

**HINGHAM ACCESSORY DWELLING UNIT
STUDY COMMITTEE MINUTES**

August 9, 2022 @ 7:00 PM

REMOTE MEETING

ADU Members Present Remotely: Jenn Gay Smith, Gerry Allen, Diane DeNapoli, Matthew Curran, Beth Rouleau, Tracy Shriver

Also Present: Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner

Members Absent: Robyn Maguire

At 7:04 p.m. Chair Gay Smith called the meeting to order and stated the following:

This meeting is being held remotely as an alternate means of public access pursuant to Chapter 107 of the Acts of 2022 suspending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.

Chair Gay Smith stated she would first address communication issues. She stated that staff distributed a letter from the Commission on Disabilities however the letter was generated outside of the public meeting process and accordingly would not be considered by the Committee. She thanked staff for drafting a by-law for the Committee to react to and discussed the role of the Committee in making a recommendation on an ADU by-law to the Planning Board. Chair Gay Smith thanked the staff and requested that any concerns about the Committee or the process go directly to the Chair and not to staff.

Member DeNapoli asked when the Commission on Disabilities letter would be accepted and reviewed by the Committee. There was discussion about Open Meeting Law considerations.

Ray Estes, 92 Fort Hill Street, discussed Open Meeting Law concerns with the letter as submitted.

Chair Gay Smith stated the next matter was the review of benchmark community ADU regulations.

There was discussion regarding: the benchmark community data compiled by staff; considerations with going from attached family member ADU's to detached ADU's with no family member requirement; the Pioneer Institute Study; ADU's as a percentage of housing stock; purpose of the Study Committee; rental units; potential joint meeting with the Planning Board; size of ADU's; short term rentals; when other communities adopted their regulations; housing access; lot size requirements; septic requirements and limiting factors for ADU development.

Brian Stack, 654 Main Street, discussed his understanding of the scope of the Town Meeting charge for the ADU Study Committee and his concern with removing family from the requirements.

There was discussion regarding rental income, affordability and solo aging.

Chair Gay Smith stated the next matter was the review of the Committee's charge from the 2021 Town Meeting Warrant, Advisory Committee comment and the Planning Board's report. There was discussion regarding: compliance with zoning setbacks; waivers; permitting ADU's in only part of an existing dwelling versus within the entire detached structure; utilities; size limitations; number of bedrooms; subordinate use of an accessory dwelling; parking requirements; number of structures on a property; lot size; annual renewal requirements; enforcement considerations; owner-occupied requirement; and a guest-house versus an ADU.

Mr. Estes discussed what makes a unit a dwelling unit under the by-law.

There was discussion regarding the purpose of the ADU by-law.

Chair Gay Smith stated the next matter was the continued review of the draft zoning by-law. There was discussion regarding continuing this discussion at the next meeting and a recommended focus on short term rentals, adding Hingham to the chart of benchmark community data, sharing Committee information with the broader community and viewing an ADU.

There was a brief scheduling discussion.

Member Shriver MOVED to adjourn the meeting at 9:04 PM.

Second: Gerry Allen

In Favor: Diane DeNapoli, Gerry Allen, Matthew Curran, Beth Rouleau, Tracy Shriver, Jenn Gay Smith

Against: None

Respectfully Submitted,

Tracy Altrich
Community Planning Assistant