



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564

February 1, 2023 – 4:00 PM

MEETING:

Present: Carl Corrinne, Patty Page, Kirsten Newman and Town Planner – Stephen Wallace.

Other Attendees: None

Agenda:
Working session
on changes to the
Accessory
Dwelling Unit
(ADU) bylaw.

Town Planner explained that this meeting was the Board's last opportunity to come to agreement on how to revise the Accessory Dwelling Unit (ADU) bylaw before the notices went out for our late February public hearing.

This effort was initially prompted by the Zoning Board. They were concerned that allowing detached ADUs could create situations where there were essentially two single-family homes on the same lot. They dealt with a rather elaborate detached ADU application last year, where the Special Permit was granted, but the ADU never built. The Zoning Board's suggestion was to remove the detached option from the bylaw entirely.

After much discussion, the Planning Board members in attendance disagreed with the Zoning Board's suggestion to remove the detached option, and instead opted to craft some standards and safeguards to address the Zoning Board's concerns. For detached ADUs, the Board came up with the following standards:

- (1) The gross living area square footage shall not exceed eight hundred (800) square feet and porches shall be considered part of the gross living area square footage.
- (2) Such units can be located above a garage, but cannot have an attached garage.
- (3) Detached ADUs are considered accessory structures and must follow rules as such.

For all new ADUS (attached or detached), the Board came up with the following additional standards:

- (1) Only one ADU is allowed per lot.
- (2) ADUs shall not result in additional curb cuts for the lot they are located on.
- (3) The ADU shall be clearly subordinate to the primary dwelling.
- (4) Once constructed, the ADU cannot be enlarged beyond the square footage approved with the original permit.
- (5) ADUs are limited to one bedroom.
- (6) The ADU cannot be occupied by more than two adults.

The Board also agreed to modify the section dealing with water supply and septic, as well as the section dealing with architectural appearance.

The Town Planner will revise the bylaw based on the above discussion, and send out to the Board members tomorrow. The public hearing for the bylaw changes will take place on Thursday night, February 23, 2023 at 6:30 PM.

Meeting adjourned at 4:55 PM.

Documents
Discussed

- Town Planner second draft revisions to the Accessory Dwelling Unit bylaw.