



WARRANT

Town of Leverett
FY 2027 Annual Town Meeting
Saturday, May 2, 2026
9:00 A.M. Leverett Elementary School

Franklin, SS.

To one of the Constables of Leverett:
Greetings:

In the name of the Commonwealth, you are hereby directed to notify and warn the inhabitants of Leverett, qualified to vote in Town affairs, to meet at the Elementary School, on Saturday the 2nd day of May in the year 2026, at 9:00 in the morning (9:00 A.M.), then and there to act on the following articles, namely:

Article One: To choose all necessary Town Officers to serve for periods prescribed by law or Town bylaw, or take any action relative thereto.

Article Two: Amend the Agreement Establishing a Regional School District Comprising the Towns of Amherst, Pelham, Leverett and Shutesbury

To see whether the Town will vote to amend the Agreement Establishing a Regional School District Comprising the Towns of Amherst, Pelham, Leverett and Shutesbury to revise paragraph (g) of Section VI, Apportionment and Payment of Costs Incurred by the District, as follows: The Regional School Committee is authorized, if it so votes, to execute a lease, or leases, consistent with the powers and duties of the Regional School Committee as specified in M.G.L. Chapter 71, Section 16, or otherwise act thereon.

To see if the Town will vote to adopt a budget of \$38,845,229 for Fiscal Year 2027 for the Amherst- Pelham Regional School District using the statutory method as outlined in Section VI and Section VII of regional agreement and assess member towns for the base of FY27: Amherst \$20,555,001, Pelham \$1,420,360, Leverett \$1,941,652, Shutesbury \$1,806,020 with the understanding that due to the excess amount within Excess & Deficiency Account, each Town will have a reduced amount for their FY27 assessment of: Amherst \$20,434,781, Pelham \$1,412,324, Leverett: \$1,930,644, Shutesbury \$1,793,663.”

Article Three: To see if the Town will vote to raise and appropriate or transfer from available funds such sums of money as shall be necessary to meet Town expenses, or take any action relative thereto.

Article Four: To see if the Town will vote to set the salaries of elected officials as provided by MGL Chapter 41, Section 108, to be made effective from July 1, 2026 as presented in the budget, or take any action relative thereto.

Article Five: To see if the Town will vote to transfer and appropriate the sum of \$75,000 from the Stabilization Account to purchase and equip a Tractor for School and Highway Departments' use, or take any action relative thereto.

Needs 2/3 vote to pass

Article Six: To see if the Town will vote to transfer and appropriate the sum of \$38,575 from the Stabilization Account to purchase and equip a Road Grader for the Highway Department, such transfer to be contingent upon the receipt of grant funds to cover the remaining cost of the Road Grader, or take any action relative thereto.

Needs 2/3 vote to pass

Article Seven: To see if the Town will vote to transfer and appropriate the sum of \$600,000 from the Stabilization Account to purchase and equip a Tanker Truck for the Fire Department, or take any action relative thereto.

Needs 2/3 vote to pass

Article Eight A: To see if the Town will vote to retain town ownership of the Field Building located at [1 Shutesbury Road](#) for two years, during which time interested parties, including the Leverett Historical Commission and residents, will explore, through the oversight and decision making of the Selectboard, uses for the building and obtain grant funding that would fund needed work on the building to accommodate an adaptive reuse of the building to enable it to become a multi-use building that would include space for archival storage of documents and artifacts of Leverett's history and address staffing and administration of the building. The intent is for the building to serve a function that the town is willing to support financially or to generate revenue to support its ongoing use beyond the maintenance costs of heating and electricity. Substantial progress showing a proof of concept toward sustainability for the building must be made within the 2 years, or take any action relative thereto.

Article Eight B: To see if the Town will vote to transfer the Field Building located at [1 Shutesbury Road](#) and the lot on which it is situated from the general municipal use to be held by the Selectboard for the purpose of sale which will be the result of an open bid process that follows Massachusetts procurement laws with a permanent historical preservation restriction that the front road facing wall of the building shall remain unchanged; and further to authorize the Selectboard to sell the above described property after a six month time frame during which time the Leverett Historical Commission shall review the items currently stored in the building and determine which items belong to the town, which items belong to the Leverett Historical Society and the best avenue for these items to be appropriately stored, returned, or sold, or take any action relative thereto.

Needs 2/3 vote to pass

Article Nine: To see if the Town will vote the following changes to the Zoning Bylaws, or take any action in relation thereto:

Needs 2/3 vote to pass

Proposed Changes to 2200 Use Regulations Regarding Kennels

[**Bold = new language**; strikethrough shows language to be removed]:

a. 2234. Business/Industrial Uses

Strikethrough:

	RV	RR	RO	BB	CO
Kennel	N	N	N	SP	SP

Replace with:

	RV	RR	RO	BB	CO
Personal Kennel	Y	Y	Y	Y	Y

b. Changes to 2240. Accessory Buildings and Uses.

Add to accessory use section [New Section]:

2249. Personal kennels are allowable in all districts as accessory use.

c. Changes to Article VI. Definitions

Remove current definition:

~~Kennel shall mean one pack or collection of dogs on a single premises, whether maintained for breeding, boarding, sale, training, hunting, or other purposes, and including any shop where dogs are on sale, and also including every pack or collection of more than three (3) dogs, three months old or older, owned or kept by a person on a single premises regardless of the purposes for which they are maintained or kept.~~

Replace with new language that adheres to state law:

Kennel shall mean a pack or collection of dogs on a single premise, including a commercial boarding or training kennel, commercial breeder kennel, domestic charitable corporation kennel, personal kennel or veterinary kennel.

Article Ten: To see if the Town will vote the following changes to the Zoning Bylaws, or take any action in relation thereto:

Needs 2/3 vote to pass

Proposed changes to 4970 Ground-Mounted Solar Electric

[**Bold = new language**; strikethrough shows language to be removed]:

Small-scale (less than 1,750 square feet of panels) ground or building-mounted solar electric installations which are an accessory structure to an existing residential or non-residential use do not need to comply with this section but require a building permit and must comply with the other provisions of Leverett's zoning bylaws **and shall be subject to Site Plan Review if in excess of 20 feet in height up to 35.** ~~such small-scale ground-mounted solar electric installations shall be subject to Site Plan Review if in excess of 9 feet in height and not in excess of 20 feet in height and shall require a special permit if greater than 20 feet in height and shall not exceed 35 feet in height.~~

Article Eleven: To see if the Town will vote the following changes to the Zoning Bylaws, or take any action in relation thereto:

Needs 2/3 vote to pass

Proposed changes to 3900 Site Plan Review

[**Bold = new language**; strikethrough shows language to be removed]:

- a. Changes to 3920. Plans. Plans subject to this section shall show:
 - ~~3921. Existing and proposed topography at 2 foot or 1 meter contour intervals;~~
 - ~~3922. Water provision, including fire protection measures;~~
 - ~~3923. Sanitary sewerage;~~
 - ~~3924. Storm drainage, including means of ultimate disposal and calculations to support maintenance of the requirements in Sections 3000 and 4000 of the Planning Board's Subdivision Rules and Regulations;~~
 - ~~3925. Parking, access, and egress provisions;~~
 - ~~3926. Planting, landscaping, and screening;~~
 - ~~3927. All boundary line information pertaining to the land sufficient to permit location of same on ground;~~
- b. Changes to 3928, include striking part of 3928 and combining with 3920 to complete the sentence.
 - i. ~~3928. Compliance with all applicable provisions of this Zoning By-Law-~~
comply with Planning Board Regulations for Site Plan Review.
- c. ~~3930. Site Plans shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer and a Registered Land Surveyor. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1"=200'.~~

Article Twelve: To see if the Town will vote the following changes to the Zoning Bylaws, or take any action in relation thereto:

Needs 2/3 vote to pass

Proposed changes to the Leverett Zoning Bylaw relevant sections

Section 2244. One house trailer...

Amend Subsection 2244 by inserting the **bold text** and deleting the ~~strikethrough text~~ as follows:

2244. One house trailer, ~~mobile home,~~ camping vehicle, or tent may be used as an accessory dwelling on a lot for not more than thirty (30) days in any twelve (12) month period. **One mobile dwelling unit that does not qualify as an ADU or meet the conditions of Section 2400 may be used as an accessory dwelling on a lot for not more than thirty (30) days in any twelve (12) month period.** One house trailer, mobile home, camping trailer, or similar vehicle, not used for dwelling purposes, may be stored out of doors on a lot.

Section 2245. No garage building...

Amend Subsection 2245 by inserting the **bold text** and deleting the ~~strikethrough text~~ as follows:

2245. No ~~garage building or accessory building~~ **that does not qualify as an ADU or meet the conditions of Section 2400** shall be used as a dwelling unit if it is located on a lot with a principal structure serving as a residence.

Section 2247. Dimensional Regulation: Accessory Uses.

Amend Subsection 2247 by inserting the **bold text** and deleting the ~~strikethrough text~~ as follows:

2247. Dimensional Regulation: Accessory Uses. Accessory structures may not be placed within required yards, except that permitted signs may be located within a required front yard, ~~and a permitted one-story accessory structure may be located within a required rear yard provided that it occupies not more than 25% of the required yard,~~ and provided that it is not located within 10 feet of any property line, **and a structure that qualifies as an ADU and meets the conditions of Section 2400 may be located within a required yard provided that it meets all dimensional requirements that apply to single-family dwelling units.**

Section 2340. Dimensional Schedule.

Amend Subsection 2340 by inserting the **bold text** as follows:

2340. Dimensional Schedule. (For accessory buildings, see Section 2247, **for Accessory Dwelling Units (ADUs), see Section 2400**, for Wireless Telecommunication Facilities see Section 4900, for Ground-Mounted Solar Electric Installations see Section 4970.)

Section 2400. Accessory Apartments.

Step 1 of 2: Strike the entire section

Remove the existing content of Section 2400 in its entirety:

~~2400. Accessory Apartments.~~

~~2410. Purpose. For the purpose of providing small additional dwelling units to rent without adding to the number of buildings in the Town, or substantially altering the appearance of the Town, and for the purpose of enabling owners of single family dwellings larger than required for their present needs, particularly elderly homeowners, to share space and the burdens of home ownership, the Board of Appeals may grant a special permit in accordance with the following requirements.~~

~~2420. Procedure. Accessory apartments may be allowed on special permit, which shall lapse every two years, by the Board of Appeals, in accordance with the special permit process in this Zoning By-Law, as set forth in Section 5300, and provided that each of the following additional criteria are met.~~

~~2430. Conditions.~~

~~2431. A plot plan, prepared by a Registered Land Surveyor, of the existing dwelling unit and proposed accessory apartment shall be submitted to the Board of Appeals, showing the location of the building on the lot, proposed accessory apartment, location of any septic system and required parking. A mortgage inspection survey, properly adapted by a surveyor, shall be sufficient to meet this requirement;~~

~~2432. Any special permit shall be subject to review and approval by the Board of Health as to sanitary wastewater disposal in full conformance with the provisions of 310 CMR 15.00 (Title V of the State Environmental Code). The Board of Health shall also approve water supply and drainage resulting from the proposed accessory apartment as adequate for the proposed construction;~~

~~2433. Certification by affidavit shall be provided that one of the two dwelling units shall be occupied by the owner of the property, except for bona fide temporary absence;~~

~~2434. Not more than one accessory apartment may be established on a lot. The accessory apartment shall not exceed 1,200 sq. ft. in floor space and shall be located as part of the single-family structure on the premises;~~

~~2435. The external appearance of the structure in which the accessory apartment is to be located shall not be significantly altered from the appearance of a single-family structure, in accordance with the following:~~

~~a. Any stairways or access and egress alterations serving the accessory apartment shall be enclosed, screened, or located so that visibility from public ways is minimized;~~

~~b. Sufficient and appropriate space for at least one (1) additional parking space shall be constructed by the owner to serve the accessory apartment. Said parking space shall be constructed of materials consistent with the existing driveway and shall have vehicular access to the driveway.~~

~~2440. Conditions for Issuance and Renewal of Special Permits. The initial term and subsequent terms of a special permit for an accessory apartment shall expire after two years. Subsequent special permit issuances for existing accessory apartments shall be granted after certification by affidavit is made by the applicant to the Board of Appeals that the accessory apartment has not been extended, enlarged, or altered to increase its original dimensions, as defined in the initial special permit application.~~

~~2450. Decision. Special permits for an accessory apartment may be issued by the Board of Appeals upon a finding that the construction and occupancy of the apartment will not be detrimental to the neighborhood in which the lot is located and after consideration of the factors specified in Section 5300 of this Zoning By-Law, governing special permits.~~

Step 2 of 2: Add a new section based on the model bylaw

Replace Section 2400 with the following content based on the Model Zoning for Accessory Dwelling Units.

2400. Accessory Dwelling Units (ADUs).

2410. Purpose.

The purpose of this Section 2400 is to allow for Accessory Dwelling Units (ADUs), as defined under M.G.L. c. 40A, §1A, to be built as-of-right in Zoning Districts that allow single-family dwelling units as a Principal Use in accordance with Section 3 of the Zoning Act (M.G.L. c. 40A), as amended by Section 8 of Chapter 150 of the Acts of 2024, and the regulations under 760 CMR 71.00: Protected Use Accessory Dwelling Units. This zoning provides for by-right ADUs to accomplish the following purposes:

1. Increase housing production to address local and regional housing needs across all income levels and at all stages of life.
2. Develop small-scale infill housing that fits in the context of zoning districts that allow single-family housing while providing gentle/hidden density.
3. Provide a more moderately priced housing option to serve smaller households, households with lower incomes, seniors, and people with disabilities.
4. Enable property owners to age in place, downsize, or earn supplemental income from investing in their properties.

2420. General Provisions for All ADUs.

1. Code Compliance
 - a. ADUs shall maintain a separate entrance from the Principal Dwelling sufficient to meet safe egress under the Building Code and Fire Code.
 - b. ADU construction shall comply with 310 CMR 15.000: The State Environmental Code, Title 5 regulations for a Single-Family Residential Dwelling in the Zoning District in which the ADU is located.
 - c. ADUs shall be designed, built, and maintained in compliance with all other applicable Building, Health, and Fire Codes.
2. An ADU may be located in an existing structure or as a new structure located on the same lot as the Principal Dwelling.
3. An ADU on a Lot with a Single-Family Residential Dwelling Unit shall not have more restrictive dimensional standards than those required for the Single-Family Residential Dwelling (Section 2300: Dimensional Requirements) or accessory structure (Section 2247: Dimensional Regulation: Accessory Uses) within the same district, whichever results in more permissive regulation.
4. An ADU on a Lot with a Principal Dwelling that is not a Single-Family Residential Dwelling Unit shall not have more restrictive dimensional standards than those required for its Principal Dwelling (Section 2300: Dimensional Requirements), or Single-Family Residential Dwelling (Section 2300: Dimensional Requirements), or accessory structure (Section 2247: Dimensional Regulation: Accessory Uses) within the same district, whichever results in more permissive regulation.
5. Off-Street Parking. An ADU must have a minimum of one (1) off-street parking space provided in addition to the off-street parking spaces required for the Principal Dwelling and utilize the current driveway/curb cut used by Principal Dwelling.
6. Short-Term Rentals. ADUs may be operated as Short-Term Rentals subject to any restrictions or prohibitions by ordinance or by-law adopted by Leverett pursuant to M.G.L. c. 64G, § 14.

2430. Protected Use ADU Conditions and Requirements. The Building Inspector, as Zoning Enforcement Officer, shall approve a Building Permit authorizing Protected Use ADU installation and use within or on a Lot with a Principal Dwelling in a Zoning District that allows a single-family dwelling as a Principal Use, including within, or on a Lot with, a Pre-Existing Nonconforming Structure, if the following conditions are met:

1. A Protected Use ADU shall comply with Section 2420. General Provisions for All ADUs.
2. Dimensional Standards. A Protected Use ADU shall not be larger than a Gross Floor Area of 900 square feet or half (1/2) the Gross Floor Area of the Principal Dwelling, whichever is smaller. Where there are multiple Principal Dwellings on the Lot, the Gross Floor Area of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

3. If there is a Transit Station established in the Town of Leverett, a Protected Use ADU located within one half (1/2) mile radius of the Transit Station will be exempt from the Off-Street Parking requirement in Section 2420.

4. Only one ADU on a Lot may qualify as a Protected Use ADU.

2440. Special Permit for Local ADUs. The Board of Appeals, as the Special Permit Granting Authority, shall approve a Special Permit authorizing a Local ADU installation and use within, or on a Lot with, a Principal Dwelling in a Zoning District that allows a single-family dwelling as a Principal Use, including within, or on a Lot with, a Pre-Existing Nonconforming Structure, if the following conditions are met.

2441. A Local Use ADU shall comply with Section 2420.

2442. Dimensional Standards

- a. A Local ADU must be larger than 900 square feet or there must be a Protected Use ADU already built on the same property.
- b. A Local ADU shall not be larger than a gross floor area of 1,200 square feet.

2450. Special Permit for Multiple ADUs on a Lot. A special permits for an ADU on a Lot where an ADU is already located in a Zoning District that allows a single-family dwelling as a Principal Use may be issued by the Board of Appeals upon a finding that the construction and occupancy of the additional ADU will not be detrimental to the neighborhood in which the Lot is located, after consideration of the factors specified in Section 5300 of this Zoning By-Law, governing special permits, and the following conditions are met.

2451. The additional ADU shall be classified as a Local ADU and must comply with Section 2440.

2452. A plot plan, prepared by a Registered Land Surveyor, showing the existing and proposed structures, septic systems, and parking, shall be submitted to the Board of Appeals. A mortgage inspection survey, properly adapted by a surveyor, shall be sufficient to meet this requirement.

2453. Any special permit shall be subject to review and approval by the Board of Health as to sanitary wastewater disposal in full conformance with the provisions of 310 CMR 15.00 (Title V of the State Environmental Code). The Board of Health shall also approve water supply and drainage resulting from the proposed ADU as adequate for the proposed construction.

2460. Special Permit Granting Authority. The Board of Appeals shall be the Special Permit Granting Authority under this Section 2400.

2461. A special permit granted by the Board of Appeals shall lapse in two years in accordance with the special permit process in this Zoning By-Law, as set forth in Section 5300.

Amend Section 3120. Schedule of Parking Area Requirements

Amend Subsection 3120 by inserting the **bold text** and deleting the ~~strikethrough text~~ as follows:

3120. Schedule of Parking Area Requirements. In applying for a building or occupancy permit, the applicant must demonstrate that the following minimums will be met for the new demand without counting existing parking:

Principal Use Dwellings: Two spaces per dwelling unit.

Accessory Dwelling Units (ADUs): One space per dwelling unit. See Section 2400.

Amend ARTICLE VI. DEFINITIONS

Replace “Accessory Apartment”

Delete the current definition:

~~Accessory Apartment shall mean a self-contained dwelling unit consisting of one or more rooms with separate kitchen facilities, at least one bathroom, and not more than two (2) bedrooms, incorporated within the single family structure on the premises.~~

Replace with the definition of “Accessory Dwelling Unit (ADU)” from the model bylaw:

Accessory Dwelling Unit (ADU) shall mean a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building and Fire Code for safe egress. ADUs may be detached, attached, or internal to the Principal Dwelling. General references to ADUs in this by-law include both Protected Use ADUs and Local ADUs.

Add “Gross Floor Area”

Add the definition of “Gross Floor Area” from the model bylaw:

Gross Floor Area (GFA) shall mean the sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches, and similar spaces.

Add “Local ADU”

Add the definition of “Local ADU” from the model bylaw:

Local ADU shall mean an ADU that is not a Protected Use ADU and may include rules specific to Leverett.

Add “Protected Use ADU”

Add the definition of “Protected Use ADU” from the model bylaw:

Protected Use ADU shall mean an attached, detached or internal ADU that is located, or is proposed to be located, on a Lot in a Zoning District that allows single-family dwelling units as a Principal Use, built as of-right in accordance with Section 3 of the Zoning Act (M.G.L. c. 40A), as amended by Section 8 of Chapter 150 of the Acts of 2024, and the regulations under 760 CMR 71.00: Protected Use Accessory Dwelling Units. An ADU that is nonconforming to zoning shall still qualify as a Protected Use ADU if it otherwise meets this definition.

Add “Short-Term Rental”

Add the definition of “Short-Term Rental” from the model bylaw:

Short-Term Rental shall mean an owner-occupied, tenant-occupied, or non-owner-occupied property as defined in M.G.L. c. 64G § 1, including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant for a period of 90 consecutive days or less; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such.

Add “Transit Station”

Add the definition of “Transit Station” from the model bylaw:

Transit Station shall mean a Subway Station, Commuter Rail Station, Ferry Terminal, or Bus Station.

Article Thirteen: To see if the Town will vote the following changes to the Zoning Bylaws, or take any action in relation thereto:

Needs 2/3 vote to pass

Proposed Changes Regarding Floodplain Overlay District

Proposed Changes:

Strike in their entirety Section 4400. Flood Hazard District and 4500. Streams and Lake Protection District.

Replace with the model Floodplain Overlay District.

~~4400. Flood Hazard District.~~

~~4410. Purpose. The Flood Hazard District is established to protect the public health, safety, and general welfare, to protect human life and property from the hazards of periodic flooding, to preserve natural flood control characteristics and flood storage capacity of the flood plain, and to preserve and maintain the ground water table and water recharge areas within the flood plain.~~

~~4420. Establishment of Districts. The Flood Hazard District is herein established as an overlay district. The boundaries of the Flood Hazard District are defined as:~~

~~4421. All areas delineated on the Leverett Flood Insurance Rate Map (FIRM), dated June 4, 1980, as Zones A, A-1, A-2, and A-3 to indicate the 100-year flood plain. The boundary of the 100-year flood plain is further defined by the Flood Profiles contained in the Flood Insurance Study, dated November 1979, herein incorporated into this by-law by reference; and~~

~~4422. All areas delineated on the Leverett Flood Boundary Floodway Map (FBFM), dated June 4, 1980, and further defined by the Floodway Data Tables contained in the Flood Insurance Study.~~

~~4423. Within Zone A, where the 100-year flood elevation is not provided on the FIRM, the applicant shall obtain any existing flood elevation data and provide such data to the Board of Appeals for review. If the Board of Appeals deems such data to be accurate, it may be relied upon for purposes of this by-law and the State Building Code.~~

~~4430. Use Regulations.~~

~~4341. Within a Flood Hazard District, the requirements of the underlying districts continue to apply, except that uses are prohibited where indicated by "N" in the following schedule, and require a Special Permit where indicated by "SP", even where the underlying district requirements are more permissive. Uses permitted in the underlying districts are otherwise allowed in a Flood Hazard District.~~

~~SCHEDULE~~

- (a) ~~Temporary non-residential structures used in connection with growing, harvesting, storage, or sale of crops raised on the premises~~ ~~Y~~
- (b) ~~Construction, reconstruction, or creation of any structure or building; dumping, filling, excavating, transferring, or altering (in any way) the natural topography of the land, except as provided in (d), below~~ ~~SP~~
- (c) ~~Expansion, alteration, or change to a lawfully existing nonconforming structure~~ ~~SP~~
- (d) ~~Agriculture, silviculture, viticulture, floriculture and horticulture, without construction of structures, placement of fill, or storage of equipment~~ ~~Y~~
- (e) ~~Outdoor public recreation areas, conservation areas, wildlife management, without construction of structures, placement of fill, or storage of equipment~~

~~4440. Special Permit Granting Authority. The Special Permit Granting Authority (SPGA) shall be the Board of Appeals. Such Special Permit may be granted if the SPGA determines that the intent of this Section 4400, as well as the specific criteria of Section 4460 are met. In making such determination, the SPGA shall give consideration to the simplicity, reliability, and feasibility of the control measures proposed and the degree to which allowance of the use would increase flood levels during the occurrence of the 100-year flood. Any Special Permit required under this Section 4400 shall be in addition to, and separate from, any other Special Permit required under any section of this Zoning By-Law.~~

~~4450. Procedure. Applicants shall file six (6) copies of applications for Special Permits with the Board of Appeals. Whenever an application for a Special Permit is filed with the Board of Appeals under Section 4340, the Board of Appeals shall transmit within 10 working days of the filing of the completed application, copies of the application and other documentation, to the Board of Health, Planning Board, Conservation Commission, and the Building Inspector for their consideration, review, and report. The copies necessary to fulfill this requirement shall be furnished by the applicant. Failure of these reviewing parties to make recommendations within 35 days after having received copies of all such required materials shall be deemed a lack of opposition thereto. The Decision/Findings of the Board of Appeals shall contain, in writing, an explanation for any departures from the recommendations of any reviewing party.~~

~~4460. Special Permit Criteria. Special Permits hereunder shall be granted only if the SPGA determines (without application of Section 5330), after reviewing the recommendations of the reviewing parties delineated in Section 4450, that the proposed use:~~

~~4461. Complies in all respects with the requirements of the underlying district in which the land is located;~~

~~4462. Via encroachments, including fill, new construction, substantial extension, alteration or change to existing structures, and other activities will not result in any increase in flood levels during the occurrence of the 100-year flood.~~

4500. Stream and Lake Protection District.

~~4510. Purpose. This overlay district is established to ensure that lands near flowing streams and standing open water bodies shall not be used in such a manner as to endanger the health or safety of Leverett residents.~~

~~4520. Applicability. The following areas shall be included in the Stream and Lake Protection District:~~

~~4521. Land lying within a horizontal distance of one hundred (100) feet on each side of the bank and/or edge of each and every "Major Stream" in the Town of Leverett, as shown on the "Stream and Lake Protection District Map, Town of Leverett, 1990", hereby appended to and made a part of this by-law.~~

~~4522. Land lying within a horizontal distance of fifty (50) feet on each side of the bank and/or edge of each and every "Minor Stream" in the Town of Leverett, as shown on the "Stream and Lake Protection District Map, Town of Leverett, 1990", hereby appended to and made a part of this by-law.~~

~~4523. All land that lies within a horizontal distance of one hundred (100) feet from the normal highwater line of all standing open bodies of water shown on the "Stream and Lake Protection District Map, Town of Leverett, 1990", hereby appended to and made a part of this by-law.~~

~~4524. "Major Streams" are those shown as bold lines on the aforesaid map. "Minor Streams" are all streams shown on the aforesaid map and not shown by a bold line.~~

~~4530. Restrictions. The Stream and Lake Protection District shall be considered an overlay district. Land lying within a Stream and Lake Protection District may be used for any purpose otherwise permitted in the underlying zoning district, with the following exceptions:~~

~~4531. No septic tank or septic tank leach field or other component of an individual wastewater disposal system shall be constructed within the district;~~

~~4532. No dumping, filling, dredging, excavation, transfer or removal of any material which will alter the natural flood water storage capacity of the land, interfere with the natural flow of the water over the land, or increase stream bank erosion shall be permitted except by a written order of conditions from the Leverett Conservation Commission;~~

~~4533. No building or structure shall be erected in this district without the issuance of a special permit from the Board of Appeals.~~

~~4540. Special Permits. The Board of Appeals may grant a special permit for a building or structure provided that all of the following conditions have been satisfied. Section 5330 shall not be applicable to such special permit applications.~~

~~4541. The building or structure is not intended for and shall not be used for human residence;~~

~~4542. The construction of the building or structure will not:~~

~~a. substantially interfere with the natural flow of water off of the premises;~~

~~and,~~

~~b. constitute a danger to the public safety or health.~~

Replace 4400 and 4500 with:

4400. Floodplain Overlay District

After years of devastation from flooding across the nation, Congress created the National Flood Insurance Act of 1968 in an attempt to offer flood disaster relief in the form of insurance. This insurance would be available to residents of communities that voluntarily adopt and enforce floodplain management ordinances that meet at least minimum National Flood Insurance Program (NFIP or the Program) requirements.

4410. Purpose.

The purpose of the Floodplain Overlay District is to:

1. Ensure public safety through reducing the threats to life and personal injury.
2. Eliminate new hazards to emergency response officials.
3. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding.
4. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding.
 - a. Eliminate costs associated with the response and cleanup of flooding conditions.
 - b. Reduce damage to public and private property resulting from flooding waters

4420. Establishment of District & NFIP Requirements.

The local floodplain overlay district is hereby established as an overlay to all other districts. All development in the floodplain overlay district, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with:

- 780 CMR- Massachusetts Statewide Building Code and
- 310 CMR- Department of Environmental Protection Regulations

4421. Use of FEMA maps and supporting studies

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas designated on Leverett’s most recent Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program, dated June 4, 1980 and on the Flood Boundary & Floodway Map (if applicable) dated June 4, 1980. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Flood Insurance Study (FIS) report dated December 1979. The effective FIRM, FBFM, and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, and Conservation Commission.

4422. Designation of community Floodplain Administrator.

The Town of Leverett hereby designates the Town Administrator to be the official floodplain administrator for the Town.

4423. Permits are required for all proposed development in the Floodplain Overlay District

The Town of Leverett requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

4424. Assure that all necessary permits are obtained

The Town's permit review process includes the requirement that the proponent of development obtain all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits and must demonstrate that all necessary permits have been acquired.

4425. Floodway encroachment

In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's Flood Boundary & Floodway Map encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

4426. Unnumbered A Zones

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

4427. Subdivision proposals

All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:

1. Such proposals minimize flood damage.
2. Public utilities and facilities are located & constructed so as to minimize flood damage.
3. Adequate drainage is provided.

4428. Base flood elevation data for subdivision proposals

When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

4429. Recreational vehicles

In A, A1-30, AH, AO, and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

4430. Watercourse alterations or relocations in riverine areas

In a riverine situation, the Community Floodplain Administrator shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream;
- Bordering States, if affected;
- NFIP State Coordinator;
- Massachusetts Department of Conservation and Recreation;
- NFIP Program Specialist: Federal Emergency Management Agency, Region 1.

4431. Requirement to submit new technical data

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

- NFIP State Coordinator;
- Massachusetts Department of Conservation and Recreation;
- NFIP Program Specialist: Federal Emergency Management Agency, Region 1.

4432. Variances to building code floodplain standards

The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance and will maintain this record in the community's files.

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

4433. Variances to local Zoning Bylaws related to community compliance with the National Flood Insurance Program (NFIP)

A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

4434. Abrogation and greater restriction section

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

4434. Disclaimer of liability

The degree of flood protection required by this bylaw [ordinance] is considered reasonable but does not imply total flood protection.

4435. Severability section

If any section, provision or portion of this bylaw [ordinance] is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

4436. Local Enforcement

The Town shall be responsible for enforcing and documenting specific actions, including stop work orders, citations, and penalties (which may include fines and/or jail time) taken by the community for non-compliant floodplain development, including but not limited to enforcement of building code regulations, enforcement of the Wetlands Protection Act, and other NFIP floodplain development requirements. The Floodplain Administrator will coordinate enforcement with local boards/committees and regional/state agencies and be responsible for documenting the specific actions taken.

4440. Definitions not found in the State Building Code

4441. DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

4442. FLOOD BOUNDARY AND FLOODWAY MAP means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)

4443. FLOOD HAZARD BOUNDARY MAP (FHBM.) An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]

4444. FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

4445. FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] also [Referenced Standard ASCE 24-14]

4446. HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

4447. HISTORIC STRUCTURE means any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior or

(2) Directly by the Secretary of the Interior in states without approved programs. [US Code of Federal Regulations, Title 44, Part 59]

4448. NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

4449. RECREATIONAL VEHICLE means a vehicle which is:

(a) Built on a single chassis;

(b) 400 square feet or less when measured at the largest horizontal projection;

(c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. [US Code of Federal Regulations, Title 44, Part 59]

4450. REGULATORY FLOODWAY - see FLOODWAY.

4451. SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

4452. START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as

garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

4453. STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

4454. SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

4455. VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

4456. VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3 is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

4460. Definitions of Flood Zones

4461. ZONE A means an area of special flood hazard without water surface elevations determined

4462. ZONE A1-30 and ZONE AE means area of special flood hazard with water surface elevations determined

4463. ZONE AH means areas of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) feet, and with water surface elevations determined

4464. ZONE AO means area of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) ft. (Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.)

4465. ZONE A99 means area of special flood hazard where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. (Flood elevations may not be determined.)

4466. ZONES B, C, AND X mean areas of minimal or moderate flood hazards or areas of future-conditions flood hazard. (Zone X replaces Zones B and C on new and revised maps.)

Article Fourteen: To see if the Town will vote to reserve the following from FY 2027 Community Preservation Annual Fund revenues: \$26,000 (estimated) for open space purposes (excluding recreational purposes); \$26,000 (estimated) for historic resources; \$26,000 (estimated) for community housing; and \$182,000 (estimated) to the FY 2027 Community Preservation Fund Budgeted Reserve, or take any action relative thereto.

Article Fifteen: To see if the Town will vote to appropriate \$13,000 from FY 2027 Community Preservation Annual Fund revenues for administrative and operating expenses, including legal expenses, of the Leverett Community Preservation Committee, or take any action relative thereto.

Article Sixteen: To see if the Town will vote to appropriate \$26,000 from the Community Preservation Fund Balance reserved for Affordable Housing to the Leverett Affordable Housing Trust, said amount being the amount that has been set aside in minimum set-asides and which is available only for use for Affordable Housing, or take any action relative thereto.

Article Seventeen: To see if the Town will vote to appropriate \$100,000, \$60,000 of which comes from the Community Preservation Fund Balance reserved for Open Space/Recreation, and \$40,000 of which comes from the Community Preservation Fund Budgeted Reserve to provide funds towards the design and construction of an accessway on Town-owned land to provide for public access to the Gordon King Estate, or take any action relative thereto.

Article Eighteen: To see if the Town will vote to appropriate \$391,372, \$26,372 of which comes from the Community Preservation Fund Balance reserved for Historic Preservation, and \$365,000 of which comes from the Community Preservation Fund Budgeted Reserve to provide funds to Friends of North Leverett Sawmill to pay for structural stabilization of the Slarrow Mill, any funds to be disbursed only upon the applicant's satisfaction of conditions as set forth in a Grant Agreement between FONLS and the Town, or take any action relative thereto.

Article Nineteen: To see if the Town will vote to authorize the Selectboard to take all necessary and appropriate action to establish and to maintain, in accordance with the provisions of Chapter 164 of the Massachusetts General Laws and in accordance with the rules, regulations and orders of the Department of Public Utilities and the Department of Telecommunications and Cable, a municipal lighting plant for all purposes allowable under the laws of the Commonwealth, including without limitation the operation of an electric/solar microgrid system and any related services, or take any action relative thereto.

Article Twenty: To see if the Town will vote to transfer and appropriate the sum of \$45,000 from the Free Cash Account to purchase a Wing Plow for one of the Highway Department's existing plow trucks, or take any action relative thereto.

Article Twenty-One: To see if the Town will vote to transfer and appropriate the sum of \$25,000 from the Free Cash Account to purchase wireless access points at the Leverett Elementary School, or take any action relative thereto.

Article Twenty-Two: To see if the Town will vote to transfer and appropriate the sum of \$6,300 from the Free Cash Account to have an FY 25 Other Post Employment Benefits (OPEB) audit report completed, or take any action relative thereto.

Article Twenty-Three: To see if the Town will vote to transfer and appropriate the sum of \$14,000 from the Free Cash Account to replace the Town’s Automated External Defibrillators (AEDs), or take any action relative thereto.

Article Twenty-Four: To see if the Town will vote to transfer and appropriate the sum of \$5,200 from the Free Cash Account to purchase Tires and Wheels for the Fire Truck known as “Rescue 1”, or take any action relative thereto.

Article Twenty-Five: To see if the Town will vote to transfer and appropriate the sum of \$9,750 from the Free Cash Account to resolve previous fiscal years’ outstanding account differences between the Leverett Elementary School and the Town, or take any action relative thereto.

Article Twenty-Six: To see if the Town will vote to transfer and appropriate the sum of \$5,250 from the Free Cash Account to become a member of the Pioneer Valley Mosquito Control District pursuant to M.G.L. c. 252, §5A and other applicable sections of said law, or take any action relative thereto.

Article Twenty-Seven: To see if the Town will vote to transfer and appropriate the sum of \$1,300 from the Free Cash Account to pay for heat in FY 27 for the Field Building located at 1 Shutesbury Road, or take any action relative thereto.

Article Twenty-Eight: To see if the Town will vote to transfer and appropriate the sum of \$113,060 from the Free Cash Account into the Stabilization Account to fund the Capital Plan, or take any action relative thereto.

Article Twenty-Nine: To see if the Town will vote to transfer from the Free Cash Account the sum of \$6,065.63, which is the FY 25 total received from Medicaid for Special Education Cost at Leverett Elementary School as follows: \$4,065.63 to the OPEB trust account and \$2,000 to the FY 2026 operating budget of the Elementary School to cover expenses incurred for Medicaid reporting, or take any action relative thereto.

Article Thirty: To see if the Town will vote to reauthorize the following spending limits for the revolving funds for certain town departments under Massachusetts General Laws Chapter 44 Section 53E ½ and the Town of Leverett Departmental Revolving Funds Bylaw adopted on 4/29/2017 for the fiscal year beginning July 1, 2026, or take any action relative thereto:

Revolving Fund	Revenue Source	Use	Restrictions or Conditions on Expenditures
Library	Fees for copying and printing	Copier and printer expenses	Spending limit of \$1,000
Library	Fines	Purchase books, audios & videos	Spending limit of \$3,000
Town Grounds Maintenance	Sale of plants, donations	Maintain town gardens & landscape town property	Spending limit of \$1,000
Fire Inspections	Inspections	Fire Inspectors and fire inspection expenses	Spending limit of \$2,500
Home Composting Program	Sale of compost bins and donations	Home composting bin distribution program expenses	Spending limit of \$1,000
Council on Aging	Fees and Donations	Costs associated with programs sponsored by the Council on Aging	Spending limit of \$10,000
Fire/EMS Public Education	Fees and Donations	Expenses associated with public education and community outreach programs	Spending limit of \$5,000

Article Thirty-One: To see if the Town will vote to transfer and appropriate the sum of \$10,000 from Account #2818-000-5700 for the Fiber Optic Network construction to the town debt principal account, or take any action relative thereto.

Article Thirty-Two: To see if the Town will vote to authorize the Selectboard to enter into contracts with the Massachusetts Department of Transportation for construction and/or maintenance of highways or other permissible expenditures from the Transportation Bond monies (Chapter 90) and authorize the Selectboard to accept and expend any monies from the Commonwealth of Massachusetts for highway construction and/or maintenance related work, or take any action relative thereto.

Article Thirty-Three: To see if the Town will vote to authorize the Treasurer to enter into compensating balance agreements during Fiscal Year 2027 as permitted by Massachusetts General Laws Chapter 44, Section 53F, or take any action relative thereto.

Article Thirty-Four: To see if the Town will vote to allow the Selectboard to apply for, accept and expend state, federal and other grants, which do not require a town appropriation, or take any other action relative thereto.

Article Thirty-Five: *(by petition)* To see if the Town will vote to approve the following petition, or take any action relative thereto:

To see if the Town will vote to change the designation of Camp Road, a dead-end road off Long Hill Road and running along the northwest shore of Leverett Pond, from a private to a public way.

Approval of this change will: support public access to conservation and recreation land, improve accessibility for emergency response, and provide equitable municipal services to Leverett residents on Camp Road.

Article Thirty-Six: *(by petition)* To see if the Town will vote to approve the following petition, or take any action relative thereto:

That the Town vote to transfer from Free Cash, the sum of \$200,000, to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2027.

Article Thirty-Seven: *(by petition)* To see if the Town will vote to approve the following petition, or take any action relative thereto:

MGL Chapter 90, Section 17C, allows all cities and towns in Massachusetts to reduce speed limits from 30 miles per hour to 25 miles per hour on any roadway inside a “thickly settled” or business district in Town on any way that is not a state highway. “Thickly settled” areas are defined in MGL Chapter 90, Section 1 as residential or commercial districts where the buildings are 200 ft. apart or less for a ¼ mile or more.

And you are hereby directed to serve this Warrant by posting up attested copies thereof at the Post Office, at the Town Hall and at Congregational Church at Leverett Center, the Leverett Transfer Station, the Leverett Library, the Baptist Church at North Leverett, and the Village Co-op at Moores Corner, fourteen days at least before the day of said meeting.

Given under our hands this 21st day of April, 2026.

SELECTBOARD OF LEVERETT

Patricia Duffy, Chair

Jed Proujansky

Thomas Hankinson

A true copy I attest:

Lisa Stratford, Town Clerk

I have served this Warrant as directed therein:

Date: _____ Constable: _____

The Town of Leverett does not discriminate based on disability and is committed to hosting accessible meetings. To request a reasonable accommodation to attend Town Meeting, please contact the municipal ADA Coordinator, Marjorie McGinnis at townadministrator@leverett.ma.us or 413-548-9699.