



**Walpole Housing Partnership
Tuesday, April 23, 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 6:35pm by Mr. Norwell.
2. Approval of minutes:

A motion was made by Mr. Goba and seconded by Mr. Norwell to approve the minutes of the January 15, 2013 meeting as written. VOTED UNANIMOUSLY

A motion was made by Mr. Goba and seconded by Mr. Norwell to approve the minutes of the February 19, 2013 meeting as written. VOTED UNANIMOUSLY

3. Old business
 - a. Compact Neighborhood Zoning/Ch. 40R Smart Growth Zoning:

Ms. Mercandetti recapped highlights of each of these zoning concepts administered by the Massachusetts Housing & Community Development. The program application process and some of the requirements are very similar but the major difference lies in the density requirement. Under DHCD's Smart Growth Zoning Districts, known as Ch. 40R, the zoning would require at least 20 units per acre for multi-family residential use whereas Compact Neighborhood Zoning would require at least 8 units per acre. Another difference is in the requirement of the percentage of affordable units. Under Ch. 40R, at least 20% of the units in projects of more than 12 units be affordable where the requirement under Compact Neighborhood Zoning is half the percentage in the same scenario, or 10%. Ms. Mercandetti added some noteworthy projects under Ch. 40R, such as Reading among others, and how it was utilized to revitalize downtown while adding affordable units to their subsidized housing stock.

Documentation: Handout – Reading: A Chapter 40R Community

- b. Continued discussion on Inclusionary Zoning:

Ms. Mercandetti distributed and explained the additional sample bylaws and permitted projects from Melrose and Watertown. Members discussed compiling the research conducted to date and how to incorporate the information in a memo to the Planning Board to address the issues raised in January. It was also discussed arranging an appointment with the Board of Selectmen to give the Board a Committee update but to also have a conversation about inclusionary zoning.

- c. Continued discussion on Affordable Housing Trust Funds:

The Partnership held off on any further discussion of this item.
 - d. Update on Housing Production Plan:

Ms. Mercandetti provided details of the scope of work to be distributed to qualified consulting firms so that she can solicit quotes to update the Housing Production Plan per the requirements under MGL Ch. 30B.
4. New business:
- a. May 7th DHCD Conference

Ms. Mercandetti distributed a brochure detailing an upcoming conference hosted by MA Housing Partnership, Citizens Housing and Planning Association, and MA Department of Housing & Community Development. She noted that it has a couple of good workshops relative to affordable housing if any members wish to attend. Ms. Mercandetti said that she will not be able to attend due to a scheduling conflict.

Documentation: DHCD Planning & Community Development Conference Brochure
5. Next Meeting: The next meeting will be Tuesday, May 21st.
6. Adjournment: The meeting was adjourned at 7:40pm.