



**Walpole Housing Partnership**  
**Tuesday, November 26, 2013 at 6:00p.m**  
**Room 116, Town Hall**

**Minutes**

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

1. The meeting was called to order at 6:00pm by Mr. Norwell.
2. Approval of minutes:

A motion was made by Mr. Goba and seconded by Mr. Norwell to approve the minutes of August 20, 2013 meeting as written. VOTED 2-0-1

In favor (2): Bruce Norwell and Bernie Goba  
Abstention (1): Dan Daley

Mr. Goba requested that if a meeting is cancelled due to a lack of quorum then a notice should be added for said meeting under the Minutes' section of the Partnership's webpage.

3. Old business

- a. Housing Production Plan Update:

Ms. Mercandetti reported that the Massachusetts Department of Housing & Community Development has reviewed the Plan Update. The agency thought it was an excellent update and requested two minor revisions per the latest version of the Housing Production Plan guidelines. She will relay the information to PGC Associates, the consultant retained by the Town to perform the work. Once the revised Plan is provided to her, she will forward to the Commonwealth. Ms. Mercandetti was informed that upon receipt of the revisions, the Commonwealth would grant approval. No further local action is required.

- b. Inclusionary Zoning Update:

Members recollected the research and information to date on inclusionary zoning. Ms. Mercandetti suggested the previously drafted proposal be revised to restrict such zoning to either the Central Business District or to any multi-family residential development. She also stated that additional research is on-going. Members talked about the various components of such a bylaw and provided additional input. Mr. Daley will work with Ms. Mercandetti on the changes to present back to the full committee.

c. MassWorks Transit Oriented Housing Development Initiative:

No additional information was available from the Commonwealth of Massachusetts at this time.

4. New business:

a. DHCD Subsidized Housing Inventory: Current inventory has Walpole at 5.2%.

b. MA Housing Partnership Affordable Housing Technical Assistance Program:

The Program provides up to \$15,000 of technical assistance services from a qualified consultant, from a list of consultants on file with MA Housing Partnership, to provide a variety of services for a community when reviewing a comprehensive permit project.

5. Next Meeting: The next meeting will be Tuesday, December 17, 2013.

6. Adjournment: The meeting was adjourned at 7:30pm.