

**HINGHAM ACCESSORY DWELLING UNIT
STUDY COMMITTEE MINUTES**

May 3, 2022 @ 7:00 PM

REMOTE MEETING

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

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

Members Absent: Tracy Shriver, 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 agenda and introduced members that would be presenting to the Committee on Human Services and Design Considerations. She noted that Mr. Shriver would not be available to present on behalf of the Historic Districts Commission.

The Chair then introduced member, Diane DeNapoli, who proceeded to present from her experience as a member of the Commission on Disability. She also noted that she has a family member with a disability. She indicated that her family and other may consider the option of a detached ADU, if available in the future. She recognized that the Committee would need to be thoughtful as they developed the potential bylaw to ensure it adds value to the community overall.

Ms. DeNapoli reviewed the work of the Commission on Disability. She acknowledged that Hingham has a limited pool of existing ADUs. She also recognized that the units are not tracked for occupancy by people with disabilities for privacy reasons. The Committee raised questions and concerns about affordability and inclusion. Members then discussed potential design considerations to make it accessible.

Ms. Wentworth reviewed pending legislation related to ADUs for households that have a member with a disability or over the age of 65. The legislation would barr communities from prohibiting or even requiring a special permit for an ADU for these households. It also includes some design parameters (min. 450 SF and max. size of 900 SF or 50% existing). There is an option to regulations to create a cap on the overall number. The legislation is in its third reading.

Beth Rouleau, liaison from the Council on Aging and member of the Senior Center Building Committee, asked about the process to amend the existing ADU regulations. Staff reviewed the zoning article timeframes. Ms. Gay Smith confirmed that the 2018 regulations were viewed more as an initial step and assumed that the bylaw would likely be revisited.

Ms. Rouleau described the ongoing update to the Aging in Place report being prepared by the Center for Social and Demographic Research on Aging, UMass Boston Gerontology Dept. She indicated that the town needs a variety of housing options to meet changing needs. For older adults, that includes affordability – including property taxes and maintenance. ADUs may offset these costs. She added that people may live longer and in more space than they need. ADUs offer longevity in the house and the community.

Ms. Rouleau summarized the ways that universal design could be incorporated into an ADU or other residential reconstruction project. She added that a single-floor ADU may be most appealing to seniors.

Members offered stories about living with relatives in the past. Ms. Rouleau thought as little as 400 SF could work, which is equivalent to a 20'x20' garage. Others agreed that any ADU should be relative and secondary to the principle use.

The Chair invited public comment. Mr. Estes, 92 Fort Hill Street, thanked the presenters. He indicated that some families may have special needs that aren't directly tied to affordability.

There was discussion regarding the next meeting on May 17, 2022 when the housing characteristics and design considerations would present.

The meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Emily Wentworth