



**Walpole Housing Partnership
Tuesday, March 26, 2013 at 6:30p.m
Room 116, Town Hall**

Minutes

Attending: Bruce Norwell, Chairman; 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:

This agenda item was held over until the next meeting. Draft minutes were not readily available for members to review.

3. Old business

- a. Continued discussion on Inclusionary Zoning:

Ms. Mercandetti explained the steps she took to gather the additional information, as requested by both the Housing Partnership and Planning Board, on inclusionary zoning bylaws and permitted projects. She distributed documents showing two charts to members. One chart provided a sampling of the communities (from prior research) that had inclusionary zoning and have had permitted projects under their bylaws. The Partnership had already examined the bylaws of these communities. The chart was more to demonstrate the success they have had with having such a bylaw in place. The second chart showed the list of neighboring communities; whether they had an inclusionary zoning in place, and if yes, what were the specifics; and examples of projects that had been permitted under such a bylaw. Mr. Norwell requested that the each community's percentage of Subsidized Housing Inventory be added as a column to both charts. Mr. Goba suggested that we attempt to obtain a couple of more sample bylaws and examples of success stories. This additional work should help in understanding how inclusionary zoning works, in practice, and its potential impacts.

**Documentation: Sampling of Communities with Inclusionary Zoning and Permitted Projects
Neighboring Communities with Inclusionary Zoning and Permitted Projects**

- b. Continued discussion on Affordable Housing Trust Funds

Ms. Mercandetti reported that she is researching additional samples for Affordable Housing Trust Funds and will provide to the Board any further information found. Prior samples distributed were quite sufficient but wanted to go back and do some further online research before continuing to work on the draft general bylaw. As noted previously, any further action on this type of bylaw would go hand-in-hand with inclusionary zoning.

- c. Update on Housing Production Plan: This agenda item was tabled until the next meeting.

4. New business:

a. Proposed 40B project – Moosehill Rd:

Ms. Mercandetti noted that this item was placed on the agenda to inform the Partnership of the proposal by Barberry Homes as reported in the Walpole Times earlier in March following a Design Review Committee Meeting. The Design Review Committee is an informal group consisting of various Department Heads that will provide a technical review of a proposal prior to any formal filings with the Town. Barberry Homes is proposing a 174 rental community comprising of a mix of townhomes and apartments. The units would be one- and two- bedroom. Twenty-five percent of the units will be for tenants making up to 80% of the median household income for the Boston MSA which includes Walpole. Many neighbors from the Moosehill Road area were in attendance and asked questions about the MGL Ch. 40B in general, the process for these types of projects, and inquired about the Town's existing subsidized housing, and current and future housing needs. Members and Ms. Mercandetti explained the Ch. 40B process and the specifics of what can be locally reviewed when it comes to Ch. 40B comprehensive permit projects. They also asked about the role of the Housing Partnership. Mr. Norwell responded with the mission of the Housing Partnership and the work they do including the examination of various zoning concepts to produce affordable units.

5. Next Meeting: The next meeting will be Tuesday, April 16th.

6. Adjournment: The meeting was adjourned at 8:00pm.