

**MINUTES OF THE PROCEEDINGS OF THE
HOUSING INITIATIVES COMMITTEE OF
THE TOWN OF STERLING**

**November 23, 2020
Town Hall, Room 205 & via Zoom**

Members Present: Patrick Fox
Diana Baldarelli
Rob Protano

Member Absent: Weymouth Whitney

Staff Present: Domenica Tatasciore, Town Planner

Consulting Staff Present: Karen Chapman, MRPC Senior Planner

1. Approval of Meeting Minutes – October 27, 2020

Upon a motion by Mr. Protano and seconded by Ms. Baldarelli, the Committee voted 3-0 to approve the October 27, 2020 meeting minutes.

2. Discuss & Review District Local Technical Assistance (DLTA) Housing Initiatives Project with MRPC

a. Non-complying Lots Criteria Review & Discussion

The Committee reviewed the non-complying lot criteria that was put forth by Ms. Tatasciore and Mr. Fox and agreed to put forth the following for consideration once Ms. Chapman is able to project the number of lots that satisfy the criteria in Sterling:

1. Allowed in all zoning districts except Commercial and Light Industrial;
2. Reduce by 50% frontage and lot size requirements of the zoning district;
3. Proof that Title V and well location requirements will comply;
4. In the case of a landlocked parcel, proof that an easement or common driveway, with suitable slope, width, drainage and construction, complies with the Fire Department driveway regulations;
5. In the case of a landlocked parcel, no easement shall be laid out on a discontinued or abandoned way;
6. The required minimum dimensional requirements of the zoning district pertaining to front yard, side yard and rear yard setbacks, shall be reduced by 50% and the lot width requirement is not applicable;
7. Allow “merger theory” lots.

The Committee agreed to table the following criteria at this time:

8. Establish income eligibility criteria for non-family members occupying units:
 - maximum income levels?
 - state affordability guidelines?
 - deed restrictions?
9. Waive fees for units meeting affordability criteria

Ms. Chapman said that she anticipated that the Accessory Dwelling Unit bylaw would be ready the week of November 30 and that the Non-Complying Lot Bylaw would likely be ready the week of December 9.

3. Review and Discussion of Town-Owned Land for Affordable Housing

The Committee deferred this item to the next meeting.

4. Next Meeting Date

The Committee agreed that next meeting will be held on Monday, December 21, 2020 at 5 pm.

5. Adjournment

The Committee adjourned at 10:15 am.