

Update of Zoning and Housing Initiatives Town of Walpole



Zoning Bylaw
Review Committee

Planning Board

Housing Partnership

Board of Selectmen

Horsley Witten Group, Inc.
Anderson & Kreiger, LLP

Projects in Motion

- Comprehensive Zoning Reorganization and Rewrite
- Planned Production Plan (Affordable Housing)

Zoning Progress Report

- Several individual meetings with Town staff
- Field Reconnaissance
- Two meetings with Master Plan Implementation Committee
- Zoning Bylaw Audit
- Proposed Bylaw Outline
- Drafts of New Bylaw
- Three Public Forums

Zoning Highlights

- Open Space Residential Development
- Non-Conforming Situations
- Flood Plain Overlay
- Parking
- Signage
- Age Restricted Housing
- Shared Driveways
- Permit Jurisdiction

Next Steps

- Review Process
- Series of Public Workshops Starting Nov. 1
- Website Tool

www.horsleywitten.com/walpole-zoning

- Revise and Update
- Open Planning Board Hearing
- Special Town Meeting (March?)

Affordable Housing Overview

What's Required? (State)

- 10% Restricted to Low and/or Moderate Income Housing

State's Primary Approach

- Chapter 40B (Comprehensive Permit, Local Initiative Program)
- Training for Other Tools (Inclusionary Zoning, etc.)

What's Happened in Walpole?

- Unsatisfied with 40B results to date
- Walpole has around 5% set aside as “affordable”

Affordable Housing

What Would be Better?

- Affordable Housing Plan—“Planned Production”
 - Outline Incremental Approach to the 10%
 - 0.75% increase in one year allows Walpole to deny 40B applications for the following year
 - 1.5% increase in one year allows Walpole to deny 40B applications for two years
- Typical Strategies
 - Inclusionary Zoning, Accessory Dwelling Units, Voluntary or Purchased Deed Restrictions
 - Larger-Scale Development of Private Holdings or Municipal Land
 - Chapter 40R

Affordable Housing

What are the Challenges?

- Volume
 - 0.75% = 61 units
 - 1.5% = 122 units
- Attractive Incentives
 - Density Bonuses
 - Chapter 40R

Chapter 40R

“Smart Growth Overlay”

- Sited with Transit and Infrastructure
- Requires Specific Densities
- Requires Affordable Housing (20%)
- Offers Up-Front Cash Incentive to the Town
- Offers Additional Funds for Each Housing Units
- Offers Compensation for School Children
- Adopted at Town Meeting



Chapter 40R

Challenges

- State and Local Approval
- Heavy Planning Component
 - Site Planning
 - Zoning
 - Rules and Regulations

Advantages

- Locals Know What They're Getting
 - Number of Units
 - Density/Design
 - Scale of the District
 - Compensation



NO
PARKING
ANY
TIME

LIBERTY
VILLAGE

Y
Active Family
Center

Ponder

BING

Pinnegon's
Wake
Michele's
RESTAURANT

Pinnegon's Wake

B&C





Chapter 40R Possibilities

Downtown
Revitalization

Age Restricted
Housing

Environmental
Improvement

Affordable
Housing

Fiscal
Benefits

What's the Connection?

- Provisions for affordable housing in the proposed zoning.
- Provisions for affordable housing NOT in the proposed zoning.
- Protection of your Zoning Bylaw (and other regulations)