



**Walpole Housing Partnership
Tuesday, May 21, 2013 at 6:30p.m
Room 112, Town Hall**

Minutes

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

Guests: Jim Williamson, Barberrry Homes and Erik Bednarek, Cecil Group

1. The meeting was called to order at 6:32pm by Mr. Norwell.
2. Approval of minutes:

No minutes were readily available for review and approval. Ms. Mercandetti stated that all outstanding minutes will be considered at the next meeting.

3. Old business

- a. Housing Production Plan:

Ms. Mercandetti explained the process she followed to procure a consulting firm to assist in the Housing Production Plan update per the requirements under MGL Ch. 30B. In short, she had to seek three quotes from vendors who typically provided this type of service. A solicitation was sent to four selected vendors based on a review of the Department of Housing & Community Development's list of pre-qualified consultants and looking at other Housing Production Plans to see who performed that work. It was also sent to Horsley Witten Group, the firm who produced the Town's Housing Production Plan. Three quotes were received and PGC Associates was selected. Ms. Mercandetti reviewed the lists of tasks to be completed and timeframe with members. She had an initial kick-off meeting with PGC Associates earlier that day to get things started. Mr. Goba inquired if they will be meeting with the Partnership. Ms. Mercandetti replied that PGC has included meetings with the Board of Selectmen, Planning Board and others as appropriate. Mr. Goba suggested they attend the June meeting. Ms. Mercandetti will make arrangements.

Documentation: PGC Associates Scope of Work and Statement of Qualifications

4. New business:

- a. Appointment with Mr. Jim Williamson of Barberrry Homes re: Presentation on proposed Ch. 40B Affordable Housing Project on Moosehill Road

Mr. Williamson introduced himself and part of his team with him this evening, Erik Bednarek of the Cecil Group who is handling the site design. Mr. Williamson stated past projects include a 40R Smart Growth project in Natick, single family home developments in Sudbury and Wayland, and an assisted living project in Natick. This project is a 40B and requires a Comprehensive Permit through the Zoning Board of Appeals.

Mr. Williamson mentioned that he initially met with Town Administrator Michael Boynton and a couple of months ago met with the Design Review Committee, consisting of various department heads, to receive initial feedback on their proposed plans. That is also the purpose of tonight's courtesy presentation. Within the next couple of weeks, they will submit their site approval application to MassHousing.

Mr. Bednarek stated he is a Landscape Architect and Site Planner with the Cecil Group. They are developing the project in a way that makes it appropriate for the site with consideration of the context of the neighborhood and what surrounds it. He said the project contains a mix of townhomes and apartments. For example, the town homes would be built up front towards the entrance to the site and the multi-family larger buildings would be towards the rear of the site where the grade is slightly lower. Building design incorporates different colors, dormers, etc to break up scale and look. The tallest building to the peak was 66ft. Mr. Bednarek said that the architecture would be tasteful and fit in with the context of the neighborhood. The proposed project would include the property being well-landscaped with conservation land preserved. The plans include a clubhouse, pool and tot lot. There would be a new entrance to the site and the existing driveway would be for emergency access only.

Mr. Bednarek touched on smart growth features of the site in terms of minimizing impervious coverage by putting some of the parking underneath one of the larger buildings and adding additional open space to the site. He also mentioned the opportunity to create a path system with connections to Walmart and Walpole Mall. Mr. Williamson added providing access to the conservation land and will try to work out an agreement for residents to enjoy the land and park at the site or walk through it.

In addition, Mr. Williamson mentioned the following changes to the site plan per comments received at the Design Review Committee meeting: parking stalls reduced from 10ft to 9ft wide which allows for the addition of 20 spaces (nine handicap parking spaces); widening of the access road from 24ft to 27ft; 5ft walkway going into to the site to increase walkability; added trash/recycling areas and snow storage to the plan; also added bicycle racks at the entrances of the multi-family buildings and included a location of for chemical storage for the pool.

Mr. Norwell asked what the unit breakdown is between townhomes and apartments, if the units are all rentals or will some be ownership. Mr. Williamson said the project will be a total of 174 units (combination of townhouses and multi-family buildings). 108 units would have two bedrooms (84 multi-family, 24 town homes) and 66 units would have one bedroom (60 multifamily, 6 town homes). There will be no three bedroom units. MassHousing is looking to require that 10% of the units have three bedrooms but there is no requirement yet. 100% of the units are rental and 25% of the units would be affordable for 80% of the Median Housing Income (ex. \$47,100 for single person household) sprinkled throughout the project.

Mr. Daley asked what will the rental rates be for both the market and affordable, townhome and apartment units. Mr. Williamson said that he will get the Partnership that information. Mr. Goba questioned the massing and scale of the units and expressed serious concerns regarding the height of the multi-family buildings.

Ms. Angela Moore of 237 Moosehill Road asked about the proposed walking paths mentioned. Mr. Williamson stated that the Town could possibly grant access through land they own to establish the path to Walmart. As for the Walpole Mall, they would have to work with Siemens and the League School on access. She stated that she has serious concerns about this and that there is already an existing path to Walmart from Johnson Drive for the residents of Johnson, Orchard and Moosehill Roads to use. However, there are issues because the area is not kept up and continuous calls are

made to Walmart (who maintains this access point) to clean up the beer bottles, nips and other trash that accumulates in the area. She also mentioned the shoplifters that use this path to escape and other recent crime in the area. She asked them not to pursue the paths. Other neighbors agreed that they would not like to see any access to either location.

Ms. Pamela Verrochi of 266 Moosehill Road inquired about the access to the conservation land mentioned by Mr. Williamson. How will access be given and maintained? If you are opening up to the public, more traffic will be generated and this could take away from the parking to be utilized by residents and visitors. She also asked about the existing driveway which her house sits on and warned that visitors make look to park there if there is sufficient spaces onsite. Mr. Williamson said that the details have not been worked out regarding access to the conservation land for the public. It is something that they would like to explore as they see it as an added benefit. He also mentioned that signage prohibiting parking will be placed along that driveway.

Mr. Homer Everhard of 334 Moosehill Road questioned the proposed new entrance into the site. He suggested they consider making some light changes to it and perhaps some additional screening so that he does get the glare from vehicle headlights coming into his own home.

5. Next Meeting: The next meeting will be Tuesday, June 18th.
6. Adjournment: The meeting was adjourned at 8:15pm.