

HINGHAM ACCESSORY DWELLING UNIT MINUTES

September 13, 2022 @ 7:00 PM

REMOTE MEETING

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

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

Absent: Robyn Maguire

At 7:03 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 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 stated she would need to leave the meeting around 8:00 p.m.

Chair Gay-Smith stated the Committee is awaiting an updated report and proposed Zoning By-Law from Special Real Estate Counsel.

Director Wentworth presented the current drafts of the By-Law and report. She discussed the related goals from the Master Plan, the Hingham Housing Plan and proposed edits to the By-Law since the last meeting including revision to square footage and utilities.

Member DeNapoli asked if metering language today covers pre-existing conforming structures.

There was discussion regarding: utilities and existing By-Law and permitting, public safety, intent of waiver and proposed amended language; setback requirements and associated waivers; language regarding potential negative visual or auditory impacts; enforcement and short term rental restriction considerations; length of owner's absence from a property; ADU versus primary residence; concept of penalties for listing property for short term rentals; submission to the Planning Board; lot coverage; location of ADU on lot and relationship to existing structure; roof height; subordinate structure language; and driveway access.

Chair Gay-Smith asked for public comments.

Mr. Ray Estes, 92 Fort Hill Street, asked for clarification regarding occupancy restriction and family use.

There was a discussion regarding guest houses and family versus other guests.

Mr. Jack Falvey, 18 Martins Cove Road, on behalf of the Affordable Housing Trust, stated he appreciated the hard work of the Study Committee.

Member Rouleau inquired about the history of guest houses.

There was discussion regarding the history of detached accessory structures, pool houses, and facilities separate from those of the primary dwelling.

Member DeNapoli asked for clarification between dwelling and guests stays.

There was discussion regarding the duration of occupancy and restrictions on the use of facilities and public safety considerations.

There was discussion regarding the upcoming meeting schedule, tasks and draft report.

The meeting was adjourned upon a motion made by Gerry Allen, seconded by Matt Curran at 8:06 PM. Members in favor: Diane DeNapoli, Tracy Shriver, Beth Rouleau, Matt Curran, Jerry Allen, Jenn Gay Smith

Meeting Materials:

Draft ADU Study Committee Report

Draft ADU By-Law Amendment