

Leverett Planning Board  
7/17/2024

In attendance: Greg Tuzzolo, Tim Shores, Richard Nathhorst

Virtual attendance: Molly Daniell, Swan Keyes, Kimberly VanWagner

Absent: S. Freedman

7:43pm Meeting opened

Minutes accepted from 6/12/24 meeting: 6-0 vote

Agenda:

1. FEMA maps by Richard information
  - a. We need to draft a first version of the flood plain bylaw to be in compliance with the NFIP eligibility requirements; eventually the draft will need to be voted into law
  - b. Richard will start by weeding through the existing bylaws and drafting something in line with the state
  - c. The PB expects challenges for some property owners as these required bylaws may impact the ability of property owners to make modifications and/or participate in the NFIP
  - d. Let's consider making a presentation in the fall for residents to anticipate the necessary vote at Town Meeting and lay the groundwork for acceptance
  - e. <https://www.mass.gov/doc/2020-model-floodplain-bylaw-slide-deck-with-notes/download>
  - f. <https://www.mass.gov/doc/bylaw-faq-from-presentation-sessions/download>
  
2. Neighborhood Renewal Program
  - a. Richard just wants PB to be aware of this powerful tool to cleanup abandoned and derelict properties; for example, the Field home across from Leverett Pond and 1 Dudleyville Road
  - b. He warns that the Historical Commission may be interested in using this law to pursue the Field building and help with remediation
  - c. <https://www.munireg.com/massachusetts-attorney-generals-neighborhood-renewal-division/>
  - d. The PB referenced previous experience with trying to use CPA funds to hire housing person as ombudsman for Council on Aging
  - e. We may need a housing inventory for derelict properties or other properties by type
  
3. Comprehensive Plan
  - a. Grant ended; time for consultant has ended; the subcommittee(s) have ended.
  - b. How do we capitalize on what we have learned and help the town make decisions?
    - i. We need to make a plan on how we distribute this version
    - ii. We need to ensure the substantive elements of feedback were incorporated into the final recommendations and if not, correct/include

1. Molly is willing to help craft a high level plan for what the engagement process looks like
2. Molly and Greg are willing to draft a road map; Greg suggests as a cover letter for the final version of the plan documents, spelling out what we are going to do and when:
  - i. Both up to the point of public release of the final draft; and
  - ii. After public release, outlining in the road map the steps that will lead up to the culminating vote of the plan
- c. Much discussion about next steps and attempts at articulating motions clarifying next steps; two general broad directions:
  - i. Let's just get it out there, putting us in view of potential grant funding, get final thoughts, and then be done with the plan design part; start the actions and change the zoning  
OR
  - ii. Let's work on amending it, incorporating more feedback, hold more community information dialogues/conversations
- d. Molly agrees to take a hard look at the plan and the timeline and come to next PB meeting with recommendations/plan drafted for next steps
- e. No motions.

#### 4. Kittredge estate

- a. Greg and others from the Select Board, Finance Committee, and residents met with a 40b expert: Phillip DeMartino, Executive Office of Housing and Livable Communities a week ago
- b. Then group went into executive session with an attorney connected via Jacob Park; details about the project discussed
  - i. Because the property crosses town lines and county lines, Jo Comerford suggested considering bond authorization for a consultant to help parties navigate options
  - ii. Greg was asked by walk-in Carol Heim what did he convey during the meeting with Jo Comerford as the town's wishes and how did he decide what to convey
    1. Greg responded that housing is an important issue
    2. Greg added that as a town, we need alignment among ourselves and eventually, with a developer to see a project be successful
    3. Greg & Molly: We may need more expert advice to suss out how we can have alignment as a town
    4. Tim: Concern that we are "shadowboxing" and spending lots of time discussing/meeting about this, when there is a very capable Juggler Meadow group of residents who can self-advocate until this becomes a planning board matter
    5. Richard: Juggler Meadow Road and properties will be affected by new floodplain maps.
  - iii. Jacob Park - Kittredge is still pushing for 400 units (over 100 would be in Leverett) vs. the state recommended max of 48 units

1. The owner wants to sell to a developer and to do so would need to make the project attractive
  2. The cost of high end amenities such as spa need to be carried over a number of years
  3. Luxury amenity model means higher unit number than the reasonable cap
  4. That's a big difference between what we suspect what the town can accept as a unit amount and what the estate is considering
  5. If 40b pursued, PB would be asked to speak during 30 day review period
- iv. Tim - what about a statement? What about a commercial establishment?
5. Stephen is stepping down from the Board, and the Select Board needs to vote on replacement. [The term would be for one year to finish out Steve's term we find out after meeting from an email from Steve]. We can make a recommendation to the Select Board. We need to decide during our next meeting. Tim - opportunity for town newsletter in early September; Richard - put out simple request for folks to come.
    - a. We need more clarity about the process. Greg will follow up with Margie.
  6. Meeting posting procedure: Greg and Richard will work together to clarify process and responsibilities.
  7. Next meeting scheduled for 8/14, but Greg out of town. Meeting date changed to 8/7.
    - a. Please add zoom link into agenda when agenda sent if possible, since it is so challenging to find via the town website.
    - b. Here is the link to the Town Calendar, where you can usually find the zoom link for the meeting: <https://www.leverett.ma.us/calendar>

Meeting adjourned: 9:54pm