1.4%	1.1%
	21.3%	9.2%	14.8%	26.4%	19.3%
	47.6%	55.9%	48.6%	47.0%	46.2%
	27.0%	34.2%	35.7%	25.2%	33.4%
	15.7%	6.0%	6.9%	5.0%	4.3%
	24.9%	14.0%	24.0%	21.8%	13.1%
	20.5%	7.0%	11.0%	5.5%	7.4%
	2.8%	0.6%	0.0%	1.6%	2.4%

HOUSING

Source: 2020 ACS Number of Buildings (B25034), Tenure (B25036), Median Value (B25107), and Median Gross Rent (B25111) by Year Built*

Note: The margin of error is quite high on some of these estimates; use this table as an order-or-magnitude comparison rather than a precise valuation.

Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
NUMBER OF RESIDENTIAL STRUCTURES BY YEAR BUILT			
TOTAL:	2,913,009	34,164	790
Built 2014 or later	67,306	544	9
Built 2010 to 2013	49,168	244	10
Built 2000 to 2009	206,213	1,820	85
Built 1990 to 1999	228,149	2,475	37
Built 1980 to 1989	315,329	4,435	187
Built 1970 to 1979	334,023	4,337	122
Built 1960 to 1969	295,166	2,949	62
BUILT 1950 TO 1959	331,810	3,355	75
Built 1940 to 1949	157,385	1,654	26
Built 1939 or earlier	928,460	12,351	177
TENURE BY YEAR STRUCTURE BUILT			
Total:	2,646,980	30,790	727
Owner occupied:	1,654,892	21,256	642
Built 2014 or later	30,131	262	9
Built 2010 to 2013	24,886	124	10
Built 2000 to 2009	129,695	1,441	71
Built 1990 to 1999	152,360	1,921	37
Built 1980 to 1989	193,496	3,281	156
Built 1970 to 1979	173,164	2,497	93
Built 1960 to 1969	178,241	1,820	57
Built 1950 to 1959	219,681	1,899	32
Built 1940 to 1949	88,074	848	19
Built 1939 or earlier	465,164	7,163	158
Renter occupied:	992,088	9,534	85
Built 2014 or later	29,098	267	0
Built 2010 to 2013	20,642	110	0
Built 2000 to 2009	56,541	219	3
Built 1990 to 1999	58,720	383	0
Built 1980 to 1989	91,266	801	31
Built 1970 to 1979	130,870	1,346	20
Built 1960 to 1969	91,010	869	5
Built 1950 to 1959	85,683	1,177	3

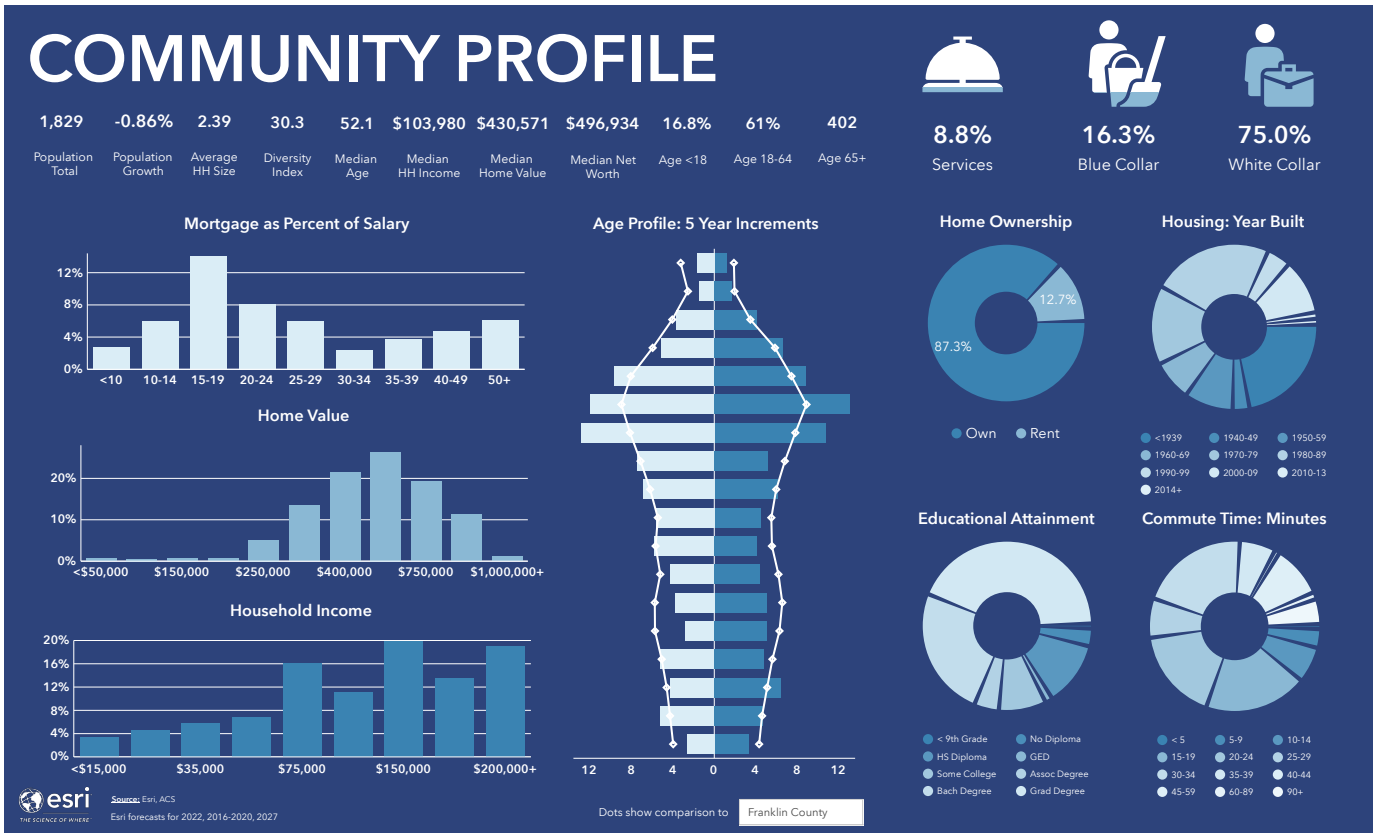
Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
4,070	1,485	890	1,754	440
8	11	7	0	17
8	0	0	0	12
94	96	81	92	33
248	191	122	295	76
414	216	172	215	72
440	142	217	534	60
513	91	93	275	10
579	150	50	72	32
198	29	48	0	22
1,568	559	100	271	106
3,757	1,278	768	1,606	387
2,291	1,076	690	653	322
0	11	7	0	10
0	0	0	0	6
75	96	72	69	30
235	175	109	123	64
311	187	132	198	60
180	84	175	60	48
398	36	72	68	4
313	91	22	11	7
72	29	21	0	17
707	367	80	124	76
1,466	202	78	953	65
8	0	0	0	7
8	0	0	0	6
19	0	9	23	0
13	16	13	122	4
81	29	23	17	12
228	37	7	418	12
86	55	3	165	0
266	30	3	61	8

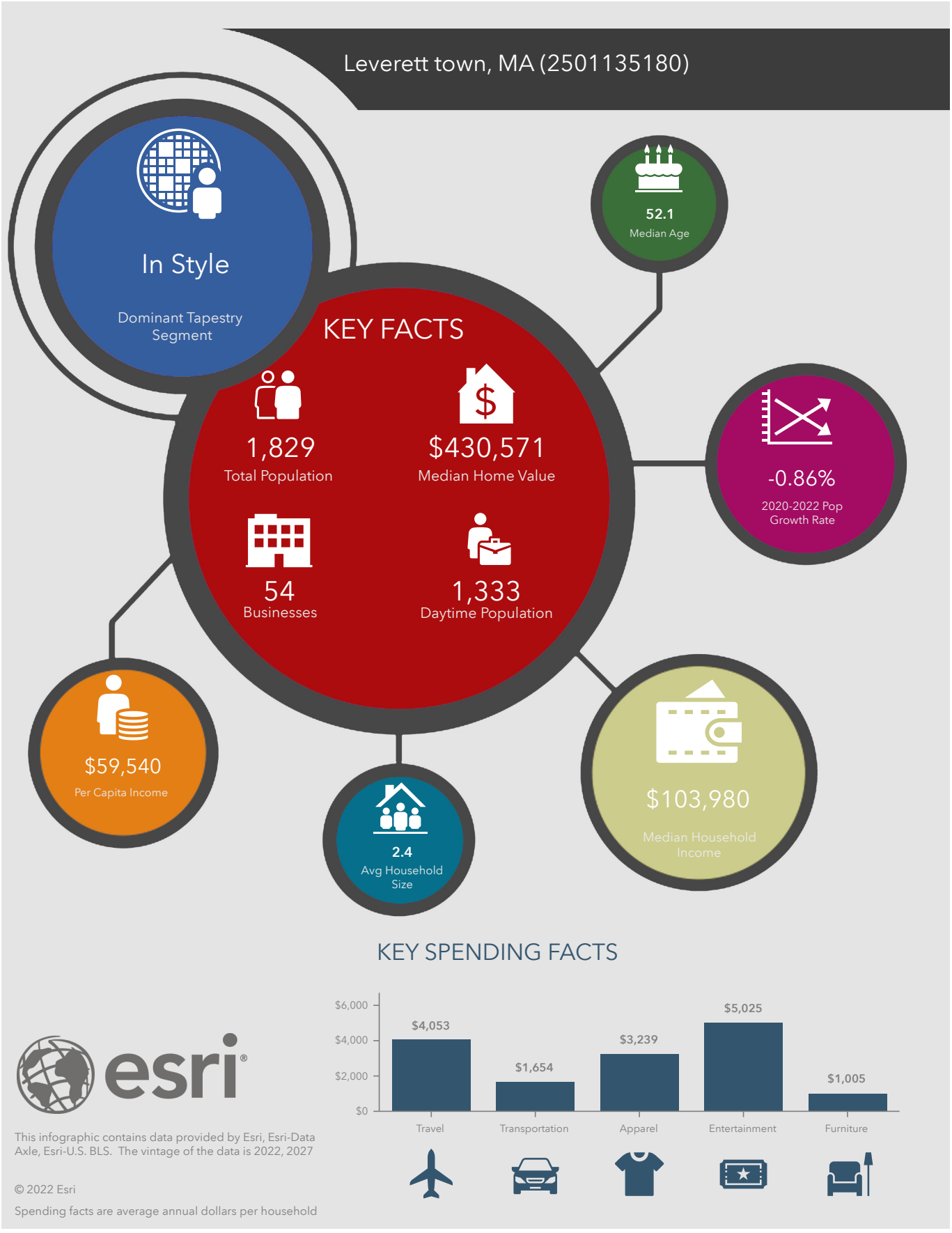
* Information not available for Amherst

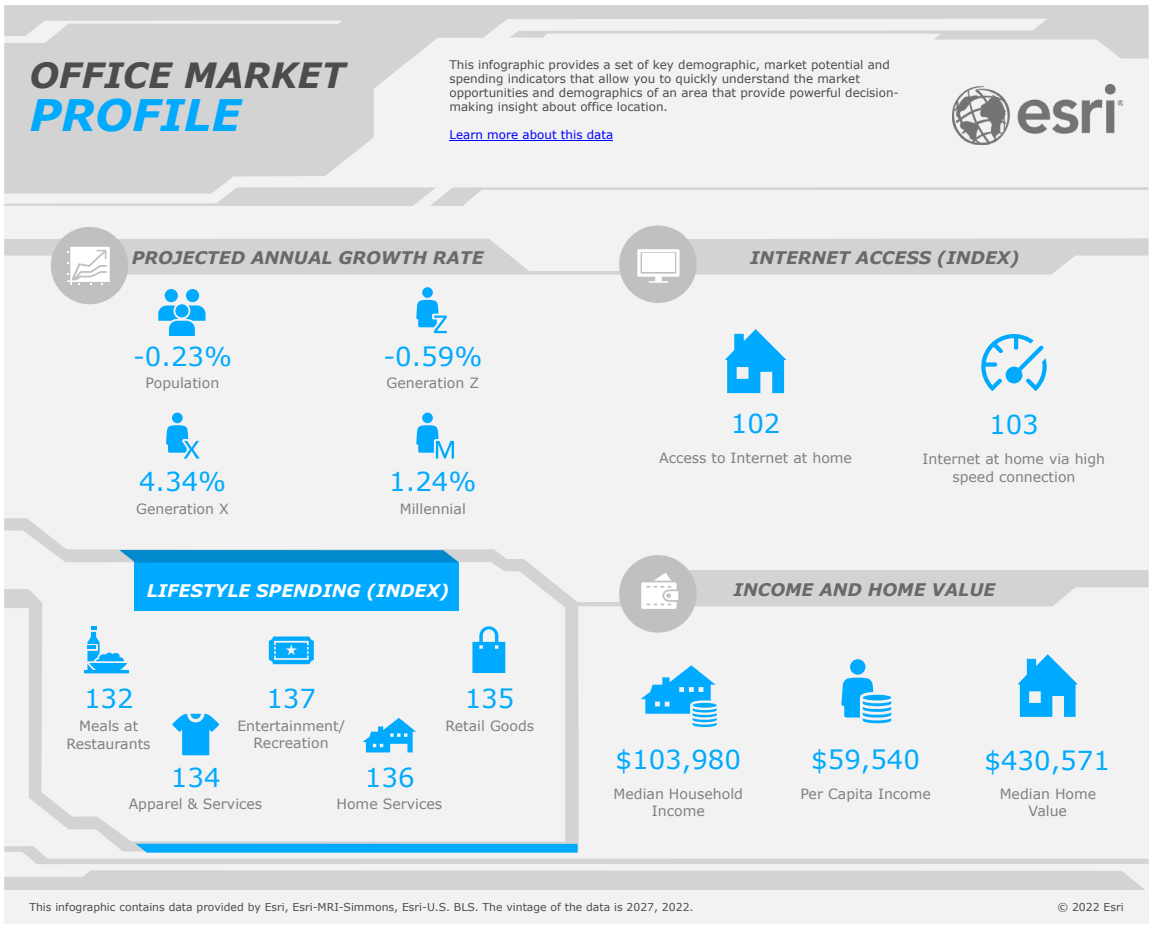
Label	Commonwealth of Massachusetts Estimate	Franklin County Estimate	Leverett Estimate
Built 1940 to 1949	56,924	688	4
Built 1939 or earlier	371,334	3,674	19
MEDIAN VALUE BY YEAR STRUCTURE BUILT			
Total:	398,800	239,900	353,800
Built 2014 or later	598,800	341,800	-
Built 2010 to 2013	534,100	290,500	-
Built 2000 to 2009	470,400	288,800	494,400
Built 1990 to 1999	456,100	272,400	356,300
Built 1980 to 1989	378,500	261,100	408,300
Built 1970 to 1979	360,300	245,900	289,900
Built 1960 to 1969	378,200	225,200	285,000
Built 1950 to 1959	365,000	215,000	325,000
Built 1940 to 1949	354,900	197,200	340,900
Built 1939 or earlier	414,800	225,200	335,300
MEDIAN GROSS RENT BY YEAR STRUCTURE BUILT			
Total:	1,336	959	1,617
Built 2014 or later	2,290	591	-
Built 2010 to 2013	1,795	1,189	-
Built 2000 to 2009	1,794	965	-
Built 1990 to 1999	1,478	1,137	-
Built 1980 to 1989	1,331	1,115	1,427
Built 1970 to 1979	1,222	1,082	1,938
Built 1960 to 1969	1,247	899	-
Built 1950 to 1959	1,235	920	-
Built 1940 to 1949	1,234	1,065	-
Built 1939 or earlier	1,300	907	-

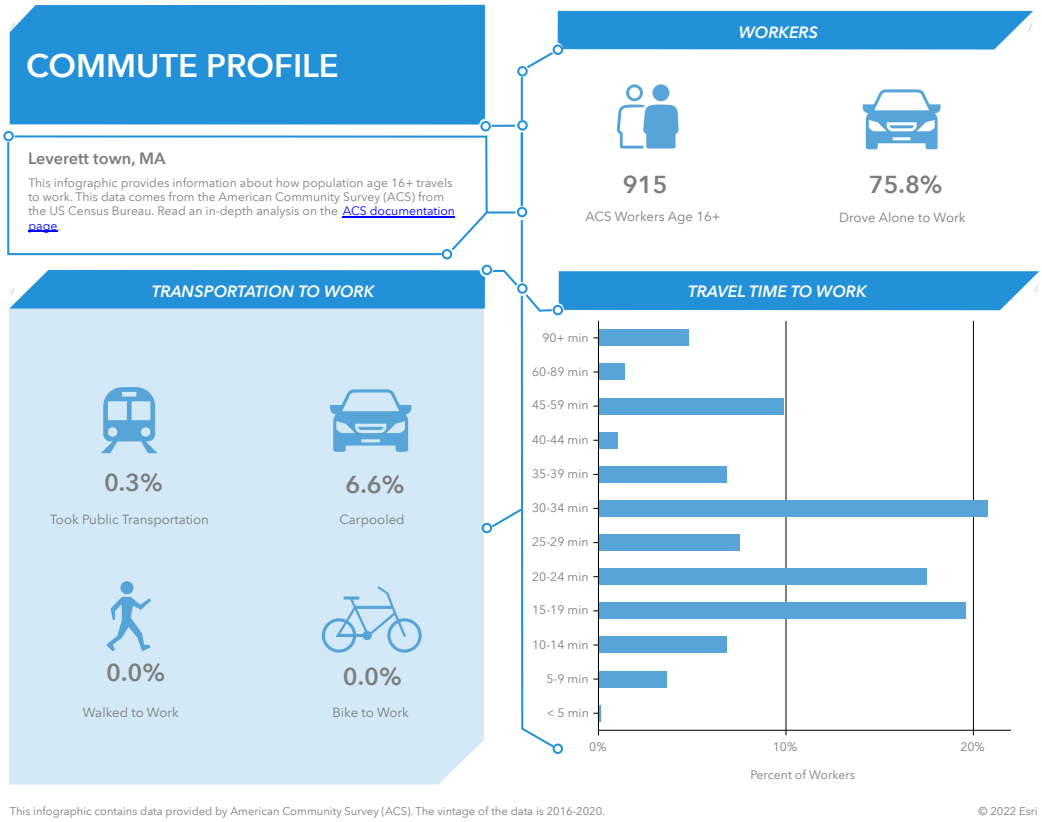
Montague Estimate	Northfield Estimate	Shutesbury Estimate	Sunderland Estimate	Wendell Estimate
126	0	17	0	0
631	35	3	147	16
229,700	244,300	281,300	324,600	212,000
-	-	-	-	-
-	-	-	-	-
317,300	287,500	335,300	386,100	233,300
246,600	234,400	317,300	391,900	228,300
259,800	241,300	280,000	348,800	202,500
252,400	-	263,200	272,600	210,000
226,200	254,200	300,000	263,800	-
196,500	182,500	165,000	-	-
252,600	-	335,000	-	96,900
209,200	294,900	253,300	283,300	191,300
933	796	1,385	1,462	1,164
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	1,600	-
979	628	1,972	-	1,625
912	1,125	-	1,550	-
875	817	-	1,178	-
928	-	-	-	-
900	-	1,938	-	-
942	-	-	1,724	-

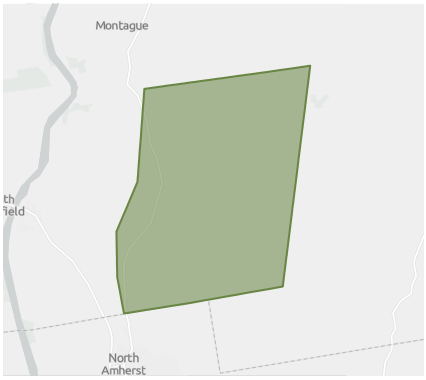
Leverett


COMMUNITY PROFILE
1,829 Population Total
-0.86% Population Growth
2.39 Average HH Size
30.3 Diversity Index
52.1 Median Age
$103,980 Median HH Income
$430,571 Median Home Value
$496,934 Median Net Worth
16.8% Age <18
61% Age 18-64
402 Age 65+
8.8% Services
16.3% Blue Collar
75.0% White Collar
Mortgage as Percent of Salary
12%
8%
4%
0%
<10
10-14
15-19
20-24
25-29
30-34
35-39
40-49
50+
Home Value
20%
10%
0%
<$50,000
$150,000
$250,000
$400,000
$750,000
$1,000,000+
Household Income
20%
16%
12%
8%
4%
0%
<$15,000
$35,000
$75,000
$150,000
$200,000+
Age Profile: 5 Year Increments
12
8
4
0
4
8
12
Home Ownership
12.7%
87.3%
Own
Rent
Housing: Year Built
<1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010-13
2014+
Educational Attainment
< 9th Grade
No Diploma
HS Diploma
GED
Some College
Assoc Degree
Bach Degree
Grad Degree
Commute Time: Minutes
< 5
5-9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-59
60-89
90+
esri
Source: Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027
Dots show comparison to
Franklin County


Leverett town, MA (2501135180)
In Style
Dominant Tapestry Segment
52.1
Median Age
KEY FACTS
1,829
Total Population
$430,571
Median Home Value
-0.86%
2020-2022 Pop Growth Rate
54
Businesses
1,333
Daytime Population
$59,540
Per Capita Income
$103,980
Median Household Income
2.4
Avg Household Size
KEY SPENDING FACTS
$6,000
$4,000
$2,000
$0
$4,053
$1,654
$3,239
$5,025
$1,005
Travel
Transportation
Apparel
Entertainment
Furniture
esri
This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027
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Spending facts are average annual dollars per household


OFFICE MARKET PROFILE
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.
Learn more about this data
esri
PROJECTED ANNUAL GROWTH RATE
-0.23%
Population
-0.59%
Generation Z
4.34%
Generation X
1.24%
Millennial
INTERNET ACCESS (INDEX)
102
Access to Internet at home
103
Internet at home via high speed connection
LIFESTYLE SPENDING (INDEX)
132
Meals at Restaurants
137
Entertainment/ Recreation
135
Retail Goods
134
Apparel & Services
136
Home Services
INCOME AND HOME VALUE
$103,980
Median Household Income
$59,540
Per Capita Income
$430,571
Median Home Value
This infographic contains data provided by Esri, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2027, 2022.
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COMMUTE PROFILE
Leverett town, MA
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the ACS documentation page.
WORKERS
915
ACS Workers Age 16+
75.8%
Drove Alone to Work
TRANSPORTATION TO WORK
0.3%
Took Public Transportation
6.6%
Carpooled
0.0%
Walked to Work
0.0%
Bike to Work
TRAVEL TIME TO WORK
90+ min
60-89 min
45-59 min
40-44 min
35-39 min
30-34 min
25-29 min
20-24 min
15-19 min
10-14 min
5-9 min
< 5 min
0%
10%
20%
Percent of Workers
This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2016-2020.
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POPULATION TRENDS AND KEY INDICATORS

Leverett town, MA

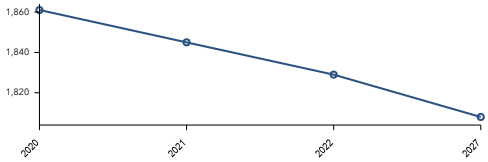
1,829	762	2.39	52.1	$103,980	$430,571	194	96	30
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

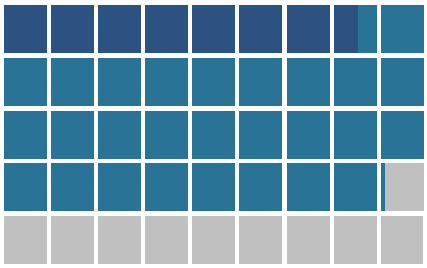
$17,035
Avg Spent on Mortgage & Basics

21.8%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



Under 18 (17%) Ages 18 to 64 (61%) Aged 65+ (22%)

POPULATION BY GENERATION

5.1%
Greatest Gen: Born 1945/Earlier

34.4%
Baby Boomer: Born 1946 to 1964

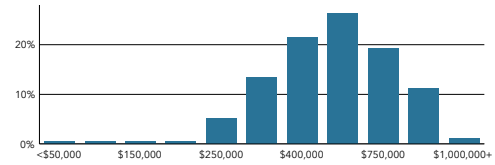
22.7%
Generation X: Born 1965 to 1980

16.8%
Millennial: Born 1981 to 1998

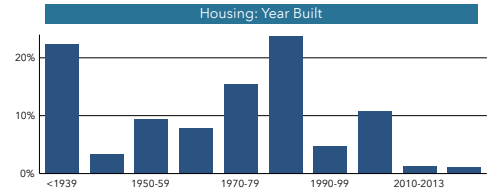
16.7%
Generation Z: Born 1999 to 2016

4.3%
Alpha: Born 2017 to Present

Home Value

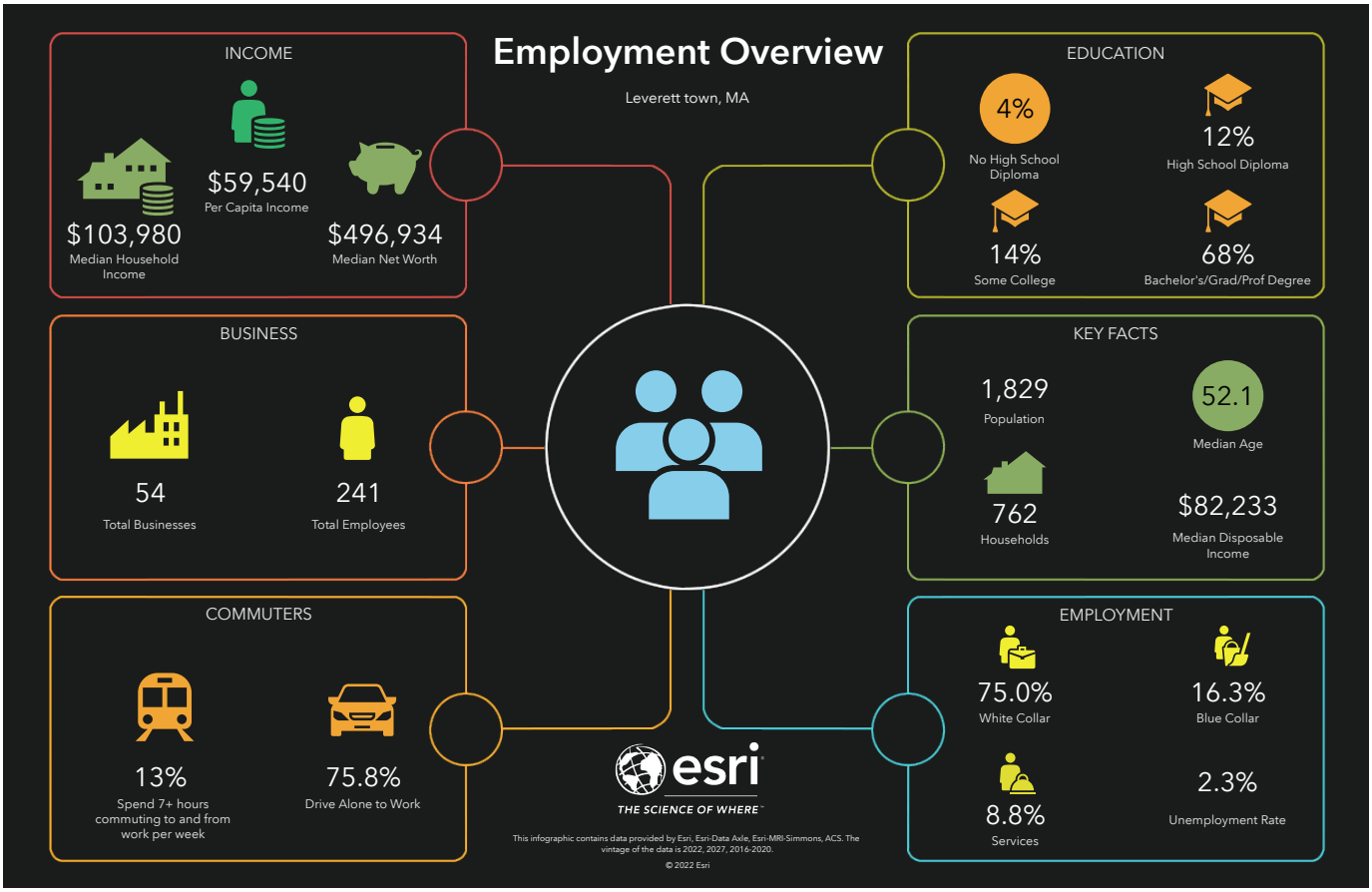


Housing: Year Built



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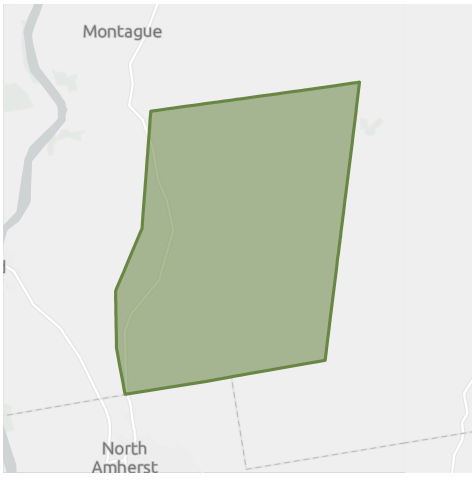
This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri



Leverett town, MA

Geography: County Subdivision

Nearby Restaurants



Average Annual Spend per Household on Eating Out

$566	$1,739	$2,687
Breakfast	Lunch	Dinner

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Source: The data in this infographic comes from Esri-U.S. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

Leverett town, MA

Geography: County Subdivision

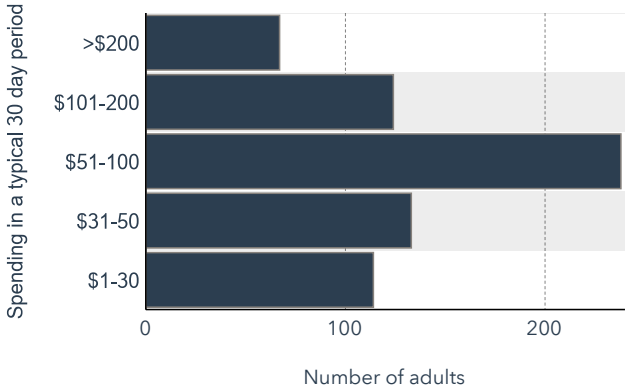
Nearby Restaurants

0	0	0	0
Bakers (Retail)	Bars and Pubs	Coffee Shops	Juice Bars

0	0	0	0
Doughnut Shops	Ice Cream Parlors	Pizza Restaurants	Other Restaurants

1,829	762	2.39	52.1	$103,980	$430,571
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

$5,453	$950
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

54	241
Total Businesses	Total Employees

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Source: The data in this infographic comes from Esri-U.S. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

CORONAVIRUS (COVID-19) IMPACT PLANNING REPORT

Leverett town, MA



1,829	2.39	762	52.1	$103,980	$430,571	96	97%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

POPULATION AND BUSINESSES

1,333	54	241
Daytime Population	Total Businesses	Total Employees

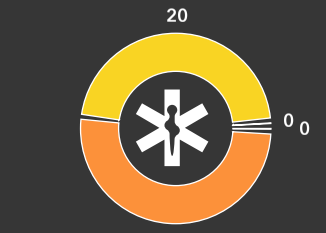
POVERTY

45	45
Households Below the Poverty Level	Households Receiving Food Stamps/SNAP

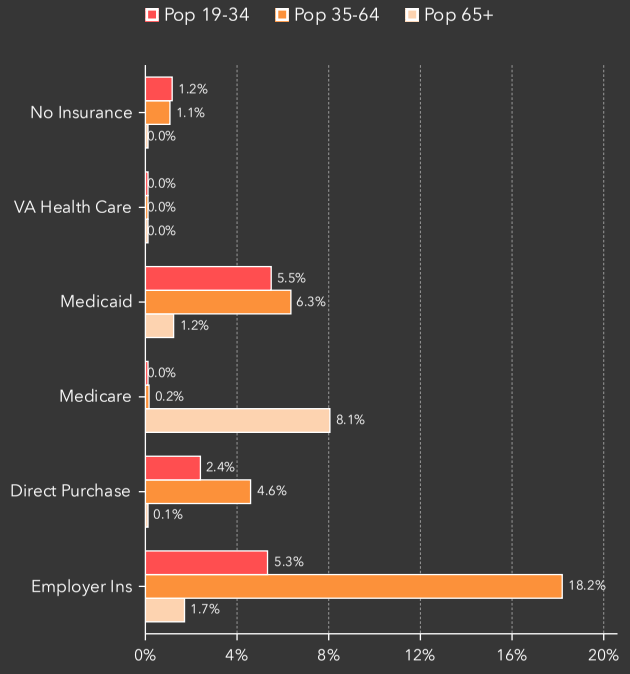
AT RISK POPULATION

158	402	11
Households With Disability	Population 65+	Households Without Vehicle

POPULATION NO HEALTH INSURANCE (ACS)



HEALTH INSURANCE COVERAGE (ACS)



Note: Medicaid values for population 65+ is defined as Medicaid plus Medicare. For other age groups it is Medicaid only. Source Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

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Source: Esri forecasts for 2022, 2027, 2016-2020 , Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

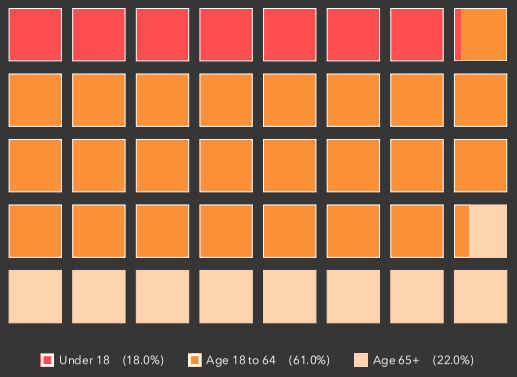
KEY INDICATORS: IMPACT PLANNING

Leverett town, MA

1,829	2.39	762	52.1	$103,980	$430,571	96	97%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

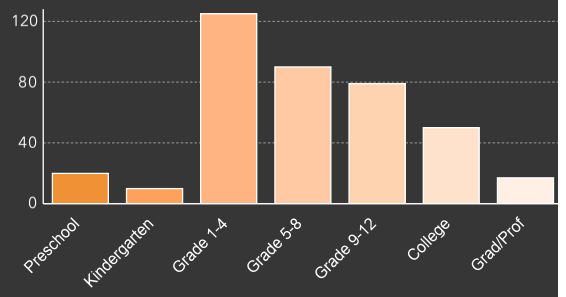
LANGUAGE (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	299	872	522	1,693
Spanish	0	22	0	22
Spanish & English Well	0	22	0	22
Spanish & English Not Well	0	0	0	0
Indo-European	0	44	5	49
Indo-European & English Well	0	44	5	49
Indo-Euro & English Not Well	0	0	0	0
Asian-Pacific Island	0	24	0	24
Asian-Pacific Isl & English Well	0	23	0	23
Asn-Pacific Isl & English Not Well	0	1	0	1
Other Language	0	16	0	16
Other Language & English Well	0	16	0	16
Other Lang. & English Not Well	0	0	0	0

POPULATION BY AGE



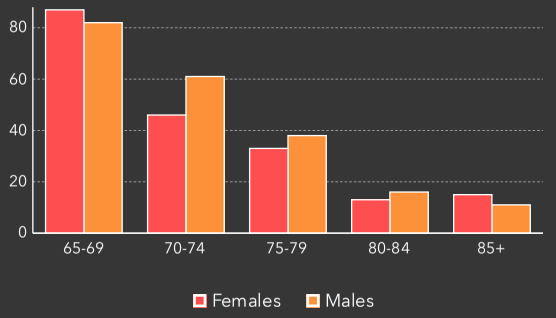
POPULATION AND POVERTY STATUS (ACS)	Total
Population for whom Poverty Status is Determined	1,873
Income to Poverty Ratio <0.50	81
Income to Poverty Ratio 0.50-0.99	93
Income to Poverty Ratio 1.00-1.24	89
Income to Poverty Ratio 1.25-1.49	58
Income to Poverty Ratio 1.50-1.84	93
Income to Poverty Ratio 1.85-1.99	37
Income to Poverty Ratio 2.00+	1,422

SCHOOL ENROLLMENT (ACS)



POVERTY LEVELS (ACS)	Below	Above	Total
Total	45	682	727
Married Couple Families	15	412	427
Other Families w/Male Householder	0	25	25
Other Families w/Female Householder	10	49	59
Nonfamilies w/Male Householder	7	64	71
Nonfamilies w/Female Householder	13	132	145

SENIOR POPULATION



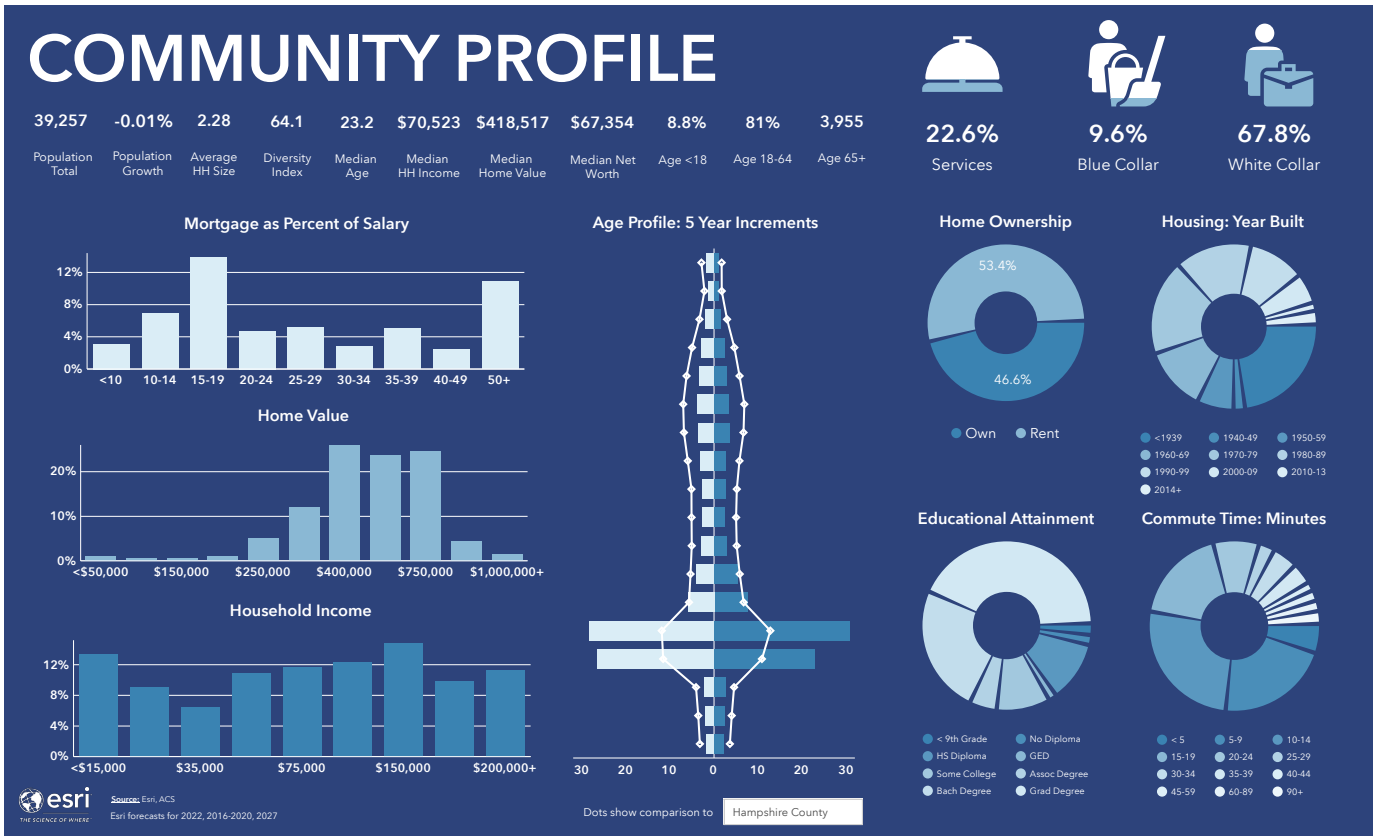
NO HEALTH INSURANCE COVERAGE	(ACS) %	Total
Population <19	0.0%	0
Population Age 19-34	1.2%	22
Population Age 35-64	1.1%	20
Population Age 65+	0.0%	0

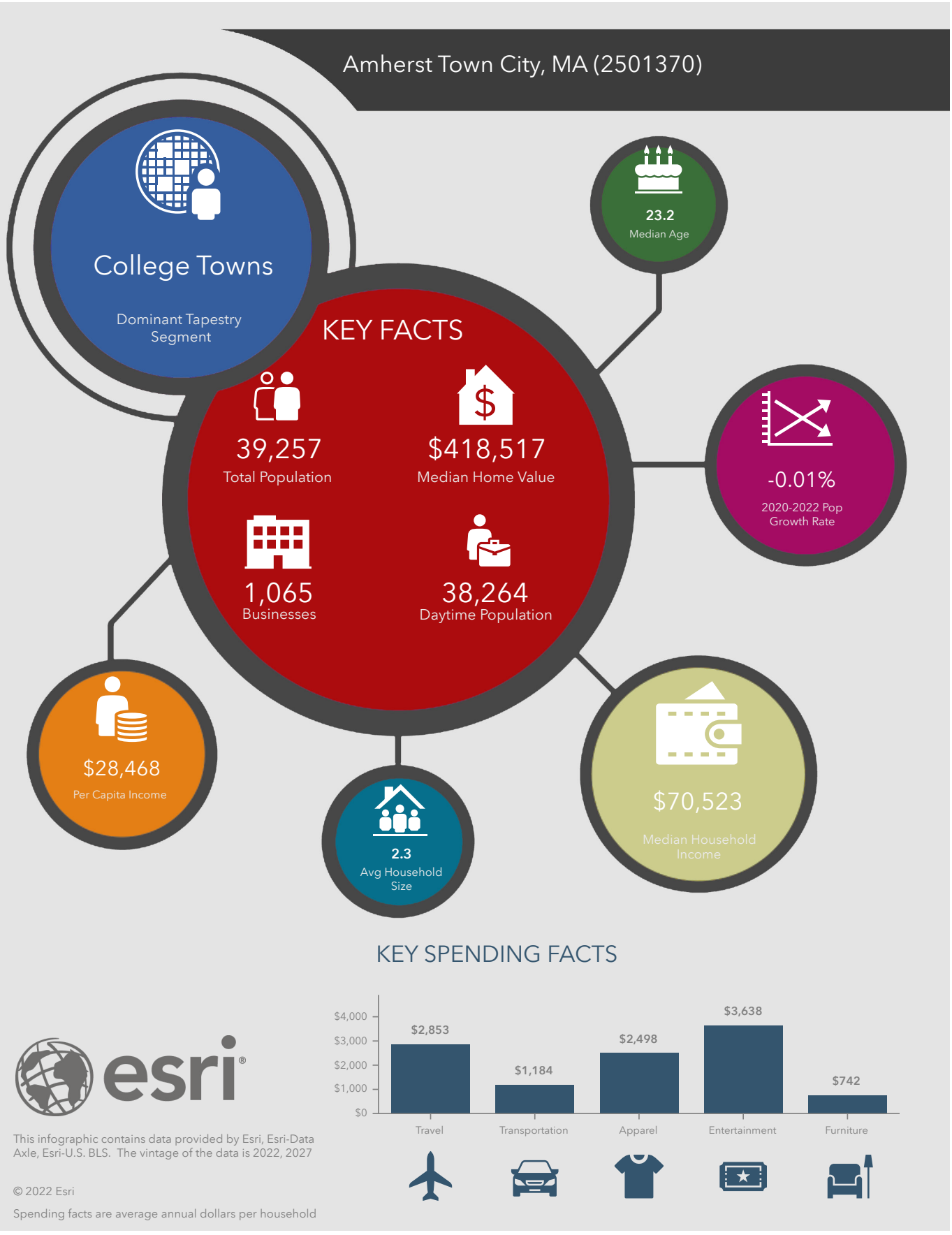
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Source: Esri forecasts for 2022, 2027, 2016-2020, Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

Version 1.12
Jun 3, 2021

Amherst


COMMUNITY PROFILE
39,257 Population Total
-0.01% Population Growth
2.28 Average HH Size
64.1 Diversity Index
23.2 Median Age
$70,523 Median HH Income
$418,517 Median Home Value
$67,354 Median Net Worth
8.8% Age <18
81% Age 18-64
3,955 Age 65+
22.6% Services
9.6% Blue Collar
67.8% White Collar
Mortgage as Percent of Salary
12%
8%
4%
0%
<10
10-14
15-19
20-24
25-29
30-34
35-39
40-49
50+
Home Value
20%
10%
0%
<$50,000
$150,000
$250,000
$400,000
$750,000
$1,000,000+
Household Income
12%
8%
4%
0%
<$15,000
$35,000
$75,000
$150,000
$200,000+
Age Profile: 5 Year Increments
30 20 10 0 10 20 30
Dots show comparison to
Hampshire County
Home Ownership
53.4%
46.6%
Own
Rent
Housing: Year Built
<1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010-13
2014+
Educational Attainment
< 9th Grade
No Diploma
HS Diploma
GED
Some College
Assoc Degree
Bach Degree
Grad Degree
Commute Time: Minutes
< 5
5-9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-59
60-89
90+
esri
THE SCIENCE OF WHERE
Source: Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027


Amherst Town City, MA (2501370)
College Towns
Dominant Tapestry Segment
23.2
Median Age
KEY FACTS
39,257
Total Population
$418,517
Median Home Value
-0.01%
2020-2022 Pop Growth Rate
1,065
Businesses
38,264
Daytime Population
$28,468
Per Capita Income
2.3
Avg Household Size
$70,523
Median Household Income
KEY SPENDING FACTS
$4,000
$3,000
$2,000
$1,000
$0
$2,853
$1,184
$2,498
$3,638
$742
Travel
Transportation
Apparel
Entertainment
Furniture
esri
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Spending facts are average annual dollars per household

OFFICE MARKET PROFILE

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

Learn more about this data

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PROJECTED ANNUAL GROWTH RATE

0.14% Population	0.96% Generation Z
0.70% Generation X	-2.96% Millennial

INTERNET ACCESS (INDEX)

103 Access to Internet at home	104 Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)

104 Meals at Restaurants	99 Entertainment/ Recreation	98 Retail Goods
104 Apparel & Services	97 Home Services	

INCOME AND HOME VALUE

$70,523 Median Household Income	$28,468 Per Capita Income	$418,517 Median Home Value

This infographic contains data provided by Esri, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2027, 2022.

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COMMUTE PROFILE

Amherst Town City, MA

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the ACS documentation page.

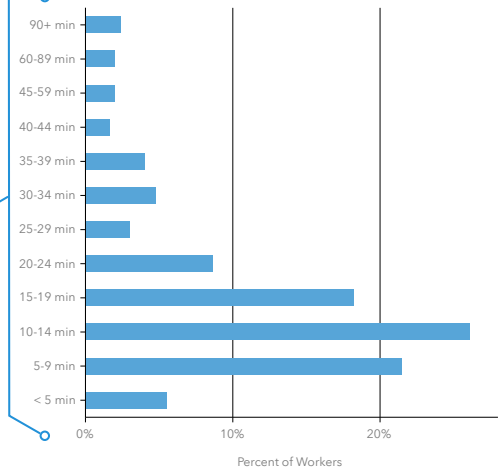
WORKERS

16,927 ACS Workers Age 16+	42.6% Drove Alone to Work

TRANSPORTATION TO WORK

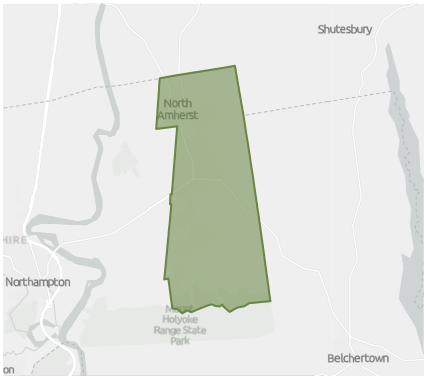
11.6% Took Public Transportation	6.5% Carpooled
23.1% Walked to Work	3.8% Bike to Work

TRAVEL TIME TO WORK



This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2016-2020.

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POPULATION TRENDS AND KEY INDICATORS

Amherst Town City, MA

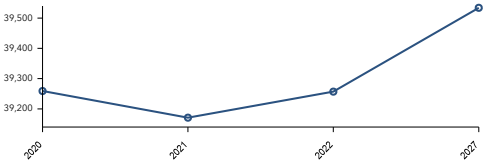
39,257	9,947	2.28	23.2	$70,523	$418,517	105	68	64
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

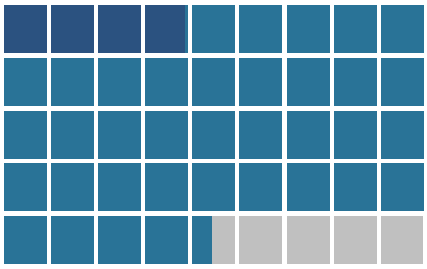
$10,413
Avg Spent on Mortgage & Basics

31.3%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



Under 18 (9%) Ages 18 to 64 (81%) Aged 65+ (10%)

POPULATION BY GENERATION

3.6%
Greatest Gen: Born 1945/Earlier

11.6%
Baby Boomer: Born 1946 to 1964

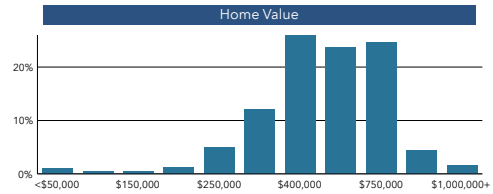
9.0%
Generation X: Born 1965 to 1980

16.6%
Millennial: Born 1981 to 1998

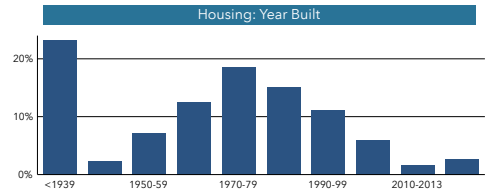
57.0%
Generation Z: Born 1999 to 2016

2.3%
Alpha: Born 2017 to Present

Home Value

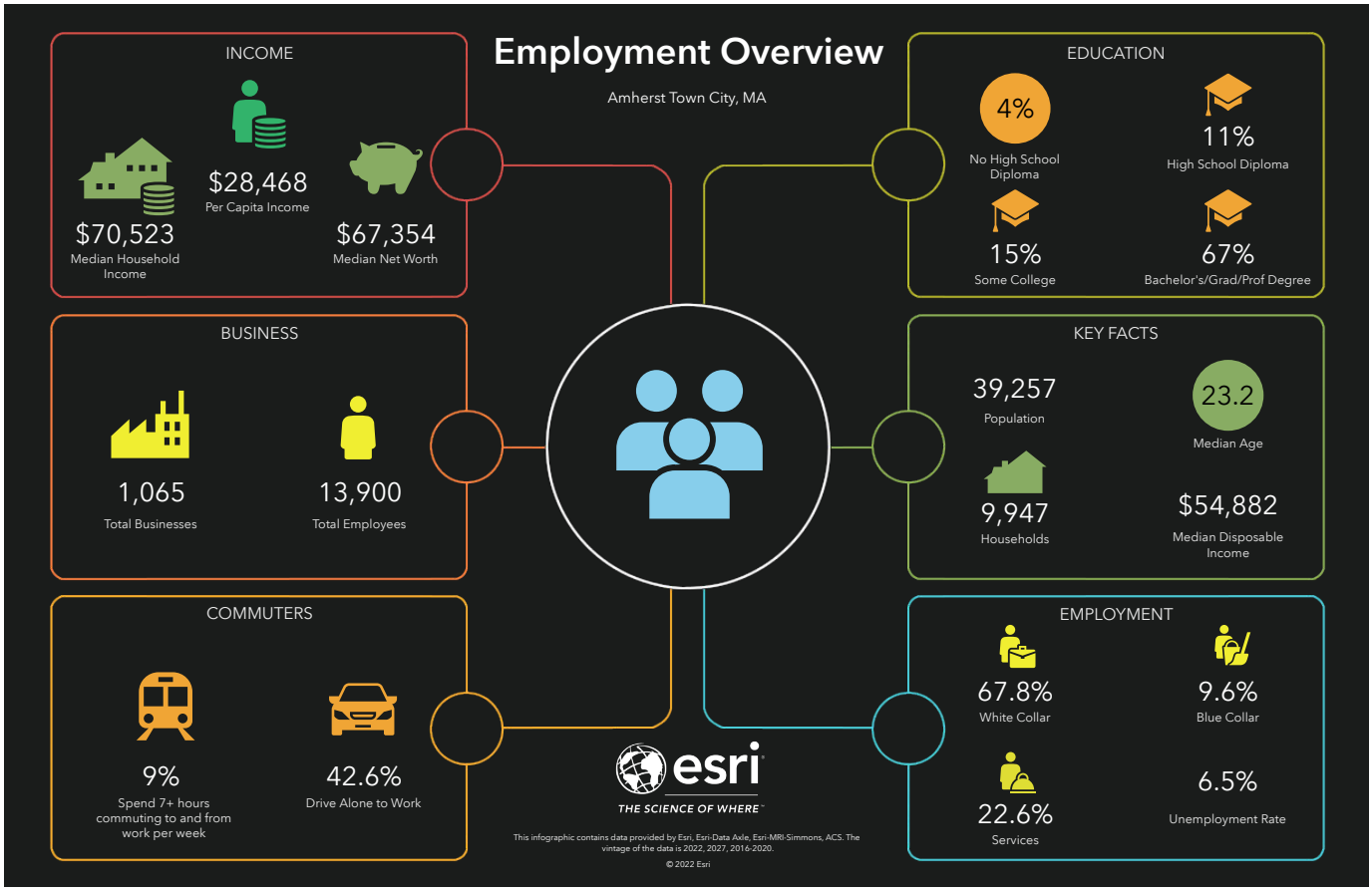


Housing: Year Built



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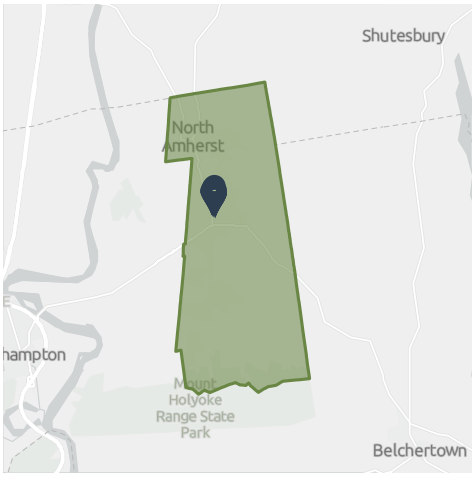
Amherst Town City, MA

Geography: Place

Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales ($000)	Distance
GLAZED DONUT SHOP		AMHERST	MA	6	248	0.0
LEMONGRASS FOODS		AMHERST	MA	10	415	0.0
RAO'S COFFEE	KELLOGG	AMHERST	MA	17	705	0.0
PITA POCKET	PLEASANT	AMHERST	MA	10	415	0.1
POWERHOUSE NUTRITION	PLEASANT ST # NPLEASANT	AMHERST	MA	1	42	0.1
PANDA EAST	PLEASANT	AMHERST	MA	7	291	0.1
LILI'S RESTAURANT	PLEASANT	AMHERST	MA	10	415	0.1
MALEK SHAWARMA MEDITERRANEAN	PLEASANT	AMHERST	MA	10	415	0.1
BISTRO 63 AT THE MONKEY BAR	PLEASANT	AMHERST	MA	30	1,244	0.1
DOWNSTAIRS LLC	BOLTWOOD	AMHERST	MA	10	415	0.1
KAIJU	BOLTWOOD	AMHERST	MA	0	0	0.1
JOHNNY'S TAVERN	BOLTWOOD	AMHERST	MA	40	1,658	0.1
STACKERS PUB	PLEASANT	AMHERST	MA	10	430	0.1
MISS SAIGON	PLEASANT	AMHERST	MA	3	125	0.1
CHUAN JIAO BISTRO INC	PLEASANT	AMHERST	MA	10	415	0.1
SHANGHAI GOURMET	PLEASANT	AMHERST	MA	7	415	0.1
MCMURPHY'S UPTOWN TAVERN	PLEASANT	AMHERST	MA	15	645	0.1
HONEYCRISP CHICKEN	BOLTWOOD	AMHERST	MA	6	415	0.1
BUENO Y SANO	BOLTWOOD	AMHERST	MA	9	373	0.1

Closest 19 locations



Average Annual Spend per Household on Eating Out

Breakfast	Lunch	Dinner
$444	$1,389	$2,095

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Source: The data in this infographic comes from Esri-U.S. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

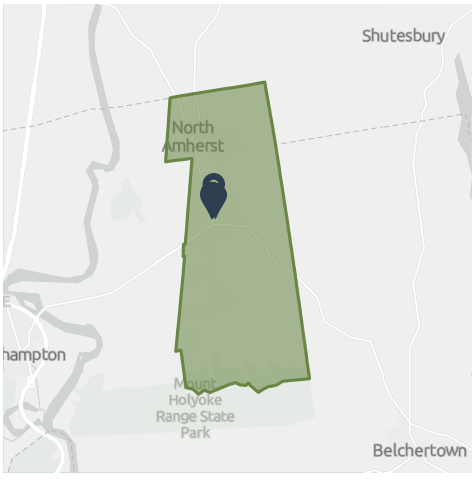
Amherst Town City, MA

Geography: Place

Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales ($000)	Distance
INSOMNIA COOKIES	MAIN	AMHERST	MA	8	396	0.1
CRAZY NOODLES CAFE	MAIN	AMHERST	MA	1	42	0.1
LIMERED TEAHOUSE	MAIN	AMHERST	MA	9	373	0.1
ANTONIO'S PIZZA BY THE SLICE	PLEASANT	AMHERST	MA	15	622	0.1
EL RINCONSITO CUSCATLECO	BOLTWOOD	AMHERST	MA	10	415	0.1
TASTE THAI CUISINE	PLEASANT	AMHERST	MA	10	415	0.1
WORKS BAKERY CAF	PLEASANT	AMHERST	MA	8	396	0.1
VIVI BUBBLE TEA	PLEASANT	AMHERST	MA	5	750	0.1
ARIGATO JAPANESE RESTAURANT	PLEASANT	AMHERST	MA	10	415	0.1
GLAZED DOUGHNUT SHOP	PLEASANT	AMHERST	MA	5	248	0.1
PASTA E BASTA	MAIN	AMHERST	MA	10	415	0.1
AMHERST BREWING CO	PLEASANT	AMHERST	MA	10	415	0.1
SUBWAY OF AMHERST	MAIN	AMHERST	MA	11	456	0.2
PARADISE OF INDIA RESTAURANT	MAIN	AMHERST	MA	5	208	0.2
BLACK SHEEP DELI & BAKERY	MAIN	AMHERST	MA	35	1,451	0.2
SPOKE	PLEASANT	AMHERST	MA	8	344	0.2
ORIENTAL FLAVOR	PLEASANT	AMHERST	MA	10	415	0.2
METACOMET CAFE	PLEASANT	AMHERST	MA	10	415	0.2
AMHERST COFFEE	AMITY	AMHERST	MA	12	498	0.2

Closest 19 locations



Average Annual Spend per Household on Eating Out



$444	$1,389	$2,095
Breakfast	Lunch	Dinner

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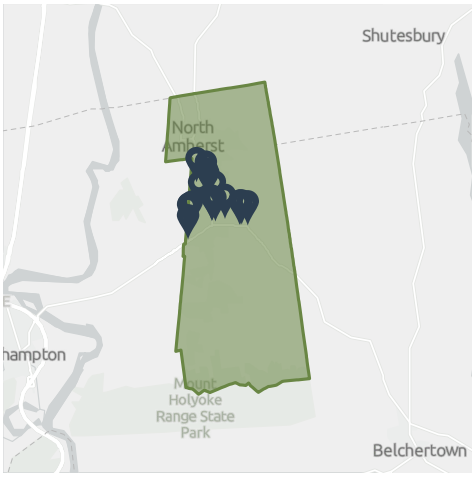
Amherst Town City, MA

Geography: Place

Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales ($000)	Distance
VESPA'S RESTAURANT	AMITY	AMHERST	MA	20	829	0.2
FRESH SIDE	PLEASANT	AMHERST	MA	10	415	0.2
30 BOLTWOOD	BOLTWOOD	AMHERST	MA	10	415	0.2
PRIMO PIZZERIA TOO	TRIANGLE	AMHERST	MA	7	291	0.2
LA VERACRUZANA MEXICAN RSTRNT	PLEASANT	AMHERST	MA	11	456	0.2
BRUNO'S PIZZA	MAIN	AMHERST	MA	15	622	0.3
SUNSET GRILL & PIZZA	FEARING	AMHERST	MA	1	42	0.5
FREEDOM CAF UMASS	PLEASANT	AMHERST	MA	0	0	0.5
NEWMAN CAFE	PLEASANT	AMHERST	MA	25	1,037	0.7
HANGAR PUB & GRILL	UNIVERSITY	AMHERST	MA	7	344	0.8
SUBWAY	COLLEGE	AMHERST	MA	8	332	0.8
DUNKIN'	COLLEGE	AMHERST	MA	18	891	0.8
KELLY'S RESTAURANT	COLLEGE	AMHERST	MA	7	291	0.8
UNIVERSITY CLUB & RESTAURANT	STOCKBRIDGE	AMHERST	MA	10	415	0.9
AFTERBURNER INC	UNIVERSITY	AMHERST	MA	8	344	0.9
ATHENA'S PIZZA	UNIVERSITY	AMHERST	MA	6	249	0.9
NORTH HOT POT	BELCHERTOWN	AMHERST	MA	10	415	1.0
UMASS CATERING	CAMPUS CENTER	AMHERST	MA	50	2,073	1.1
GINGER GARDEN RESTAURANT	NORTHAMPTON	AMHERST	MA	10	415	1.1

Closest 19 locations



Average Annual Spend per Household on Eating Out



$444	$1,389	$2,095
Breakfast	Lunch	Dinner

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Source: The data in this infographic comes from Esri-U.S. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

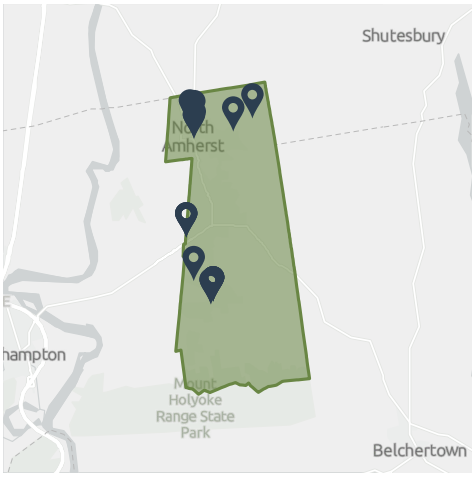
Amherst Town City, MA

Geography: Place

Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales ($000)	Distance
DUNKIN'	UNIVERSITY	AMHERST	MA	12	594	1.1
WINGS OVER AMHERST	UNIVERSITY	AMHERST	MA	75	3,109	1.1
OMI OMY	UNIVERSITY	AMHERST	MA	4	249	1.1
EL RINCONSITO CUSCATLECO	HADLEY	AMHERST	MA	10	415	2.1
HOUSE OF TERIYAKI	PLEASANT	AMHERST	MA	5	208	2.3
MILL RIVER CAFE	PLEASANT	AMHERST	MA	10	415	2.3
AMHERST HOUSE OF PIZZA	MONTAGUE	AMHERST	MA	4	208	2.4
CUSHMAN MARKET & CAFE	PINE	AMHERST	MA	9	373	2.5
WATROBA'S LIQUORS	SUNDERLAND	AMHERST	MA	5	208	2.5
HUMBLE BAKER	WEST	AMHERST	MA	8	396	2.6
COFFEE GRIND INC	WEST	AMHERST	MA	7	291	2.6
EL COMALITO RESTAURANT	WEST	AMHERST	MA	10	415	2.6
MOAN & DOVE	WEST	AMHERST	MA	5	215	2.6
MISSION CANTINA	WEST	AMHERST	MA	4	166	2.6
SIBIE'S PIZZA	WEST	AMHERST	MA	10	415	2.6
JAKE'S AT THE MILL	COWLS	AMHERST	MA	6	249	2.7
MISSION CANTINA INC	WEST	AMHERST	MA	10	415	2.7
HARP IRISH PUB	SUNDERLAND	AMHERST	MA	15	622	2.7
CONSTANCE W GILDEA	FLAT HILLS	AMHERST	MA	10	415	3.0

Closest 19 locations



Average Annual Spend per Household on Eating Out



$444

Breakfast



$1,389

Lunch



$2,095

Dinner

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Source: The data in this infographic comes from Esri-U.S. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

Amherst Town City, MA

Geography: Place

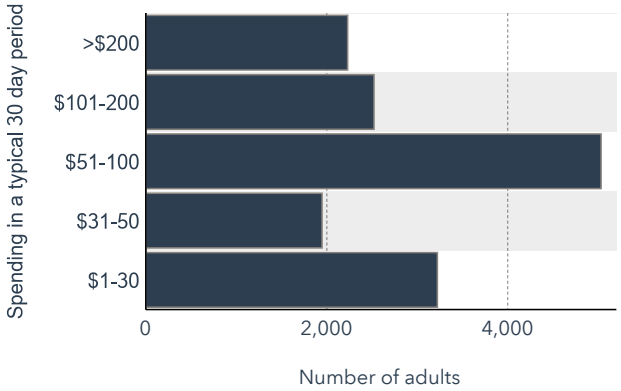
Nearby Restaurants

3	5	5	0
Bakers (Retail)	Bars and Pubs	Coffee Shops	Juice Bars

4	0	6	53
Doughnut Shops	Ice Cream Parlors	Pizza Restaurants	Other Restaurants

39,257	9,947	2.28	23.2	$70,523	$418,517
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

$4,309	$680
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

1,065	13,900
Total Businesses	Total Employees

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Source: The data in this infographic comes from Esri-U.S. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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CORONAVIRUS (COVID-19) IMPACT PLANNING REPORT

Amherst Town City, MA



39,257	228	9,947	23.2	$70,523	$418,517	68	97%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

POPULATION AND BUSINESSES

38,264	1,065	13,900
Daytime Population	Total Businesses	Total Employees

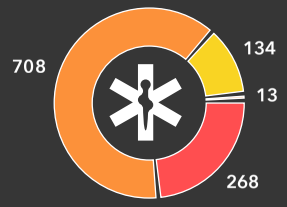
POVERTY

2,255	720
Households Below the Poverty Level	Households Receiving Food Stamps/SNAP

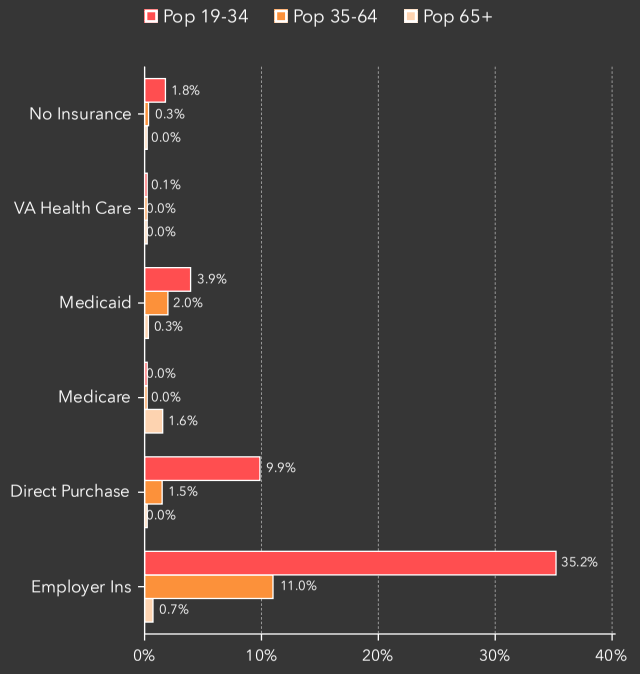
AT RISK POPULATION

2,015	3,955	1,320
Households With Disability	Population 65+	Households Without Vehicle

POPULATION NO HEALTH INSURANCE (ACS)



HEALTH INSURANCE COVERAGE (ACS)



Note: Medicaid values for population 65+ is defined as Medicaid plus Medicare. For other age groups it is Medicaid only. Source Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

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Source: Esri forecasts for 2022, 2027, 2016-2020 , Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

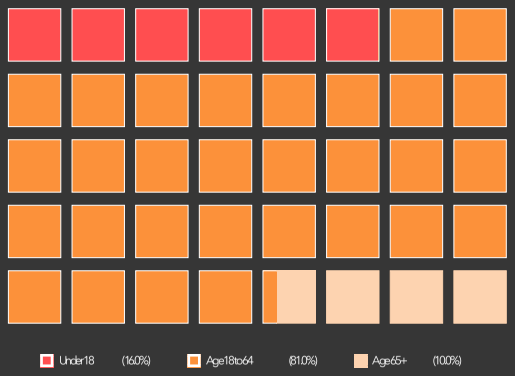
KEY INDICATORS: IMPACT PLANNING

Amherst Town City, MA

39,257	2.28	9,947	23.2	$70,523	$418,517	68	97%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

LANGUAGE (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	2,114	25,356	2,689	30,159
Spanish	141	1,600	100	1,841
Spanish & English Well	141	1,468	90	1,699
Spanish & English Not Well	0	112	10	122
Indo-European	219	2,686	259	3,164
Indo-European & English Well	219	2,575	259	3,053
Indo-Euro & English Not Well	0	111	0	111
Asian-Pacific Island	149	2,938	198	3,285
Asian-Pacific Isl & English Well	142	2,781	180	3,103
Asn-Pacific Isl & English Not Well	7	120	18	145
Other Language	80	449	36	565
Other Language & English Well	80	449	36	565
Other Lang & English Not Well	0	0	0	0

POPULATION BY AGE

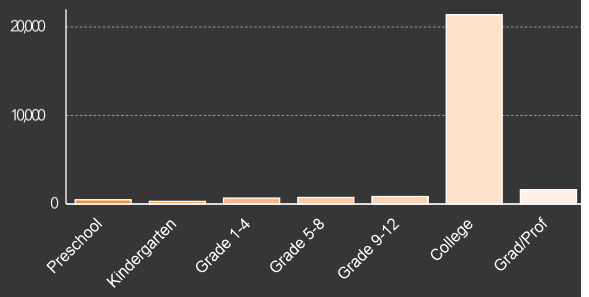


POPULATION AND POVERTY STATUS (ACS)	Total
Population for whom Poverty Status is Determined	23,220
Income to Poverty Ratio <0.50	3,824
Income to Poverty Ratio 0.50-0.99	2,002
Income to Poverty Ratio 1.00-1.24	1,111
Income to Poverty Ratio 1.25-1.49	1,052
Income to Poverty Ratio 1.50-1.84	1,441
Income to Poverty Ratio 1.85-1.99	615
Income to Poverty Ratio 2.00+	13,175

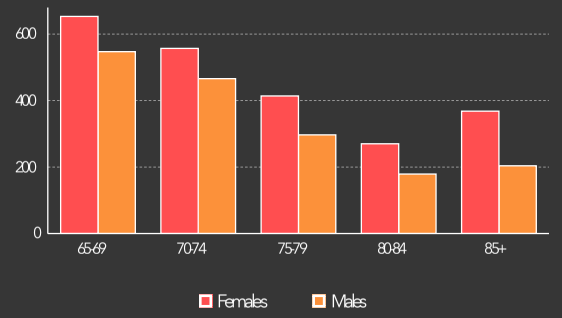
POVERTY LEVELS (ACS)	Below	Above	Total
Total	2,255	7,233	9,488
Married Couple Families	124	3,386	3,510
Other Families w/ Male Householder	0	194	194
Other Families w/ Female Householder	236	708	944
Nonfamilies w/ Male Householder	1,088	1,698	2,786
Nonfamilies w/ Female Householder	807	1,247	2,054

NO HEALTH INSURANCE COVERAGE	(ACS) %	Total
Population <19	0.7%	268
Population Age 19-34	1.8%	708
Population Age 35-64	0.3%	134
Population Age 65+	0.0%	13

SCHOOL ENROLLMENT (ACS)



SENIOR POPULATION

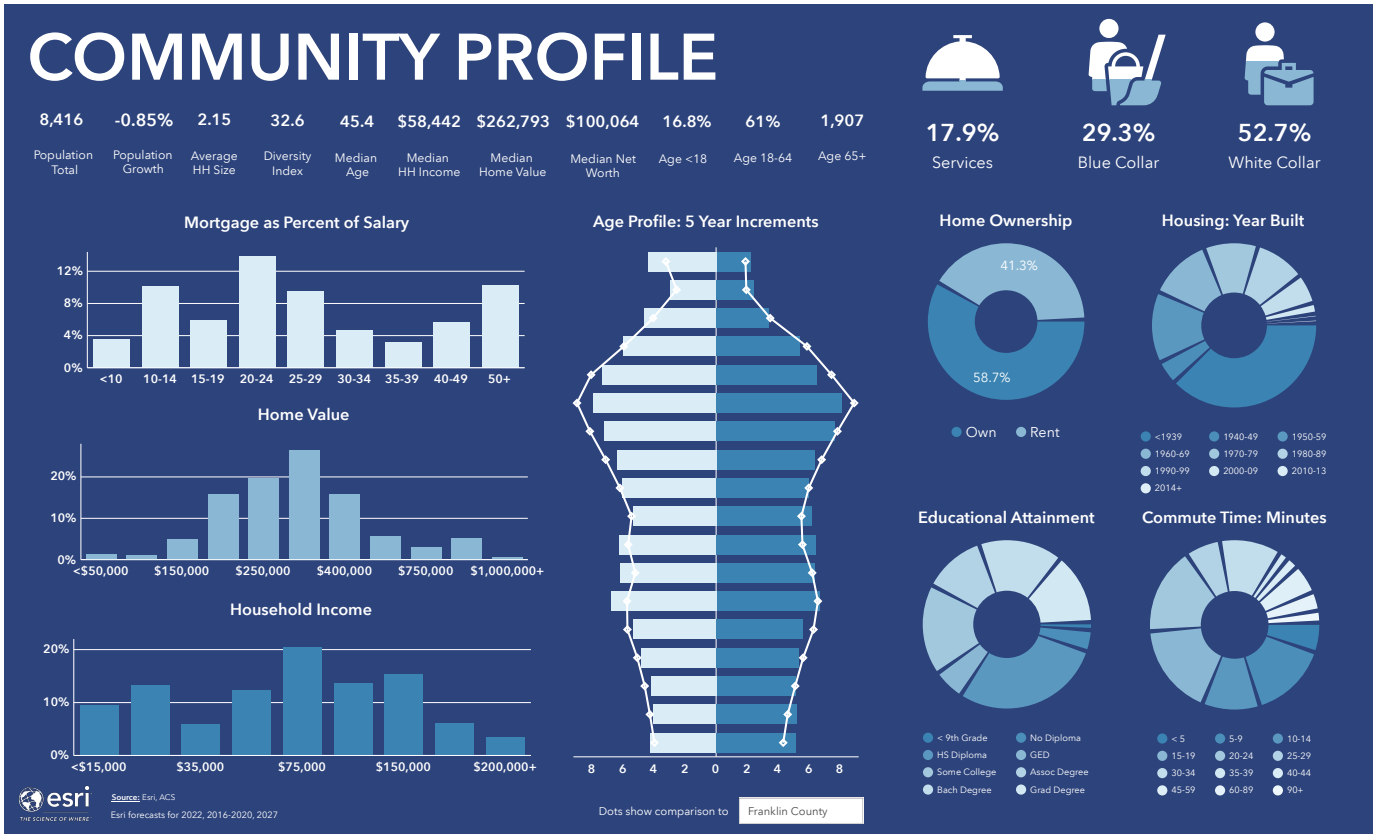


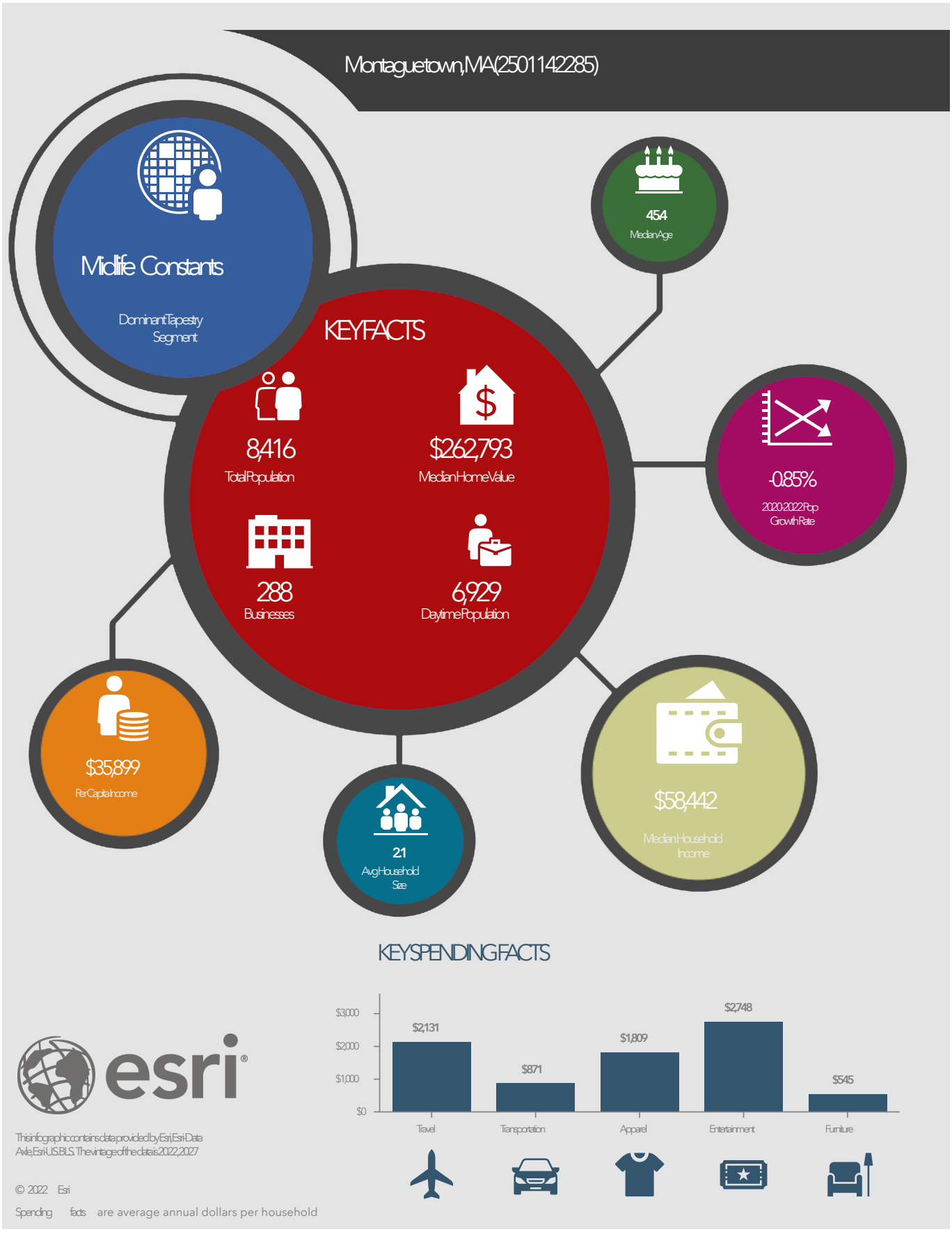
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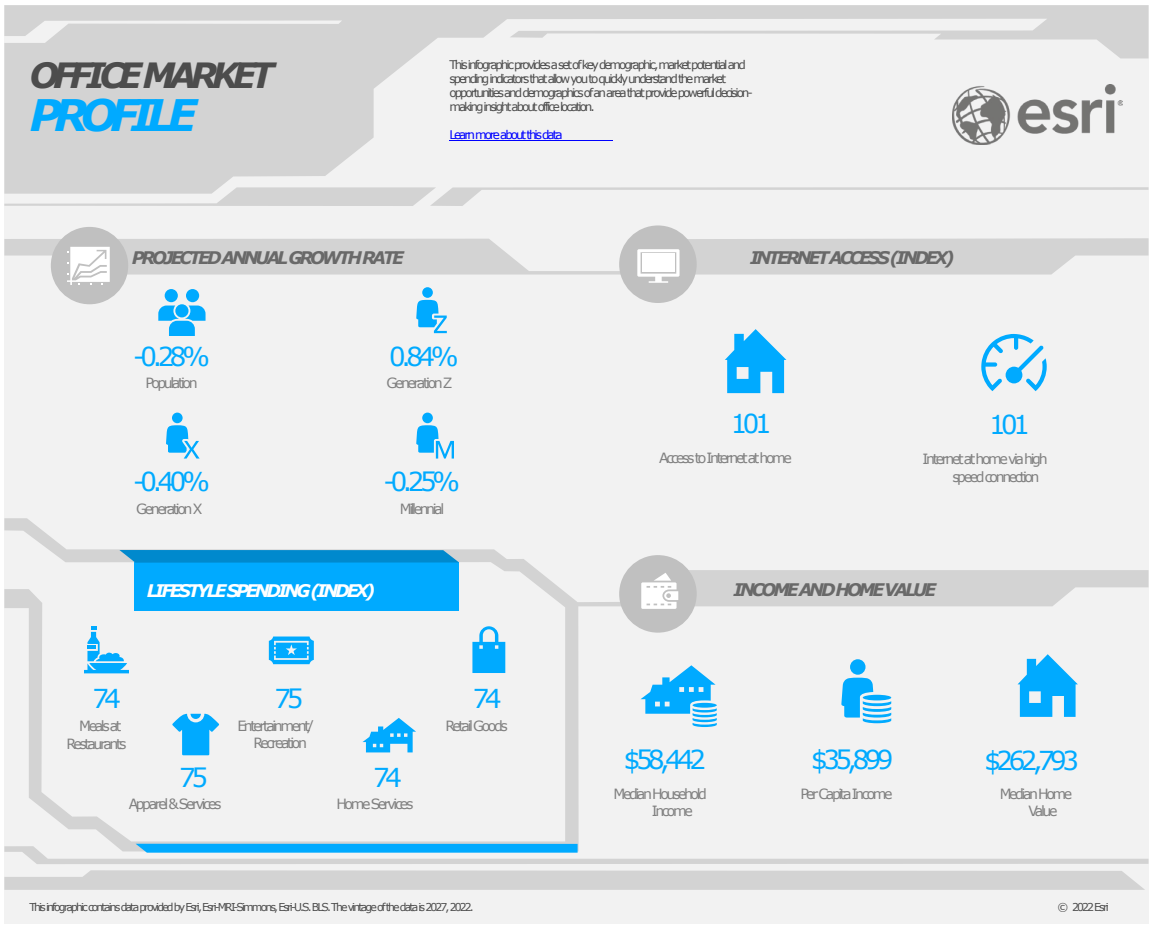
Source: Esri forecasts for 2022, 2027; 2016-2020 Esri; Esri-MRI-Simmons; Esri Data Axle ACS

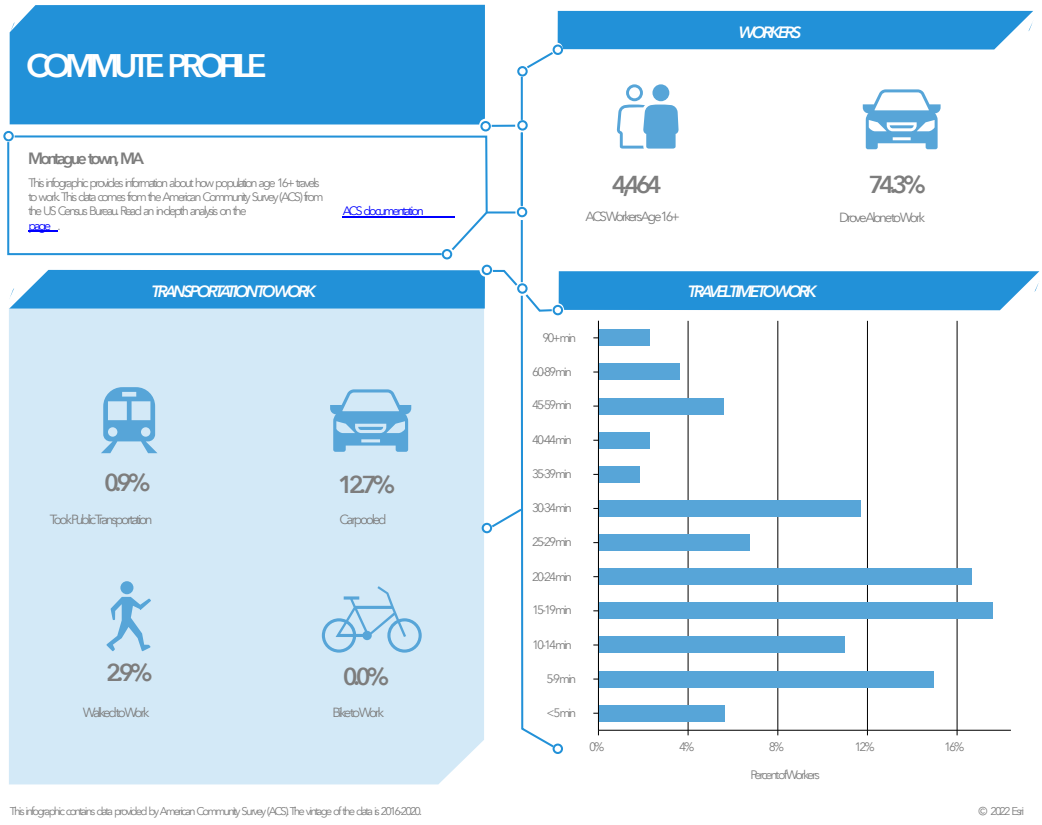
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Jun 3, 2021

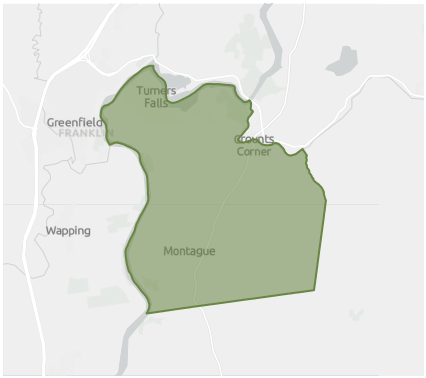
Montague


COMMUNITY PROFILE
8,416 Population Total
-0.85% Population Growth
2.15 Average HH Size
32.6 Diversity Index
45.4 Median Age
$58,442 Median HH Income
$262,793 Median Home Value
$100,064 Median Net Worth
16.8% Age <18
61% Age 18-64
1,907 Age 65+
17.9% Services
29.3% Blue Collar
52.7% White Collar
Mortgage as Percent of Salary
12%
8%
4%
0%
<10
10-14
15-19
20-24
25-29
30-34
35-39
40-49
50+
Home Value
20%
10%
0%
<$50,000
$150,000
$250,000
$400,000
$750,000
$1,000,000+
Household Income
20%
10%
0%
<$15,000
$35,000
$75,000
$150,000
$200,000+
Age Profile: 5 Year Increments
8 6 4 2 0 2 4 6 8
Dots show comparison to
Franklin County
Home Ownership
41.3%
58.7%
Own
Rent
Housing: Year Built
<1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010-13
2014+
Educational Attainment
< 9th Grade
No Diploma
HS Diploma
GED
Some College
Assoc Degree
Bach Degree
Grad Degree
Commute Time: Minutes
< 5
5-9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-59
60-89
90+
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Source: Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027


Montaguetown,MA(2501142285)
Midlife Constants
Dominant Tapestry Segment
454
Median Age
KEY FACTS
8,416
Total Population
$262,793
Median Home Value
-0.85%
2020-2022 Pop Growth Rate
288
Businesses
6,929
Daytime Population
$35,899
Per Capita Income
$58,442
Median Household Income
2.1
Avg Household Size
KEY SPENDING FACTS
$3,000
$2,000
$1,000
$0
$2,131
$871
$1,809
$2,748
$545
Travel
Transportation
Apparel
Entertainment
Furniture
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This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027
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Spending facts are average annual dollars per household


OFFICE MARKET PROFILE
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.
Learn more about this data
esri
PROJECTED ANNUAL GROWTH RATE
-0.28%
Population
0.84%
Generation Z
-0.40%
Generation X
-0.25%
Millennial
INTERNET ACCESS (INDEX)
101
Access to Internet at home
101
Internet at home via high speed connection
LIFESTYLE SPENDING (INDEX)
74
Meals at Restaurants
75
Entertainment/ Recreation
74
Retail Goods
75
Apparel & Services
74
Home Services
INCOME AND HOME VALUE
$58,442
Median Household Income
$35,899
Per Capita Income
$262,793
Median Home Value
This infographic contains data provided by Esri, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2027, 2022.
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COMMUTE PROFILE
Montague town, MA
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the page
ACS documentation
WORKERS
4,464
ACS Workers Age 16+
74.3%
Drove Alone to Work
TRANSPORTATION TO WORK
0.9%
Took Public Transportation
12.7%
Carpooled
2.9%
Walked to Work
0.0%
Bike to Work
TRAVEL TIME TO WORK
90+ min
60-89 min
45-59 min
40-44 min
35-39 min
30-34 min
25-29 min
20-24 min
15-19 min
10-14 min
5-9 min
<5 min
0%
4%
8%
12%
16%
Percent of Workers
This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2016-2020.
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POPULATION TRENDS AND KEY INDICATORS

Montague town, MA

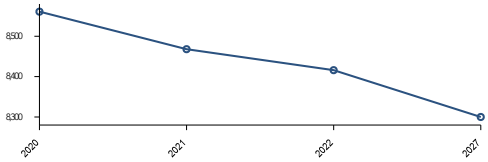
8,416	3,853	2.15	45.4	$58,442	$262,793	59	90	33
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

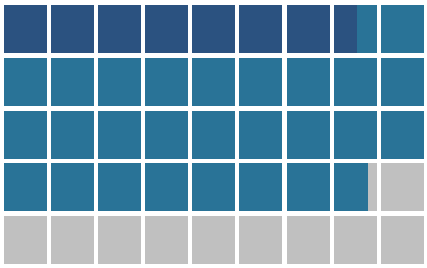
$8,878
Avg Spent on Mortgage & Basics

23.7%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



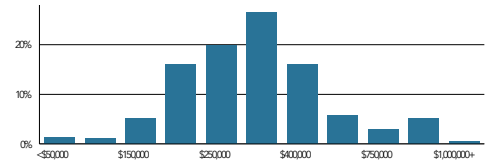
Under 18 (17%) Ages 18 to 64 (61%) Aged 65+ (23%)

POPULATION BY GENERATION

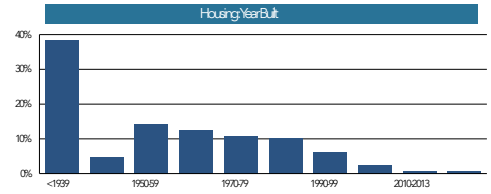
G	B	X
8.3%	25.4%	20.2%
Greatest Gen: Born 1945 & Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980

M	Z	A
22.9%	17.6%	5.6%
Millenial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

Home Value

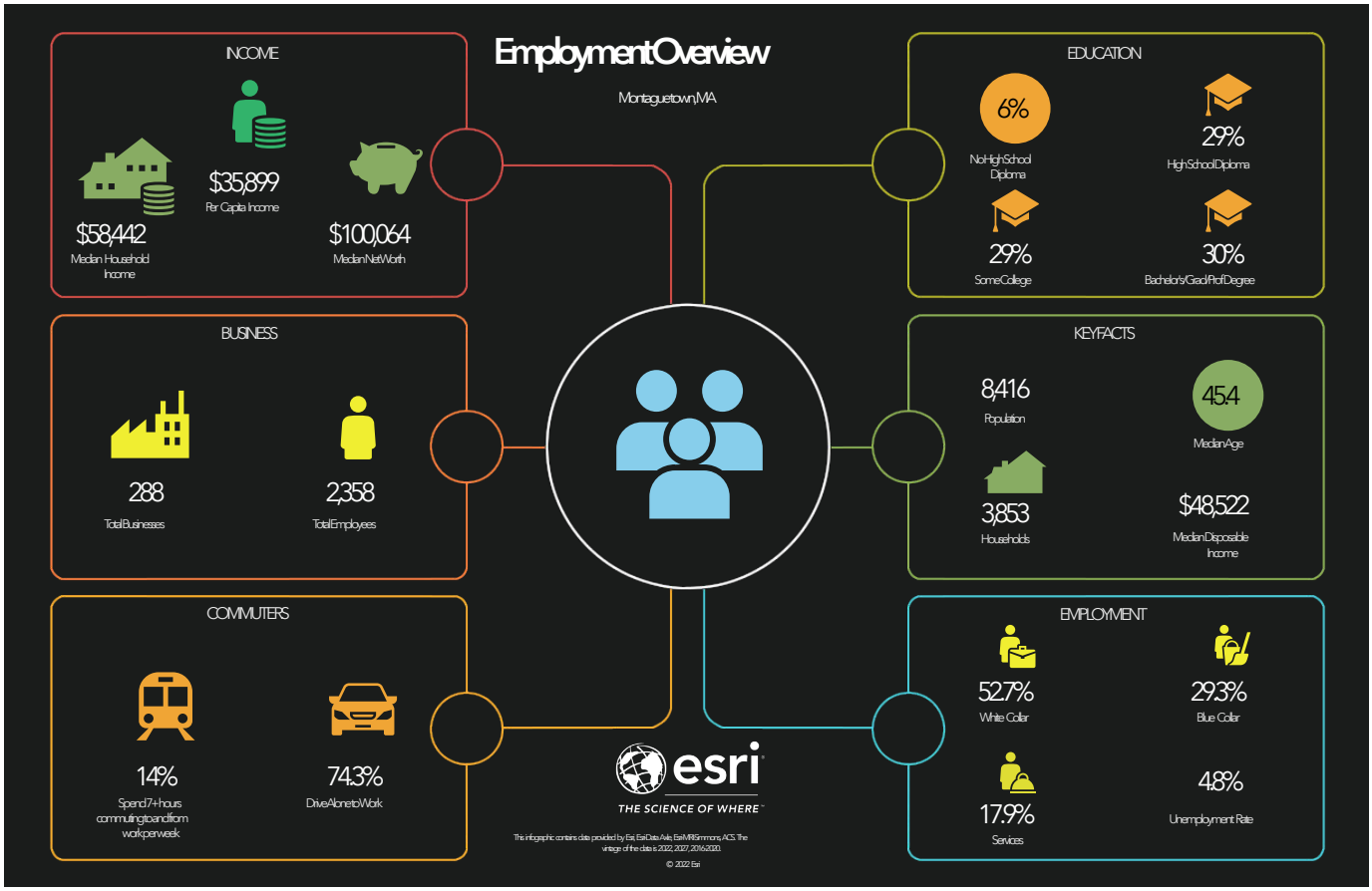


Housing: Year Built



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This infographic contains data provided by Esri, Esri US BLS/ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri



Montague town, MA

Geography: County Subdivision

Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales ($000)	Distance
ROBERTOS FAMILY RESTAURANT	TURNERS FALLS	MONTAGUE	MA	3	114	0.2
BEIJING STATION	L	TURNERS FALLS	MA	5	302	1.9
RENDEZVOUS	3RD	TURNERS FALLS	MA	2	76	1.9
BLACK COW BURGER BAR	AVENUE A	TURNERSFALLS	MA	8	302	1.9
TURNERSFALLS PIZZA HOUSE	AVENUE A	TURNERSFALLS	MA	14	528	1.9
UPPER BEND CAFE	AVENUE A	TURNERSFALLS	MA	8	302	2.0
CECES CHINESE RESTAURANT	AVENUE A	TURNERSFALLS	MA	6	264	2.0
SUBWAY	AVENUE A	TURNERSFALLS	MA	7	264	2.0
BETWEEN THE UPRIGHTS	AVENUE A	TURNERSFALLS	MA	5	219	2.0
FIVE EYED FOX	3RD	TURNERSFALLS	MA	5	189	2.0
TWISTERS	AVENUE A	TURNERSFALLS	MA	5	189	2.0
COUNTRY CREEMEE	AVENUE A	TURNERSFALLS	MA	10	377	2.0
SHADY GLEN	AVENUE A	TURNERSFALLS	MA	4	151	2.0
LADY KILLIGREW	GREENFIELD	MONTAGUE	MA	10	377	3.0
MILLER'S PUB	MAIN	MONTAGUE	MA	2	88	3.2
RED FIRE FARM	FEDERAL	MONTAGUE	MA	8	302	3.9

Closest 16 locations



Average Annual Spend per Household on Eating Out



$323

Breakfast



$970

Lunch



$1,512

Dinner

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Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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Montague town, MA

Geography: County Subdivision

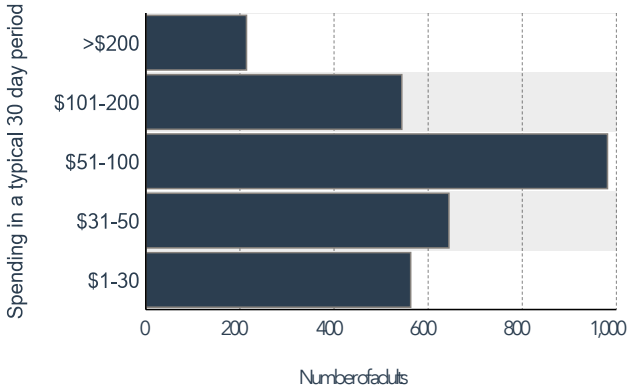
Nearby Restaurants

0	2	0	0
Bakers (Retail)	Bars and Pubs	Coffee Shops	Juice Bars

0	2	2	10
Doughnut Shops	Ice Cream Parlors	Pizza Restaurants	Other Restaurants

8,416	3,853	2.15	45.4	$58,442	$262,793
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

$3,064	$505
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

288	2,358
Total Businesses	Total Employees

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Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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CORONAVIRUS (COVID-19) IMPACT PLANNING REPORT

Montague town, MA



8,416	2.15	3,853	45.4	$58,442	$262,793	90	95%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

POPULATION AND BUSINESSES

6,929	288	2,358
Daytime Population	Total Businesses	Total Employees

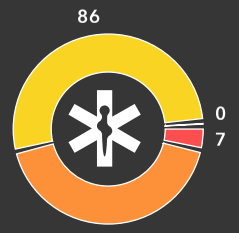
POVERTY

391	681
Households Below the Poverty Level	Households Receiving Food Stamps/SNAP

AT RISK POPULATION

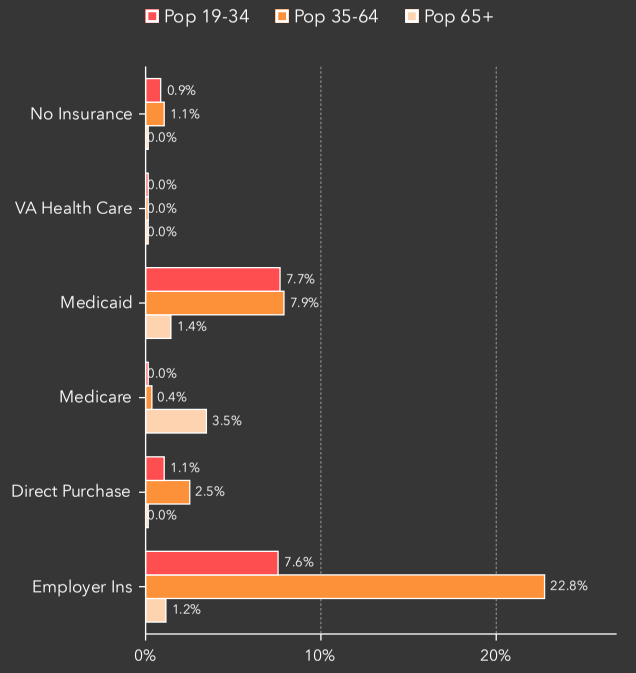
1,146	1,907	465
Households With Disability	Population 65+	Households Without Vehicle

POPULATION NO HEALTH INSURANCE (ACS)



0-18 19-34 35-64 Age 65+

HEALTH INSURANCE COVERAGE (ACS)



Note: Medicaid values for population 65+ is defined as Medicaid plus Medicare. For other age groups it is Medicaid only. Source Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

esri THE SCIENCE OF WHERE

Source: Esri forecasts for 2022, 2027, 2016-2020 , Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

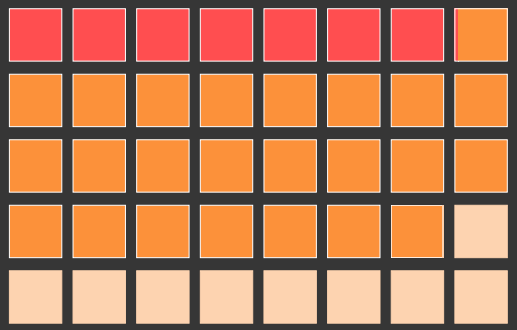
KEY INDICATORS: IMPACT PLANNING

Montague town, MA

8,416	2.15	3,853	45.4	$58,442	$262,793	90	95%
Population	Avg. Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

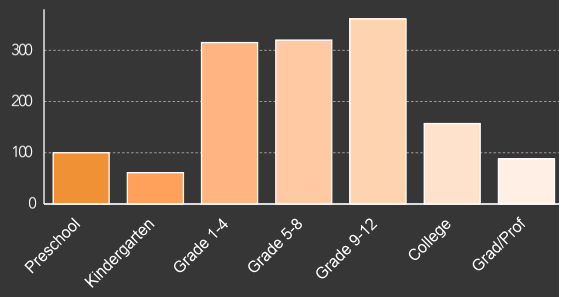
LANGUAGE (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	944	4,780	1,551	7,275
Spanish	56	184	23	263
Spanish & English Well	56	134	17	207
Spanish & English Not Well	0	23	6	29
Indo-European	85	167	76	328
Indo-European & English Well	57	159	68	284
Indo-Euro & English Not Well	28	8	8	44
Asian-Pacific Island	0	4	0	4
Asian-Pacific Isl & English Well	0	4	0	4
Asn-Pacific Isl & English Not Well	0	0	0	0
Other Language	0	55	0	55
Other Language & English Well	0	55	0	55
Other Lang. & English Not Well	0	0	0	0

POPULATION BY AGE



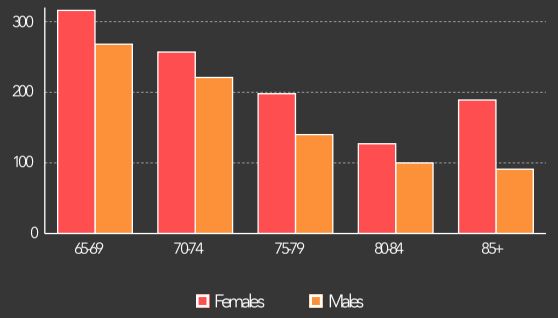
POPULATION AND POVERTY STATUS (ACS)	Total
Population for whom Poverty Status is Determined	8,134
Income to Poverty Ratio <0.50	175
Income to Poverty Ratio 0.50-0.99	494
Income to Poverty Ratio 1.00-1.24	487
Income to Poverty Ratio 1.25-1.49	384
Income to Poverty Ratio 1.50-1.84	349
Income to Poverty Ratio 1.85-1.99	256
Income to Poverty Ratio 2.00+	5,989

SCHOOL ENROLLMENT (ACS)



POVERTY LEVELS (ACS)	Below	Above	Total
Total	391	3,366	3,757
Married Couple Families	23	1,384	1,407
Other Families w/ Male Householder	28	100	128
Other Families w/ Female Householder	53	329	382
Nonfamilies w/ Male Householder	105	820	925
Nonfamilies w/ Female Householder	182	733	915

SENIOR POPULATION



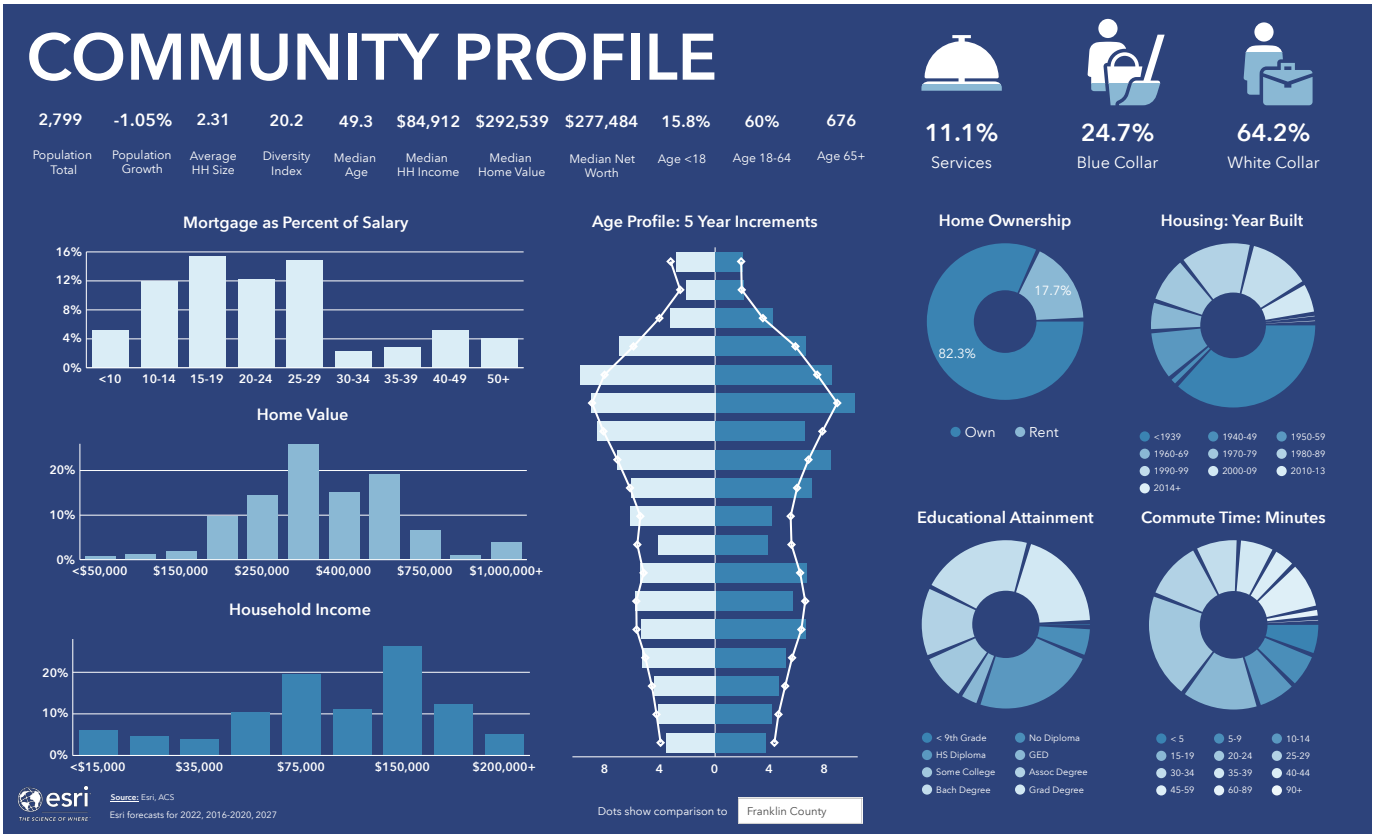
NO HEALTH INSURANCE COVERAGE	(ACS) %	Total
Population <19	0.1%	7
Population Age 19-34	0.9%	70
Population Age 35-64	1.1%	86
Population Age 65+	0.0%	0

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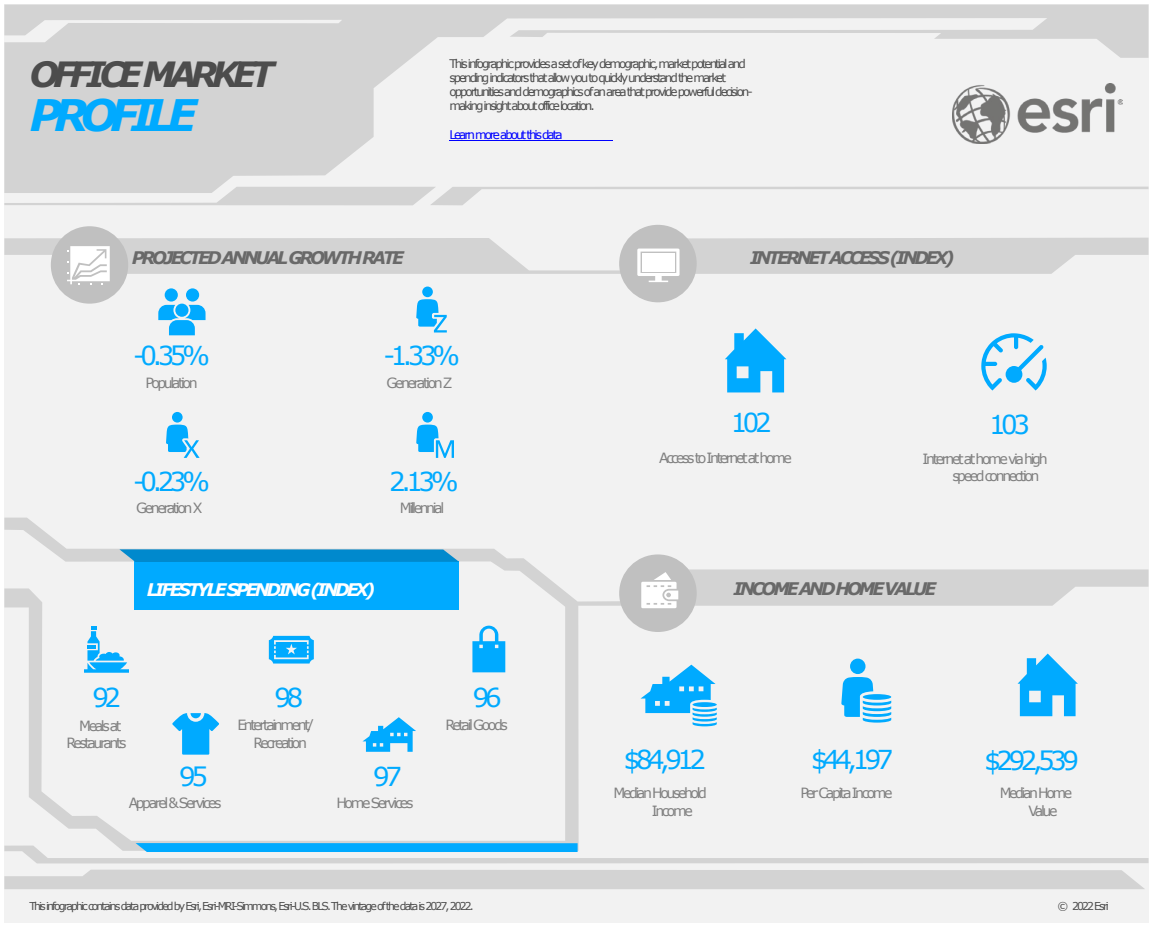
Source: Esri forecasts for 2022, 2027; 2016-2020 Esri; Esri-MRI-Simmons; Esri Data Axle; ACS

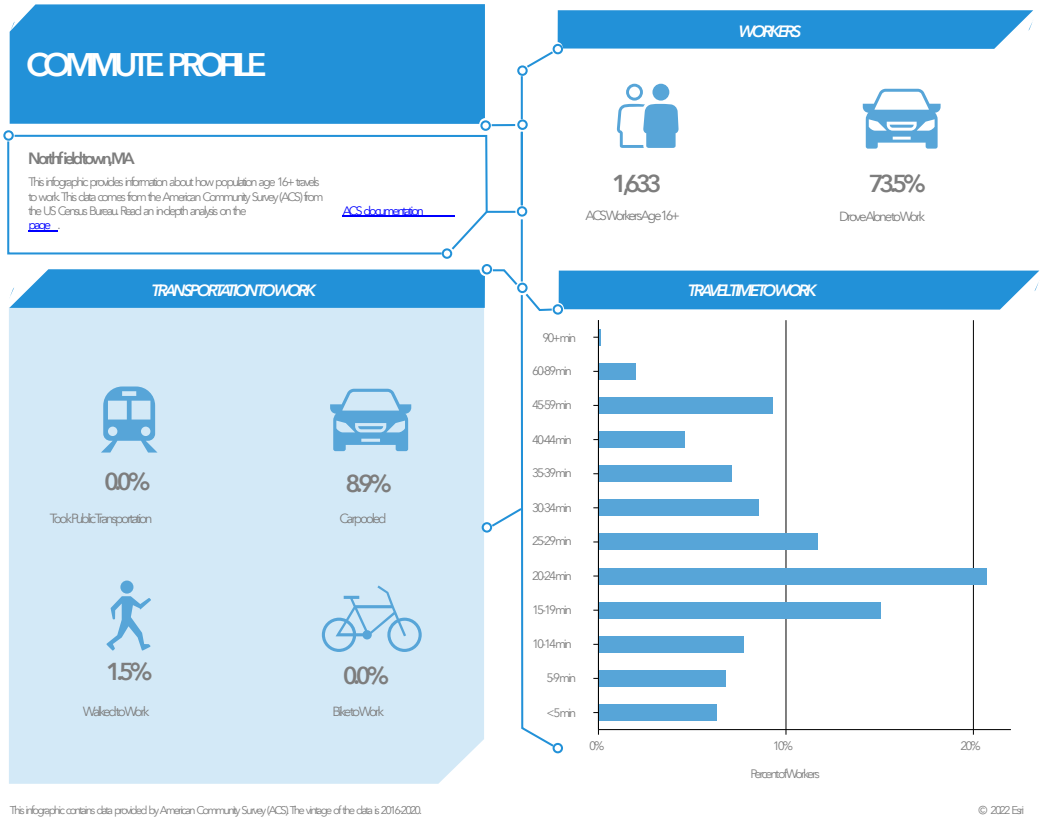
Version 1.1.2
Jun 3, 2021

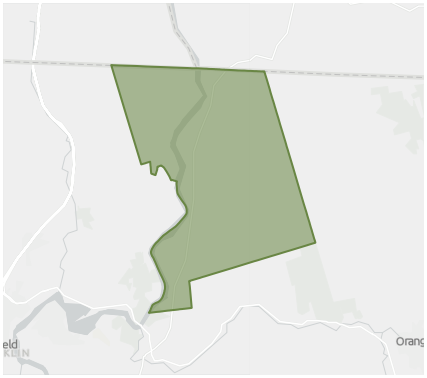
Northfield


COMMUNITY PROFILE
2,799 Population Total
-1.05% Population Growth
2.31 Average HH Size
20.2 Diversity Index
49.3 Median Age
$84,912 Median HH Income
$292,539 Median Home Value
$277,484 Median Net Worth
15.8% Age <18
60% Age 18-64
676 Age 65+
11.1% Services
24.7% Blue Collar
64.2% White Collar
Mortgage as Percent of Salary
16%
12%
8%
4%
0%
<10
10-14
15-19
20-24
25-29
30-34
35-39
40-49
50+
Home Value
20%
10%
0%
<$50,000
$150,000
$250,000
$400,000
$750,000
$1,000,000+
Household Income
20%
10%
0%
<$15,000
$35,000
$75,000
$150,000
$200,000+
Age Profile: 5 Year Increments
8
4
0
4
8
Dots show comparison to
Franklin County
Home Ownership
17.7%
82.3%
Own
Rent
Housing: Year Built
<1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010-13
2014+
Educational Attainment
< 9th Grade
No Diploma
HS Diploma
GED
Some College
Assoc Degree
Bach Degree
Grad Degree
Commute Time: Minutes
< 5
5-9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-59
60-89
90+
esri
THE SCIENCE OF WHERE
Source: Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027


Northfieldtown,MA(2501147835)
GreenAcres
DominantTapestry
Segment
493
MedianAge
KEYFACTS
2,799
TotalPopulation
$292,539
MedianHomeValue
-1.05%
2020-2022Pop
GrowthRate
97
Businesses
2,261
DaytimePopulation
$44,197
PerCapitaIncome
$84,912
MedianHousehold
Income
2.3
AvgHousehold
Size
KEYSPENDINGFACTS
$4,000
$3,000
$2,000
$1,000
$0
$2,875
$1,153
$2,288
$3,580
$706
Travel
Transportation
Apparel
Entertainment
Furniture
esri
Thisinfographiccontainsdataprovidedby Esri,Esri-Data
Axle,Esri-U.S.BLS.Thevintageofthedatais2022,2027
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Spending facts are average annual dollars per household


OFFICE MARKET PROFILE
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.
Learn more about this data
esri
PROJECTED ANNUAL GROWTH RATE
-0.35%
Population
-1.33%
Generation Z
-0.23%
Generation X
2.13%
Millennial
INTERNET ACCESS (INDEX)
102
Access to Internet at home
103
Internet at home via high speed connection
LIFESTYLE SPENDING (INDEX)
92
Meals at Restaurants
95
Apparel & Services
98
Entertainment/ Recreation
97
Home Services
96
Retail Goods
INCOME AND HOME VALUE
$84,912
Median Household Income
$44,197
Per Capita Income
$292,539
Median Home Value
This infographic contains data provided by Esri, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2027, 2022.
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COMMUTE PROFILE
Northfield town, MA
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the page.
ACS documentation
WORKERS
1,633
ACS Workers Age 16+
73.5%
Drove Alone to Work
TRANSPORTATION TO WORK
0.0%
Took Public Transportation
8.9%
Carpooled
1.5%
Walked to Work
0.0%
Bike to Work
TRAVEL TIME TO WORK
90+ min
60-89 min
45-59 min
40-44 min
35-39 min
30-34 min
25-29 min
20-24 min
15-19 min
10-14 min
5-9 min
<5 min
0%
10%
20%
Percent of Workers
This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2016-2020.
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POPULATION TRENDS AND KEY INDICATORS

Northfieldtown,MA2

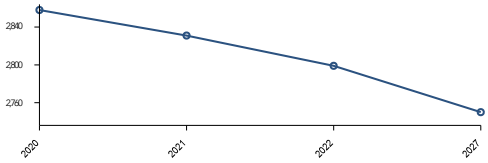
2,799	1,209	2.31	49.3	$84,912	$292,539	97	118	20
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

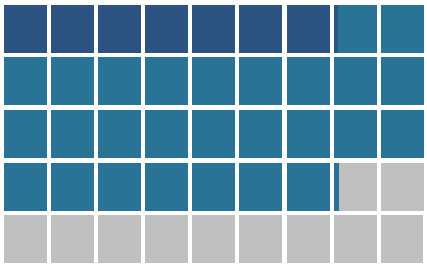
$13,120
Avg Spent on Mortgage & Basics

18.2%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE

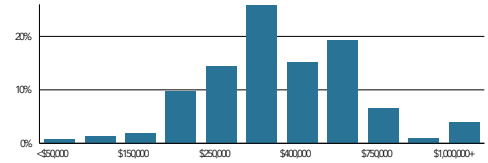


POPULATION BY GENERATION

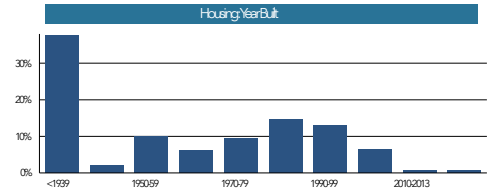
G	B	X
6.4%	30.6%	22.0%
Greatest Gen: Born 1945 & Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980

M	Z	A
18.8%	17.8%	4.5%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

Home Value

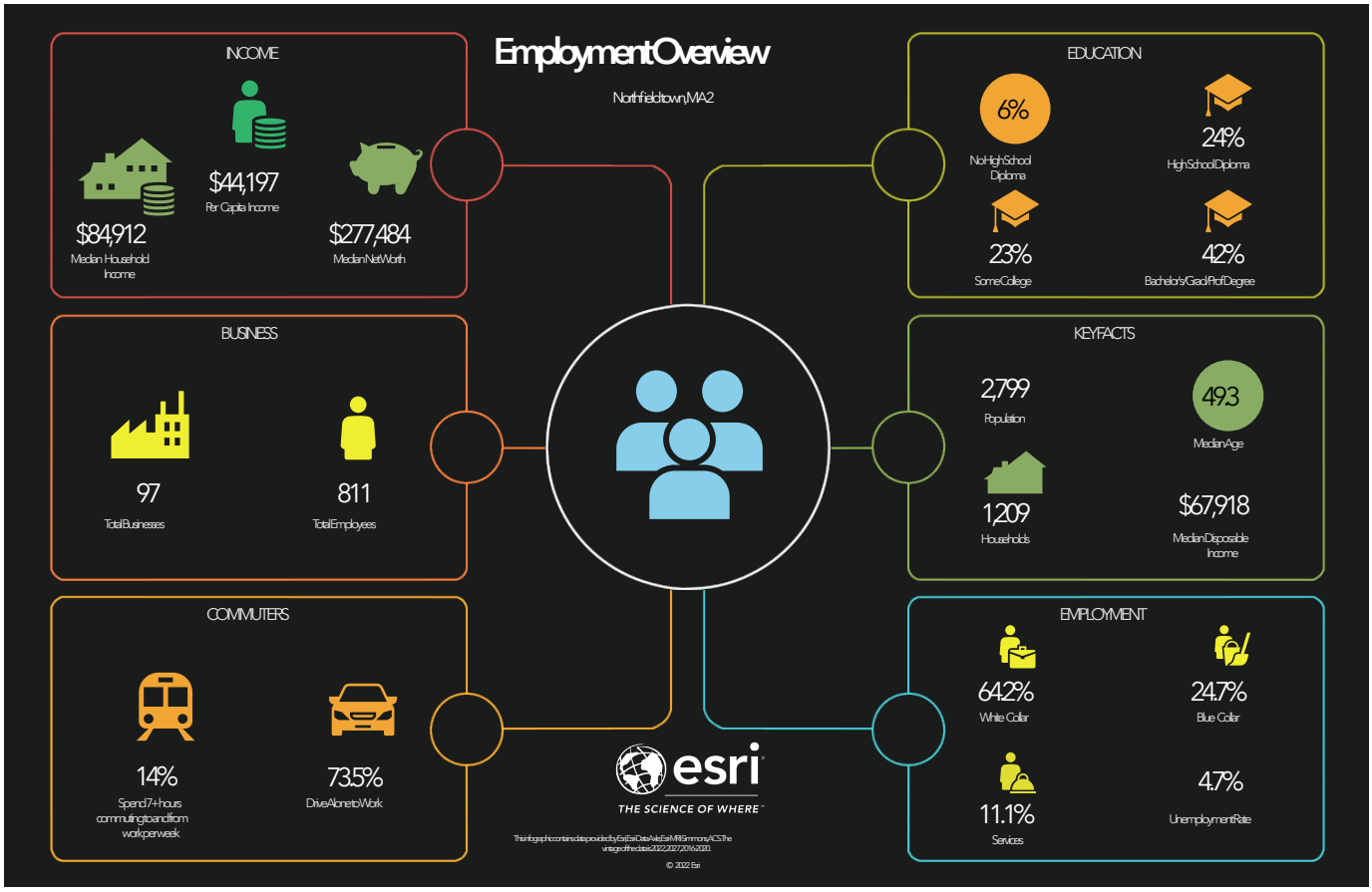


Housing: Year Built



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The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri



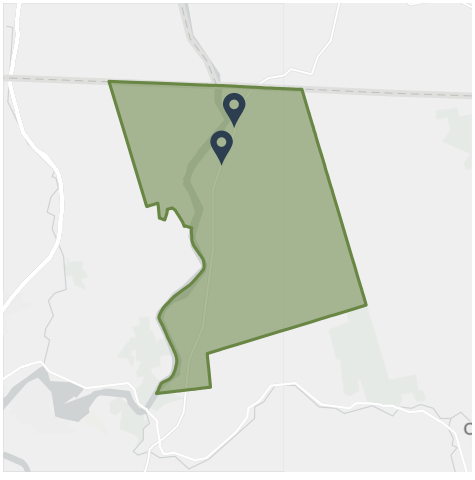
Northfieldtown, MA 2

Geography: County Subdivision

Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales ($000)	Distance
NOTCH	MAIN	NORTHFIELD	MA	7	264	0.9
NORTHFIELD PIZZA HOUSE	MAIN	NORTHFIELD	MA	1	38	1.9

Closest 2 locations



Average Annual Spend per Household on Eating Out



$398

Breakfast



$1,186

Lunch



$1,925

Dinner

esri THE SCIENCE OF WHERE

Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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Northfieldtown, MA2

Geography: County Subdivision

Nearby Restaurants



0

Bakers (Retail)



0

Bars and Pubs



0

Coffee Shops



0

Juice Bars



0

Doughnut Shops



0

Ice Cream Parlors



1

Pizza Restaurants

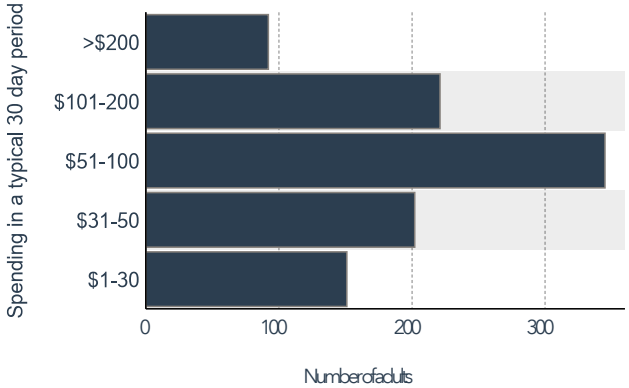


1

Other Restaurants

2,799	1,209	2.31	49.3	$84,912	$292,539
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

$3,823	$673
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

97	811
Total Businesses	Total Employees

esri THE SCIENCE OF WHERE

Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

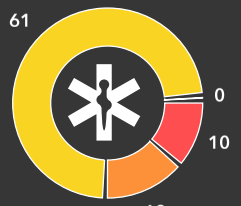
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CORONAVIRUS (COVID-19) IMPACT PLANNING REPORT

Northfieldtown, MA 2



POPULATION NO HEALTH INSURANCE (ACS)



2,799	231	1,209	49.3	$84,912	$292,539	118	96%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

POPULATION AND BUSINESSES

2,261	97	811
Daytime Population	Total Businesses	Total Employees

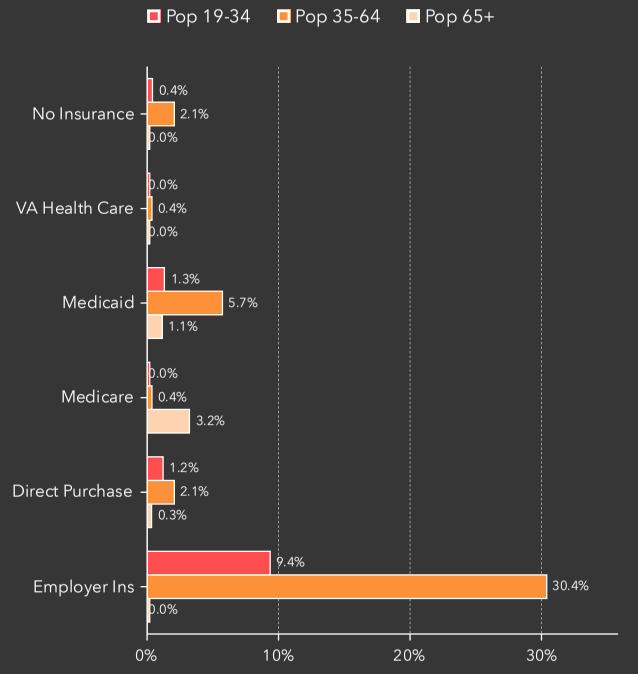
POVERTY

100	68
Households Below the Poverty Level	Households Receiving Food Stamps/SNAP

AT RISK POPULATION

486	676	74
Households With Disability	Population 65+	Households Without Vehicle

HEALTH INSURANCE COVERAGE (ACS)



Note: Medicaid values for population 65+ is defined as Medicaid plus Medicare. For other age groups it is Medicaid only. Source Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

esri THE SCIENCE OF WHERE

Source: Esri forecasts for 2022, 2027, 2016-2020 , Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

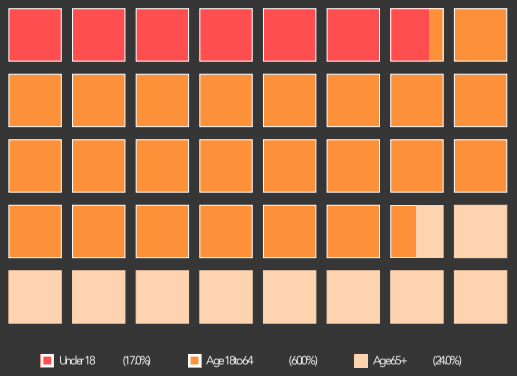
KEY INDICATORS: IMPACT PLANNING

Northfield town, MA 2

2,799	2.31	1,209	49.3	$84,912	$292,539	118	96%
Population	Avg. Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

LANGUAGE (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	459	1,719	545	2,723
Spanish	5	56	0	61
Spanish & English Well	5	56	0	61
Spanish & English Not Well	0	0	0	0
Indo-European	32	30	23	85
Indo-European & English Well	32	30	23	85
Indo-Euro & English Not Well	0	0	0	0
Asian-Pacific Island	1	0	0	1
Asian-Pacific Isl & English Well	1	0	0	1
Asn-Pacific Isl & English Not Well	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Lang & English Not Well	0	0	0	0

POPULATION BY AGE

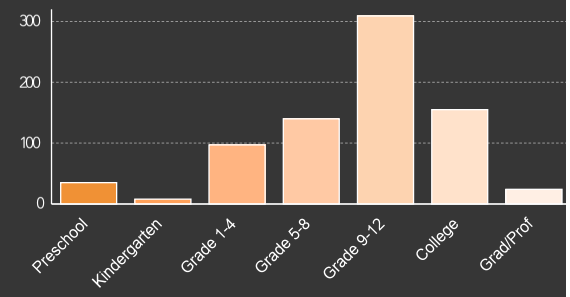


POPULATION AND POVERTY STATUS (ACS)	Total
Population for whom Poverty Status is Determined	2,948
Income to Poverty Ratio <0.50	61
Income to Poverty Ratio 0.50-0.99	61
Income to Poverty Ratio 1.00-1.24	37
Income to Poverty Ratio 1.25-1.49	67
Income to Poverty Ratio 1.50-1.84	147
Income to Poverty Ratio 1.85-1.99	67
Income to Poverty Ratio 2.00+	2,508

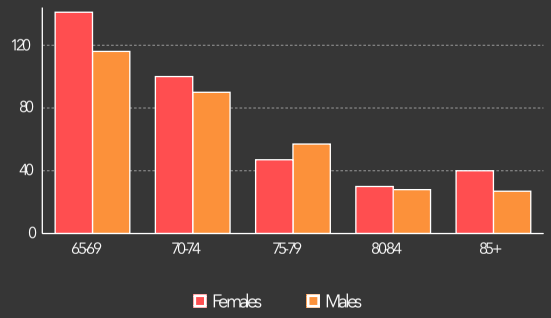
POVERTY LEVELS (ACS)	Below	Above	Total
Total	100	1,178	1,278
Married Couple Families	0	632	632
Other Families w/ Male Householder	0	91	91
Other Families w/ Female Householder	8	198	206
Nonfamilies w/ Male Householder	35	105	140
Nonfamilies w/ Female Householder	57	152	209

NO HEALTH INSURANCE COVERAGE	(ACS) %	Total
Population <19	0.3%	10
Population Age 19-34	0.4%	12
Population Age 35-64	2.1%	61
Population Age 65+	0.0%	0

SCHOOL ENROLLMENT (ACS)



SENIOR POPULATION

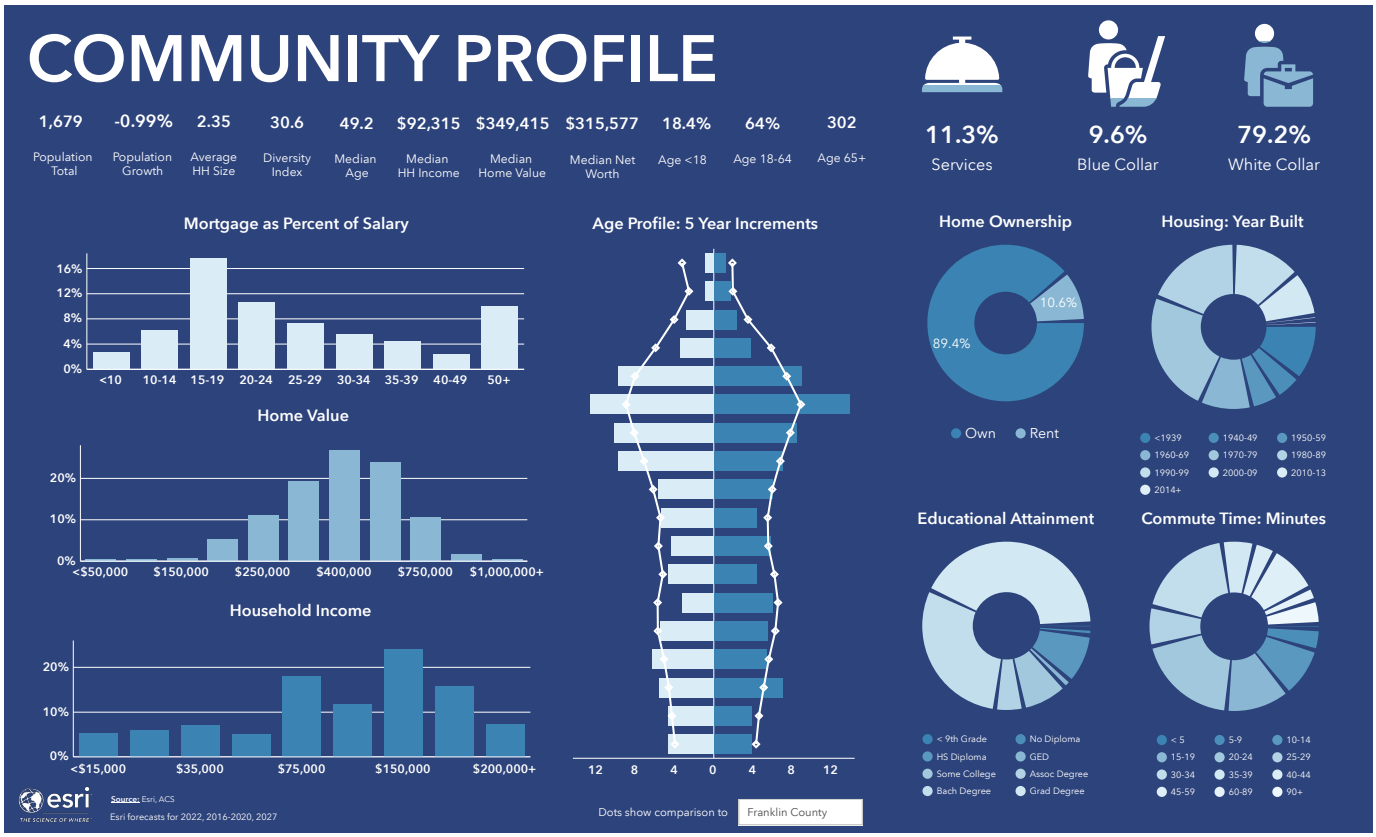


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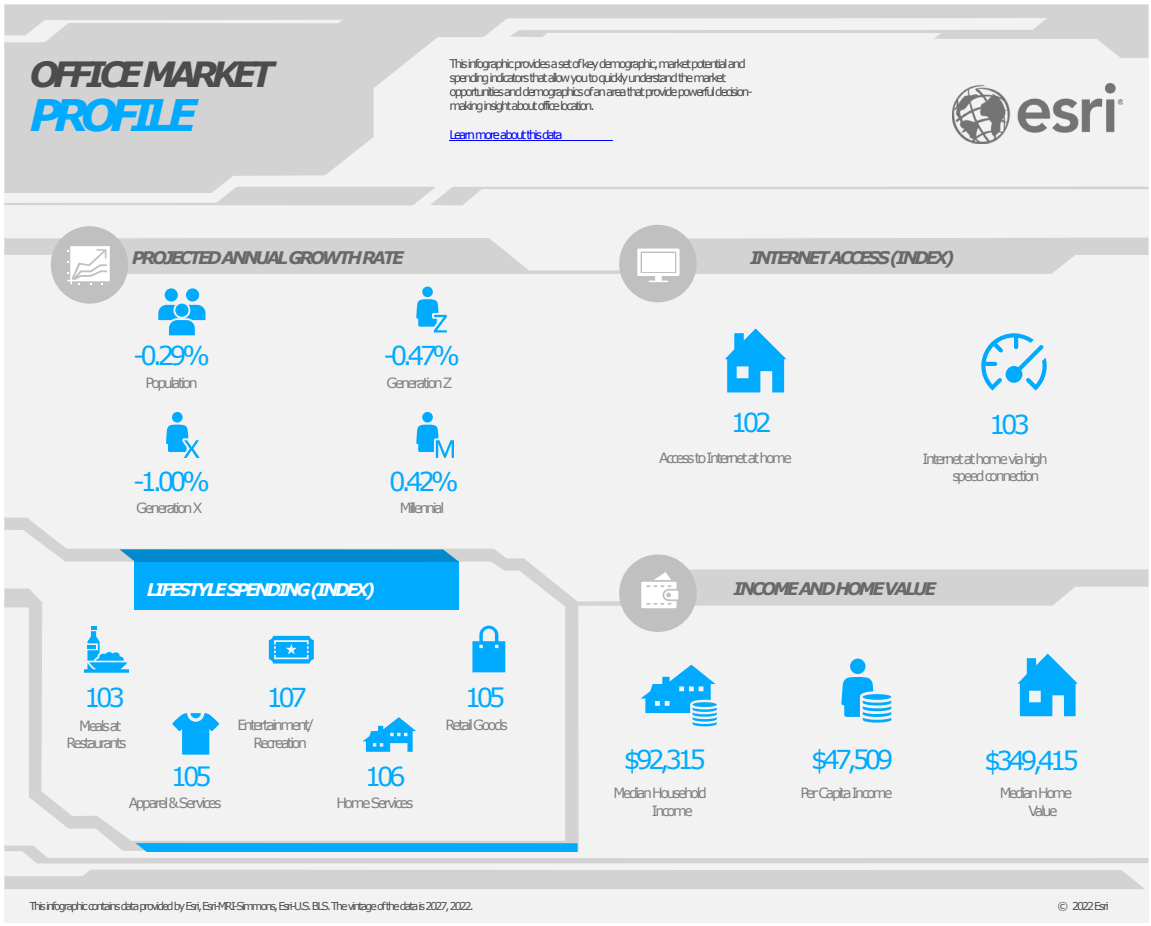
Source: Esri forecasts for 2022, 2027; 2016-2020 Esri; Esri MRI-Simmons; Esri Data Axle; ACS

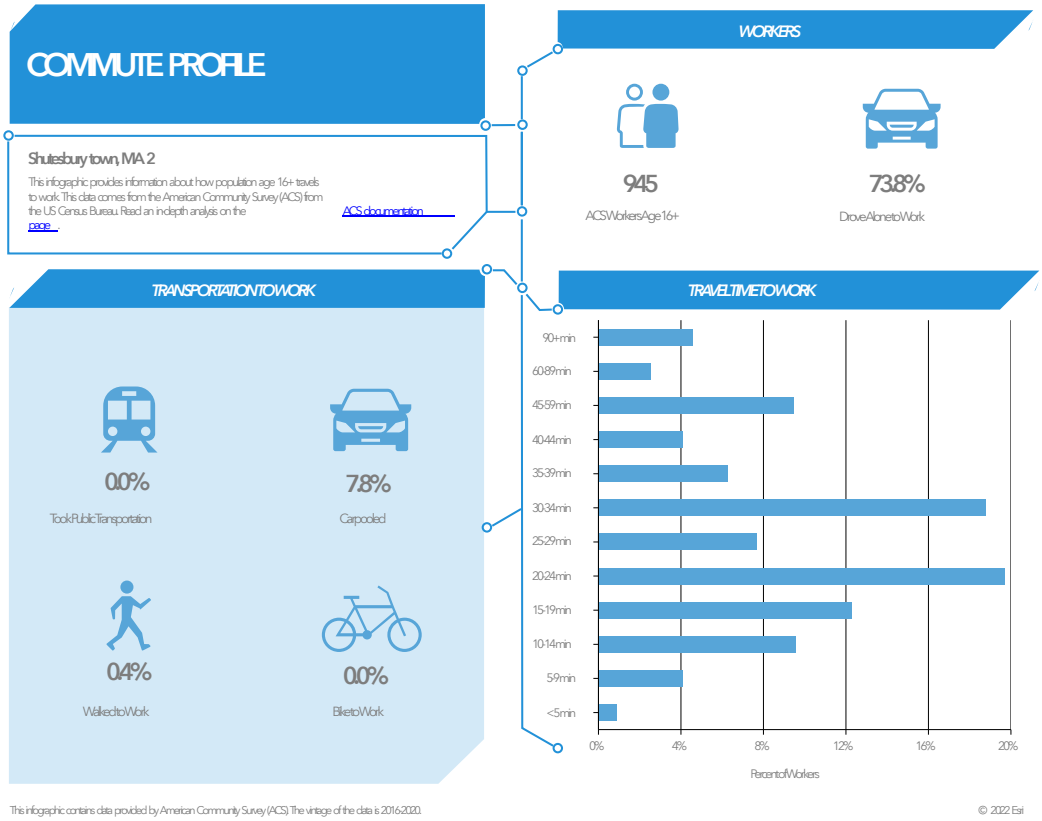
Version 1.1.2
Jun 3, 2021

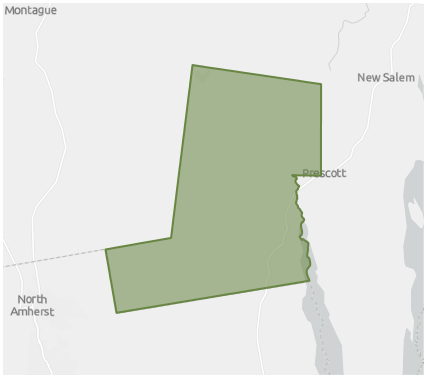
Shutesbury


COMMUNITY PROFILE
1,679 Population Total
-0.99% Population Growth
2.35 Average HH Size
30.6 Diversity Index
49.2 Median Age
$92,315 Median HH Income
$349,415 Median Home Value
$315,577 Median Net Worth
18.4% Age <18
64% Age 18-64
302 Age 65+
11.3% Services
9.6% Blue Collar
79.2% White Collar
Mortgage as Percent of Salary
16%
12%
8%
4%
0%
<10
10-14
15-19
20-24
25-29
30-34
35-39
40-49
50+
Home Value
20%
10%
0%
<$50,000
$150,000
$250,000
$400,000
$750,000
$1,000,000+
Household Income
20%
10%
0%
<$15,000
$35,000
$75,000
$150,000
$200,000+
Age Profile: 5 Year Increments
12
8
4
0
4
8
12
Dots show comparison to
Franklin County
Home Ownership
10.6%
89.4%
Own
Rent
Housing: Year Built
<1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010-13
2014+
Educational Attainment
< 9th Grade
No Diploma
HS Diploma
GED
Some College
Assoc Degree
Bach Degree
Grad Degree
Commute Time: Minutes
< 5
5-9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-59
60-89
90+
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THE SCIENCE OF WHERE
Source: Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027


Shutesbury town, MA (2501161905)
In Style
Dominant Tapestry Segment
492
Median Age
KEY FACTS
1,679
Total Population
$349,415
Median Home Value
-0.99%
2020-2022 Pop Growth Rate
54
Businesses
1,273
Daytime Population
$47,509
Per Capita Income
$92,315
Median Household Income
24
Avg Household Size
KEY SPENDING FACTS
$5,000
$4,000
$3,000
$2,000
$1,000
$0
$3,165
$1,292
$2,529
$3,923
$784
Travel
Transportation
Apparel
Entertainment
Furniture
esri
This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027
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Spending facts are average annual dollars per household


OFFICE MARKET PROFILE
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.
Learn more about this data
esri
PROJECTED ANNUAL GROWTH RATE
-0.29%
Population
-0.47%
Generation Z
-1.00%
Generation X
0.42%
Millennial
INTERNET ACCESS (INDEX)
102
Access to Internet at home
103
Internet at home via high speed connection
LIFESTYLE SPENDING (INDEX)
103
Meals at Restaurants
107
Entertainment/ Recreation
105
Retail Goods
105
Apparel & Services
106
Home Services
INCOME AND HOME VALUE
$92,315
Median Household Income
$47,509
Per Capita Income
$349,415
Median Home Value
This infographic contains data provided by Esri, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2027, 2022.
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COMMUTE PROFILE
Shutesbury town, MA 2
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the page
ACS documentation
WORKERS
945
ACS Workers Age 16+
73.8%
Drove Alone to Work
TRANSPORTATION TO WORK
0.0%
Took Public Transportation
7.8%
Carpooled
0.4%
Walked to Work
0.0%
Bike to Work
TRAVEL TIME TO WORK
90+ min
60-89 min
45-59 min
40-44 min
35-39 min
30-34 min
25-29 min
20-24 min
15-19 min
10-14 min
5-9 min
<5 min
0%
4%
8%
12%
16%
20%
Percent of Workers
This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2016-2020.
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POPULATION TRENDS AND KEY INDICATORS

Shutesbury town, MA 2

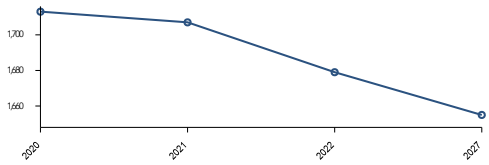
1,679	715	2.35	49.2	$92,315	$349,415	111	105	31
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

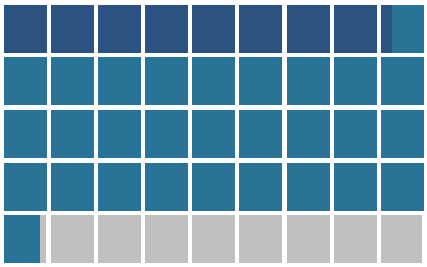
$13,300
Avg Spent on Mortgage & Basics

20.0%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE

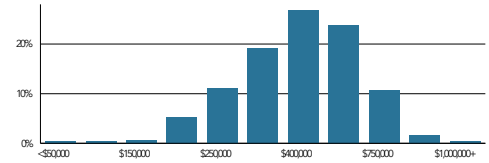


POPULATION BY GENERATION

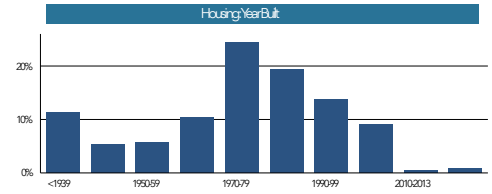
G	B	X
3.8%	31.5%	22.6%
Greatest Gen: Born 1945 & Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980

M	Z	A
16.9%	20.1%	5.1%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

Home Value

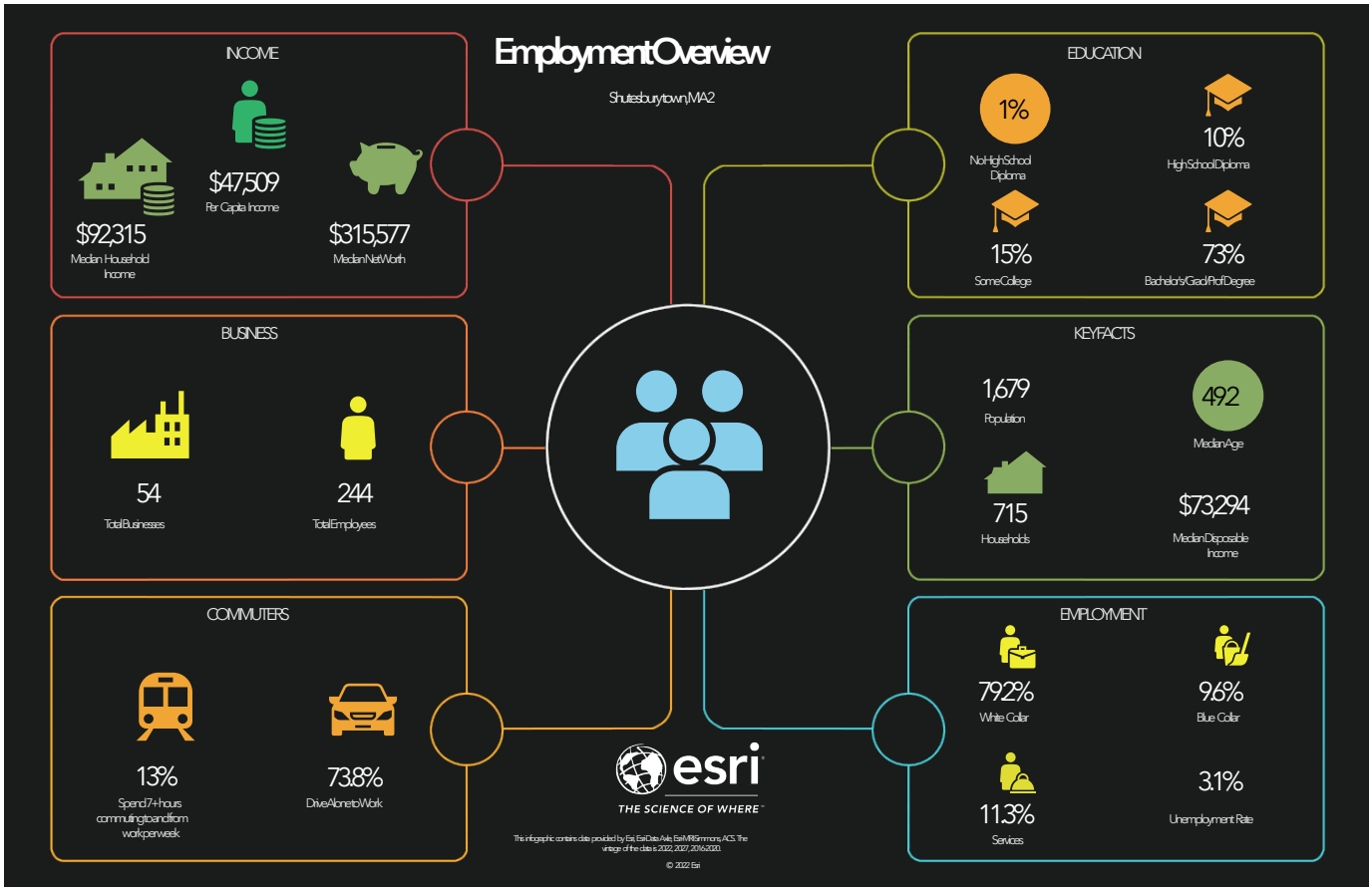


Housing: Year Built



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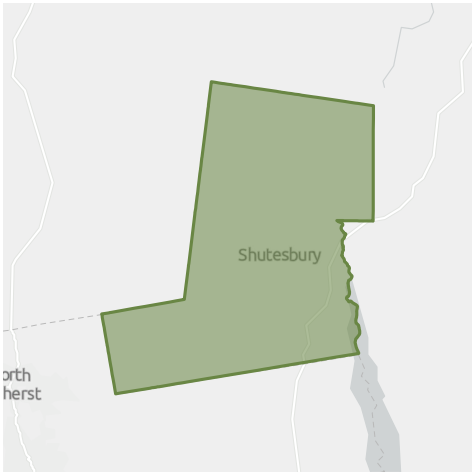
This infographic contains data provided by Esri, Esri US BLS/ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri



Shutesbury town, MA 2

Geography: County Subdivision

Nearby Restaurants



Average Annual Spend per Household on Eating Out

Breakfast	Lunch	Dinner
$442	$1,358	$2,098

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Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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Shutesbury town, MA 2

Geography: County Subdivision

Nearby Restaurants



0

Bakers (Retail)



0

Bars and Pubs



0

Coffee Shops



0

Juice Bars



0

Doughnut Shops



0

Ice Cream Parlors



0

Pizza Restaurants

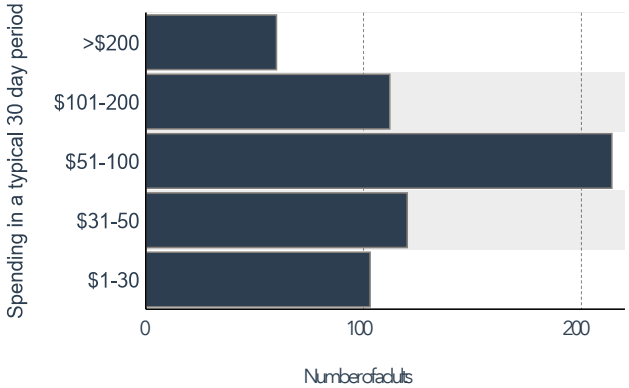


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Other Restaurants

1,679	715	2.35	49.2	$92,315	$349,415
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

$4,257	$741
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

54	244
Total Businesses	Total Employees

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Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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CORONAVIRUS (COVID-19) IMPACT PLANNING REPORT

Shutesbury town, MA 2



1,679	235	715	492	$92,315	$349,415	105	97%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

POPULATION AND BUSINESSES

1,273	54	244
Daytime Population	Total Businesses	Total Employees

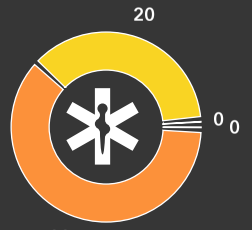
POVERTY

57	57
Households Below the Poverty Level	Households Receiving Food Stamps/SNAP

AT RISK POPULATION

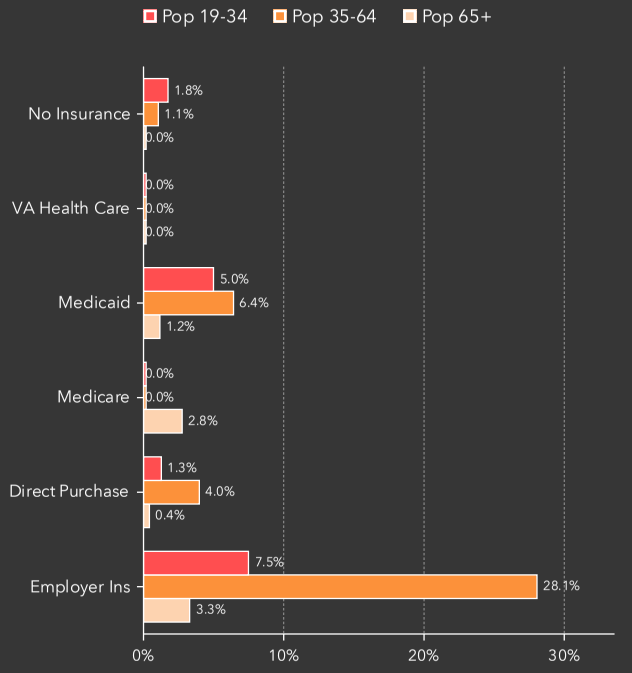
164	302	33
Households With Disability	Population 65+	Households Without Vehicle

POPULATION NO HEALTH INSURANCE (ACS)



0-18 19-34 35-64 Age 65+

HEALTH INSURANCE COVERAGE (ACS)



Note: Medicaid values for population 65+ is defined as Medicaid plus Medicare. For other age groups it is Medicaid only. Source Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

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Source: Esri forecasts for 2022, 2027, 2016-2020 , Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

KEY INDICATORS: IMPACT PLANNING

Shutesbury town, MA2

1,679	235	715	492	$92,315	$349,415	105	97%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

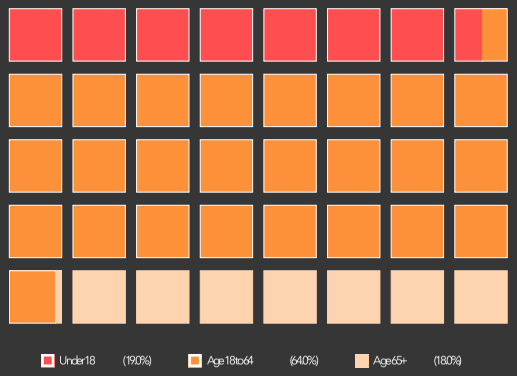
LANGUAGE (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	207	1,061	353	1,621
Spanish	3	45	47	95
Spanish & English Well	3	45	47	95
Spanish & English Not Well	0	0	0	0
Indo-European	0	57	13	70
Indo-European & English Well	0	57	10	67
Indo-Euro & English Not Well	0	0	3	3
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asn-Pacific Isl & English Not Well	0	0	0	0
Other Language	0	4	0	4
Other Language & English Well	0	4	0	4
Other Lang & English Not Well	0	0	0	0

POPULATION AND POVERTY STATUS (ACS)	Total
Population for whom Poverty Status is Determined	1,870
Income to Poverty Ratio <.50	87
Income to Poverty Ratio .50-.99	59
Income to Poverty Ratio 1.00-1.24	20
Income to Poverty Ratio 1.25-1.49	3
Income to Poverty Ratio 1.50-1.84	113
Income to Poverty Ratio 1.85-1.99	66
Income to Poverty Ratio 2.00+	1,522

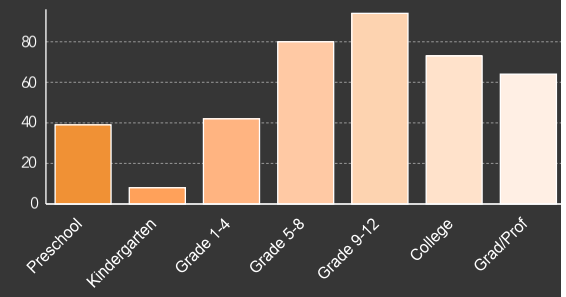
POVERTY LEVELS (ACS)	Below	Above	Total
Total	57	711	768
Married Couple Families	0	394	394
Other Families w/ Male Householder	20	26	46
Other Families w/ Female Householder	6	100	106
Nonfamilies w/ Male Householder	12	84	96
Nonfamilies w/ Female Householder	19	107	126

NO HEALTH INSURANCE COVERAGE	(ACS) %	Total
Population <19	0.0%	0
Population Age 19-34	1.8%	33
Population Age 35-64	1.1%	20
Population Age 65+	0.0%	0

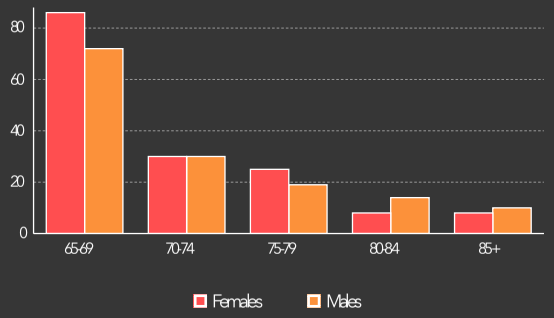
POPULATION BY AGE



SCHOOL ENROLLMENT (ACS)



SENIOR POPULATION

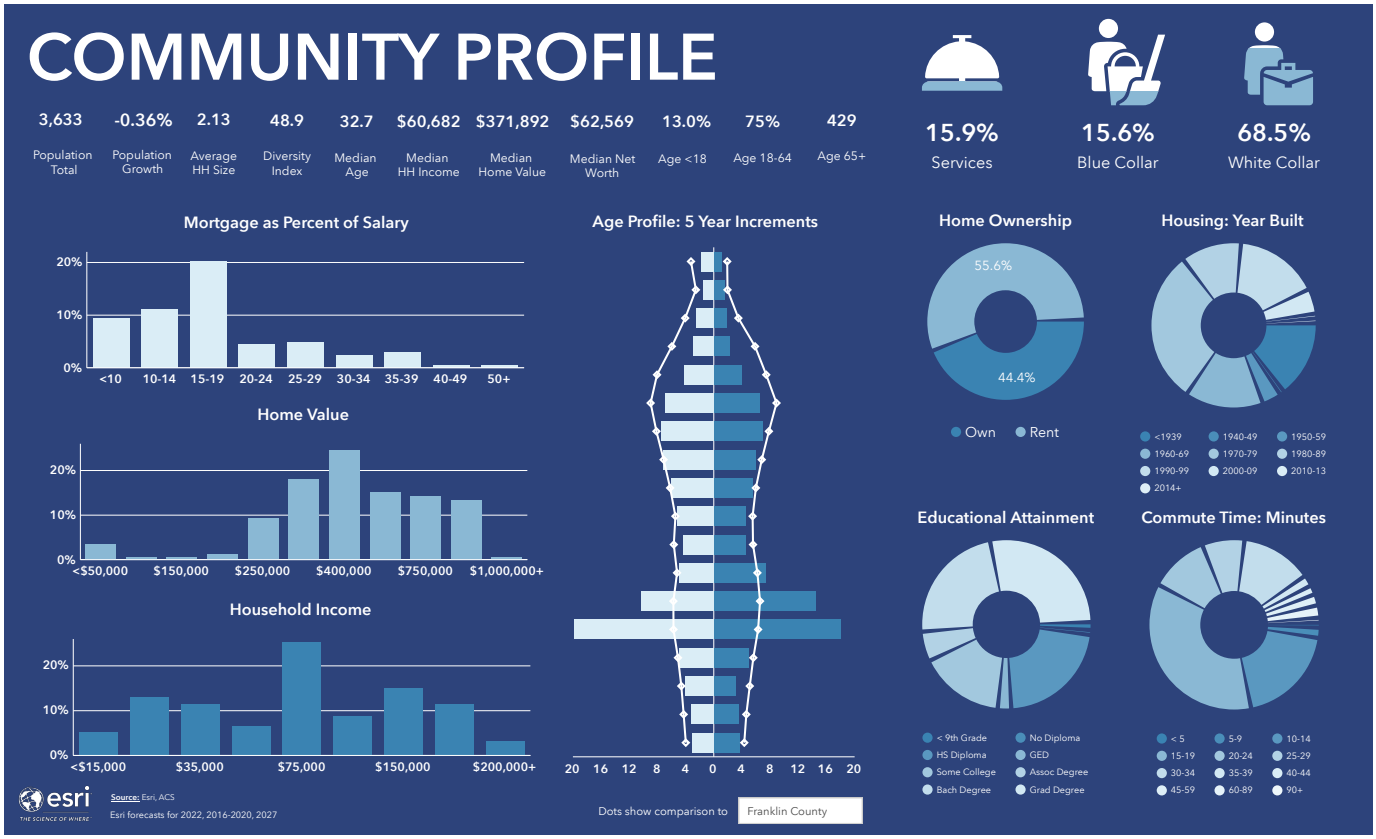


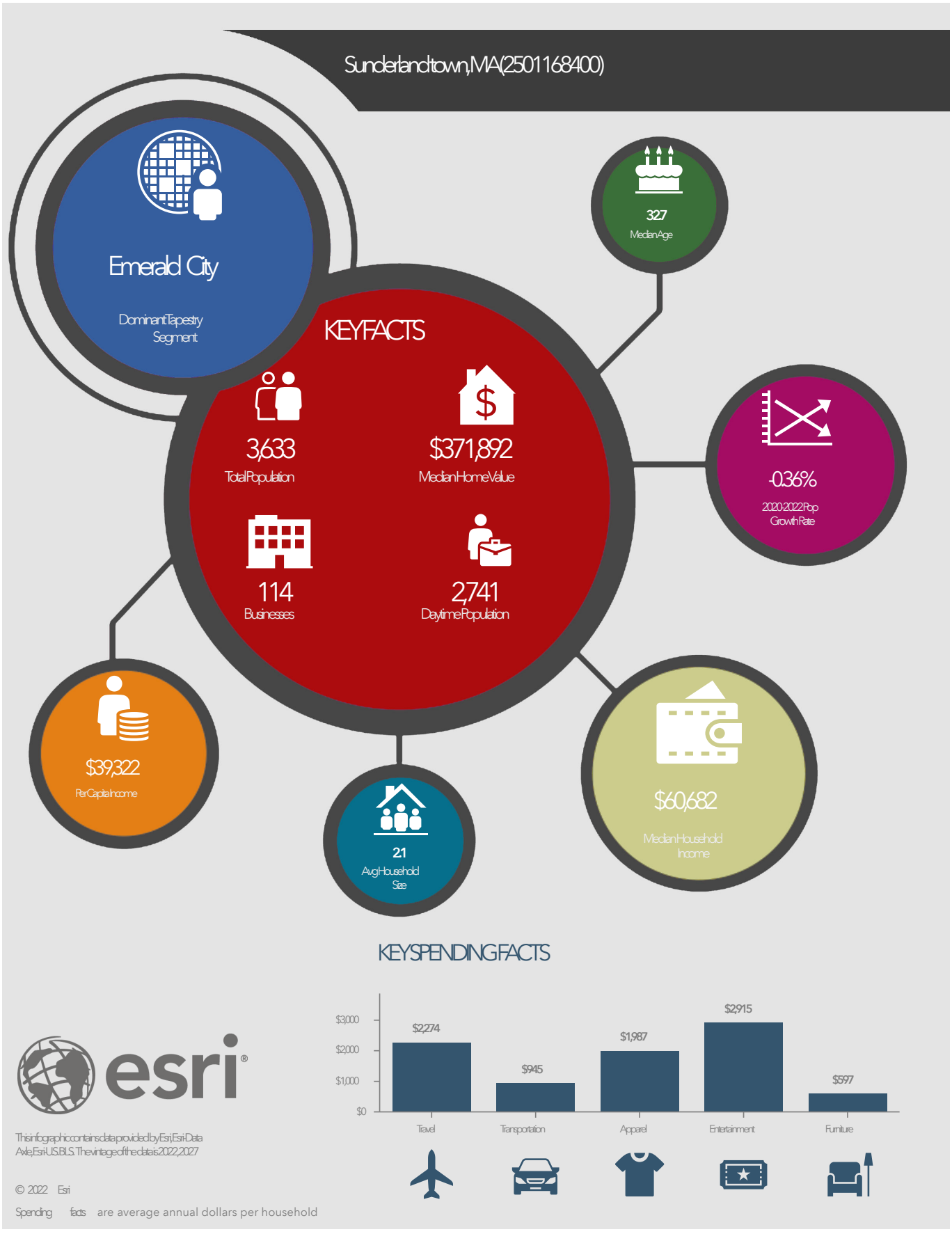
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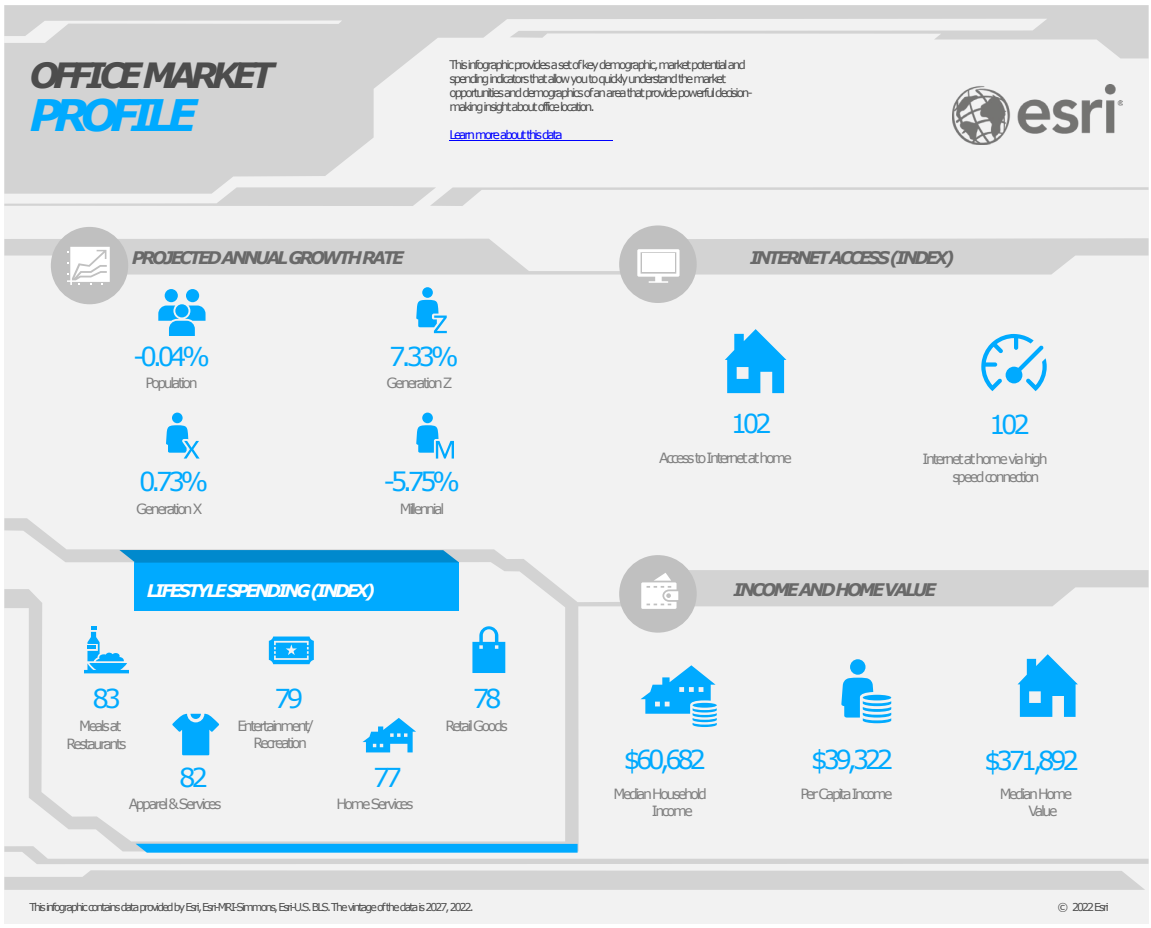
Source: Esri forecasts for 2022 2027 / 2016-2020 ACS Esri Esri-Math Commons Esri Data Axle ACS

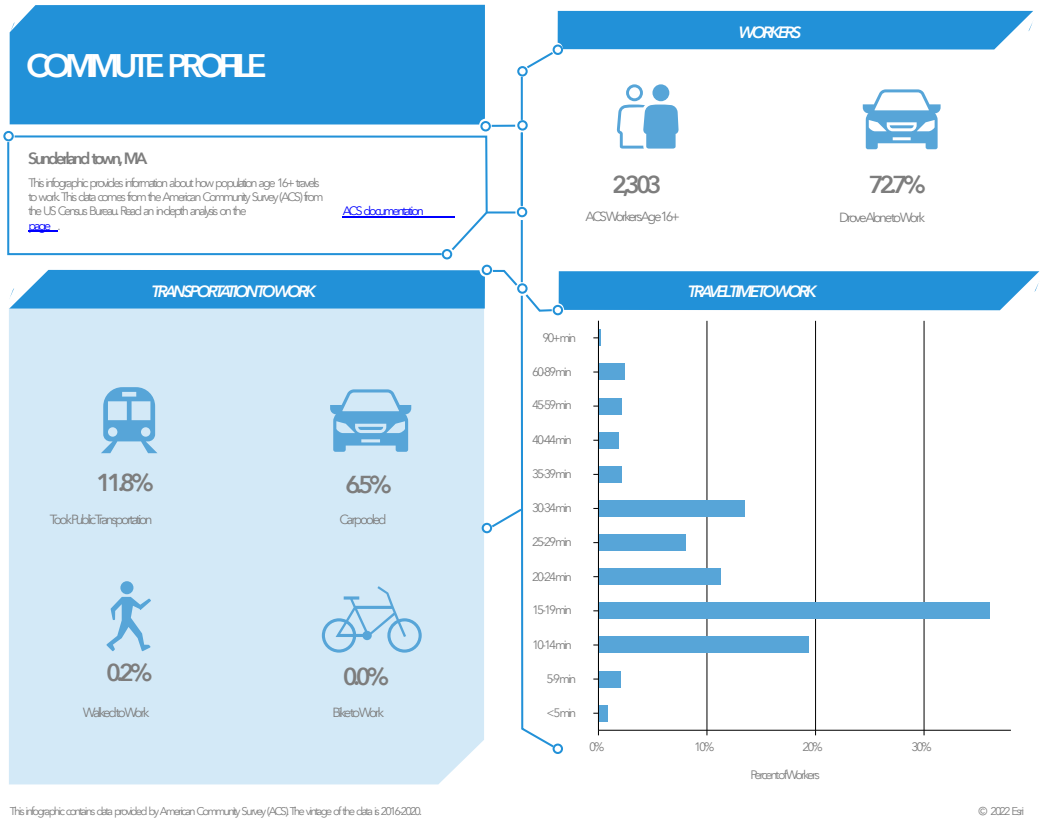
Version 1.1.2
Jun 3 2021

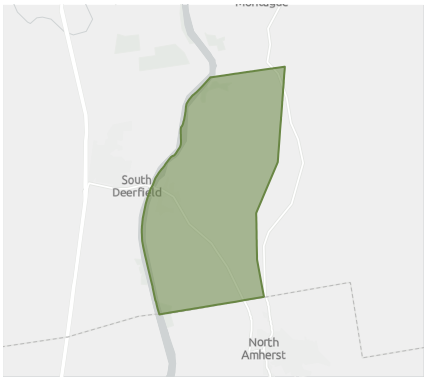
Sunderland


COMMUNITY PROFILE
3,633 Population Total
-0.36% Population Growth
2.13 Average HH Size
48.9 Diversity Index
32.7 Median Age
$60,682 Median HH Income
$371,892 Median Home Value
$62,569 Median Net Worth
13.0% Age <18
75% Age 18-64
429 Age 65+
15.9% Services
15.6% Blue Collar
68.5% White Collar
Mortgage as Percent of Salary
<10 10-14 15-19 20-24 25-29 30-34 35-39 40-49 50+
Home Value
<$50,000 $150,000 $250,000 $400,000 $750,000 $1,000,000+
Household Income
<$15,000 $35,000 $75,000 $150,000 $200,000+
Age Profile: 5 Year Increments
Home Ownership
55.6%
44.4%
Own Rent
Housing: Year Built
Educational Attainment
Commute Time: Minutes
Source: Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027
Dots show comparison to
Franklin County


Sunderlandtown, MA (2501168400)
Emerald City
Dominant Tapestry Segment
KEY FACTS
3,633
Total Population
$371,892
Median Home Value
114
Businesses
2,741
Daytime Population
32.7
Median Age
-0.36%
2020-2022 Pop Growth Rate
$39,322
Per Capita Income
2.1
Avg Household Size
$60,682
Median Household Income
KEY SPENDING FACTS
$3,000
$2,000
$1,000
$0
$2,274
$945
$1,987
$2,915
$597
Travel
Transportation
Apparel
Entertainment
Furniture
esri
This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027
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Spending facts are average annual dollars per household


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-0.04%
Population
7.33%
Generation Z
0.73%
Generation X
-5.75%
Millennial
INTERNET ACCESS (INDEX)
102
Access to Internet at home
102
Internet at home via high speed connection
LIFESTYLE SPENDING (INDEX)
83
Meals at Restaurants
79
Entertainment/ Recreation
78
Retail Goods
82
Apparel & Services
77
Home Services
INCOME AND HOME VALUE
$60,682
Median Household Income
$39,322
Per Capita Income
$371,892
Median Home Value
This infographic contains data provided by Esri, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2027, 2022.
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COMMUTE PROFILE
Sunderland town, MA
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the page
ACS documentation
WORKERS
2,303
ACS Workers Age 16+
72.7%
Drove Alone to Work
TRANSPORTATION TO WORK
11.8%
Took Public Transportation
6.5%
Carpooled
0.2%
Walked to Work
0.0%
Bike to Work
TRAVEL TIME TO WORK
90+ min
60-89 min
45-59 min
40-44 min
35-39 min
30-34 min
25-29 min
20-24 min
15-19 min
10-14 min
5-9 min
<5 min
0%
10%
20%
30%
Percent of Workers
This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2016-2020.
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POPULATION TRENDS AND KEY INDICATORS

Sunderland town, MA

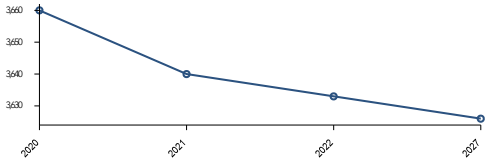
3,633	1,704	2.13	32.7	$60,682	$371,892	56	68	49
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

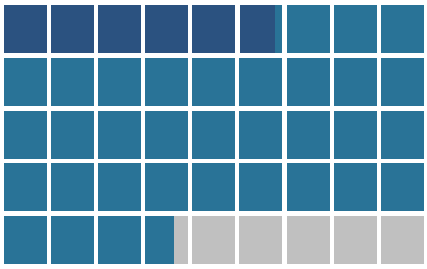
$8,444
Avg Spent on Mortgage & Basics

32.3%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE

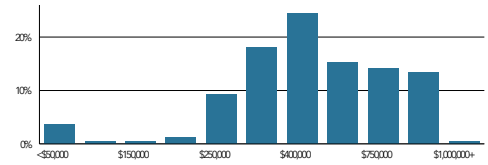


POPULATION BY GENERATION

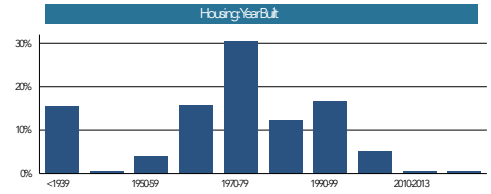
G	B	X
4.3%	17.1%	19.5%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980

M	Z	A
28.5%	26.4%	4.1%
Millenial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

Home Value



Housing: Year Built



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This infographic contains data provided by Esri, Esri Data Axle, Esri MRS Emmons, ACS. The vintage of the data is 2022, 2027, 2016-2020. © 2022 Esri

Employment Overview

Sunderland town, MA

INCOME

$39,322
Per Capita Income

$60,682
Median Household Income

$62,569
Median Net Worth

EDUCATION

2%
No High School Diploma

22%
High School Diploma

22%
Some College

51%
Bachelor's/Grad/Prof Degree

BUSINESS

114
Total Businesses

975
Total Employees

KEY FACTS

3,633
Population

32.7
Median Age

1,704
Households

$50,782
Median Disposable Income

COMMUTERS

13%
Spend 7+ hours commuting to and from work per week

72.7%
Drive Alone to Work

EMPLOYMENT

68.5%
White Collar

15.6%
Blue Collar

15.9%
Services

1.6%
Unemployment Rate

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Sunderland town, MA

Geography: County Subdivision

Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales ($000)	Distance
DOVES NEST RESTRNT	AMHERST	SUNDERLAND	MA	2	76	0.3
DUNKIN'	AMHERST	SUNDERLAND	MA	15	558	0.3
SUBWAY	CLARK MOUNTAIN	SUNDERLAND	MA	6	227	0.4
GOTEN OF JAPAN	OLD AMHERST	SUNDERLAND	MA	15	566	0.4
SUGAR LOAF FROSTEE	AMHERST	SUNDERLAND	MA	6	227	0.8
FRONTIER PIZZA PLACE	AMHERST	SUNDERLAND	MA	6	227	0.8
SUBWAY	AMHERST	SUNDERLAND	MA	8	302	0.9
BRIDGESIDE GRILLE	AMHERST	SUNDERLAND	MA	20	754	1.0
BLUE HERON RESTAURANT	MAIN	SUNDERLAND	MA	30	1,131	1.1
DIMO'S RESTAURANT	MAIN	SUNDERLAND	MA	1	38	1.1
WILD ROOTS	BRIDGE	SUNDERLAND	MA	7	264	1.1
BEAN CAKE CO	PLUM TREE	SUNDERLAND	MA	2	93	2.4

Closest 12 locations



Average Annual Spend per Household on Eating Out



$354

Breakfast



$1,102

Lunch



$1,653

Dinner

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Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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Sunderland town, MA

Geography: County Subdivision

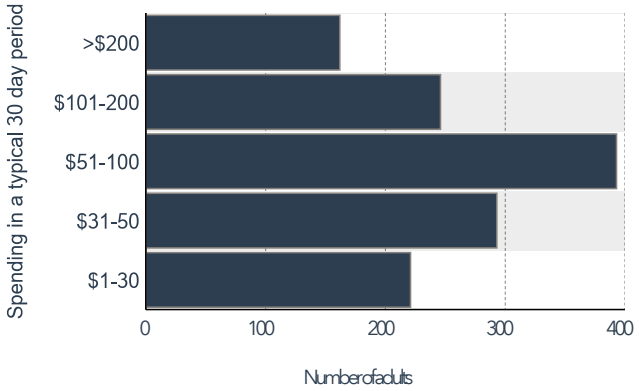
Nearby Restaurants

1	0	0	0
Bakers (Retail)	Bars and Pubs	Coffee Shops	Juice Bars

1	0	1	9
Doughnut Shops	Ice Cream Parlors	Pizza Restaurants	Other Restaurants

3,633	1,704	2.13	32.7	$60,682	$371,892
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

$3,414	$542
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

114	975
Total Businesses	Total Employees

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Source: The data in this infographic comes from Esri-US, BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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CORONAVIRUS (COVID-19) IMPACT PLANNING REPORT

Sunderland town, MA



3,633	213	1,704	32.7	$60,682	$371,892	68	96%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

POPULATION AND BUSINESSES

2,741	114	975
Daytime Population	Total Businesses	Total Employees

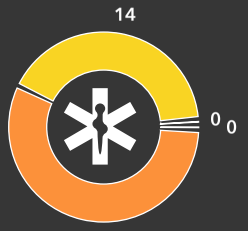
POVERTY

286	74
Households Below the Poverty Level	Households Receiving Food Stamps/SNAP

AT RISK POPULATION

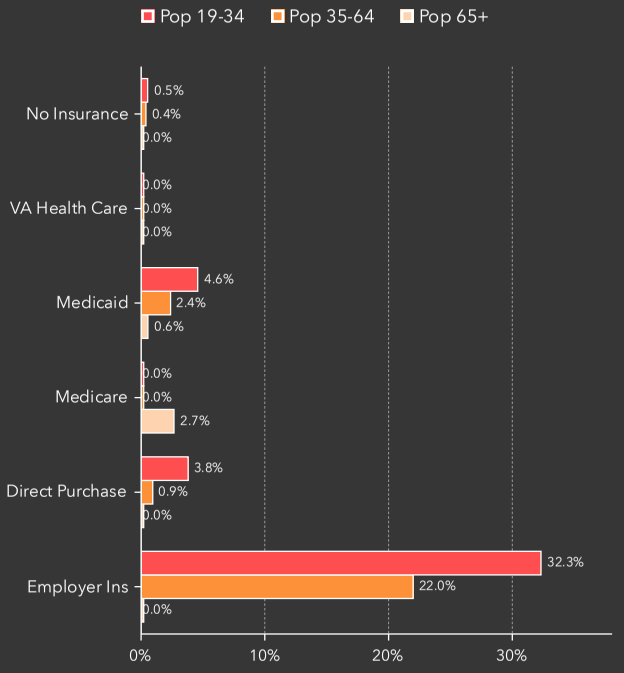
229	429	61
Households With Disability	Population 65+	Households Without Vehicle

POPULATION NO HEALTH INSURANCE (ACS)



0-18 19-34 35-64 Age 65+

HEALTH INSURANCE COVERAGE (ACS)



Note: Medicaid values for population 65+ is defined as Medicaid plus Medicare. For other age groups it is Medicaid only. Source Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

esri THE SCIENCE OF WHERE

Source: Esri forecasts for 2022, 2027, 2016-2020 , Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

KEY INDICATORS: IMPACT PLANNING

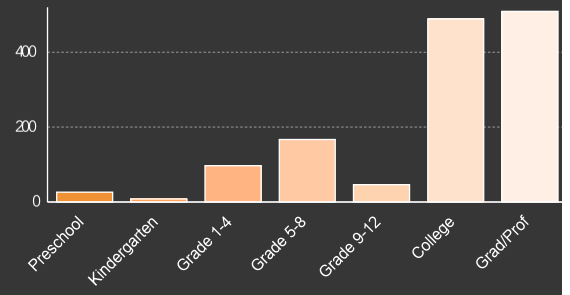
Sunderland town, MA

3,633	2.13	1,704	32.7	$60,682	$371,892	68	96%
Population	Avg. Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

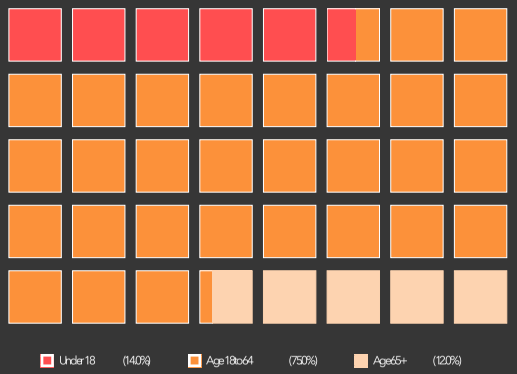
LANGUAGE (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	269	2,219	504	2,992
Spanish	10	33	0	43
Spanish & English Well	10	33	0	43
Spanish & English Not Well	0	0	0	0
Indo-European	23	185	6	214
Indo-European & English Well	16	185	0	201
Indo-Euro & English Not Well	7	0	0	7
Asian-Pacific Island	39	260	0	299
Asian-Pacific Isl & English Well	39	202	0	241
Asn-Pacific Isl & English Not Well	0	58	0	58
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Lang & English Not Well	0	0	0	0

POPULATION AND POVERTY STATUS (ACS)	Total
Population for whom Poverty Status is Determined	3,592
Income to Poverty Ratio <0.50	254
Income to Poverty Ratio 0.50-0.99	299
Income to Poverty Ratio 1.00-1.24	191
Income to Poverty Ratio 1.25-1.49	198
Income to Poverty Ratio 1.50-1.84	254
Income to Poverty Ratio 1.85-1.99	55
Income to Poverty Ratio 2.00+	2,341

SCHOOL ENROLLMENT (ACS)

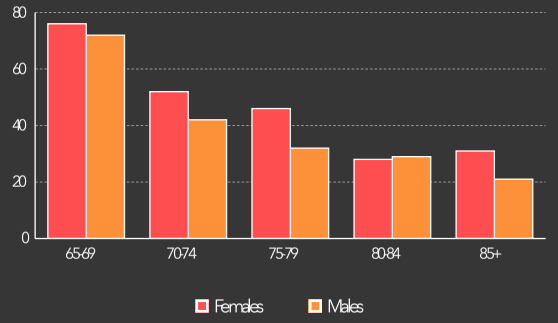


POPULATION BY AGE



POVERTY LEVELS (ACS)	Below	Above	Total
Total	286	1,320	1,606
Married Couple Families	0	558	558
Other Families w/ Male Householder	0	30	30
Other Families w/ Female Householder	27	120	147
Nonfamilies w/ Male Householder	92	305	397
Nonfamilies w/ Female Householder	167	307	474

SENIOR POPULATION



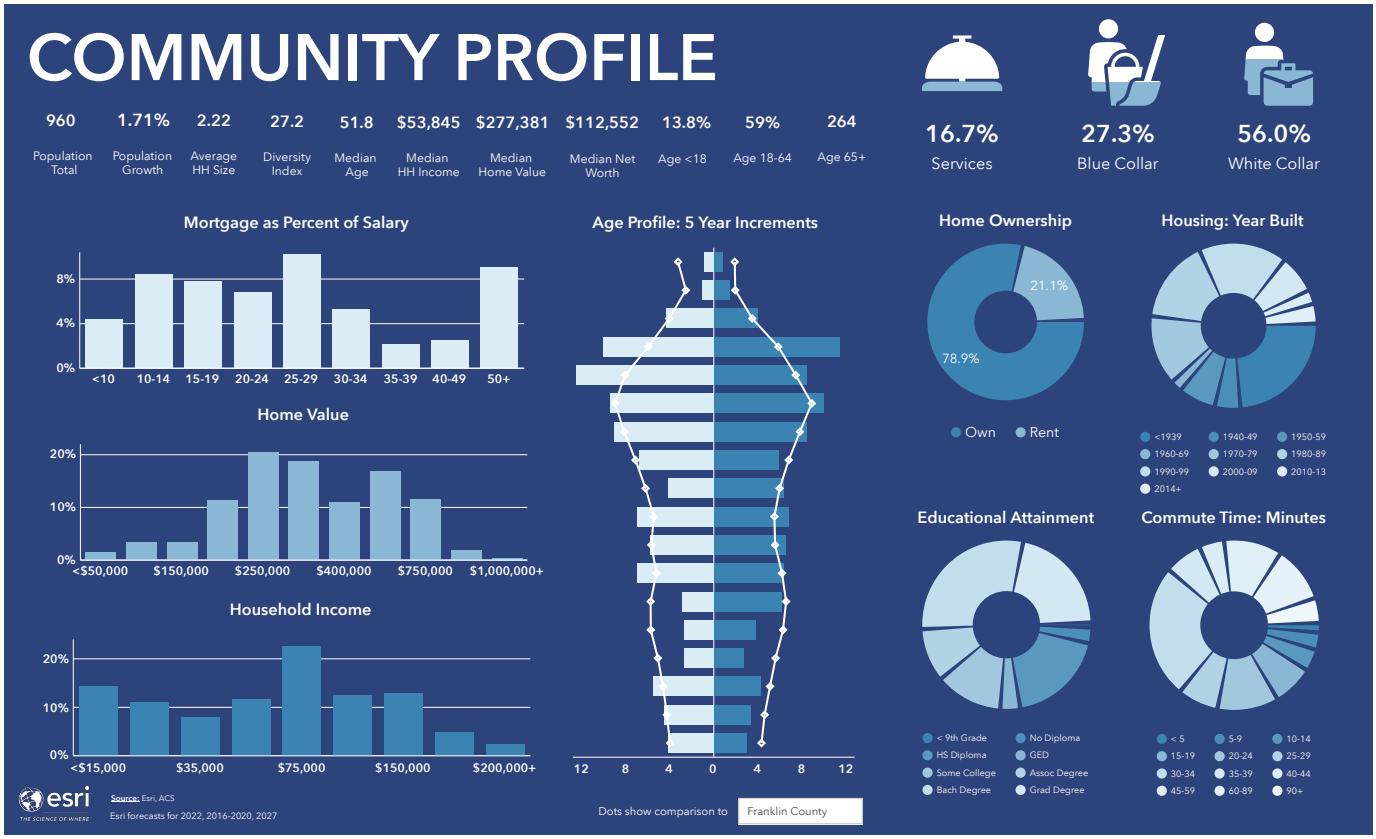
NO HEALTH INSURANCE COVERAGE	(ACS) %	Total
Population <19	0.0%	0
Population Age 19-34	0.5%	19
Population Age 35-64	0.4%	14
Population Age 65+	0.0%	0

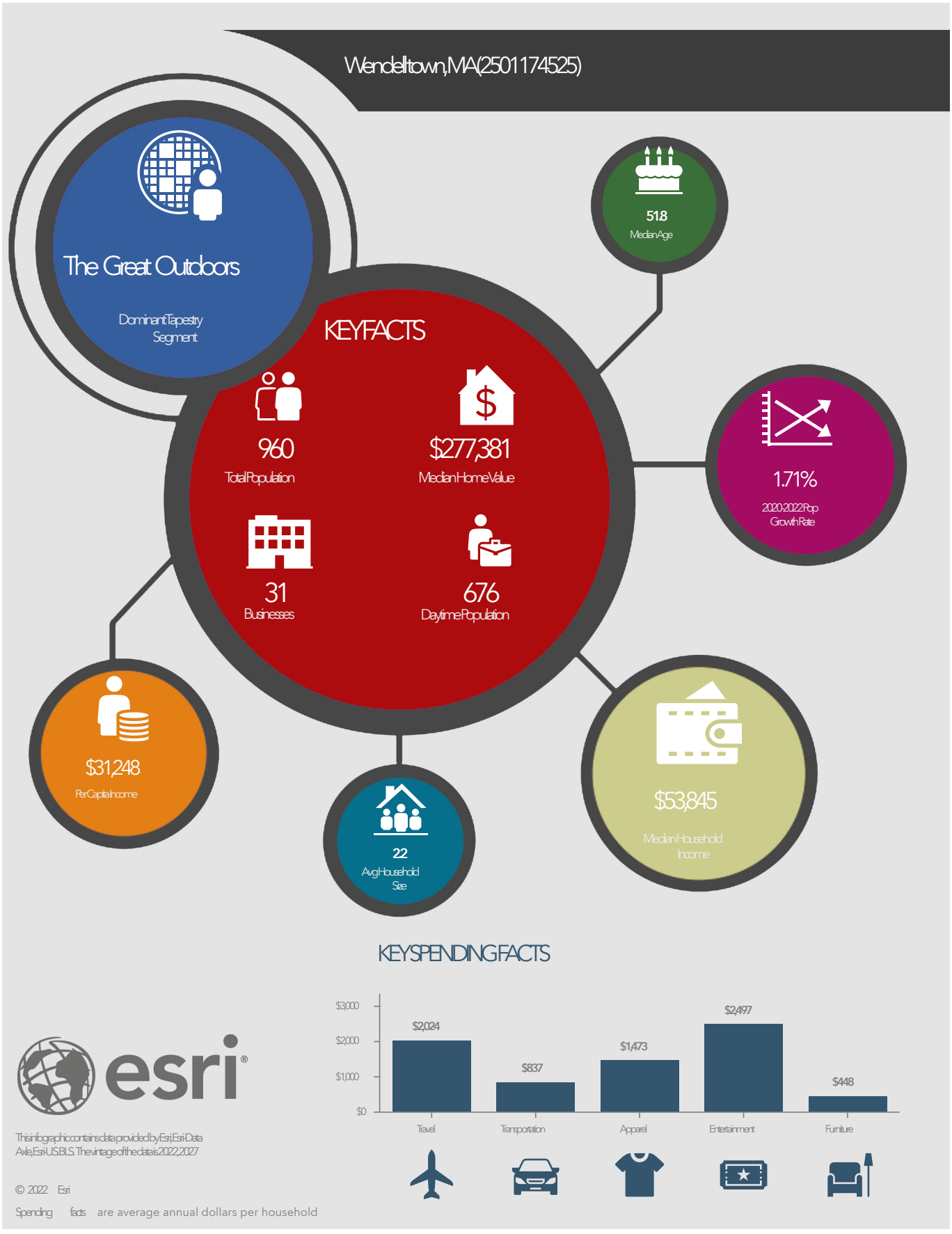
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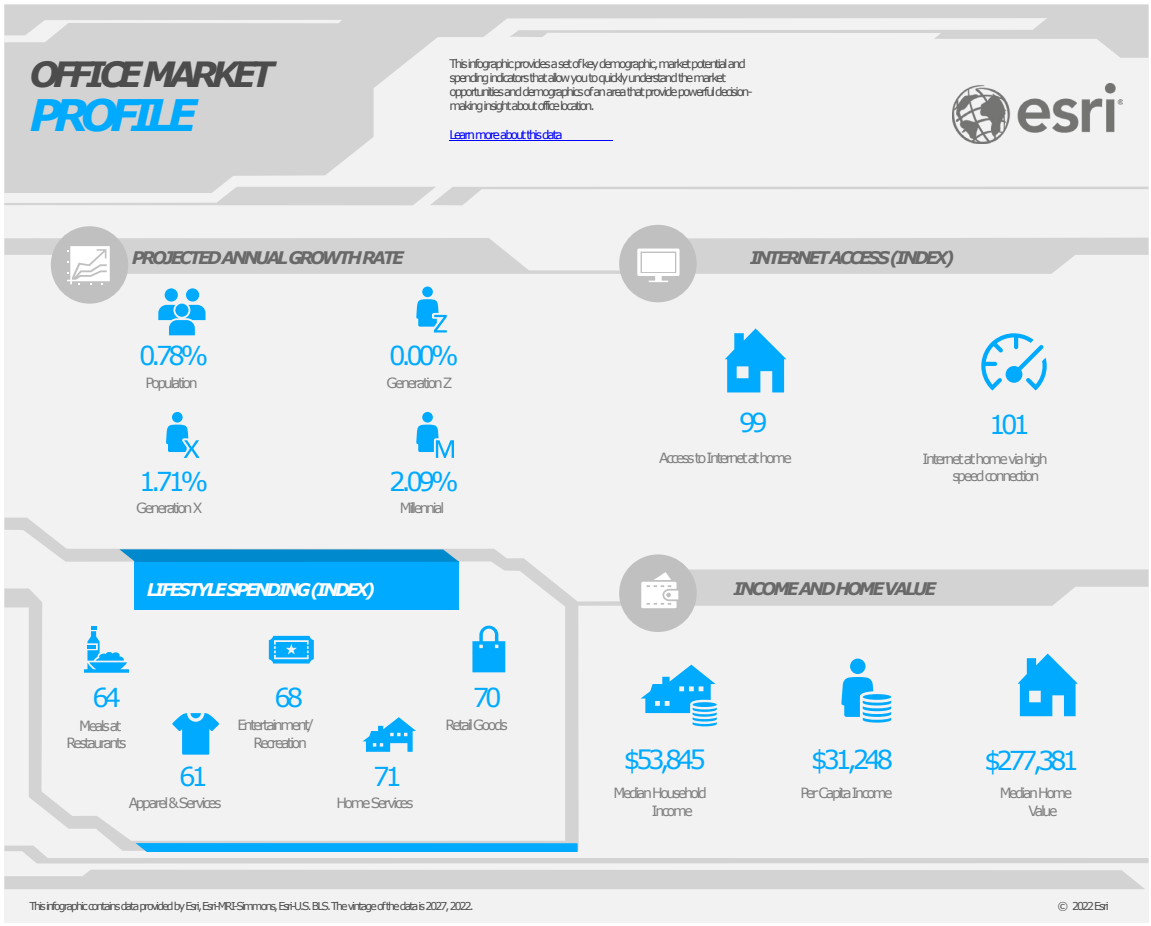
Source: Esri forecasts for 2022, 2027, 2016-2020 Esri, Esri MRI-Simmons, Esri Data Axle, ACS

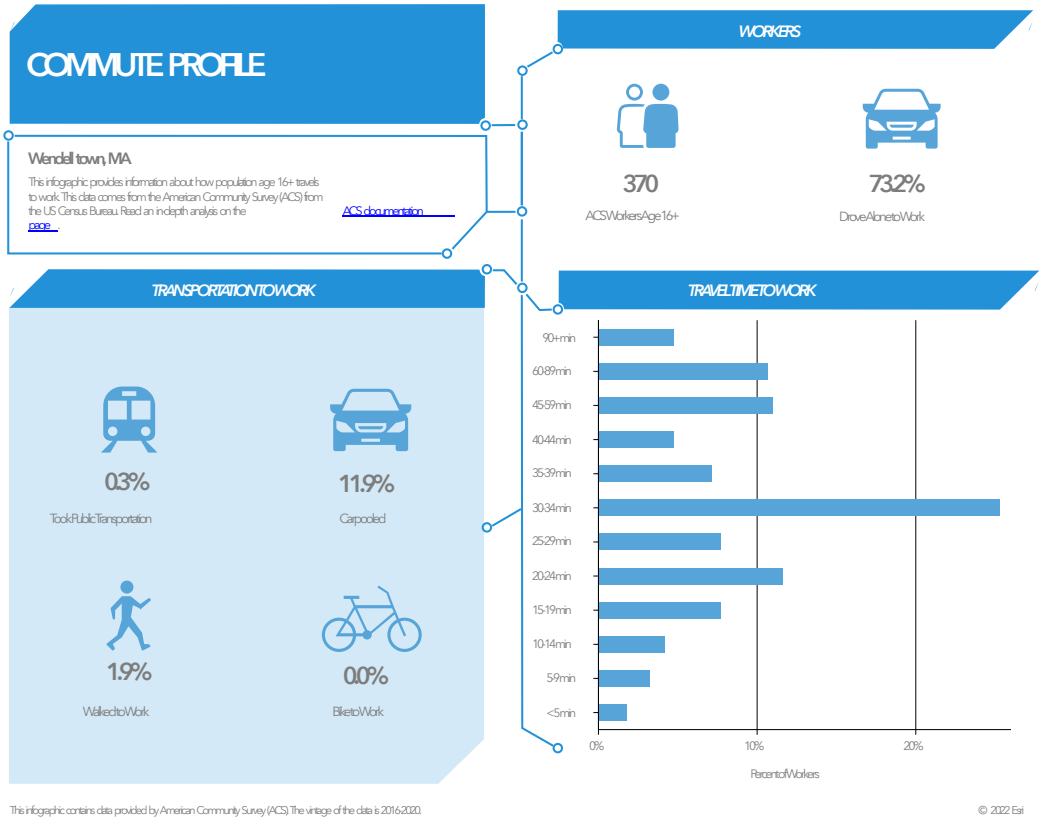
Version 1.1.2
Jun 3, 2021

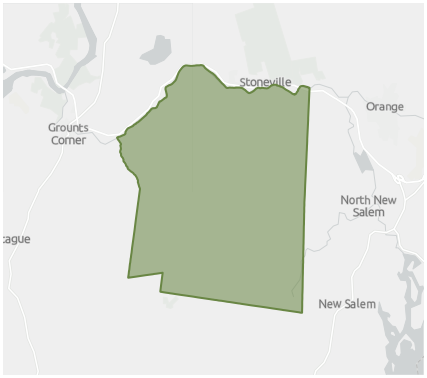
Wendell


COMMUNITY PROFILE
960 Population Total
1.71% Population Growth
2.22 Average HH Size
27.2 Diversity Index
51.8 Median Age
$53,845 Median HH Income
$277,381 Median Home Value
$112,552 Median Net Worth
13.8% Age <18
59% Age 18-64
264 Age 65+
16.7% Services
27.3% Blue Collar
56.0% White Collar
Mortgage as Percent of Salary
<10 10-14 15-19 20-24 25-29 30-34 35-39 40-49 50+
Home Value
<$50,000 $150,000 $250,000 $400,000 $750,000 $1,000,000+
Household Income
<$15,000 $35,000 $75,000 $150,000 $200,000+
Age Profile: 5 Year Increments
Home Ownership
21.1%
78.9%
Own Rent
Housing: Year Built
<1939 1940-49 1950-59 1960-69 1970-79 1980-89 1990-99 2000-09 2010-13 2014+
Educational Attainment
< 9th Grade No Diploma HS Diploma GED Some College Assoc Degree Bach Degree Grad Degree
Commute Time: Minutes
< 5 5-9 10-14 15-19 20-24 25-29 30-34 35-39 40-44 45-59 60-89 90+
esri
Source: Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027
Dots show comparison to
Franklin County


Wendelltown,MA(2501174525)
The Great Outdoors
Dominant Tapestry Segment
51.8
Median Age
KEY FACTS
960
Total Population
$277,381
Median Home Value
1.71%
2020-2022 Pop Growth Rate
31
Businesses
676
Daytime Population
$31,248
Per Capita Income
22
Avg Household Size
$53,845
Median Household Income
KEY SPENDING FACTS
$3,000
$2,000
$1,000
$0
$2,024
$837
$1,473
$2,497
$448
Travel
Transportation
Apparel
Entertainment
Furniture
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This infographic contains data provided by Esri, Esri Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027
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Spending facts are average annual dollars per household


OFFICE MARKET PROFILE
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.
Learn more about this data
esri
PROJECTED ANNUAL GROWTH RATE
0.78%
Population
0.00%
Generation Z
1.71%
Generation X
2.09%
Millennial
INTERNET ACCESS (INDEX)
99
Access to Internet at home
101
Internet at home via high speed connection
LIFESTYLE SPENDING (INDEX)
64
Meals at Restaurants
68
Entertainment/ Recreation
70
Retail Goods
61
Apparel & Services
71
Home Services
INCOME AND HOME VALUE
$53,845
Median Household Income
$31,248
Per Capita Income
$277,381
Median Home Value
This infographic contains data provided by Esri, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2027, 2022.
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COMMUTE PROFILE
Wendell town, MA
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the page.
ACS documentation
WORKERS
370
ACS Workers Age 16+
73.2%
Drove Alone to Work
TRANSPORTATION TO WORK
0.3%
Took Public Transportation
11.9%
Carpooled
1.9%
Walked to Work
0.0%
Bike to Work
TRAVEL TIME TO WORK
90+ min
60-89 min
45-59 min
40-44 min
35-39 min
30-34 min
25-29 min
20-24 min
15-19 min
10-14 min
5-9 min
<5 min
0%
10%
20%
Percent of Workers
This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2016-2020.
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POPULATION TRENDS AND KEY INDICATORS

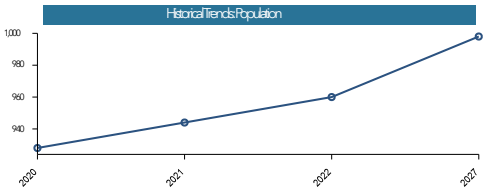
Wendell town, MA

960	427	2.22	51.8	$53,845	$277,381	54	85	27
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

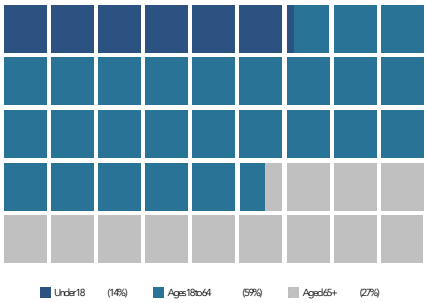
MORTGAGE INDICATORS

$8,922
Avg Spent on Mortgage & Basics

27.2%
Percent of Income for Mortgage



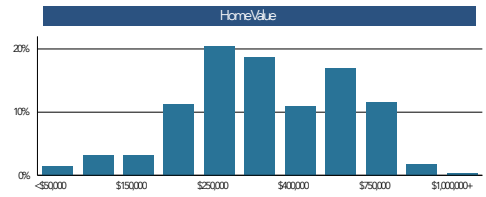
POPULATION BY AGE

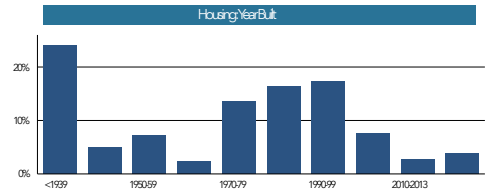


POPULATION BY GENERATION

G	B	X
4.0%	36.9%	20.7%
Greatest Gen: Born 1945 & Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980

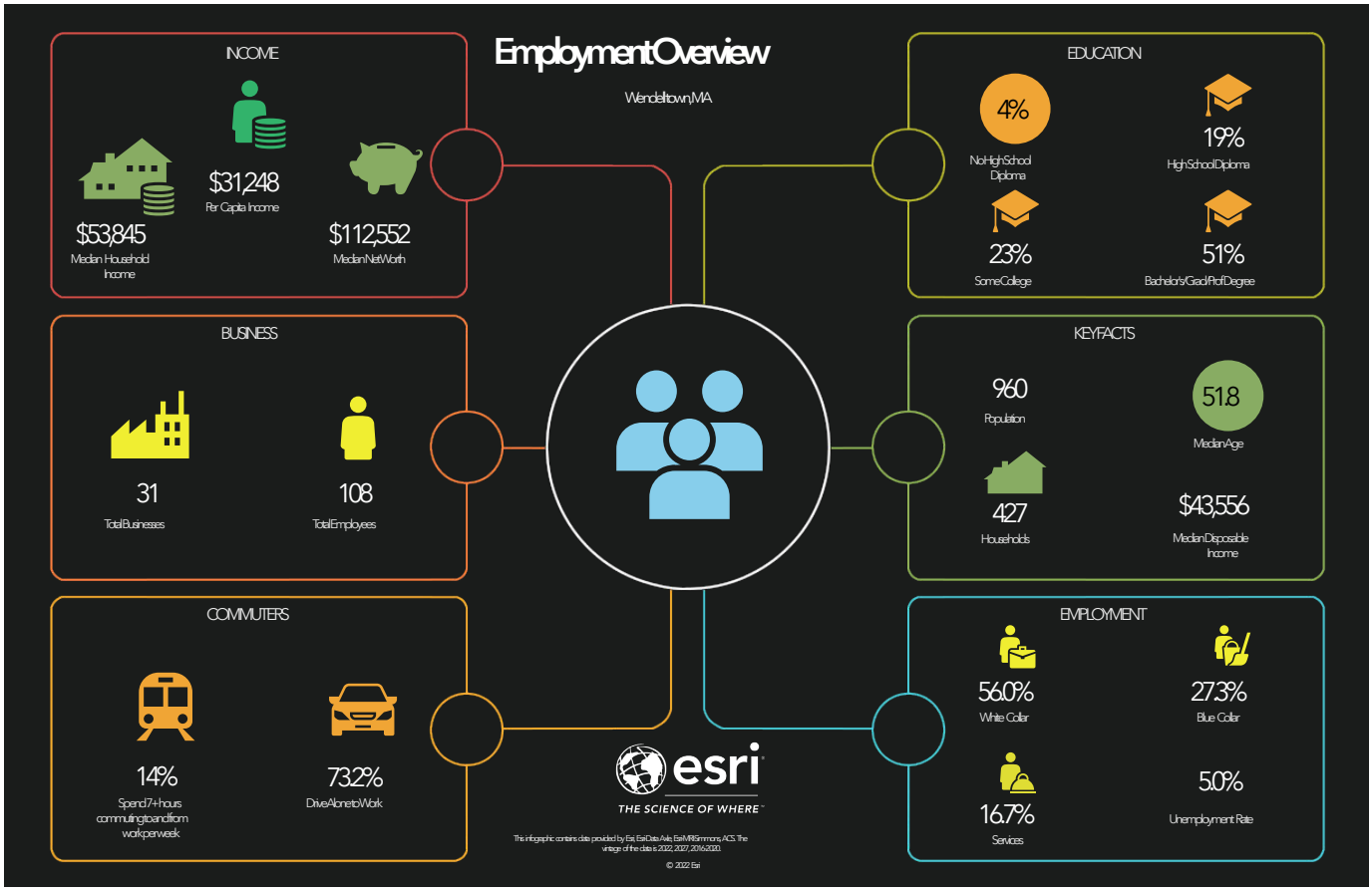
M	Z	A
20.9%	12.8%	4.7%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present





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This infographic contains data provided by Esri, Esri US BLS/ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri



Wendell town, MA

Geography: County Subdivision

Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales ($000)	Distance
DEJA BREW CAFE & PUB	LOCKES VILLAGE	WENDELL	MA	8	350	0.4
CHINESE HERBAL SOLUTIONS	MORSE VILLAGE	WENDELL	MA	8	302	0.5

Closest 2 locations



Average Annual Spend per Household on Eating Out



$281

Breakfast



$852

Lunch



$1,278

Dinner

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Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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Wendell town, MA

Geography: County Subdivision

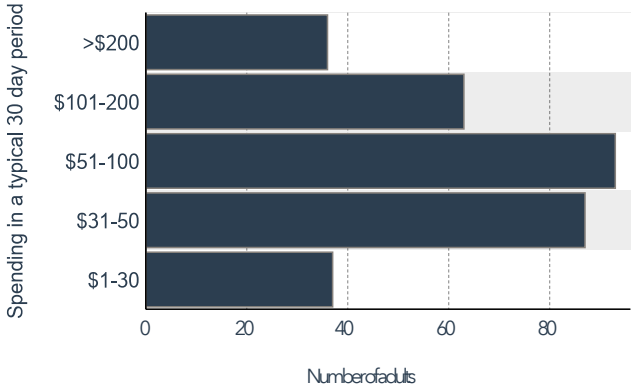
Nearby Restaurants

0	1	0	0
Bakers (Retail)	Bars and Pubs	Coffee Shops	Juice Bars

0	0	0	1
Doughnut Shops	Ice Cream Parlors	Pizza Restaurants	Other Restaurants

960	427	2.22	51.8	$53,845	$277,381
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

$2,631	$473
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

31	108
Total Businesses	Total Employees

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Source: The data in this infographic comes from Esri-US. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

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CORONAVIRUS (COVID-19) IMPACT PLANNING REPORT

Wendell town, MA

960	222	427	518	$53,845	$277,381	85	94%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home



POPULATION AND BUSINESSES

676	31	108
Daytime Population	Total Businesses	Total Employees

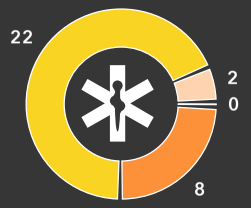
POVERTY

58	73
Households Below the Poverty Level	Households Receiving Food Stamps/SNAP

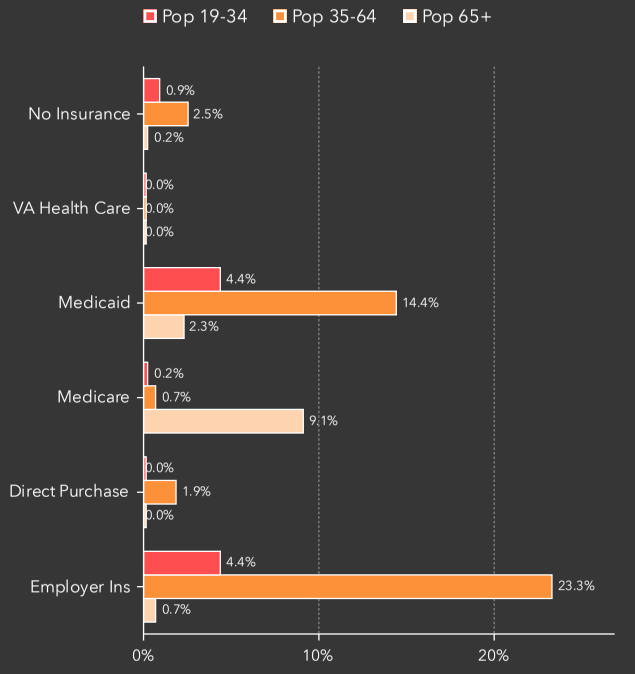
AT RISK POPULATION

100	264	4
Households With Disability	Population 65+	Households Without Vehicle

POPULATION NO HEALTH INSURANCE (ACS)



HEALTH INSURANCE COVERAGE (ACS)



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Source: Esri forecasts for 2022, 2027, 2016-2020 , Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

Note: Medicaid values for population 65+ is defined as Medicaid plus Medicare. For other age groups it is Medicaid only. Source Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

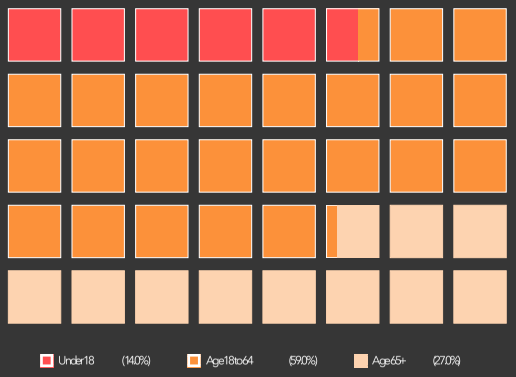
KEY INDICATORS: IMPACT PLANNING

Wendell town, MA

960	222	427	518	$53,845	$277,381	85	94%
Population	Avg Size Household	Households	Median Age	Median Household Income	Median Home Value	Housing Affordability	Internet at Home

LANGUAGE (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	102	507	211	820
Spanish	0	6	8	14
Spanish & English Well	0	6	8	14
Spanish & English Not Well	0	0	0	0
Indo-European	0	5	2	7
Indo-European & English Well	0	5	2	7
Indo-Euro & English Not Well	0	0	0	0
Asian-Pacific Island	0	9	0	9
Asian-Pacific Isl & English Well	0	9	0	9
Asn-Pacific Isl & English Not Well	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Lang & English Not Well	0	0	0	0

POPULATION BY AGE

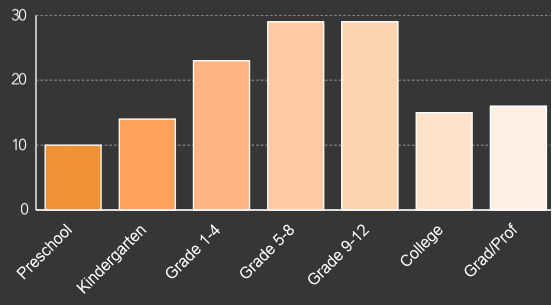


POPULATION AND POVERTY STATUS (ACS)	Total
Population for whom Poverty Status is Determined	862
Income to Poverty Ratio <0.50	80
Income to Poverty Ratio 0.50-0.99	40
Income to Poverty Ratio 1.00-1.24	52
Income to Poverty Ratio 1.25-1.49	21
Income to Poverty Ratio 1.50-1.84	29
Income to Poverty Ratio 1.85-1.99	25
Income to Poverty Ratio 2.00+	615

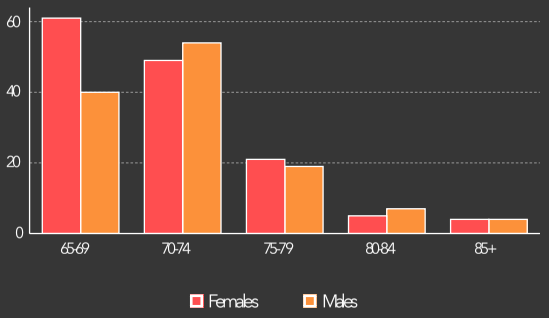
POVERTY LEVELS (ACS)	Below	Above	Total
Total	58	329	387
Married Couple Families	10	194	204
Other Families w/ Male Householder	6	12	18
Other Families w/ Female Householder	6	18	24
Nonfamilies w/ Male Householder	7	44	51
Nonfamilies w/ Female Householder	29	61	90

NO HEALTH INSURANCE COVERAGE	(ACS) %	Total
Population <19	0.0%	0
Population Age 19-34	0.9%	8
Population Age 35-64	2.5%	22
Population Age 65+	0.2%	2

SCHOOL ENROLLMENT (ACS)



SENIOR POPULATION



esri THE SCIENCE OF WHERE

Source: Esri forecasts for 2022-2027 (2016-2020) Esri, Esri-MRI-Simmons, Esri Data-Vals ACS

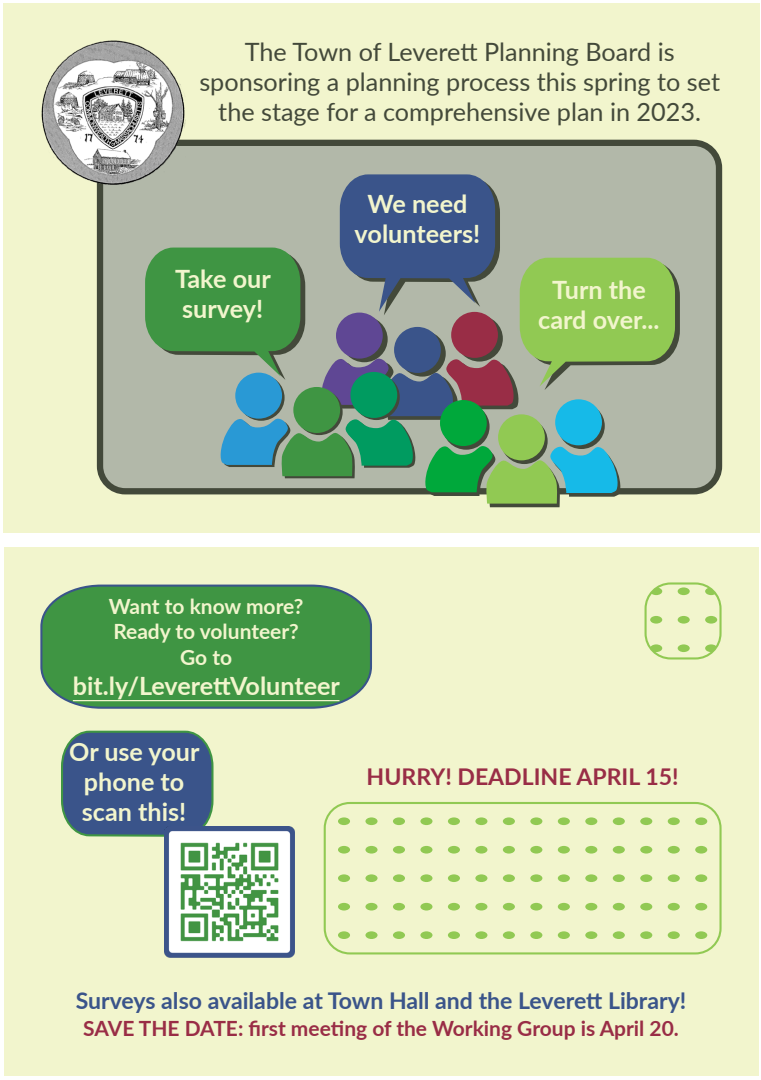
Version 1.1.2
Jun 3, 2021



APPENDIX D: QUESTIONNAIRE AND RESULTS

The online questionnaire and all responses are included in this appendix except the names and contact information of the people who responded. The Planning Board has that information so they can reach out to the respondents for Phase 2 of this process.

The postcard sent to residents in early April is shown below.



Town of Leverett Comprehensive Plan
Volunteer Application

Thank you for your interest in the Town's planning process! The Planning Board is kicking off this year with a "plan to plan" effort: finding out what we know, what we need to know, and how we can best engage the Leverett Community in a discussion about our future.

Between now and June, we will create a Working Committee to help us explore these questions in time to apply for a grant for the next stage. We expect to start the full planning process next year, assuming we receive the grant. **For those of you interested in being on the Working Committee, please save April 20 as the date for the first meeting.**

You can help us by answering the questions below. We hope you will become involved in this process and we look forward to hearing from you!



1. Would you like to volunteer for the planning process? Check all that apply.

- [ ] Yes! I would like to join the 2022 Working Group. I can commit to attending up to four meetings before the end of June and reading materials between meetings. I can spend 12-20 hours between now and the end of June.
- [ ] Yes! I would like to join the 2023 Steering Committee. I can commit to attending four meetings in 2023 and reading materials between meetings. I can spend 12-20 hours in 2023.
- [ ] Yes! I can be a Plan Ambassador at public events in 2022 and 2023. I can spend 3 hours in 2022 and six hours in 2023.
- [ ] Yes! I would love to host a house/neighborhood party to discuss the plan in 2023. I can spend 4 hours in 2023.
- [ ] I'm not sure yet, but I look forward to learning more.
- [ ] Not now.

2. What is your most important reason for volunteering?

3. Working Group and Steering Group Meetings will be 60-90 minutes long. Please tell us your preferred meeting format by ranking the following options with 1 being your most preferred option and 3 your least preferred option.

- Virtual
- In-person
- Either

4. Public workshops during the 2023 planning process will be 90 minutes long. Please tell us your preferred format by ranking the following options with 1 being your most preferred option and 3 your least preferred option.

- Virtual
- In-person
- Hybrid

5. What is your preferred time for a meeting based on the format ?

	Virtual	In-person	Hybrid		
8 am - 10 am	☐	☐	☐	☐	☐
11 am - 1 pm	☐	☐	☐	☐	☐
12 pm - 2 pm	☐	☐	☐	☐	☐
3 pm - 5 pm	☐	☐	☐	☐	☐
5 pm - 7 pm	☐	☐	☐	☐	☐
6 pm - 8 pm	☐	☐	☐	☐	☐

6. What is your preferred time for a meeting based on the day of the week?

	Monday	Tuesday	Wednesday	Thursday	Saturday
8 am - 10 am	☐	☐	☐	☐	☐
11 am - 1 pm	☐	☐	☐	☐	☐
12 pm - 2 pm	☐	☐	☐	☐	☐
3 pm - 5 pm	☐	☐	☐	☐	☐
5 pm - 7 pm	☐	☐	☐	☐	☐
6 pm - 8 pm	☐	☐	☐	☐	☐

7. How did you hear about this planning process? Choose all that apply.

- ☐ I received a postcard in the mail.
- ☐ The Town's website
- ☐ The Town's email newsletter
- ☐ The Library's email newsletter
- ☐ The Leverett Elementary School's email newsletter
- ☐ The Police Department's Facebook page
- ☐ Other (please specify)
- ☐ The Fire Department's Facebook page
- ☐ Flyer at the Transfer Station
- ☐ Flyer at Town Hall
- ☐ Flyer at the Library
- ☐ Flyer at the Co-op
- ☐ Leverett Connects

8. What is the best way for us to communicate with you? Choose all that apply.

- ☐ Mailed postcards
- ☐ The Town's website
- ☐ The Town's email newsletter
- ☐ The Library's email newsletter
- ☐ The Leverett Elementary School's email newsletter
- ☐ The Police Department's Facebook page
- ☐ Other (please specify)
- ☐ The Fire Department's Facebook page
- ☐ Flyer at the Transfer Station
- ☐ Flyer at Town Hall
- ☐ Flyer at the Library
- ☐ Flyer at the Co-op
- ☐ Leverett Connects

We are looking for a wide range of people to participate in this survey with a variety of ages, races/ethnicities, and backgrounds. Please tell us more about yourself in the next few questions so we can make sure we are reaching as many people in Leverett as possible!

9. Which best describes you? (Choose all that apply.) If you used to belong to one of these categories, please use the "N/A:Former" column. If you have never belonged to one of these categories, please use the "N/A: Never" column.

	0-5 years	6-10 years	11-20 years	21-30 years	30+ years	N/A: Former	N/A: Never
How long have you lived in Leverett?	◯	◯	◯	◯	◯	◯	◯
How long have you been a business owner in Leverett?	◯	◯	◯	◯	◯	◯	◯
How long have you been an employee of a business or organization in Leverett?	◯	◯	◯	◯	◯	◯	◯

10. Tell us about you! How old are you?

- ◯ Under 18
- ◯ 18-24
- ◯ 25-34
- ◯ 35-44
- ◯ 45-54
- ◯ 55-64
- ◯ 65-74
- ◯ 75+
- ◯ Prefer not to answer

11. What is your racial or ethnic identity? (Select all that apply.)

- ☐ African-American/Black
- ☐ East Asian
- ☐ Hispanic/Latinx
- ☐ Middle Eastern
- ☐ American Indian/Alaskan Native
- ☐ Pacific Islander
- ☐ South Asian
- ☐ Southeast Asian
- ☐ White
- ☐ Other (please specify)

12. If you volunteered and/or want to be informed about next steps, please provide your information below. We will only reach out to you for the purposes of this planning process.

Name	
Company	
Address	
Address 2	
City/Town	
State/Province	
ZIP/Postal Code	
Country	
Email Address	
Phone Number	

13. What planning topics are most important to you? (Choose all that apply.)

- ☐ Housing
- ☐ Economic development
- ☐ Open space
- ☐ Recreation
- ☐ Natural resources
- ☐ Historic resources
- ☐ Cultural resources
- ☐ Mobility (pedestrians, bicyclists, vehicles)
- ☐ Town services
- ☐ Town facilities
- ☐ Land use and zoning
- ☐ Other (please specify)

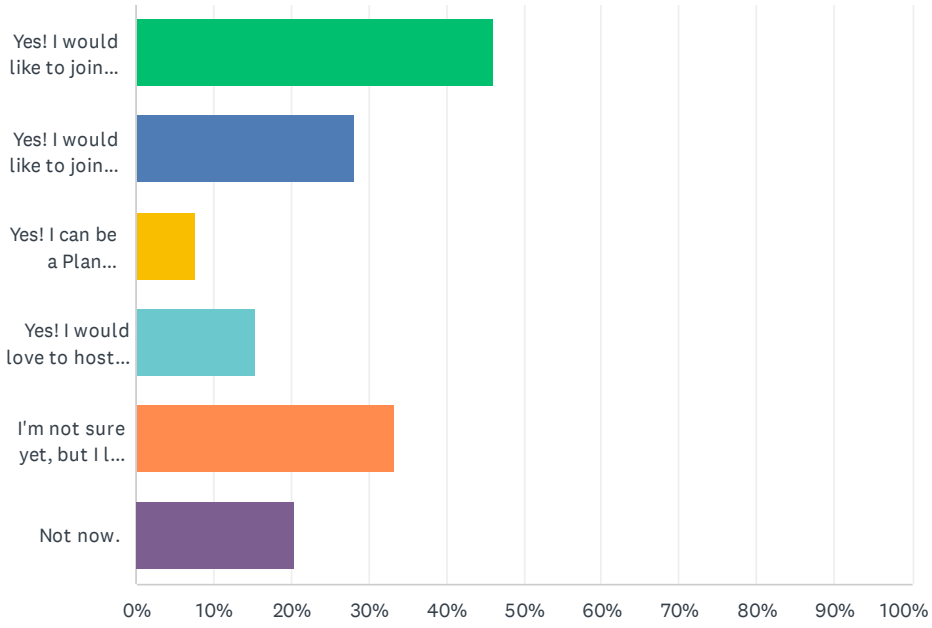
  [ ]
- ☐ None of the above
- ☐ Town budget
- ☐ Public health
- ☐ Design of buildings and landscape
- ☐ Social and economic equity
- ☐ Climate adaptation and sustainability
- ☐ Energy
- ☐ Regionalization of Town services
- ☐ Services for seniors
- ☐ Visual expression of community identity (entry into town, public art, storefront design, etc.)

14. Final question! What questions do you have for the Planning Board as they begin this very first stage of working with the Leverett community to develop a comprehensive plan for the Town of Leverett?

[ ]

Q1 Would you like to volunteer for the planning process? Check all that apply.

Answered: 39 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes! I would like to join the 2022 Working Group. I can commit to attending up to four meetings before the end of June and reading materials between meetings. I can spend 12-20 hours between now and the end of June.	46.15%	18
Yes! I would like to join the 2023 Steering Committee. I can commit to attending four meetings in 2023 and reading materials between meetings. I can spend 12-20 hours in 2023.	28.21%	11
Yes! I can be a Plan Ambassador at public events in 2022 and 2023. I can spend 3 hours in 2022 and six hours in 2023.	7.69%	3
Yes! I would love to host a house/neighborhood party to discuss the plan in 2023. I can spend 4 hours in 2023.	15.38%	6
I'm not sure yet, but I look forward to learning more.	33.33%	13
Not now.	20.51%	8
Total Respondents: 39		

Q2 What is your most important reason for volunteering?

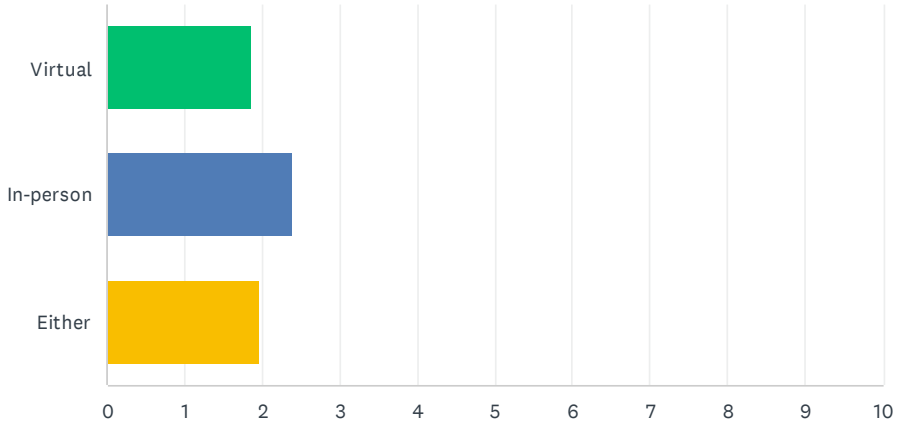
Answered: 33 Skipped: 6

#	RESPONSES	DATE
1	Interest in contribution to the process	4/16/2022 3:22 PM
2	I think we can work together to move Leverett further along toward justice-based opportunities and affordable housing	4/16/2022 12:34 PM
3	I grew up here in the 70s and 80s, moved away for a couple decades and have now come back. I have a policy/planning background and would like to be part of a process in a place I care about.	4/16/2022 10:49 AM
4	Leverett has been my home since I was 4 years old. I have recently purchased a piece of land here where I hope to build a home and raise a family in the coming years. (I am currently in graduate school, earning a Masters in Human Rights and a Law Degree focused on Environmental Law and Civil Rights Law.) At this point in my life (I'm 32), I have traveled quite a bit and lived in a number of different places across the United States, and the more I've seen of the world, the more I've come to realize just how rare places like Leverett are--in their natural beauty, sense of community, and emphasis on education. I would love to be a part of protecting and strengthening those aspects of the town that make it so special.	4/15/2022 12:11 PM
5	I want to learn more of what people want for the town. I prefer Leverett remain as it is!	4/15/2022 11:08 AM
6	As a brand new resident to Leverett, I'm interested in participating in community efforts and helping to improve the town in which I live.	4/15/2022 10:47 AM
7	Leverett is faced with serious fiscal, infrastructural and environmental and cultural challenges and needs to prioritize the towns needs and wants. A master plan is an important tool to help prioritize and accomplish these goals	4/15/2022 9:36 AM
8	Future of town: services, housing, community	4/15/2022 8:46 AM
9	Small towns need volunteers.	4/15/2022 7:01 AM
10	N/a	4/15/2022 6:32 AM
11	I have lived here my whole life and care deeply about this town. I would like a voice in planning for the future.	4/14/2022 9:20 PM
12	I would like to put my finance and management credentials plus my public committee experience to work in planning an innovative path forward for Leverett	4/14/2022 1:48 PM
13	to make sure that there are a diversity of voices in this process, that as many people from town as would like can be informed and express their views.	4/14/2022 12:24 PM
14	I love my community and want it to continue with a solid base	4/14/2022 12:19 PM
15	I love Leverett and would like to be part of planning for its future.	4/14/2022 12:03 PM
16	I am committed to the town of Leverett. Excited about the future of this community.	4/14/2022 11:44 AM
17	To foster energy conservation and sustainable living in Leverett.	4/14/2022 9:22 AM
18	My family and I have lived in and raised our two (now adult) children in Leverett for over 30 years. We are a mixed race, and mixed class / working class family. I have a Master's degree in Planning and Design from the Conway School of Landscape design, I have over 30 years experience working with the human footprint and the natural landscape, and I am very interested in being a part of a collaborative planning process in Leverett that is committed to real equity and inclusion.	4/12/2022 2:20 PM
19	Encouraging broader engagement. I am willing to reach out to residents - renters, home owners, land owners to ensure a variety of voices are heard. To ensure that planning is	4/12/2022 7:39 AM

	sensible and realistic for current times while acknowledging the need for systemic transitions ASAP for future generations.	
20	I am finishing my graduate degree in Public Policy and Administration in May. I have experience reviewing strategic plans for nearby towns and making recommendations for the creation of Diversity and Inclusion Action Plans. I have also studied Leverett and the surrounding area through my work with the Franklin County Friendly Aging Survey. Leverett is home and I would to participate!	4/12/2022 7:18 AM
21	I have loved living in Leverett, and would like to see the town address issues like affordable housing, diversity, and environmental protection, without losing what makes it a great place to live.	4/11/2022 8:05 PM
22	I'm 33 and my partner and I would like to make Leverett our long term home. I'm going to spend the next 40+ years here I would like to have a say in what it looks like then.	4/11/2022 7:08 PM
23	Once there is some additional information I would be inclined to be actively involved.	4/11/2022 1:43 PM
24	I'm concerned about Leverett's future	4/11/2022 1:31 PM
25	very much in the investigative stage	4/11/2022 12:03 PM
26	I want to help the town of Leverett plan for the future.	4/10/2022 11:11 AM
27	To find out what is going on in this town and to meet some people in the town we have lived for a few years	4/9/2022 7:25 PM
28	N/a	4/9/2022 10:38 AM
29	My concern for the future of Leverett and how this relates to the way we all must adapt to the world's changing needs and conditions	4/9/2022 9:35 AM
30	Good citizenship	4/8/2022 5:12 PM
31	To give back to the community	4/8/2022 3:18 PM
32	Desire to see more community oriented development in town	4/8/2022 2:52 PM
33	The town needs effective planning to balance the needs of retaining its high quality rural environment with the needs of making it affordable and welcoming to a diverse population. I would like to help Leverett achieve these parallel goals.	4/7/2022 5:40 PM

Q3 Working Group and Steering Group Meetings will be 60-90 minutes long. Please tell us your preferred meeting format by ranking the following options with 1 being your most preferred option and 3 your least preferred option.

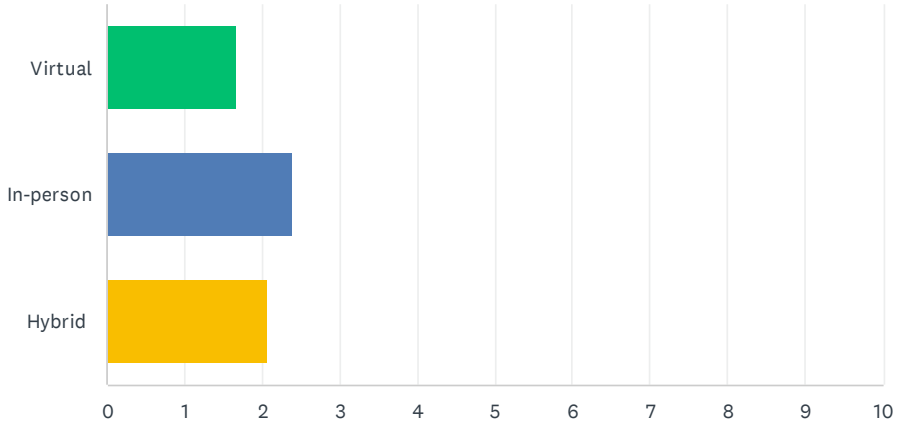
Answered: 32 Skipped: 7



	1	2	3	TOTAL	SCORE
Virtual	39.29% 11	7.14% 2	53.57% 15	28	1.86
In-person	53.57% 15	32.14% 9	14.29% 4	28	2.39
Either	21.43% 6	53.57% 15	25.00% 7	28	1.96

Q4 Public workshops during the 2023 planning process will be 90 minutes long. Please tell us your preferred format by ranking the following options with 1 being your most preferred option and 3 your least preferred option.

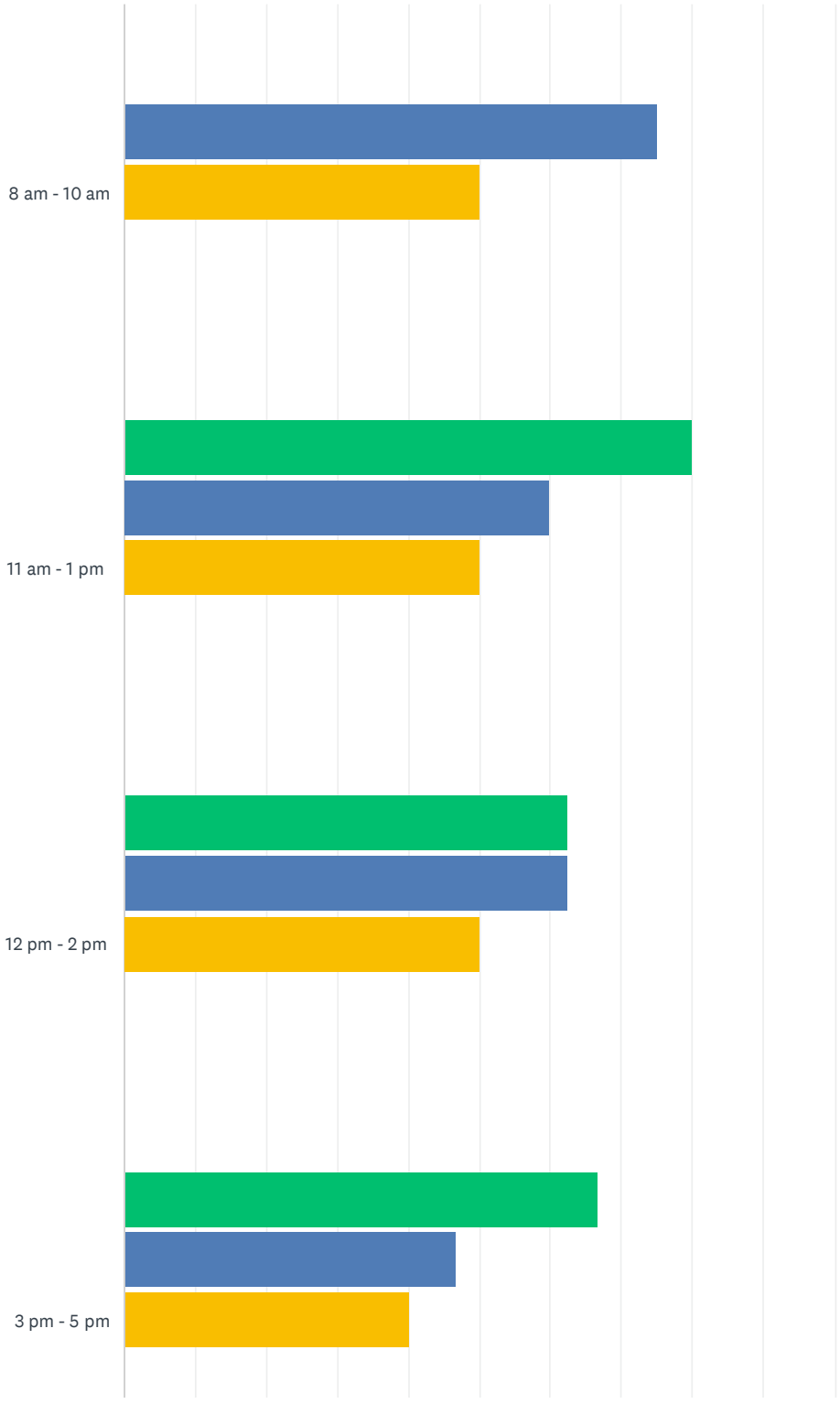
Answered: 31 Skipped: 8

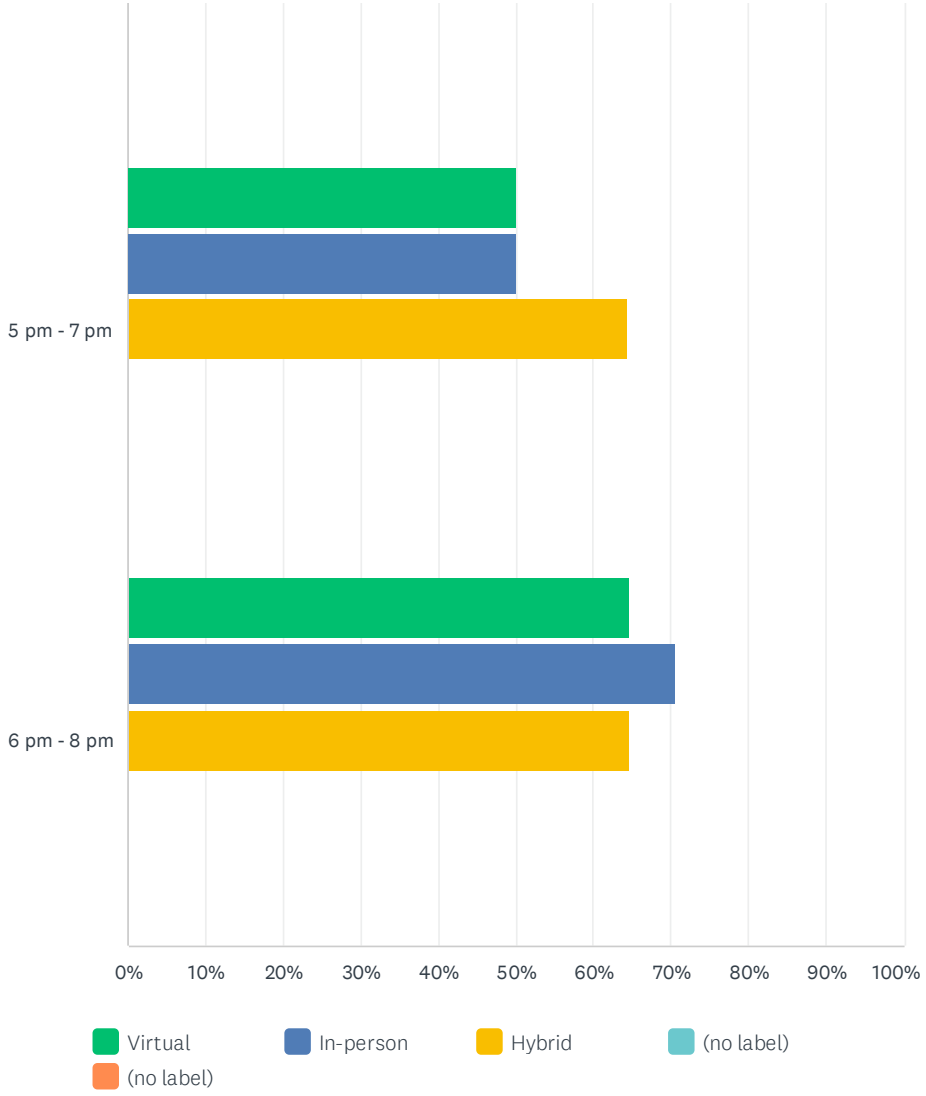


	1	2	3	TOTAL	SCORE
Virtual	29.63% 8	7.41% 2	62.96% 17	27	1.67
In-person	58.62% 17	20.69% 6	20.69% 6	29	2.38
Hybrid	20.69% 6	65.52% 19	13.79% 4	29	2.07

Q5 What is your preferred time for a meeting based on the format ?

Answered: 31 Skipped: 8

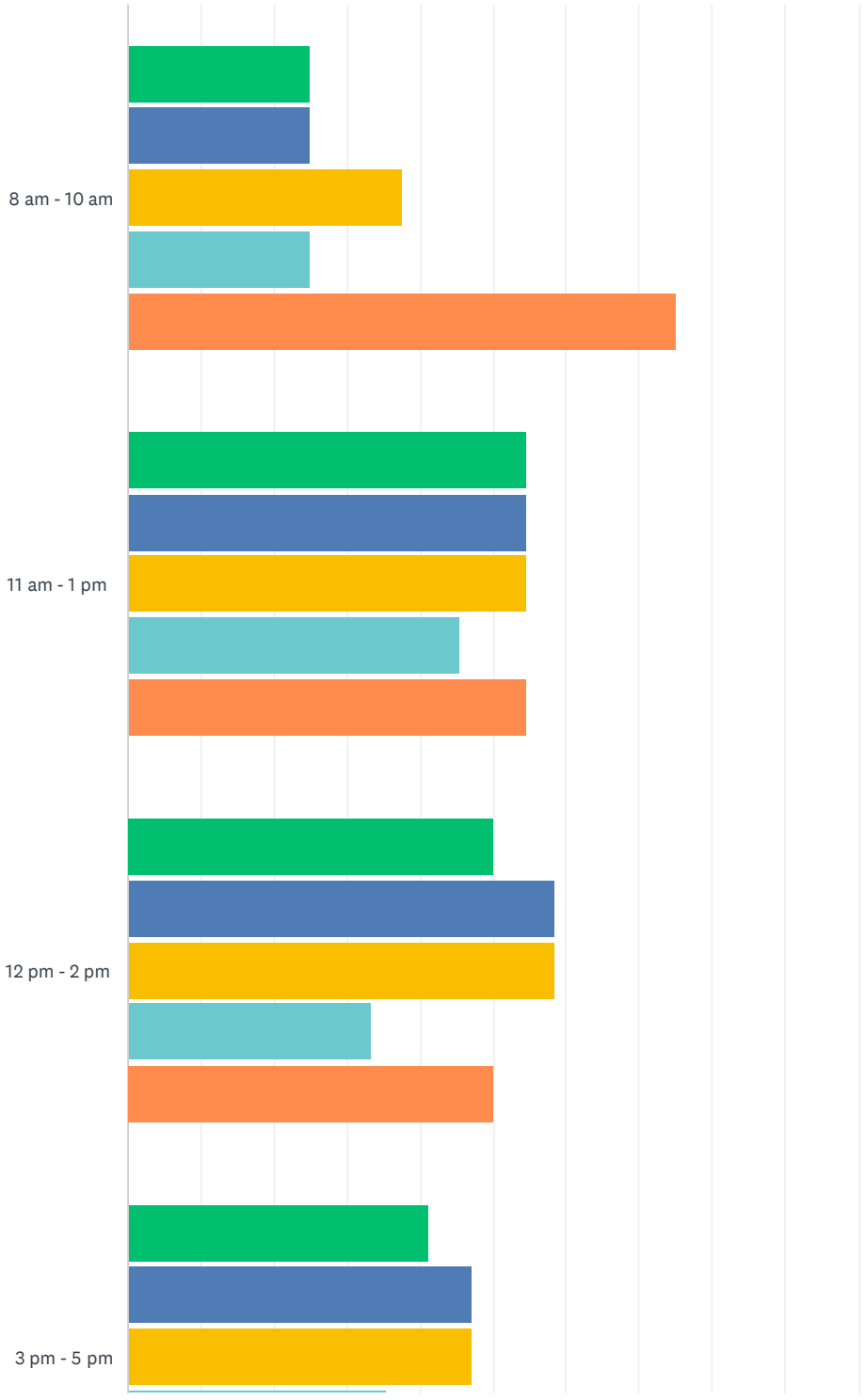


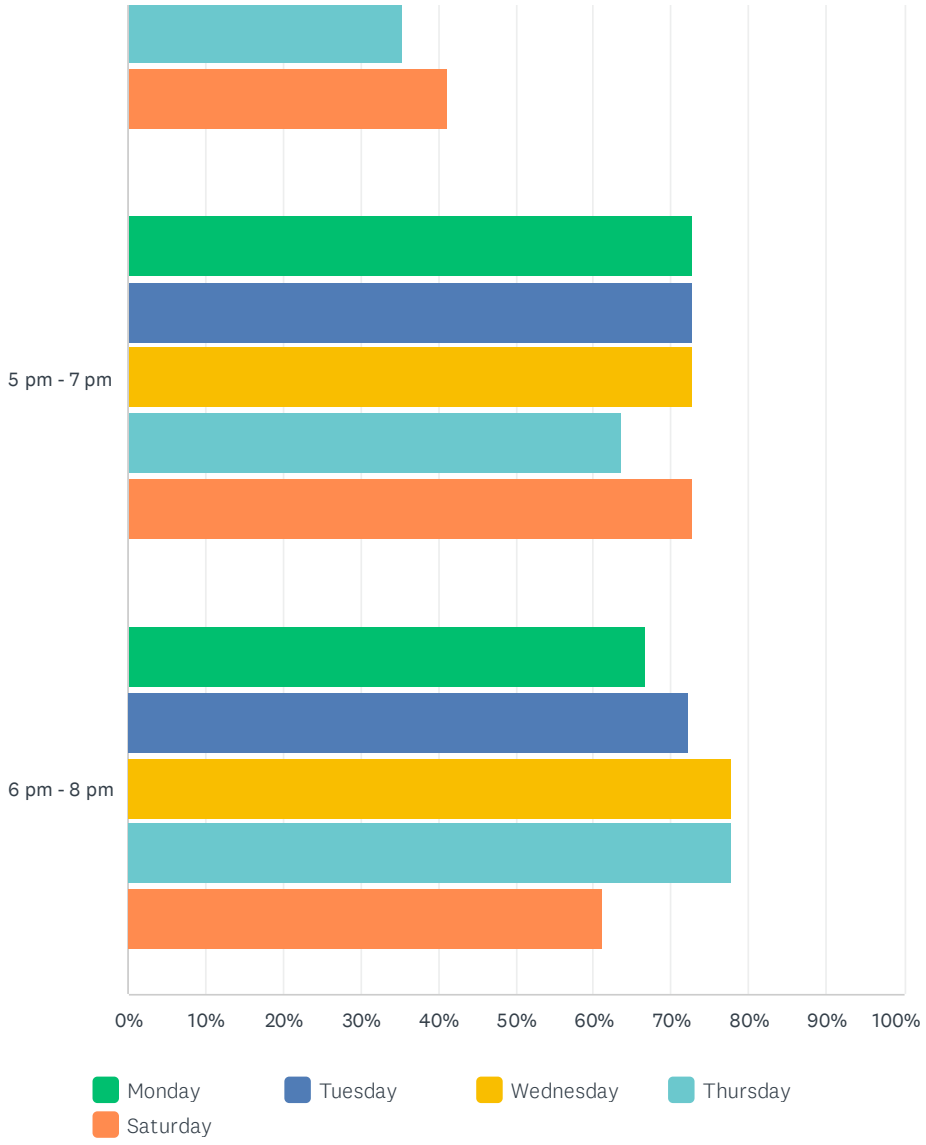


	VIRTUAL	IN-PERSON	HYBRID	(NO LABEL)	(NO LABEL)	TOTAL RESPONDENTS
8 am - 10 am	0.00% 0	75.00% 3	50.00% 2	0.00% 0	0.00% 0	4
11 am - 1 pm	80.00% 8	60.00% 6	50.00% 5	0.00% 0	0.00% 0	10
12 pm - 2 pm	62.50% 5	62.50% 5	50.00% 4	0.00% 0	0.00% 0	8
3 pm - 5 pm	66.67% 10	46.67% 7	40.00% 6	0.00% 0	0.00% 0	15
5 pm - 7 pm	50.00% 7	50.00% 7	64.29% 9	0.00% 0	0.00% 0	14
6 pm - 8 pm	64.71% 11	70.59% 12	64.71% 11	0.00% 0	0.00% 0	17

Q6 What is your preferred time for a meeting based on the day of the week?

Answered: 28 Skipped: 11

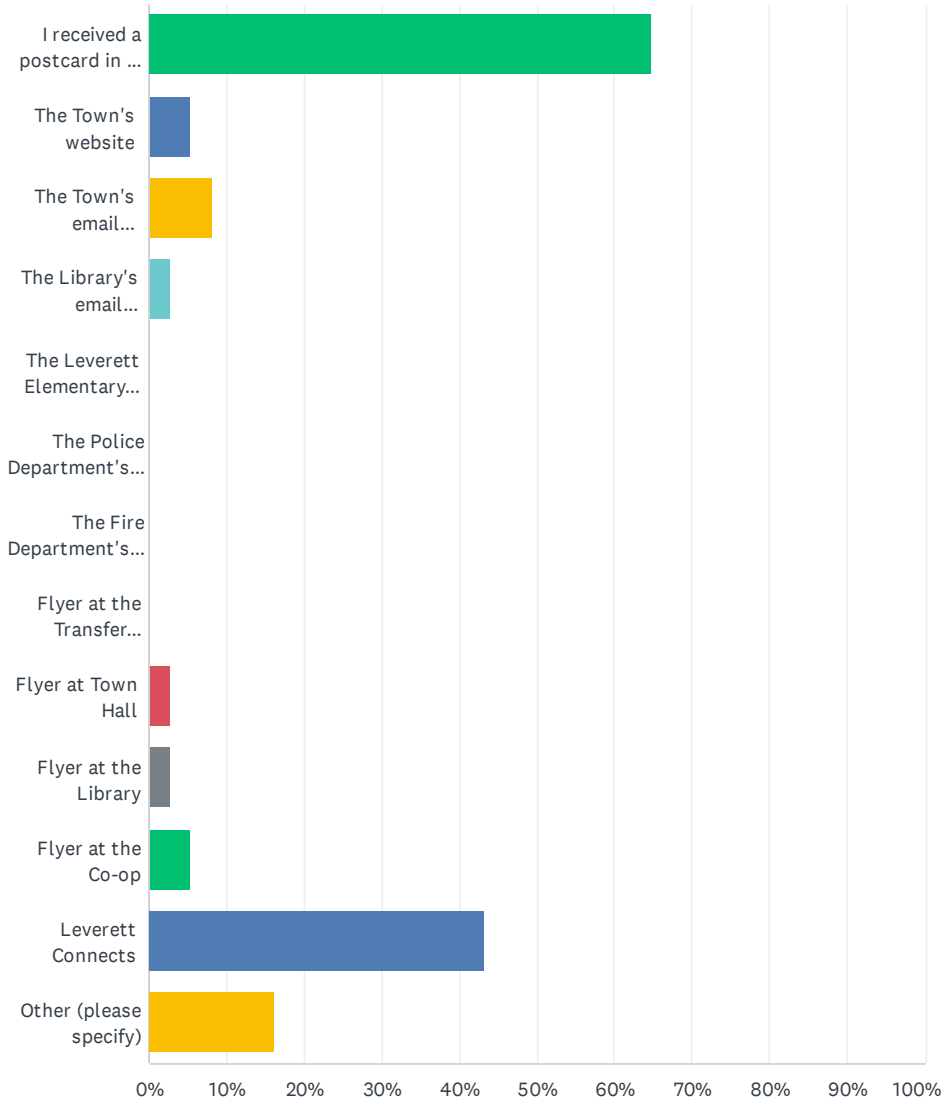




	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	SATURDAY	TOTAL RESPONDENTS
8 am - 10 am	25.00% 2	25.00% 2	37.50% 3	25.00% 2	75.00% 6	8
11 am - 1 pm	54.55% 6	54.55% 6	54.55% 6	45.45% 5	54.55% 6	11
12 pm - 2 pm	50.00% 6	58.33% 7	58.33% 7	33.33% 4	50.00% 6	12
3 pm - 5 pm	41.18% 7	47.06% 8	47.06% 8	35.29% 6	41.18% 7	17
5 pm - 7 pm	72.73% 8	72.73% 8	72.73% 8	63.64% 7	72.73% 8	11
6 pm - 8 pm	66.67% 12	72.22% 13	77.78% 14	77.78% 14	61.11% 11	18

Q7 How did you hear about this planning process? Choose all that apply.

Answered: 37 Skipped: 2

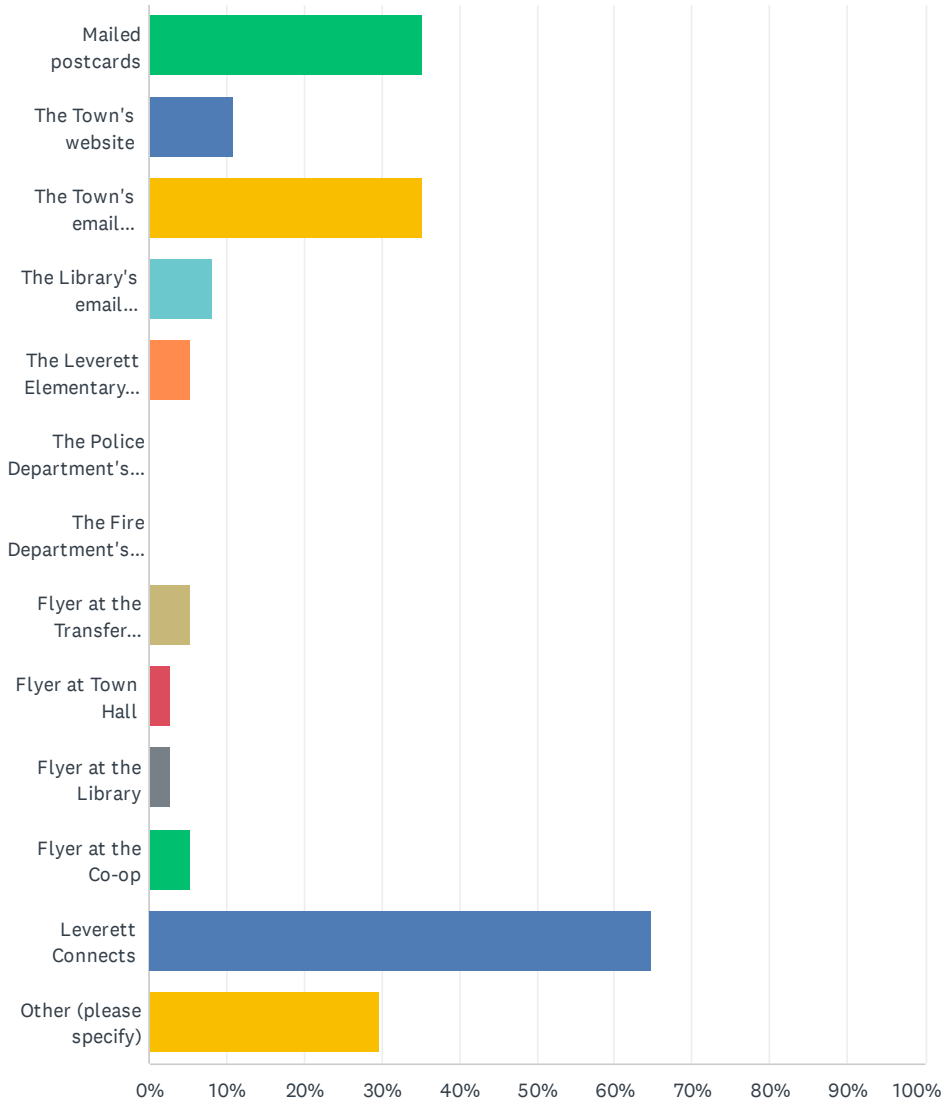


ANSWER CHOICES	RESPONSES	
I received a postcard in the mail.	64.86%	24
The Town's website	5.41%	2
The Town's email newsletter	8.11%	3
The Library's email newsletter	2.70%	1
The Leverett Elementary School's email newsletter	0.00%	0
The Police Department's Facebook page	0.00%	0
The Fire Department's Facebook page	0.00%	0
Flyer at the Transfer Station	0.00%	0
Flyer at Town Hall	2.70%	1
Flyer at the Library	2.70%	1
Flyer at the Co-op	5.41%	2
Leverett Connects	43.24%	16
Other (please specify)	16.22%	6
Total Respondents: 37		

#	OTHER (PLEASE SPECIFY)	DATE
1	I was asked at a SB mtg to participate	4/16/2022 3:22 PM
2	Leverett Connects	4/16/2022 10:49 AM
3	Leverett Planning Board	4/15/2022 9:36 AM
4	Leverett Connects	4/14/2022 12:03 PM
5	Tim Shores	4/14/2022 11:44 AM
6	Conversation with Steve Freedman	4/9/2022 9:35 AM

Q8 What is the best way for us to communicate with you? Choose all that apply.

Answered: 37 Skipped: 2

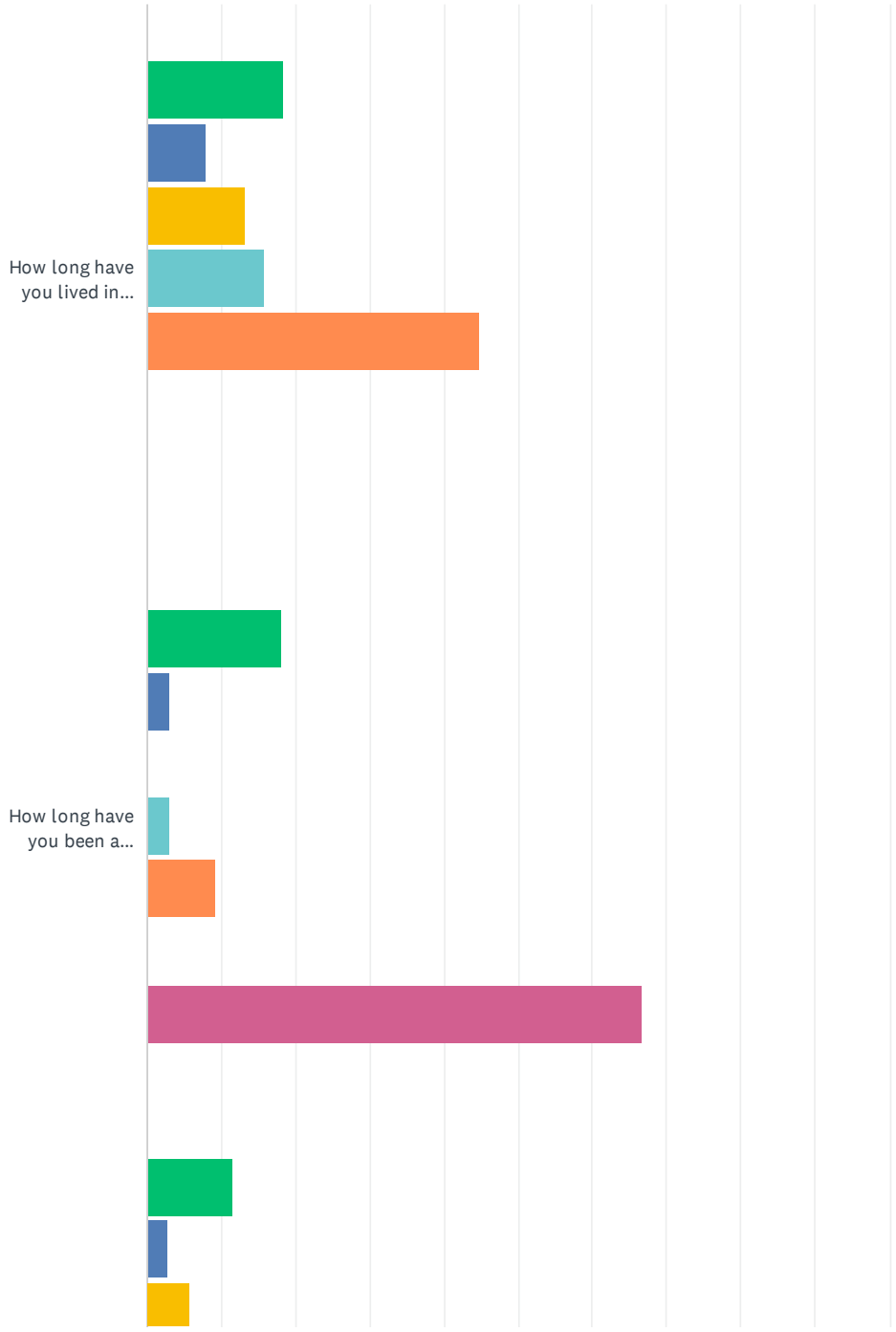


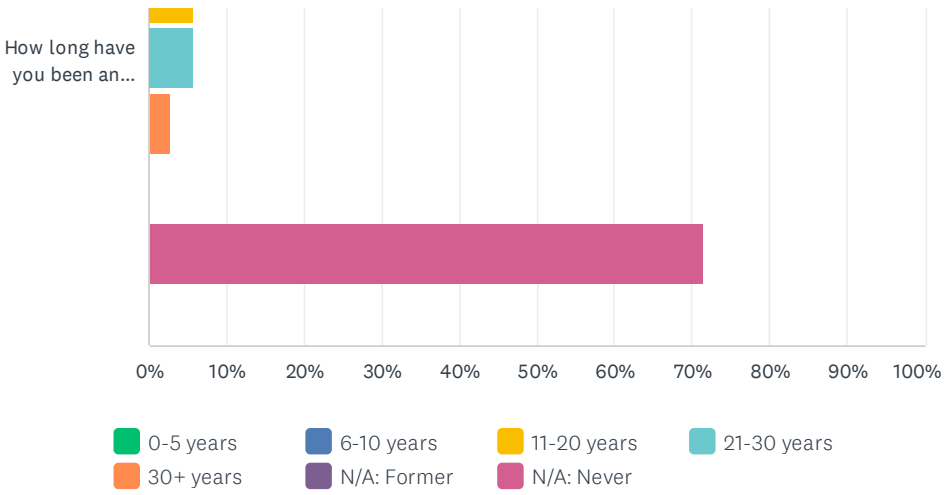
ANSWER CHOICES	RESPONSES	
Mailed postcards	35.14%	13
The Town's website	10.81%	4
The Town's email newsletter	35.14%	13
The Library's email newsletter	8.11%	3
The Leverett Elementary School's email newsletter	5.41%	2
The Police Department's Facebook page	0.00%	0
The Fire Department's Facebook page	0.00%	0
Flyer at the Transfer Station	5.41%	2
Flyer at Town Hall	2.70%	1
Flyer at the Library	2.70%	1
Flyer at the Co-op	5.41%	2
Leverett Connects	64.86%	24
Other (please specify)	29.73%	11
Total Respondents: 37		

#	OTHER (PLEASE SPECIFY)	DATE
1	Text	4/16/2022 3:22 PM
2	email: mfiscella227@gmail.com	4/15/2022 12:11 PM
3	regular email or text	4/15/2022 9:36 AM
4	email	4/15/2022 7:01 AM
5	email	4/14/2022 1:48 PM
6	Leverett Connect	4/14/2022 12:03 PM
7	Phone - Leverett has a phone system that notifies people of meetings, town wide notices, emergencies, and other pertinent information (the police department using facebook as a form of communication is a problem as MANY people do not use facebook)	4/12/2022 2:20 PM
8	direct email or direct text msg	4/11/2022 12:03 PM
9	email	4/10/2022 11:11 AM
10	personal e-mail	4/9/2022 9:35 AM
11	email: fretwell@umass.edu	4/7/2022 5:40 PM

Q9 Which best describes you? (Choose all that apply.) If you used to belong to one of these categories, please use the "N/A:Former" column. If you have never belonged to one of these categories, please use the "N/A: Never" column.

Answered: 38 Skipped: 1

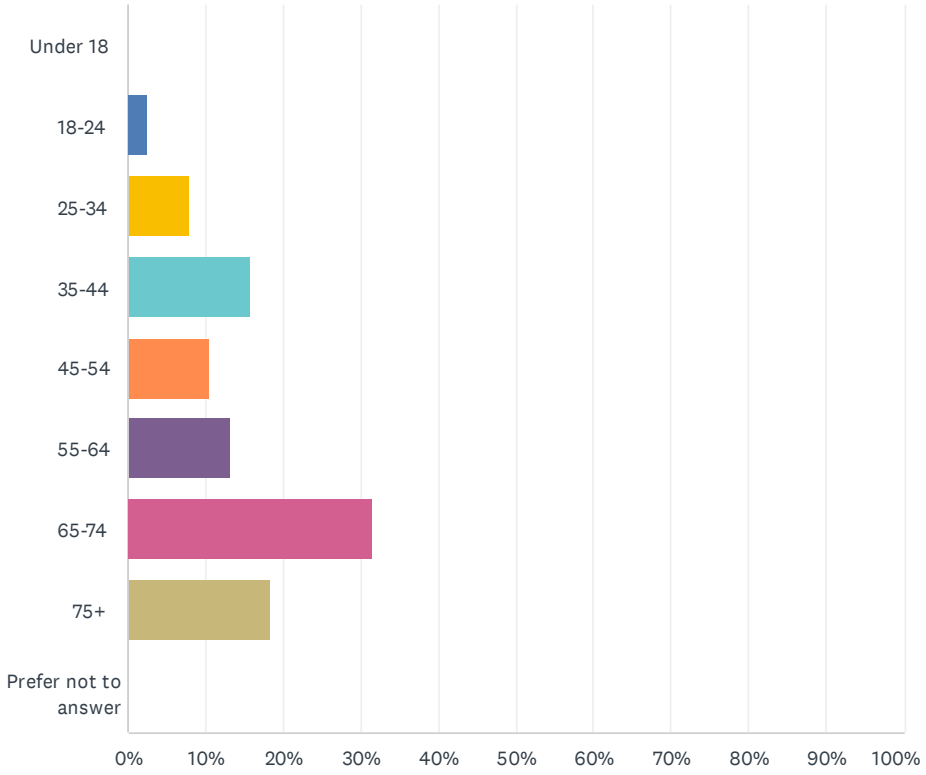




	0-5 YEARS	6-10 YEARS	11-20 YEARS	21-30 YEARS	30+ YEARS	N/A: FORMER	N/A: NEVER	TOTAL
How long have you lived in Leverett?	18.42% 7	7.89% 3	13.16% 5	15.79% 6	44.74% 17	0.00% 0	0.00% 0	38
How long have you been a business owner in Leverett?	18.18% 6	3.03% 1	0.00% 0	3.03% 1	9.09% 3	0.00% 0	66.67% 22	33
How long have you been an employee of a business or organization in Leverett?	11.43% 4	2.86% 1	5.71% 2	5.71% 2	2.86% 1	0.00% 0	71.43% 25	35

Q10 Tell us about you! How old are you?

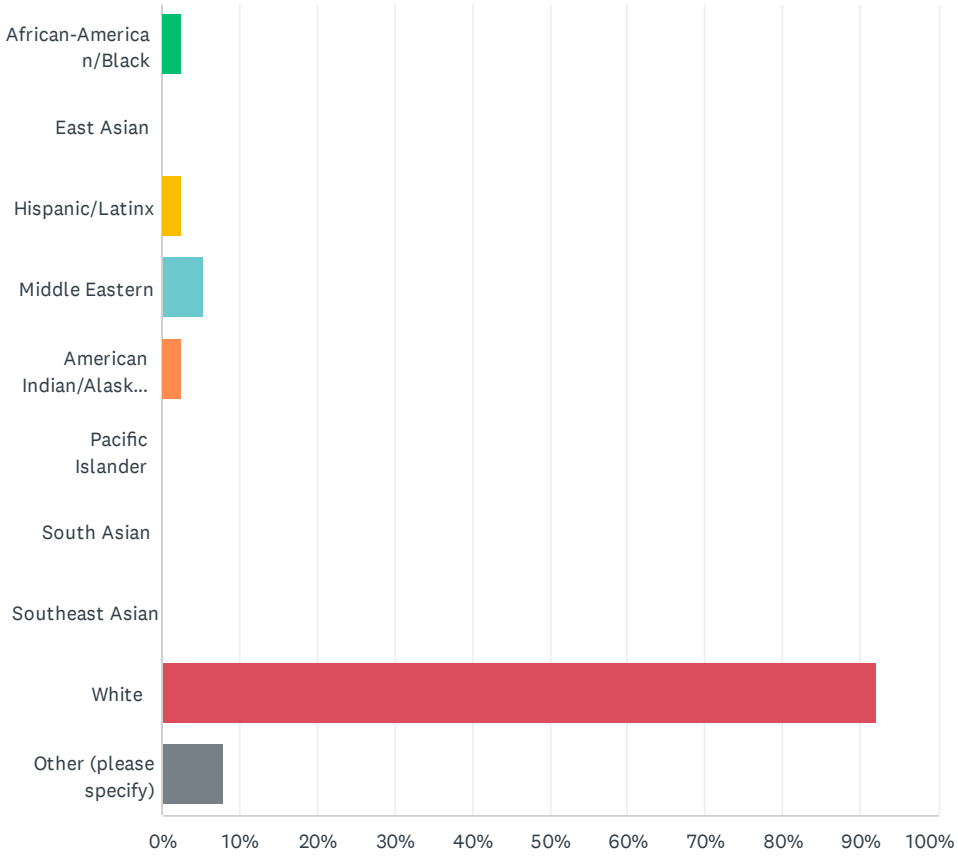
Answered: 38 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	2.63%	1
25-34	7.89%	3
35-44	15.79%	6
45-54	10.53%	4
55-64	13.16%	5
65-74	31.58%	12
75+	18.42%	7
Prefer not to answer	0.00%	0
TOTAL		38

Q11 What is your racial or ethnic identity? (Select all that apply.)

Answered: 38 Skipped: 1

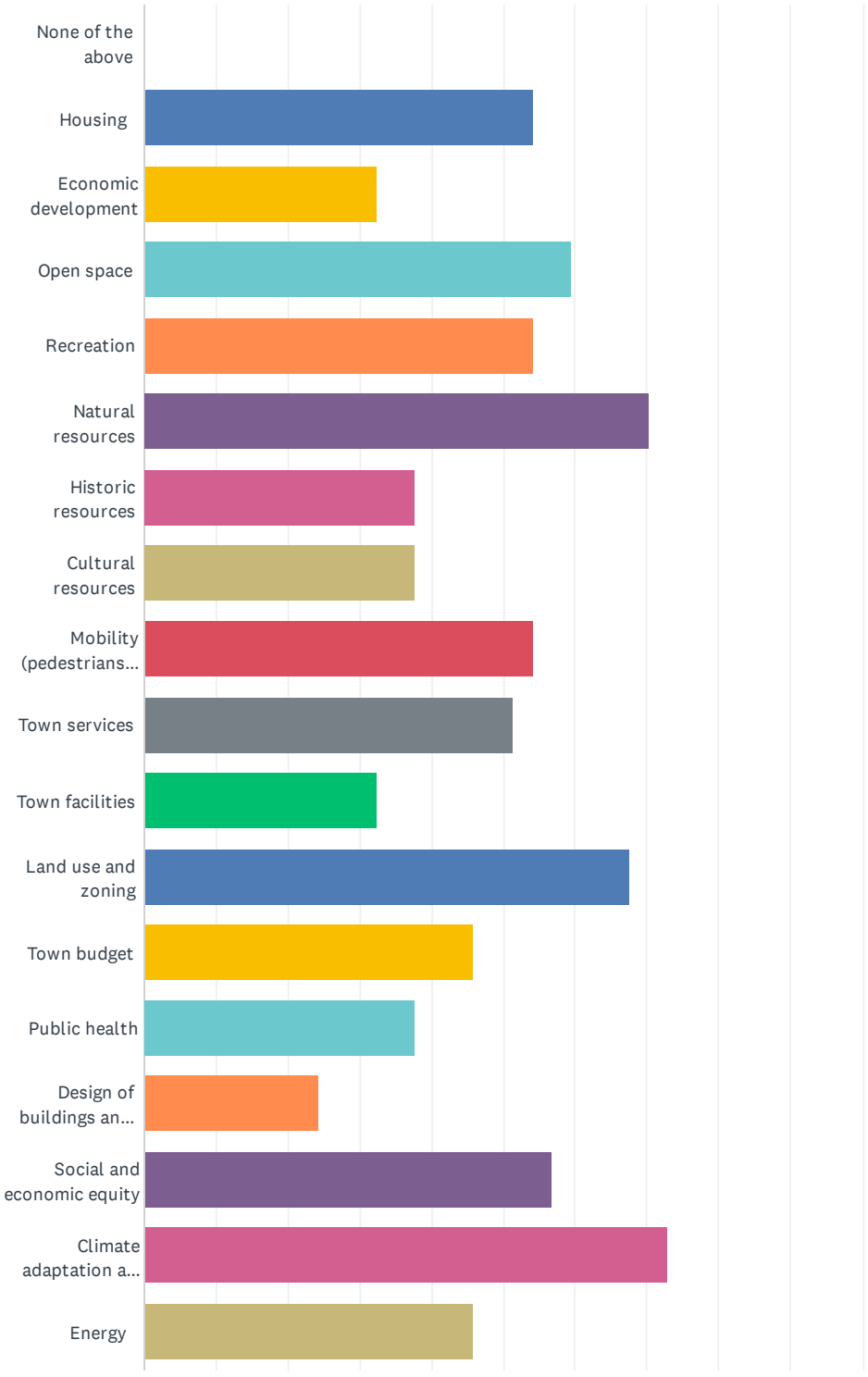


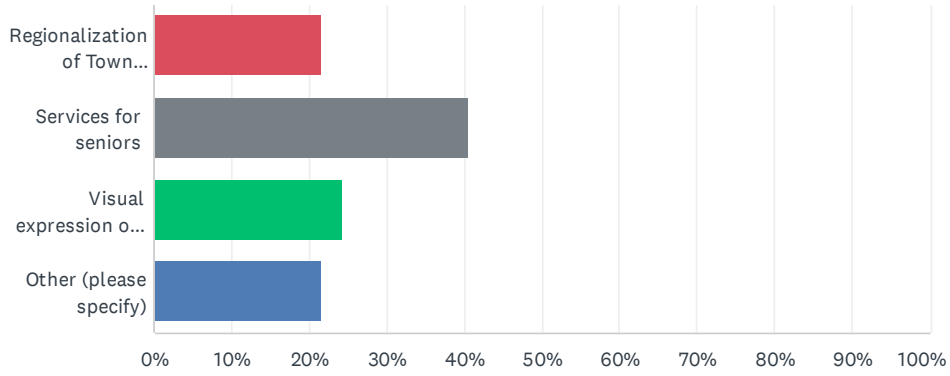
ANSWER CHOICES	RESPONSES	
African-American/Black	2.63%	1
East Asian	0.00%	0
Hispanic/Latinx	2.63%	1
Middle Eastern	5.26%	2
American Indian/Alaskan Native	2.63%	1
Pacific Islander	0.00%	0
South Asian	0.00%	0
Southeast Asian	0.00%	0
White	92.11%	35
Other (please specify)	7.89%	3
Total Respondents: 38		

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed	4/16/2022 3:22 PM
2	non-anglo non-christian white	4/12/2022 2:20 PM
3	Human	4/11/2022 1:31 PM

Q13 What planning topics are most important to you? (Choose all that apply.)

Answered: 37 Skipped: 2





ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Housing	54.05%	20
Economic development	32.43%	12
Open space	59.46%	22
Recreation	54.05%	20
Natural resources	70.27%	26
Historic resources	37.84%	14
Cultural resources	37.84%	14
Mobility (pedestrians, bicyclists, vehicles)	54.05%	20
Town services	51.35%	19
Town facilities	32.43%	12
Land use and zoning	67.57%	25
Town budget	45.95%	17
Public health	37.84%	14
Design of buildings and landscape	24.32%	9
Social and economic equity	56.76%	21
Climate adaptation and sustainability	72.97%	27
Energy	45.95%	17
Regionalization of Town services	21.62%	8
Services for seniors	40.54%	15
Visual expression of community identity (entry into town, public art, storefront design, etc.)	24.32%	9
Other (please specify)	21.62%	8
Total Respondents: 37		

#	OTHER (PLEASE SPECIFY)	DATE
1	All really	4/16/2022 3:22 PM
2	Flood Plain and storm water regulations and zoning	4/15/2022 9:36 AM
3	The School	4/15/2022 8:53 AM
4	Pre-colonial historic and cultural resources	4/12/2022 2:20 PM
5	Public Transportation	4/12/2022 7:39 AM
6	traffic / speeding - littering - community gardening/food insecurity	4/11/2022 1:43 PM
7	Social cohesion	4/9/2022 9:35 AM
8	Schools (as its own focus, not just part of Services, facilities,etc)	4/7/2022 5:40 PM

Q14 Final question! What questions do you have for the Planning Board as they begin this very first stage of working with the Leverett community to develop a comprehensive plan for the Town of Leverett?

Answered: 21 Skipped: 18

#	RESPONSES	DATE
1	None	4/16/2022 3:22 PM
2	I'm interested in the limits and constraints already known, the expertise and expectations of the people involved, and the level of entry knowledge volunteers should have prior to the first meeting.	4/16/2022 12:34 PM
3	How will you solicit constituents' views on priorities for the plan.	4/16/2022 10:49 AM
4	Interested to know what steps are being taken to ensure that a large and diverse portion of the Leverett community have a say in the planning process.	4/15/2022 12:11 PM
5	May it be possible to keep Leverett as it is, its rural connection to nature's wonders? Thankyou, Laurie	4/15/2022 11:08 AM
6	What is the greatest area of need for help as part of the planning board?	4/15/2022 10:47 AM
7	I'll ask my questions in the meeting	4/15/2022 9:36 AM
8	I do not have any right now, but will as the planning process begins.	4/14/2022 9:20 PM
9	Given the age-profile of Leverett we can expect to see some significant demographic changes in the comming decade (e.g. school headcount): Do we have a flexible plan to handle such changes?	4/14/2022 1:48 PM
10	What are your priority issues for the upcoming year?	4/14/2022 12:19 PM
11	No questions at this time. Thank you for a well designed survey and for the effective community outreach	4/14/2022 11:44 AM
12	How is the planning board going to address and incorporate our colonist history and pre-colonist past.	4/12/2022 2:20 PM
13	How will you continue to ensure balanced and equitable input ?	4/12/2022 7:39 AM
14	What is the Planning Boards' priority topic?	4/12/2022 7:18 AM
15	What are the constraints--political, environmental and which will affect the work of the board and committe?	4/11/2022 8:05 PM
16	Would like to hear more about the goals of this effort - has to have some productive goals and objectives and not just rhetoric	4/11/2022 1:43 PM
17	How can Leverett survive as a town with a tax base that is almost 100% residential and expenses that continue to increase each year?	4/10/2022 11:11 AM
18	What are some of the ideas that the Planning Board hopes to work on?	4/9/2022 7:25 PM
19	So you see relevance for this study beyond the borders of Leverett?	4/9/2022 9:35 AM
20	Is a senior center included in the planning?	4/8/2022 2:52 PM
21	Can we assure the process is policy focussed rather than overtly political?	4/7/2022 5:40 PM