

Leverett Planning Board Meeting Minutes
August 12, 2026

In attendance: Swan Keyes, Richard Nathorst, Greg Tuzzolo, Kimberly VanWagner, Elise Ezrol

Not in attendance: Tim Shores; Molly Daniell
6:33pm call to order

1. Approve Minutes: tabled until next meeting
2. Land Donation Discussion
 - a. Jim Hicks and Anna Botta
 - b. Want to donate so there is a second access trail for cave hill road conservation area
 - c. Had a survey done; emailed to Greg; survey plans include new parking area
 - d. 88 Jackson Hill Rd, parcel 21 currently
 - e. Create Parcel 21a and 21b to stay with Hicks/Botta, and the land in between would be the donation
 - f. ConCom in favor according to Jim
 - g. PB recommends prepping for ANR, but without the markings of separate parcels A and B, instead just highlighting the portion being carved out for the donation
 - i. Also asked petitioners to consider an easement and skip PB and then donate
 - ii. Concerns the easement lane is not wide enough
 - iii. Rename the suggested donation as "non buildable parcel converted to open space/access" or "easement corridor"
 - iv. Some property lines are missing; please show the dimensions of the property
 - v. Update Form A
3. Bylaw Update Administration
 - a. We need to publish the new set of bylaws
 - i. Attorney General needs to approve; until approved it is retroactively in effect
 - ii. We need to connect with Lisa and/or Margie and ask the process
 - iii. Add new language with new date; fresh document?
 - iv. We can at least do last year's - Kim will ask Lisa
 - v. We need to advise people to proceed with risk awareness until official
4. Small Scale Solar Project - tabled
5. Board Documents (Regulations, Applications, Forms, Fee Sheets); discussion on what needs updating; some ideas:
 - a. Solar
 - b. SPR
 - c. Form A [ANR]
 - d. Costs/fees
 - e. Press public notices
 - f. Tools - are they adequate/clear
 - g. Let's audit our docs/forms

h. Did the law change so we can email FRCOG and other planning boards instead of hard mail?

i. Richard wonders why the emails can't go to all of us from PB not just to Greg

j. Everyone should? Have a PB_name @leverett....Richard will work on

6. Con-Com Update

- a. About King Access Road; Greg sent personal letter which was read at the meeting
- b. Mass state has stepped in bc of endangered species and wetlands protections
- c. Pro bono design by engineer
- d. Will come up in Sept or Oct meeting again

7. Short-Term Rental Discussion

- a. Greg spoke in June to Donna McNichols legal counsel about what options we have for regulation
- b. Greg will ask if she can attend meeting in Sept or send us a memo
- c. There likely will be aspects of short-term rental regulation that would be by other parties in Town (BOH, etc.) with their own action items
- d. We will later reach out to the new Kittredge owner to kindle a conversation about what they are hoping for/what is possible; weddings, large events are not allowed
- e. Swan has done some research - other small towns are mostly concerned that it is large private corporations scooping up housing
- f. Concerns about "under the table" current ADUs and short term rentals and how to bring them into code and help with revenue; challenging to keep up to date with this info and compliance because we have very few staff people
- g. Look to FRCOG for short-term rental language

8. What about the micro-grid and battery storage/data centers?

9. Walk-In Business - none

Meeting adjourned 8:02pm

Next meetings

9/9

10/14