

AD HOC ADU SUBCOMMITTEE MINUTES

10/29/19

Public Comment - none

Approve Minutes 10/6/19 – several changes – revote next meeting

Discussion –

1. Review recommendations from last meeting
 - a. Affirmed both Seashore process & Homeowners Association
2. New Items
 - a. Amnesty – brought up at last meeting – priority voting – all ranked as 5
 - b. Penalties & enforcement – all ranked as 5
3. Continue working on items identified as High & Medium priority & develop recommendations for if/how to revise
 - a. Review draft ADU application packet – decision to table for now & come back to after working on other issue when can integrate those into packet
 - b. Design Criteria – clarify, simply
 - i. Should there be difference between: New & existing construction
 - ii. Looked at Chatham bylaw
 - iii. Intent is to preserve neighborhood character
 - iv. Differentiate
 1. current & new structure OR
 2. Within existing structure vs new structure or addition to structure
 - a. In Chatham within is by right
 3. Are there downsides to making interior only by right?
 - v. Maybe 3 paths
 1. New structure
 2. Addition to structure
 3. Interior only renovation
 - c. Number of parking spaces required
 - i. Current requirement is 2
 - ii. Discussion of requirement of 2 spaces specifically for ADU can be limiting, especially in Beach Point
 - iii. Rather than 2 per ADU could it be more reflective of specific ADU
 - iv. Tentative proposal – 1 per ADU + 1 per bedroom
 - d. Whether to remove requirement of notifying abutters – did not address
4. Begin discussion of amnesty for existing units. Part of original purpose of bylaw was to bring existing units into legal, year round housing stock
 - a. Other communities that have amnesty: include Barnstable, Chatham & Mashpee
 - i. Are there others on Cape – would be helpful to have on CCC table
 - b. Potential downside
 - i. Difficult – Barnstable hired ombudsperson to just work on this

- ii. Creates override of zoning regs
- iii. Resentment from those who go/went through regular process
- iv. Bringing all electric etc. up to code could be difficult
- c. How many units applied for amnesty in Barnstable, Chatham & Mashpee?
- d. Should be time limited – Chatham is 5 years from passage of amnesty provision
- e. Less costly – septic is big issue
 - i. Challenges with septic codes
 - 1. What is reasoning for separation within septic system? Is this possible place for rethinking?
 - 2. Need to involve Health Agent & Board of Health
- f. Are there ways town could help people navigate the process (either amnesty or regular)
 - i. TP help with plans
 - ii. Partnership with Bank(s)
 - 1. KR spoke of one bank that has ADU specific program
- g. Simpler process
 - i. Prove existed before ADU bylaw passed
 - ii. Maybe amnesty handled by Building Commissioner not Planning Board
 - 1. Are areas PB maybe thinks about more than BC
 - a. Snowplow, school bus route,
 - b. Density

5. Request by C Kershaw to be heard about his experience

- a. Public comment period always an option
- b. We agreed it would be useful to hear his suggestions for ways to improve the process
- c. Most helpful way for us to get info would be in writing, then could follow up with invite &/or questions
- d. Anne to reach out to him

To Do

- Ask Town Planner to get amnesty numbers from other towns & see if CCC has info on additional towns with amnesty (*requested 10/29*)
- Email Chris L email about not appealable

Next Meeting – Wed Nov 20 2 pm

Agenda

- Review Not Appealable
 - Is this legal – eventually ask TC – waiting to package all questions in 1 request
- Remove notifying abutters
- Clarify “privacy of abutters”
- Penalties/Enforcement
- Report to PB/SB


 Anne Greenbaum

