

2026 Leverett Planning Board Meeting Minutes JUNE 2026

Town of Leverett Planning Board

June 10, 2026

6:40pm

In attendance: Greg Tuzzolo, Richard Nathhorst, Molly Daniell, Swan Keyes

Not in attendance: Kimberly VanWagner, Elise Ezrol, Tim Shores

- MGL 53G Update & Clean Energy Project Siting & Permitting and the naming of Leverett's sole representative to the state
 - Richard shares clean energy project update: FRCOG has provided guidance to Richard that our solar bylaws and paying for engineering fees.
 - Other towns have been sued by well resourced attorneys vis a vis medium and large scale solar bylaw language.
 - The specific issue is who is responsible for paying the engineer who would review and sign off on the medium and large solar proposed plan.
 - would work for the town and would review medium and large scale solar. The developer would pay for the engineers fee but they have sued.
 - Richard identified successful bylaw language (BESS zoning bylaws and regs) from Whatley, MA. Richard will reach out to the Whately board and secure the language for Leverett PBs consideration.
 - Leverett does not currently have a medium and large scale solar application.
 - Idea: can PB engage Donna to see if we can have a blanket requirement for any kind of application that all fees incurred including peer review costs be paid for by the applicant. This would be an approach that clarifies for all projects.
 - Greg is expecting to have a conversation with Donna after the 4th of July and we should have Donna come to a PB meeting.
- Flood Plain Update
 - Richard shows the flood plain map and flood area around Woodard's corner. Richard specifies where the King meadow is right now. The engineer notes that there will need to be a bridge. It cannot be a culvert. It must be a bridge. To build that type of bridge that won't fall apart, we'll need to be core board to determine the foundation of the bridge. We need to make sure the appropriate feasibility testing and full engineering of the project.
 - All the mass highway regulations dictate this.
 - The width of the road was a large conversation. One person wanted to make it as narrow as possible. A licensed civil engineer needs to determine the width of the road to make sure the track is wide enough for safety.
 - Is it a road for the general public or a road for town employees? The initial construction will be a safe road for the town of Leverett vehicles. There will not be a parking area.
 - The two phase approach will be more expensive. Should we permit this project? Phase 2 needs to be designed upfront.

- Greg had a conversation with Dave P who indicated that the conversation commission will hold a hearing with public comment. The only other likely venue will be
- Planning Board are the floodplain administrators, as part of the new flood plain, there is an application and filing. The filing will result in us making sure the boxes are checked.
- Richard will go to a FEMA flood training to clarify the process for the floodplain application.
- Richard is following the work that Shutesbury is doing around the dam at Lake Wyoala.
- FRPAB update

No updates

- Short-Term Rental Discussion
 - We need to better understand what is currently allowable and forecast how the kitteridge estate might leverage STR.
 - Greg had a phone call with one of the purchasers of the estate. They buy large estates and operate a high-end Air BnB business. They thought they would do this here as well. They are also interested in hosting the estate for weddings.
 - It seemed really clear to Greg and Donna that renting the space for weddings is not currently allowable.
 - Tim + Jacob Park has a conversation about what is the current zoning. There is a use in the table of uses that allows outdoor recreation with a special permit in any district. The zoning differentiates between indoor and outdoor recreation. The business model is probably about renting the entire house with outdoor recreation as commercial.
 - The PB now regulates how one may short term rent an ADU, whether it a protected use or local use ADU. There is no regulation specifying STR of a house so that will fall to the state law. This will enable them to rent out the primary dwelling.
 - In theory, they could run it as a hotel without running it as a hotel.
 - Donna says that ADU can be STR; however, the bar for an ADU according to that bylaw is pretty high. Special permit via restaurant may be the in road to getting commercial work off the ground; however, the ZBA would have significant latitude.
 - Donna also wonders if by including a definition of STR basically gives carte blanche for STR.
 - There is no occupancy tax in place; which is an opportunity for Leverett to explore.
 - We should consider noise and light bylaw. Excessive light and noise regulation could be within town code.
 - Big question: To what degree does the town want to keep tabs on STR (ADU and broadly speaking)? What by law legislative action does the town of Leverett want to pursue pending Donna's feedback on the status quo.
 - Note that if they file a special permit today then they will be locked into zoning today.
- Agenda 2026-7
 - N/A
- Walk-In Business
 - N/A

