

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

**December 21, 2020
Town Hall, Room 205 & via Zoom**

Members Present: Patrick Fox
Diana Baldarelli
Rob Protano
Weymouth Whitney

Staff Present: Domenica Tatasciore, Town Planner

Consulting Staff Present: Karen Chapman, MRPC Senior Planner

1. Approval of Meeting Minutes – November 23, 2020

Upon a motion by Mr. Protano and seconded by Mr. Whitney, the Committee voted 4-0 to approve the November 23, 2020 meeting minutes.

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

a. Accessory Apartments Draft Bylaw

The Committee discussed the Accessory Dwelling Unit Use Bylaw that was reviewed and commented on by Town Counsel, K&P Law, as follows:

- The recommendation that the use “Accessory Apartment” be removed from the Table of Principal Uses as this is an accessory use and that Section 2.3.5. should stand on its own to address ADU’s.
- Town Counsel re-wrote the D. Affordability Restrictions section into a more succinct paragraph and recommended the elimination of the F. Administration and Enforcement section as this is already addressed within the Town’s Protective Bylaws.
- What constituted “short term rental” without a time restriction/definition given; the Committee recommended to remove that terminology so it only reads as “daily or weekly rental are prohibited.”
- One incentive for the Town to have units counted towards the Standardized Housing Inventory is to permit the lot owner to construct an ADU that is larger than 800 SF.

On a motion by Mr. Whitney and seconded by Ms. Baldarelli, the Committee voted to approve Town Counsel’s edits and the discussed draft amendments by a vote of 4-0.

Ms. Chapman will finalize the document.

b. Non-complying Lots Draft Bylaw

The Committee reviewed the non-complying lot draft bylaw prepared by Ms. Chapman and the accompanying 120 parcel spreadsheet and map identifying all the potential parcels. The Committee refined the criteria by selecting undeveloped parcels that are not environmentally constrained, and were not landlocked with easement potential on a discontinued right of way so that the resulting list contained 18 parcels.

Ms. Chapman will provide information that distinguishes if these 18 parcels are municipally or privately owned.

Mr. Fox will see if this draft bylaw can be reviewed by Town Counsel.

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 Tuesday, January 19, 2021 at 5 pm.

5. Adjournment

The Committee adjourned at 6:30 pm.