

From: [Courtney Orwig](#)
To: [Planning](#)
Subject: Support for Removal of Familial Restriction on ADU's
Date: Monday, February 27, 2023 4:14:57 PM

Dear Planning Board,

I appreciate all of the hard work and effort by the Planning Board and ADU Study Committee on ADU's. I reviewed the well thought out report completed by the ADU Study Committee which was the result of 13 public meetings over a one year period. I support the ADU Study Committee's recommendation to remove the familial restriction on all ADU's. I am concerned that at the last meeting, 3 out of 5 Planning Board members signaled their preference to retain the familial restriction on ADU's. This is despite the Study Committee report's conclusion that it **“was unable to identify a legitimate zoning purpose for restricting occupancy to family members.”** Hingham's Master Plans from 2001 to present have included in its goals and objectives the need to encourage more population diversity. By restricting ADU's to family members only, this does not satisfy the need for more diverse housing options.

Furthermore, the Study Committee report noted that the majority of our benchmark communities have less restrictive approaches to ADU's than Hingham. In fact, 9 out of 12 of our benchmark communities permit occupancy to non-family members. Given the 2.5% cap in Hingham, we are only talking about a relatively small number of ADU's allowed (a maximum of 156 units). The report also highlights that our current by-law is intended to create housing opportunities, not guest accommodations. By limiting ADU's to family members only, this is more in line with guest house occupancy.

I would like to see our town strive to create more diverse housing options for all socioeconomic backgrounds, our aging population and our disabled citizens who should be allowed to rent from non-family members, including ADU's near public transportation. Our community will be stronger as we create opportunities for more diverse populations to live here. I hope that the Board will adopt the ADU Study Committee's recommendation to remove the familial restriction and allow the citizens to vote on this important issue at the next town meeting. Thank you for your consideration.

Sincerely,

Courtney Orwig
1036 Main Street

