

## 2/5/24 Minutes from Steering Group for Comprehensive Planning

### Attendees:

Jim Field, Matt Boucher, Jenny Daniell, Arlyn Diamond, Isaiah Robison, Gary Gruber, Kimberly VanWagner, Andy Vlock; guest Tom Ewing

Not in attendance: Silas Ball, Bob Weitzman, David Henion

Meeting open: 6:35pm

1. Unanimous vote on minutes from 1/15/24 meeting
2. Preparing for Emily Innes consultant meeting with group scheduled for 2/12 to plan 2/28 event

### Discussion:

- Recap of Emily's presentation to the Planning Board on the questionnaire results and the history of zoning in Leverett
  - Vast majority of respondents were 65+
  - Environmental stewardship (clean water & soil) was highly rated by respondents
  - Affordable housing was also highly favored (what do people mean by affordable housing)
  - Are affordable housing and environmental stewardship at odds with each other - more houses, more septic, more well water being used has environmental impacts for years to come
  - Leverett has pretty restrictive zoning to help protect and preserve the environment, but at the cost of growth
  - Do we need even more protective zoning?
  - The land available for development is very small
  - The economic opportunities in terms of commercial corridor do not look like a promising solution
  - At the same time, Leverett has a culture of saying "no" to any new development/economic opportunity and this is not a solutions-mindset
- Preparing for Emily & the upcoming event
  - Purpose: Framing the Trade Offs
  - Format: Small discussion groups at tables with set topics, maybe people chose or are told which topic to sit at
  - Proposed topics:
    - Senior Services
    - Affordable housing
    - Rural Character
    - Drinking water
    - Recreation
    - Climate resilience
    - ADU's
  - Discussion on proposed topics
  - Unanimous vote to recommend the following to the consultant:
    1. Each table will have a worksheet.

2. The worksheet will have the shared values at the top for ALL topics (same values for ALL).
    - \*\*\*The values must include Environmental Stewardship and Community and Rural Character as part of a checklist for the group to go back to after their discussion.
  3. The worksheets will then have the following sections which pertain to each topic:
    - a. Challenges/problems
    - b. Relevant information, existing conditions, survey results, regulations/pending regulations, history, etc.
    - c. Suggested relevant options/solutions
- Aging in Leverett
  - Affordability in Leverett
  - Climate Resiliency in Leverett
    - Includes clean water & soil,
    - Environmental Concerns, and
    - Environment as Resources
  - Recreation in Leverett
    - Includes wildlife corridors,
    - Hunting,
    - Trail maintenance &
    - Four-wheeler access
    - Recreation field & open spaces
  - Economic Opportunity in Leverett
    - Includes ADU's and
    - Supporting small businesses

Next Steps: the co-chairs and coordinator will meet with the consultant via phone on 2/8 to share these decisions. The consultant should be at the next meeting 2/12/24.

Meeting adjourned: 8:26pm