

# MINUTES

Walpole Housing Partnership Committee

October 15th, 2019 – 7:00 P.M.

Town Hall, 135 School Street

Room 116

Members Present: Willa Bandler, Liz Barrows, Philip Czachorowski, Andrew Flowers, Audrey Grace, Michael Teeley, Kurt Tommy (nonvoting until sworn in), Denise Landry (nonvoting)

Others Present: Community Planning Director Ashley Clark

- 1. The meeting was called to order at 7:10 PM**
- 2. Inclusionary Zoning articles for Town Meeting**

Mr Flowers reviews the events leading to and following the Planning Board's refusal to hold a hearing on the Inclusionary Zoning bylaw drafted by this committee and sponsored by the Select Board. While we could go forward with it as a citizens' petition at Town Meeting, he recommends that we do not, and instead make sure for Spring Town Meeting that we fix the defects in our process.

**Ms Grace moves that we refer 14 and 15 back to committee but still cover the content thereof in the committee's presentation at Town Meeting; further, that we should hold additional community outreach sessions over the winter and resubmit both articles for Spring TM. Mr Flowers seconds.**

**VOTE: 6-0-0 UNANIMOUS**

- 3. Minutes**

Some spelling errors etc are noted in minutes from meetings on July 18th, 2019, and April 23rd, 2019. Mr Flowers and Ms Bandler will edit and we will vote on them at our next meeting.

Mr Czachorowski moves to accept the minutes for our September 12th, 2018 meeting.

Ms Grace seconds.

**VOTE: 5-0-1;** *Ms Barrows abstains due to not having been a member at the time of that meeting.*

Mr Czachorowski moves to accept the minutes from our July 16th, 2019 meeting, with the correction of two typos as noted. Mr Teeley seconds.

**VOTE: 6-0-0 UNANIMOUS**

#### **4. New Business**

- A new 40B development, led by development company Omni, will soon come before the committee to present their project. Ms Grace requests committee members' feedback on what we know so far (based on public meetings they've held) by October 17th. We agree that the one main point we'd like to convey to them as a committee is that we want to see some units affordable to residents at levels below 80% of the Area Median Income.

Ms Barrows makes a motion that the committee shall provide a statement to Town Manager Jim Johnson regarding our desire to see Omni provide units affordable at a lower level than 80% AMI; Mr Czachorowski seconds

**VOTE: 6-0-0 UNANIMOUS**

- Ms Grace is stepping down as Chair, effective after Town Meeting.
- A priority going forward is to recruit committee members who live in affordable housing to apply for committee membership.
- Mr Flowers says the sidewalks at Neponset View Terrace are in need of repair; Mr Czachorowski says residents there have additional maintenance concerns. Ms

Landry says this is why she advocates for Walpole to pass CPA, to make funds available for these projects, since DHCD funds are never sufficient to cover the actual needs.

**5. Next meeting:**

Ms Grace will send out a Doodle poll link to committee members to schedule a meeting after Town Meeting

**6. The meeting was adjourned at 8:26 PM**

A motion to adjourn was made by Mr Czachorowski and seconded by Ms Barrows

**VOTE: 6-0-0 UNANIMOUS**

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on:

12/12/19

Chairperson Signature:

Andrew Flowers