

# MINUTES

Walpole Housing Partnership Committee

December 12th, 2019 – 7:00 P.M.

Town Hall, 135 School Street

Room 112

Members Present: Willa Bandler, Ben Barrett, Liz Barrows, Philip Czachorowski,

Andrew Flowers, Audrey Grace, Michael Teeley, Kurt Tommy

Others Present: Consultant Courtney Starling; Community and Economic Planning Director Ashley

Clark; town residents Linda Colletti, Joe Moraski, Cliff Snuffer

## 1. The meeting was called to order at 7:07 PM

## 2. Approval of minutes

Minutes for Nov 13<sup>th</sup> 2018:

Mr Teeley makes a motion to change “has a vested interest” under 3a to “says she has firsthand experience”. Mr Czachorowski seconds.

**VOTE: 6-0-2**

Mr Czachorowski moves to accept the minutes with this change. Ms Barrows seconds.

**VOTE: 7-0-1**

Minutes for July 18<sup>th</sup> 2019:

Mr Czachorowski wants to add “who was also a member of the WHP” after his name under 2a(2).

Mr Flowers moves to make this change and accept the minutes with it. Mr Czachorowski seconds.

**VOTE: 5-0-3**

### **3. Proposal to update Inclusionary Zoning Bylaw draft**

Consultant Courtney Starling discusses her role, and the committee's, in helping the town to make proactive decisions and send a message to the development community that we need good projects that fit the community. She notes that, as of right now, our Subsidized Housing Index is at 7.08% of all Walpole housing; as of 2020, with new 40Bs, we may be at 11.4%, but that will only last until the 2020 census data is finalized. If pending projects are not approved, however, we will need to add 49 to 50 units of affordable housing per year to achieve Safe Harbor.

The main changes proposed by Ms Starling to the existing IZB draft, to be presented to the Planning Board and others, are as follows:

- Pro-rata fees for partial unit requirements are added, which would allow the town to recoup funds that would otherwise have been lost if a developer's affordability requirement included a fractional unit less than 0.5.
- Instead of offering approval of bonus units as an incentive to developers, the incentive would take the form of a modest reduction in required lot size, though still offering less density than 40B. The effect is much the same as offering bonus units, but it allows more specific implementation, including, for example, a greater reduction in lot size for those units if the development is on public sewer than if it uses septic tanks, since septic leach fields require additional space.
- Side and rear setback waivers are added as a possibility.
- Waivers are added for the requirement to supply 2 parking spaces per unit for units within walking distance of public transit. Per the committee's request, Ms Starling increases the distance considered walkable to 2 miles.
- Ms Starling also recommends a change to the Housing Trust language to make it more clear that the trust is situated within the town's administrative structure and can only fund projects designated as eligible therein. She also recommends that, once the Housing Trust comes into existence, the existing Housing Partnership be dissolved and its functions undertaken by the members of the Trust; Mr Flowers

Mr Flowers moves to accept Ms Starling's proposed changes to the Housing Trust. Mr Czachorowski seconds.

**VOTE: 8-0-0 UNANIMOUS**

**Inclusionary Zoning Bylaw:**

**Section 6a:**

It seems that the overall impact of dimensional waivers is actually very similar in practice to bonus units, but math is simpler. Ms Grace wants to know what other towns do. Ms Starling says Medfield, Everett, Newburyport, etc have had good results with these waivers.

The formula for the waiver is as follows:

$$\left( \frac{\text{Min. Lot Requirement (Market Rate Units)} + \text{Min. Lot Requirement (Affordable Units)}}{\text{Total Lot Area Required}} \right) \frac{\text{Total Lot Area Required}}{\text{Total \# of Units}} = \text{Minimum Lot Size}$$

Mr Czachorowski moves to accept 6a as amended to include the dimensional waiver, with inclusion of formula as shown above. Mr Flowers seconds.

**VOTE: 6-0-1**

**Section 6b:**

Ms Barrows objects to language regarding lot coverage waivers.

Ms Grace moves to accept 6b minus lot coverage language (striking last sentence). Mr Flowers seconds.

**VOTE: 7-0-0 UNANIMOUS**

**Section 6c:**

The committee agrees to change wording to "within 2 miles" instead of "within 1 mile"; "and/or" provide amenities including (but not limited to) shuttle, zipcar spaces, bike



Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on: 1-9-2020

Chairperson Signature:

Andrew Flowers