

MINUTES
SUDBURY BOARD OF APPEALS
NOVEMBER 17, 2008

The Board consisted of:

Jeffrey P. Klofft, Chairman
Elizabeth T. Quirk, Clerk
Jonathan G. Gossels
Stephen A. Garanin
Benjamin D. Stevenson, Associate

The meeting was convened by Mr. Klofft.

Discuss proposed modifications to Accessory Dwelling Bylaw

Present: Jody Kablack, Planning Director

The Board was in receipt of a draft modification to the Accessory Dwelling Bylaw.

Ms. Kablack said she has spoken with the Planning Board, Housing Roundtable and have a couple more meetings planned. She was looking for support from the ZBA.

The current Bylaw was adopted in 1993 and to date has produced 17 accredited units. Ms. Kablack said there is a need to recognize diverse housing in town, particularly rental. She felt this to be critical now with the senior population who want to remain in their homes as well as others who cannot afford to buy homes.

Ms. Kablack said there was feedback from the Housing Roundtable to reduce the size from 1,200 s.f. to 1,000 s.f. maximum, reduce the number of people in apartments, and that detached housing might be a problem.

Discussion followed.

Mr. Gossels said he supports the current Bylaw but felt this modification was not a good idea. He felt homeowners make this community what it is. The Bylaw now allows for children of family members to live in main home and seniors in accessory unit - and it works. To invite those who would not be here for the long term who don't have community at stake will evolve into a different community.

Mr. Garanin said he could not consider detached housing which would mean two houses on one lot which is not intent of the bylaw and not where the town has been going. He said he could possibly consider some flexibility for detached existing structures such as garages or barns without any further enlargement.

Ms. Quirk said she is 100% behind affordable housing; however, she felt this modification to be piecemeal – retrofitted. She said the current Bylaw functions well and there is

a need for it. She was not sure about rental issue and detached is different than what she has imagined for affordable units.

Mr. Klofft said he agreed with Mr. Gossels' comments. He said he has seen in other communities where over time things change. Older Victorians change to multi housing and becomes a different neighborhood. To him, this did not seem to be the right thing to do and felt there could be other ways to achieve the goals.

Mr. Gossels cited his experience with 2-family living which can be a nuisance for the homeowner.

Mr. Klofft added that the rental laws do not allow much control in selecting tenants. He also felt the ZBA would be put in an awkward position with applicants saying this is the only way they can stay in town.

Ms. Kablack said she would discuss this more with the Planning Board. She added that the town has very little affordable rental housing and it is something which needs to be addressed.

The meeting was adjourned.

Jeffrey P. Klofft, Chairman

Elizabeth T. Quirk, Clerk

Jonathan G. Gossels

Stephen A. Garanin

Benjamin D. Stevenson, Associate

