

HINGHAM ACCESSORY DWELLING UNIT MINUTES

September 6, 2022 @ 7:00 PM

REMOTE MEETING

ADU Members Present Remotely: Jenn Gay Smith, Chair, Gerry Allen, Matthew Curran (approx. 8pm arrival), Diane DeNapoli, Robyn Maguire, Beth Rouleau, Tracy Shriver

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

At 7:04 p.m. The Chair 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 temporarily amending 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.

The Chair indicated that the Committee was recording the meeting. She then reminded the Committee that members asked staff to update the draft bylaw amendment and draft a report to the Planning Board. She noted that the drafts prepared were working documents intended to keep the discussion moving. She asked staff to review the draft report for the Committee. Emily Wentworth walked through a screen share of the draft. The presentation included a summary of the structure of the report.

The Committee discussed in detail several topic areas in the report. Members initially focused on the stated purposes of the existing bylaw, particularly as it relates to the family occupancy restriction. Mr. Allen questioned how feasible it would be to remove the familial restriction. Ms. Rouleau said she supported dropping the restriction, but suggested that the recommendation would require public education. Mr. Shriver said that lifting the restriction could help residents age in place. Mr. Curran noted that the size limitations in particular limit the impacts of the ADU since it will be clearly secondary to the principle structure. Members agreed that the impacts of ADUs whether occupied by related or unrelated households could be controlled through design and dimensional controls. The fact that the property owner must reside onsite was offered as a strong control.

The Committee then reviewed the proposed purposes of the bylaw as drafted, which includes a new goal from the Master Plan. Discussion followed about other occupancy limitations or terms so that ADUs would not be used as short term commercial units or guesthouses, but rather create housing opportunities. Members agree to a 60 day term and requested input from special real

estate counsel on a potential covenant requirement and enforcement as modeled on recently adopted regulations in Norwell.

The discussion then turned to a potential waiver authorization for ADUs in existing nonconforming structures. The specific parameters included side and rear yard setback requirements for detached ADUs. The Committee also considered potential waivers of separate utilities where already existing. Members agreed it was important to build some flexibility into the special permit process for existing structures, provided there would be no negative impact on abutters or municipal services.

Ms. Wentworth then reviewed the draft bylaw amendment and updates made since the prior meeting. Mr. Shriver suggested increasing the maximum floor area allow to be 875 SF, which is based on 35% of a 2500 SF single family dwelling.

The Chair then invited public comment. Jack Falvey, Chair of the Hingham Affordable Housing Trust, offered the Trust's continued support of expanding the ADU allowances to include detached ADUs and unrelated households. Ray Estes, 92 Fort Hill Street, thanked the Committee for the discussion. He indicated that he was interested in an ADU for family, but said he was okay if it also allowed rentals. The Chair noted that the current bylaw did not prohibit renting an ADU to a family member and suggested that all refer more to occupancy limitations, as opposed to rental limitations. Mr. Estes expressed support for a waiver of utility metering for existing structures.

The Committee discussed the upcoming meeting schedule.

The meeting was then adjourned, upon a motion made by Matt Curran and seconded by Gerry Allen, at 8:40 PM.

Meeting Materials:

Draft ADU Study Committee Report

Draft ADU By-Law Amendment