



**Walpole Housing Partnership
Tuesday, January 15, 2013 at 6:30p.m
Room 116, Town Hall**

Minutes

Attending: Bruce Norwell, Chairman; Dan Daley, Bernie Goba, 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. Goba and seconded by Mr. Daley to approve the minutes of the November 20, 2012 meeting as written. VOTED UNANIMOUSLY

A motion was made by Mr. Goba and seconded by Mr. Daley to approve the minutes of the December 18, 2012 meeting as written. VOTED UNANIMOUSLY

3. Old business

- a. Continued discussion and review of proposal for Inclusionary Zoning:

Members continued their review of the various sample bylaws from other communities. Members also examined a draft of a potential bylaw for Walpole based on the Belmont model. Following a discussion on the different components of the bylaw, members provided additional input and requested changes. They felt there were many unanswered questions and issues that had yet to be resolved. It was also decided to revisit some of the other examples and perhaps obtain some more model bylaws.

- b. Appointment with the Planning Board – January 17th @ 7:45pm:

Members discussed the upcoming appointment this Thursday with the Planning Board. As a possible draft of a bylaw is still far off because more research needs to be done, the purpose of this meeting was to focus on more of a general discussion on the idea of inclusionary zoning and how it is used as a potential tool to increase affordable housing. Mr. Goba mentioned that Mr. Murtagh, a member of the Planning Board, said to him that the Town already has this in place in two sections of the Zoning Bylaw. Ms. Mercandetti explained that both the Age-Qualified Village and Open Space Residential Design bylaws do provide density bonuses for projects that incorporate an affordable housing component. She also stated that these provisions are a form of incentive zoning as they are voluntary where as inclusionary zoning is a mandatory approach.

4. New business:

- a. Review background information and proposal for Affordable Housing Trust Fund:

Ms. Mercandetti distributed background information on creating Affordable Housing Trust Funds and has also put together a draft general bylaw for the purpose of establishing a trust fund in Walpole. She asked for members to review these documents for discussion at a future meeting.

b. Draft 2012 Annual Report:

Members reviewed the draft annual report for the 2012 Town Report. Following a brief discussion, a motion was made by Mr. Daley and seconded by Mr. Goba to submit the report as drafted.

VOTED UNANIMOUSLY

c. 2013 Meeting Dates:

Ms. Mercandetti distributed the 2013 calendar of meeting dates for the Partnership.

5. Next Meeting: The next meeting will be Tuesday, February 19th.
6. Adjournment: The meeting was adjourned at 8:00pm.