

ADU Study Committee

April 5, 2022 – Utility Considerations



Agenda

Discussion Items

- Call to Order
- Accessory Dwelling Unit – Review
- Utilities Considerations
 - Sewer Department
 - Health Department
 - Hingham Municipal Light Plant
- Upcoming Meeting Schedule and Agenda Topics
 - May 3, 2022 – Council on Aging, Disabilities Commission, Historic Commission
 - May 17, 2022 – Master Plan Committee, Housing Trust, Unity Council
- Adjournment

Kickoff Meeting

Definitions
Existing By-Law
Committee Charge
Identified Goals
Housing Choice

Review of Goals

ADU Study Committee ATM 2021

- Citizen's Petition Article 27 submitted to allow detached Accessory Dwelling Units
- Town Meeting created this Study Committee to make a report to the Planning Board in Oct 2022

Hingham Housing Plan June 2021

- Recommended Strategy to Better Promote ADUs
- Options include detached ADUs and elimination of familial restrictions from current By-Law

Hingham Master Plan August 2021

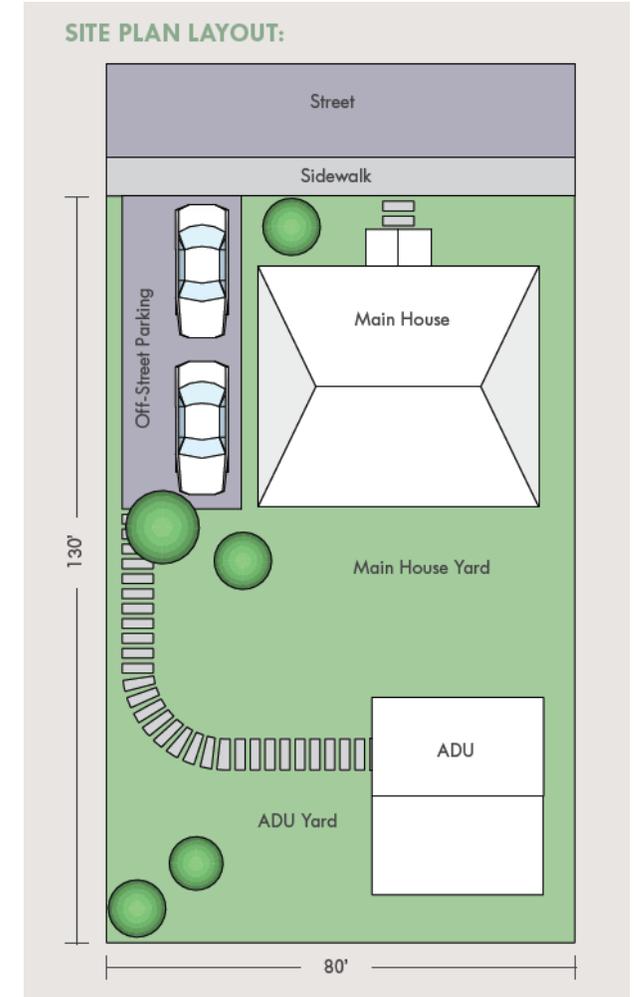
- Includes a Policy to "Explore the possibility of allowing detached accessory dwelling units in some or all of the areas where accessory dwelling units are now allowed for family members, but not for rental."

March Meeting

Examples from SSSL
Discussion with:
Building Commissioner
and
Fire Prevention Officer

Review of Design Options and Code Requirements

- Review of Example Layout, Floor, and Design Plans from the MAPC South Shore Little to Middle Housing Report
- Code Considerations
 - Building Code and Zoning Code Enforcement
 - Fire Code



Sewer Districts

North Hingham Sewer District

- Created in 1956
- Serves approximately 2,500 residents/businesses
- Flows to MWRA Stoddard's Neck Pump Station in Weymouth
- Capacity remains in district

Weir River Sewer District

- Created in 1998
- Serves approximately 275 properties
- Flows to Hull Wastewater Treatment Plant
- No capacity remains in the district under the Inter-Municipal Agreement with Hull



Sewer Policies and Fees

Metering:

Sewer Department policy is one service to one property, regardless of number of buildings

Fees:

Additional bedrooms (wastewater flow) into the system requires payment of an Inflow/Infiltration (I/I) fee

North Sewer District: The fee for new construction or renovation of households or commercial buildings which adds flow to the system is \$2.67 per gallon based on a 6 to 1 reduction goal in accordance with the standard gallon per day tables of the Department of Environmental Protection.

Weir River Sewer District: The Sewer Commission must first decide if there is adequate capacity for additional properties and/or bedrooms. There is no separate connection fee at this time. However, connection of buildings which have not paid a betterment is \$8,153 for Phase I and \$12,348 for Phase II. These were the betterment's assessed per unit for the construction of these projects. The fee for an additional bedroom over three is \$2,717.67 for Phase I and \$4,166.00 for Phase II.

Supplementary Rules and Regulations for the Disposal of Sanitary Sewage

No Sewage Disposal System shall be designed to discharge more than 110 gallons of design flow per day per twelve thousand five hundred (12,500) sq. ft. in lot area

Ex: 3-bedroom single-family homeowner planning to add 1-bedroom ADU requires 50,000 SF, or 1.15 AC

Unless...

The total number of heated rooms on the lot exceeds eight, not including bathrooms, hallways, unfinished cellars and unheated storage areas, the number of bedrooms presumed shall be calculated by dividing the total number of rooms by two then rounding down to the next lowest whole number.

Ex: 9 heated rooms on the lot, regardless of size, that equates to a 4 bedroom septic system.

Septic regulations may limit ADUs on older, undersized lots...

Hingham Municipal Light Plant

Metering Policy:

HMLP policy is one service to one property, regardless of number of buildings.

The policy would not preclude multiple panels on a lot (within a single building or multiple). This could address emergency response concerns raised by the Building Commissioner and Fire Prevention Officer.