

## HINGHAM ACCESSORY DWELLING UNIT MINUTES

April 5, 2022 @ 7:00 PM

REMOTE MEETING

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

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

**Members Absent:** Beth Rouleau, Robyn Maguire

At 7:11 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 20 of the Acts of 2021 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.*

Chair Gay Smith reviewed the charge of the ADU Study Committee, discussed a timeline for activity, stated a report is due to the Planning Board by October 2022 and outlined how the ADU Study Committee would recommend detached ADU's be advanced in Hingham.

There was discussion regarding utilities as they relate to detached ADU's.

Mr. Randy Sylvester, Superintendent, Department of Public Works and Sewer Department, gave a brief presentation on the two sewer districts in Hingham. Mr. Sylvester described the North Sewer District, stating that approximately 2,500 businesses and residences connect to it and that the flow goes directly to the Massachusetts Water Resources Authority.

Mr. Sylvester described the Weir River Sewer District and stated that there is sewer service provided for approximately 275 houses in the West Corner section of Town and that the flow from this district, combined with the flow from approximately 300 houses in Cohasset goes to the Wastewater Treatment Plant in Hull.

Mr. Sylvester stated that there is no capacity for additional capacity in the Weir River Sewer District and that ADU's would be precluded in this district due to the capacity issues.

Mr. Clark Frazier, Member of the Sewer Commission expressed concern with building ADU's.

Ms. Susan Sarni, Executive Health Officer, addressed Title 5 requirements. She described what constitutes a bedroom for design flow. She then noted that the office has received an increased number of requests to add office space.

Ms. Sarni and Ms. Wentworth discussed how a single-family property could be reconfigured to be compatible with a wastewater restriction should an ADU be added.

There was discussion regarding conforming lot size and equity in respect to possible detached ADUs, water withdrawal, and a slide was presented by staff that outlined Hingham Municipal Light Plant metering.

Mr. Estes described the proposed use of his site as a detached ADU.

There was discussion regarding the next meeting on May 3, 2022 when the Historic Districts Commission, Commission on Disabilities, and Commission on Aging would present.

The meeting was adjourned at 8:15 PM.

Respectfully Submitted,

Diane DeNapoli

Meeting Materials:

*Presentation Regarding Wastewater and HMLP Metering*