

HOUSING COMMITTEE MINUTES

November 7, 2022

Members present: Katrin Kasper (via Zoom), Deborah Sugerman, Amanda Gourgue, Sally Cedarholm, Nick Taylor, Cary Brown, Caren Rossi, Andy Robertson.

Meeting called to order by A. Gourgue 12:05pm. Motion made by D. Sugerman to accept 09/19/22 minutes second by S. Cedarholm, all voted in favor excepting A. Gourgue who abstained.

C. Brown questioned what exactly is affordable housing? How will the committee know when it has met its goal? N. Taylor provided the standard definition, no more than 30% of your income goes to housing and utilities, to calculate take 60% the median area income and use 30% of that.

Discussion moved to matter at hand, specifically developing a warrant article to allow more Accessory Dwelling Units (ADUs) in Lee. S Cedarholm stated we need to decide what language we want in a warrant article, referenced the Town of Milton's "list of purpose" in the paperwork C. Rossi had provided members.

C. Brown discussed characterizations of the buying process and how potential buyers might view some of Lee's recent offerings.

C. Rossi reviewed what Lee's present zoning ordinances allow with regard to ADUs, noting that the committee needs to develop something to present the Planning Board that will allow them to decide whether they want to support a warrant article broadening ADU allowances.

S. Cedarholm asked if "Air BnB" type residences would be affected by broadened allowances, C Rossi replied "no", Air BnB (and similar) short term rentals are not allowed with planning and zoning board permission adding that presently, Lee does not require planning board or zoning board permission for compliant, attached ADU construction.

S. Cedarholm noted that there is no statewide definition of ADUs, there's governing RSA but not definition.

C. Rossi went through her defined "Who, what, where, and why" criteria for focusing on change criteria, there was much discussion of size requirements for ADUs, tiny homes, why ADUs should be in accessory buildings such as barns, garages, etc... and not just additional homes (C. Rossi felt this would really be an end run around planned zoning).

D. Sugerman said she was confused about the "related" status requirement – questioned what this was about? C Rossi explained that it was a holdover from the days of "in law" apartments and gave a brief background.

C. Rossi read existing attached ADU guidelines for Lee. S. Cedarholm wondered if the group needed to redefine or could the language just be tweaked? N. Taylor advised that if the community was happy with the present language, stay consistent.

Much discussion about the appropriate size definition, majority of the group favored 800 sq. foot limit, A Gourgue felt 950 would be more appropriate.

Further discussion about what actually constitutes living space(?) and overall size recommendations...

K. Kasper felt that enough space to have 2 bedroom units would be useful.

N. Taylor brought up suitability of a building's exterior appearance.

C. Rossi said that, as mentioned before, she really wanted to see accessory buildings as the base for ADUs, not just additional small houses on what were supposed to be single family residential lots.

C. Rossi noted that if a warrant article was to go forward this year the Planning Board would have to hold a public hearing the 1st week in January, noting the next Planning Board meeting is 11/16/22.

N. Taylor felt that there were just a few points that needed to be tweaked. A. Robertson agreed, felt the committee was making the process too complicated, advised adjusting the existing language as N Taylor suggested.

C. Rossi agreed to present committee recommendations to the Planning Board at their next meeting. K. Kasper suggested a team approach.

Next meeting was determined to be on Monday 12/12/22 at Noon.

A Gourgue adjourned meeting at 12:55

(Minutes recorded by A. Robertson)