

MINUTES
Walpole Housing Partnership Committee
July 18th, 2019 – 8:00 P.M.
Town Hall, 135 School Street
Room 116

Members present: Andrew Flowers, Audrey Grace, Mike Teeley, Ben Barrett, Willa Bandler

Non-voting guests present: Joe Moraski

1. The meeting was called to order at 8:04pm
2. Debrief and discuss meeting with Planning Board
 - a. Planning Board members had the following questions and requests for the WHP:
 - i. Catherine Abate requested we do public outreach, get higher attendance at our events, and more public feedback than the “usual suspects.”
 - ii. Phil Czachorowski (also a member of the Housing Partnership) spoke in favor of our efforts. Mentioned that Mansfield passed their inclusionary zoning bylaw over a decade ago.
 - iii. Sarah Khatib had comments and questions:
 1. The trigger level should be more like 10 units, rather than 7 units.
 2. How does the Local Initiative Program (LIP) work?
 3. What is the formula for the payment in lieu option?
 4. Is there an option for local preference for Walpole residents?
 - iv. John O’Leary:
 1. Said he was against the payment in lieu option.
 2. Requested a higher trigger level, such as 10 units.
 3. He agrees with the 99-years perpetuity provision.
 4. Asked if Mansfield’s inclusionary zoning had preference for local residents?
 - v. Jack Conroy:
 1. Questioned whether we could change parking requirements. Because he claimed that when the downtown apartments are finished, Walpole residents are going to be surprised by how little parking there is in that area.
3. Discuss meeting with Board of Selectmen and next steps
 - a. WHP members discussed which board should sponsor the inclusionary zoning bylaw – the Planning Board or Board of Selectmen?
 - b. A rough timeline was sketched out: a Board of Selectmen meeting on Aug. 6, 2019; a Planning Board meeting on Aug. 15, 2019; with the warrant closing Aug. 20, 2019.
 - c. Our goal is to have two placeholders texts — after checking with Town Counsel. Town Counsel review of full bylaw text is crucial. Intention is to send the final

bylaw draft text to Town Counsel after the public outreach is complete in early September.

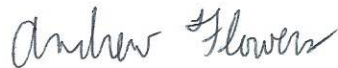
- d. Selectmen requested comparisons with inclusionary zoning bylaws in Wellesley, Yarmouth, and other towns that the WHP drew from.
- e. Andrew and Audrey will call developers to solicit their input. Those to call include, but not limited to: Pulte, Toll Brothers, Green Company, Bristol Brothers, Avon/Beacon.
- f. Mike and Audrey are going to meet with Jim Johnson, and then send all documents to Selectmen.
- g. Mike will finish the FAQ's and reach out to Yarmouth.
- h. Willa will ask MHP for input.
- i. Next meeting is August 6, 2019 with the Board of Selectmen.

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on: 12/12/19

Chairperson Signature:

A handwritten signature in cursive script that reads "Andrew Flowers".