

## Minutes Leverett Planning Board 2/26/25

Attendees: Tim Shores, Greg Tuzzolo, Molly Daniel, Kimberly VanWagner, Swan Keyes, Richard Nathhorst

Meeting Opens 6:54pm

1. Floodplain - no letter of final determination issued yet for Franklin County so no new actions yet
2. ADU's - hold off for now because Executive Office of Housing and Livable Communities (EOHLC) not ready to issue model bylaw
3. Mobile Homes

The mobile home info is from FRCOG; basically updating language to reflect that manufactured homes are permissible

"FRCOG recommends the elimination of the outdated term "mobile home" and the zoning of manufactured homes like any other single-family home. The following simple changes to zoning bylaws would allow that to take place:

1. Delete/remove the definition of "mobile home" from the zoning bylaws, and
2. Remove the listing of "mobile home" in the Table of Uses section of the zoning bylaws."

Discussion - Leverett allows mobile homes as a right; it is important to update our terminology. But this isn't urgent for Leverett. Tim thinks in addition to deleting what FRCOG recommends, we should add the term manufactured home into Leverett definition of single family homes and strike under page 2 principal uses "mobile homes" so it just becomes one family dwelling. No, strike that - make it "dwelling single family" so consistent.

Molly - for 2025, fixing these inconsistencies. Tim - as we work through these items, we are doing it.

Greg - move forward with public hearing for the mobile home changes recommended; including updating uses section and "shall include manufactured homes" and use category to "dwelling single family"

Tim - amendment suggestion: current use change to "dwelling single family"

Unanimous vote in favor of motion.

Greg - and I will send out ground mounted solar too for the hearing on March 19th.

Richard - I want to post as soon as possible.

Greg - will send out agenda for the 3/19 hearings as the regular monthly meeting tomorrow and

Richard will post. Kennel - the 19th

Solar - ground mounted, Greg will send notification tomorrow and discuss on the 19th instead of on 3/12 and no meeting on the 12th

7:30 adjourn

