

MINUTES

Walpole Housing Partnership Committee

December 10th, 2018 – 7:00 P.M.

Town Hall, 135 School Street

Room 112

Members Present: Willa Bandler, Ben Barrett, Liz Barrows, Philip Czachorowski, Andrew Flowers,
Others Present: Consultant Gino Carlucci, Planning Board member Sarah Khatib, members of the public

1. The meeting was called to order at 7:00 PM

2. Final Public Forum

From 7:00 to 8:30, members of the public were welcomed for the final public forum regarding the Housing Production Plan update.

3. Debrief regarding public comments to be included in final Housing Production Plan

Mr Czachorowski thinks that, once the plan is updated, we need to continue to communicate with the public, and need to begin encouraging an overhaul of the town's zoning bylaw to improve friendliness to affordable housing. Mr Flowers and Ms Khatib agree that this is needed and that there is momentum among town leadership to do so; Ms Khatib adds that there is funding available to hire consultants for this process.

Mr Barrett notes that successful outreach will require everyone--committee members and members of the public--to talk to everyone we know about this. Ms Bandler mentions a forum she attended sponsored by A Better Cambridge about community participation, at which they stressed how important it is to find a way of reaching out to the people who didn't come to any public forums, and may not know anyone who did. Mr Flowers agrees, and says after the HPP is completed, we will take the rest of December and most of January off, then take up this zoning-focused outreach project. Ms Khatib advises that we need to have answers ready for community questions; Ms Bandler will send committee members information from last year's CHAPA conference on the subject of

40B development (<https://www.chapa.org/events/Ch40BTraining2018>), since this question is one many other communities have already addressed. Mr Czachorowski points out that we need to stress the positives of affordability, rather than just addressing fears of 40B development, and Mr Barrett concurs, noting that everyone knows someone who could benefit from access to affordable housing, so those personal connections are an important focus.

4. Next steps for Housing Production Plan

- Board of Selectmen may vote on the update at their December 18th meeting if it is ready.
- Planning Board to vote on the update at their January 3rd meeting.

Mr Flowers asks us to talk to members of both boards and encourages them to approve the update. Mr Czachorowski points out that when we speak to Selectmen, we also need to remind them that our work as a committee is ongoing, not finished once this project is done, and Mr Flowers adds that we can point out that an active Housing Partnership could have assisted the town in getting more of the things it wanted related to the two major downtown housing projects currently under construction just by taking responsibility for initiating the right conversations between the town and the developers in a timely fashion, had there been been active members during the exploratory and permitting phases of those projects.

5. Next meeting to be scheduled for late January or February

6. The meeting was adjourned at 9:30 PM

A motion to adjourn was made by Mr Czachorowski and seconded by Mr Flowers
VOTE: 5-0-0 UNANIMOUS.

Minutes respectfully submitted by: Willa Bandler

Minutes Approved by Committee on: 2/20/19

Chairperson Signature:

Andrew Flowers