



**Walpole Housing Partnership
Tuesday, November 20, 2012 at 6:30p.m
Room 116, Town Hall**

Minutes

Attending: Bruce Norwell, Chairman; Dan Daley, Bernie Goba (arrived 6:45pm), Denise Landry, Walpole Housing Authority and Stephanie Mercandetti, Community & Economic Development Director.

1. The meeting was called to order at 6:30pm by Mr. Norwell.
2. Approval of minutes:

A motion was made by Mr. Daley and seconded by Mr. Norwell to approve the minutes for the October 16, 2012 meeting as amended. Voted 2-0-0.

3. Old business

- a. Housing Production Plan:

No update at this time.

- b. Habitat for Humanity:

Mr. Daley mentioned that he has been in contact with Ms. Martine Taylor of the South Shore Habitat for Humanity inquiring about further details on their requirements. Members may recall that she was in attendance when Habitat first met with the Partnership. Mr. Goba suggested that Habitat should come back to a future meeting, perhaps in February if their schedule permits.

- c. Inclusionary Zoning:

Ms. Mercandetti handed out information on Inclusionary Zoning and provided a brief overview on the zoning concept. She also shared examples from some communities that have this type of zoning in place such as Barnstable, Belmont, Wellesley, Amherst and Concord. Mr. Daley suggested that the Partnership get a few more examples and proposed Framingham for another sample. Ms. Mercandetti recommended that members review the model bylaw and the examples in preparation for the December meeting. The majority of the December meeting would then be a working meeting focused on Inclusionary Zoning. She stated that it is anticipated that the Board of Selectmen would open the warrant for the Spring Annual Town Meeting in December and close the warrant in mid-late January. Following the next couple of meetings, members would decide as to whether a possible proposal would be available and ready for the warrant. She will also arrange a meeting with the Planning Board for the Partnership to present and discuss the zoning concept and receive initial feedback.

Documentation: Inclusionary Zoning Model Bylaw, Barnstable Affordable Housing Bylaw, Belmont Inclusionary Zoning Bylaw, Wellesley Inclusionary Zoning Bylaw, Amherst Inclusionary Zoning Bylaw and Concord Inclusionary Zoning Bylaw.

4. New business: None.

a. Compact Neighborhood Zoning Districts:

Ms. Mercandetti distributed a policy provided by the Commonwealth of Massachusetts on a new zoning concept unveiled recently at a Smart Growth Conference. This new zoning concept is called Compact Neighborhood Zoning. Similar to Smart Growth Zoning provided for under M.G.L. Chapter 40R, Compact Neighborhood Zoning allows for the same type of development but provides for a lesser dense development than Ch. 40R. For example under 40R, single-family homes are eight units per acre but under this new zoning concept it would be four units per acre. The actual details of the program are not yet available and expected to be officially launched in January.

Documentation: Compact Neighborhoods Policy

5. Next Meeting: The next meeting will be Tuesday, December 18th.

6. Adjournment: The meeting was adjourned at 7:45pm.