



Town of Walpole
Commonwealth of Massachusetts
Master Plan Steering Committee



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Dean Bebis, Ashley Clark, Philip Czachorowski (Chair), Kari Denitzio, Andrew Flowers, Janet Fasanello, John Hasenjaeger, Jennifer Karnakis, Glenn Maffei, Michael McGrath, Donnell Murphy, Katie Turco-Abate (Vice Chair)

MINUTES
MASTER PLAN STEERING COMMITTEE
Thursday, August 11, 2022

Present: Philip Czachorowski, Andrew Flowers, Janet Fasanello, Mike McGrath, Jennifer Karnakis, John Hasenjaeger, Katie Turco-Abate, , Donnell Murphy

Absent: Glenn Maffei, Dean Bebis, Ashley Clark, Kari Denitzio

Also Present: Patrick Deschenes (Director of Community Development)

Meeting stated at 7:05 P.M.

Mr. Czachorowski conducted meeting attendance and addresses the remaining section recommendations to discuss. Mr. Czachorowski also stated that if members had additional items that they would like to see as recommendations that they could forward those to Mr. Deschenes, who would in return forward those to Mr. Barrett and her team. Mr. Czachorowski further explained the future schedule and timeline of remaining meetings.

Continued Overview and Discussion: Initial Draft Recommendations

Mr. Czachorowski explained to the group that a consent vote would be taken on the sections and members can call out a certain recommendation if they would like to discuss the specific item further.

Mr. McGrath asked where the recommendations came from. Mr. Czachorowski stated that they came from Consultant, Judi Barret and her team using both local resources and outside professional knowledge.

Goal 5: Climate Change

Mr. Czachorowski read through each action item listed within the draft climate change recommendations.

Mr. Hasenjaeger expressed disagreement with discussing climate change.

Mr. McGrath felt item 10.3 would fit better under the climate change section rather than the community health section.

Ms. Karnakis stated that having education along with this section would be important for the public to understand why it is good for Walpole.

Ms. Turco-Abate suggested that the specific locations listed under item 10.3 state “including but not limited to.”

Vote to approve recommendation 5.1 in Section 5: Climate Change. Roll call vote 7-1-0 (Hasenjaeger dissenting vote), the vote carries.

Vote to approve recommendations 5.2 and 5.3 in Section 5: Climate Change and to include 10.3 with this section. Roll call vote 8-0-0, the vote carries

Goal 6: Housing

Mr. Czachorowski read through each action item listed within the draft housing recommendations.

The committee expressed concern with item 6.1 dealing with inclusionary zoning and discussed various ways to word the change.

The committee came to an agreement on breaking item 6.1 into two new recommendations. One recommendation was to changing the zoning bylaws to reform excessively restrictive zoning bylaws to allow for more accessible and affordable housing in Walpole. The other recommendation was to create a plan to create subsidized housing measures.

Motion to replace 6.1 with the two new actions of changing the zoning bylaws to reform excessively restrictive zoning bylaws to allow for more accessible and affordable housing, and to create a plan to create subsidized housing measures by Mr. McGrath, seconded by Mr Murphy. Roll call vote 8-0-0, the motion carries.

Mr. Turco-Abate was concerned with item 6.2 regarding promoting downtown housing as many people at the public outreach events received negative feedback about increasing dense downtown housing.

Mr. Deschenes suggested removing the word downtown with “public transit oriented housing”.

Vote to approve 6.2 (downtown to transit and remove last sentence) and 6.3 (make more prescriptive) with changes. Roll call vote 8-0-0, the motion carries.

Goal 8: Municipal Facilities and Services

Mr. Czachorowski read through each action item listed within the draft municipal facilities and

service recommendations.

The committee felt the recommendations presented were already in place.

Ms. Turco-Abate stated that she would like to see a recommendation added to review existing public service facilities, such as police and fire, to make sure they were up to date or meeting capacity needs.

Mr. Hasenjager stated that he didn't think having the entire town on sewer was necessary and that septic was still a good option and helpful for the aquifer. Mr. Hasenjager stated that the town should look into a supplemental hookup into the MWRA system for future emergency water purposes.

The committee voted to send all recommendations back to review. Roll call vote 8-0-0, the motion carries.

Goal 10: Community Health

Mr. Czachorowski read through each action item listed within the draft community health recommendations.

Mr. McGrath stated that he would like to see a one stop resource for mental health added to the recommendations involving resources. Mr. McGrath would also like to see other services identified. Mr. Turco-Abate stated that she felt that the mention of housing density didn't fit with the community health recommendation in 10.1.

Mr. McGrath expressed concern that DEI was in the community health section and felt it could better fit in another section or its own section. Ms. Karnakis stated that it could fit in the section as being community health and wellbeing.

Mr. Turco-Abate stated she felt the DEI wasn't a solely community health related issue and perhaps it could be expanded.

Mr. Hasenjager expressed disagreement with the language information presented in item 10.2.

The committee voted on 10.1 with changes to add mental health resources. Roll call vote 8-0-0, the motion carries.

The committee voted on 10.2 to approve but also review if it fits another section. Roll call vote 7-1-0 (Hasenjager dissenting vote), the motion carries.

Mr. McGrath stated that he would like to see the inclusion of healthy food options and healthcare resources added.

Approval of Minutes: 5/31/22

Motion to approve minutes from 5/31/22 by Mr. Murphy, seconded by Mr. McGrath. Roll call vote

7-0-1, motioned carried.

Adjournment

Motion by Ms. McGrath and seconded by Ms. Fasanello to adjourn. The motion carried 8-0-0 via roll call vote.

Meeting concluded at 9:25 P.M.

Respectfully submitting: Patrick Deschenes