



**Walpole Housing Partnership
Tuesday, June 18, 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.

Guests: Jon Cogan, Veterans Services Agent; Gino Carlucci and Nate Carlucci, PGC Associates

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 March 26, 2013 meeting as written. VOTED UNANIMOUSLY

A motion was made by Mr. Goba and seconded by Mr. Norwell to approve the minutes of April 23, 2013 meeting as written. VOTED UNANIMOUSLY

A motion was made by Mr. Goba and seconded by Mr. Norwell to approve the minutes of May 21, 2013 meeting as written. VOTED UNANIMOUSLY

3. Old business

a. Housing Production Plan:

Ms. Mercandetti introduced the Town's consultant retained to update the 2008 Housing Production Plan, PGC Associates. She turned the meeting over to Gino Carlucci and Nate Carlucci to discuss the data analysis and review the goals and strategies. They explained the data is mainly derived from the 2010 US Census and the most recent American Community Survey (long form) to obtain more of the detail on housing data. Population projection estimates are provided by the regional planning agency, Metropolitan Area Planning Council. The data reviewed with the Partnership included population, age cohorts, housing (type of development and age of housing stock) as well as comparison data showing neighboring communities and Massachusetts. Nate Carlucci noted that the most significant data is that showing Age Cohorts which indicates more older individuals in the community in future years and fewer young people. Gino Carlucci then went on to explain the goals and strategies outlined in the 2008 Housing Production Plan. Based on the data and information, the Partnership discussed some minor changes to the goals with PGC Associates. The Partnership agreed that a goal should be added for a fixed area, such as the downtown, given the Town's efforts through the Economic Development Office to promote mixed use and transit oriented developments in the area.

Documentation: PGC Associates Handouts

4. New business:

a. Distribution of 40B Comprehensive Guidelines

Ms. Mercandetti distributed copies of the revised MGL Ch. 40B Comprehensive Permit Guidelines revised in May 2013 for members to review the changes. Ms. Mercandetti noted minor updates relating to income, Affirmative Fair Market Plan, and assisted living facilities.

b. Summer Meeting Schedule

The Partnership will only meet during the month of July so there will be no regularly scheduled meeting in August unless there is an urgent need to do so.

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

6. Adjournment: The meeting was adjourned at 8:20pm.