

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

**January 19, 2021
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 – December 21, 2020

Upon a motion by Mr. Protano and seconded by Mr. Whitney, the Committee voted 4-0 to approve the December 21, 2020 meeting minutes.

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

a. Accessory Apartments Draft Bylaw

The Committee reviewed and discussed the last draft of the Accessory Dwelling Unit (ADU) Use Bylaw, as follows:

- What constituted “short term rental” without a time restriction/definition given; the Committee recommended revising the draft bylaw from “Daily or weekly rental are prohibited” to now read “Daily, weekly or short term rentals less than thirty (30) days are prohibited.”
- Discussion and clarification of what the word “sanitary” in the sentence “The ADU shall contain separate sanitary, sleeping and cooking facilities” meant. Here, the word refers to bathroom/toilet facilities and not septic system.
- Per Town Counsel’s recommendation, the removal of “Accessory Apartment” from the Table of Principal Uses as this is not a principal use, but an accessory use.

On a motion by Mr. Whitney and seconded by Ms. Baldarelli, the Committee voted to approve the ADU bylaw by a vote of 4-0.

b. Non-complying Lots Draft Bylaw

The Committee reviewed and discuss the non-complying lot draft bylaw and the 18-parcel spreadsheet identifying potential developable parcels that are not environmentally constrained, amongst other criteria.

There was much discussion and concern by the Committee about reducing the dimensional requirements and the grandfathering provisions of MGL Chapter 40A, §6, paragraph 4. The Committee agreed that they were not ready to proceed with such a bylaw and it was tabled.

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

The Committee reviewed the map and site analysis of municipal-owned land that was prepared by Ms. Tataasciore. After a review of the materials, the Committee was of the opinion that the following sites were possible contenders for affordable housing development, if the Town were so inclined to dispose of at Town Meeting:

- Site #1 – Upper North Row Road (#21-15)
- Site #3 – 38 Swett Hill Road (#134-5)
- Site #4 – 73 Chace Hill Road (#50-2)
- Site #11 – Off Leominster Road (#52-9)
- Site #12 – Leominster Road (#51-7)

The Committee will discuss this further at their next meeting.

4. Next Meeting Date

The Committee agreed that next meeting will be held on Tuesday, February 23, 2021 at 5 pm.

5. Adjournment

The Committee adjourned at 6:45 pm.