

Walpole Housing Partnership
MEETING MINUTES/NOTES
(Meeting of February 28, 2011)

Present: Daniel Daley, Bernard Goba, Don Johnson, Stephanie Mercandetti, and Denise Landry; visitors: Allison Rojas and Luis Cetrangolo (from Rojas Design), and Dina Vargo (from Massachusetts Housing Partnership)

The meeting was called to order at 6:30 PM.

We met with Rojas to review their preliminary layout of the old library space. Rojas' first approach was to maximize the number of units with only windows, circulation and egress issues in mind. They fit 7 units in on each of the two main floors (their first floor is the current basement level). There was also a small mezzanine level, which was made up of mainly two bedrooms for a second floor unit. In all, there were 12 one-bedroom and 2 two-bedroom units, for a total of 14 units. In this layout, Rojas also moved the elevator to the main entrance area facing Common St. For us, the biggest concern was that the layout did not take any parking into consideration (presently, there are only 14 spaces for parking with very little room to expand). Bernie also raised concerns over the proposed placement of the elevator (opposite the parking) and window modifications.

Dina from MHP attended the meeting. MHP will only continue to fund the study if the project is "viable." For MHP, the viability of the project turns on the number of units (they want between 10 to 12 units) and the unit sizes (they want only a few 1-bedroom units, one 3-bedroom unit, and the rest 2-bedroom units). MHP had met with Rojas separately before our meeting to discuss what they would need to see.

Based on the parking issues, it appears that a decrease in the number of units would be necessary. On the other hand, according to MHP, a minimum of 10 or 11 units is needed to make the project financially viable. MHP would also require mostly 2-bedroom units instead of 1-bedroom units. It is true that 2-bedroom units could be used by seniors who need an extra bedroom for some reason (personal care attendant for example or for some other accommodation) and the Town would likely have such a need, but the MHP concept is clearly weighted toward the family housing side. Dan agreed to circulate to the group for comment a draft letter for the Board with an update on the status of the study.

No votes were taken.

We agreed to meet next on March 15, 2011, to review Rojas' second set of preliminary drawings.

Dan closed the meeting.