



# Lowell City Council

## Housing SC Joint With Zoning SC Meeting Minutes

Michael Q. Geary  
City Clerk

**Date:** July 26, 2022  
**Time:** 5:30 PM  
**Location:** Council Chamber, City Hall / Zoom(Hybrid)

### PRESENT:

Present on Roll Call were Housing SC – C. Yem, C. Drinkwater, C. Nuon; Zoning SC – C. Drinkwater, C. Leahy, C. Yem. Also present was C. Mercier; Christine McCall (DPD); Dave Fuller (Building Inspector); C. Gitschier; C. Robinson; and C. Jenness.

### MEETING CALLED TO ORDER:

Chairman Drinkwater called the meeting to order noting attendance and that the discussion which was continued from June 28<sup>th</sup> meeting noting the topic being accessory dwelling units (ADU). C. Yem noted the attendance.

### ORDER OF BUSINESS:

C. Drinkwater reviewed prior meeting and noted the draft ordinance prepared by DPD and that there would be discussions concerning the draft with no votes being taken. C. Drinkwater noted parking restrictions would have to be adjusted with this ordinance. C. Yem opened meeting up to administration and colleagues. C. Nuon noted prior meeting and the request for a draft ordinance and that there would be much input concerning the ordinance. C. Yem commented on the different effects with each zoning district and questioned detached garage conversions. Ms. McCall noted ordinance would not allow such a conversion commenting that the ordinance was written to adjust to different zoning districts. C. Yem questioned use restrictions placed on deed. Ms. McCall noted that was a common element to these types of units. C. Yem noted size restrictions and was concerned with not being large enough. Ms. McCall noted that there is a minimum size regulated and not intended to limit the size. C. Drinkwater questioned ratio of units in regards to the entire dwelling. C. Yem questioned entrance and egress language in the ordinance. Ms. McCall noted language was drafted to avoid issues moving forward. Mr. Fuller commented on State codes regarding egress language. C. Yem questioned status of those units which were not done in accordance with permitting. Ms. McCall noted some of those units would be ‘grandfathered’ and be legal units. C. Drinkwater opened meeting up to public and Tom Flynn and Jerry Frechette addressed the



body. C. Gitschier noted that government can talk out of both sides of mouth and that statements in the proposed ordinance are false. C. Gitschier noted that City struggles with providing services to existing units and that there is really no more affordable housing in this market. C. Gitschier noted he would not support the ordinance. C. Drinkwater opened meeting up to Zoom participants and Deb Forgione and Pat Vondal addressed the body. C. Robinson noted that each district would have different approaches but the opportunity is there to compromise with the goal of increasing the housing stock. C. Drinkwater commented on process and the abundance of public participation noting the housing shortage that needs to be addressed. C. Drinkwater noted majority in City rent and that they are rent burdened. C. Drinkwater noted the City must attract new people as well as keeping others in the City and that this ordinance would not solve housing issue but would be an important piece to the puzzle. C. Drinkwater noted further discussion to follow and meeting would continue at later date.

**ADJOURNMENT:**

**Motion** to adjourn and continue by C. Yem, seconded by C. Leahy. So Voted.

Meeting adjourned at 6:29 PM

Michael Geary, City Clerk