

WAYLAND HOUSING PARTNERSHIP
Minutes – April 16, 2019
Submitted by Rachel Bratt
Unanimously approved May 21, 2019

Attending: Joanne Barnett, Kathy Boundy, Rachel Bratt, Chris DiBona, David O’Leary, Robi Zallen

Meeting called to order at 7:37

1. Our new member, Robi Zallen, introduced herself and the other members did the same.
2. Unanimously approved minutes from March 12, 2019 meeting. Motion to approve by David; seconded by Joanne.
3. Most of the meeting was devoted to a discussion about the accessory dwelling unit (ADU) apartment by-law, as outlined in a memo drafted by Chris and Rachel. The question before us is whether we should try to modify the existing by-law to make it easier to understand or whether to leave it alone. Although we have had an ADU by-law since 1996, it has never been used. However, we are aware that there are a number of ADUs, including a few that appear on the Air B & B website. Among the questions that were discussed:
 - a) Should the ADU definition as stated in the by-law be used in Town publications, such as the Housing Production Plan and any announcements/brochures about ADUs? The sense was that we should have greater consistency in our definition of ADUs.
 - b) What is the rationale for an ADU not occupying more than 35% of the property’s total dwelling space?
 - c) Does a home’s property tax increase if someone has a Town-approved ADU?
 - d) Do homes with ADUs pay higher home insurance?
 - e) Is one of the major reasons for going through the Town approval process protection from a neighbor complaining?
 - f) What parts of the ADU by-law were amended in 2011?
 - g) Are there any positive incentives that could be provided for someone having a legal ADU?
 - h) What are the drawbacks of going through this process?
 - i) How could ADUs be allowed by right, rather than requiring any kind of approval process?

In short, what are the compelling reasons for changing the bylaw vs. leaving it alone and, perhaps, doing a better job of advertising it through the Town Crier and other news outlets?

4. Town meeting is coming up. Discussion about the boat ramp request at Dudley Pond and the appropriation of \$15,000 for housing consulting services.
4. Project Updates:

*Trinitarian – the parsonage has demolished the two buildings that the Town was trying to save.

*Status of School St., Cascade and River's Edge is unchanged. All still proceeding.

*Rachel mentioned that she, along with Mary and Sarkis, had met with Pastor Jeff Johnson at the Peace Lutheran Church about the church donating some land to the Town for affordable housing. Sarkis is exploring the septic situation and will do some sketches about possible options for siting.

5. Next meeting: May 21 @ 7:30

6. At 9:07, David motioned to adjourn, seconded by Joanne.