

**From:** [Judy](#)  
**To:** [Planning Board](#); [Wentworth, Emily](#); [silveiram@higham-ma.gov](mailto:silveiram@higham-ma.gov)  
**Subject:** Rental Accessory Dwelling Units  
**Date:** Monday, February 6, 2023 12:14:25 PM

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Dear Planning Board Members:

I am **not** in favor of the Town of Hingham allowing RENTAL ADU's to be built on residential lots.

The taxes in this town have been increasing over the past few years and will continue to increase in the future. I am not paying over \$8,000.00 in taxes to live in a town that will resemble a Brockton or Quincy. Most people living in this town pay more in taxes than I do. All of us moved to this community based on the integrity the town previously showed in protecting its unique character. We do not want to contend with our neighbor's rental unit adjacent to our property line.

I believe the proponents of this ridiculous concept are using senior citizen's financial needs as an excuse for bringing additional revenue to the Town. As a senior citizen, I am involved with the Hingham Ladies Club, the Senior Citizen Center and several games group. I have presented this concept for discussion over the last few weeks. Every single one of the individuals I have spoken to are against this proposal. When you are in your late 60's or 70's, you do not want to become landlord's for individuals you know nothing about and could present a danger to your well being. By the time you find a contractor (if you can find a contractor), it usually involves well over a year and increased prices. How many years will it take to turn a profit if you are lucky enough to get continuous rentals? Senior's are not looking to have workman in their homes with the noise and dust fragments when they finally find time to themselves. Where is the guarantee that they will retrieve the initial costs for renovations and how long will that take them? Most seniors want to downsize their responsibilities.

I can see this idea causing potential problems down the road when rentals are not scrutinized by owners and neighbors are left with unfavorable conditions. Who will police the property to make sure all rentals comply with the minimum rental terms or the number of individual allowed to rent? Will developers find a way to profit on this concept? A significant portion of Hingham, especially South Hingham, is on septic system limiting the number of bedrooms on specific lots. Will individuals knock down walls to reconfigure the number of existing bedrooms to conform with regulations and then when time passes reconstruct the removed wall violating the Town's Board of Health regulations?

I understand that other towns have had problems with Rental ADU's. Let's find out what has happened in their areas before we commit to this idea. I want to see a list of pro's and con's from surrounding towns who have embraced this idea.

How might this affect our schools? Will families be taking advantage of services offered by the Hingham Public School that they could not get elsewhere? Will this put additional stress on our police and fire departments?

You are purposing to go into an unknown ill prepared with accurate and complete information.

Please vote no with regards to Rental ADU's.

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