

MINUTES

Walpole Housing Partnership Committee
July 16th, 2019 – 7:00 P.M.
Town Hall, 135 School Street
Room 116

Members present: Andrew Flowers, Audrey Grace, Mike Teeley, Phillip Czachorowski, Willa Bandler, Liz Barrows

Non-voting guests present: Tyler Houle, Joe Moraski

1. The meeting was called to order at 7:03pm.

2. Approval of the minutes.

A motion to approve the minutes from June 6, 2019, was made by Mr Flowers and seconded by Mr Teeley.

VOTE: 6-0-0. UNANIMOUS

3. Inclusionary Zoning Bylaw (IZB)

Ms Grace spoke to the Town Administrator, Jim Johnson, about the WHP's plan for the proposed IZB. He wants a copy as soon as possible to run before Town Counsel. Mr Flowers suggested having the Planning Board sponsor an IZB article. Ms Grace questioned whether the WHP has the time and capacity to propose an IZB for Fall 2019 Town Meeting.

Mr Moraski recommended that the WHP connect with Jack Conroy before the meeting with the Planning Board, indicating that the Planning Board would be unlikely to sponsor an article that does not come from one of its members. The IZB could also be a Board of Selectmen sponsored article as the WHP is appointed by the Board. It was agreed that it is essential to get all stakeholders involved in the process, including the public, developers, town boards, and town officials, as well as fully utilize the technical assistance provided by the Massachusetts Housing Partnership (MHP).

Mr Moraski suggested that the WHP proposed two articles -- the IZB and an accompanying article establishing a Housing Trust. He informed the board that he has set up two trusts in the past that were easily managed by the Finance Director. Ms Grace said that the Housing Trust is governed by statute, so it might be different. She agreed to reach out to MHP for examples of a Housing Trust bylaw.

The WHP also discussed the upcoming meeting with the Planning Board on July 18th. Ms Grace sent the Planning Board members a copy of the Mansfield IZB to be used merely as a template and the checklist provided to the WHP by the MHP.

- a. Ms Bandler: what goal are we trying to achieve by the formula to incentivize builders to either (a) build affordable housing or (b) pay into the housing trust?
- b. Mr Moraski: are we setting some people in single-family affordable homes that are similar in nature to very expensive homes, and so the upkeep may be expensive in terms of maintenance?

In prep for the planning board, Ms Grace will work on the placeholder draft of IZB. Mr Moraski will email Ms Grace a list of towns with good housing trusts—can do lots of things if well written. Mr. Czachorowski suggested a report by MHP on lack of multi-family housing in MA—mentions Walpole favorably! Mr Moraski notes that this was also in the Globe. Mr Moraski recommends talking to Corcoran & Lorusso regarding affordable units in their developments. Mansfield bylaw—formula for calculating payments in lieu, etc—how to make Walpole-specific? Ms Grace will work on this. Mr Moraski thinks affordable houses won't be affordable if too fancy because of maintenance costs.

4. Existing Town Owned Parcels

Town-owned parcels: Mr Flowers met with Cliff Snuffer & Dennis Flis regarding raw list of town-owned parcels. Dennis organized the list based on which ones may be built on. Most town-owned parcels are ones that can't be built on for conservation or zoning reasons, but some of those are reasons like insufficient frontage, which is a matter of changing zoning.

Mr Moraski says to make sure to look at lots with buildings on them, not just vacant ones. Examples: 1303 Washington (site of food pantry)--5 yr lease from Selectmen, could house a family. 29 Summer St—S Walpole fire station, only used for storage?

Ms Grace wants the subcommittee to create a good visual resource on these parcels for Town Meeting or before. Mr Flowers, Ms Bandler, & Mr Czachorowski will work on this, may talk to Mr Moraski once we have more of an idea what's up.

5. Pending 40B applications

Procedure: Ms Grace shares 40B applications to members, then individuals can email her separately with their feedback. Important for WHP to be aware of two applications:

1. Dupee Street:
 - a. Ms Bandler: Possible false claims in plans that units are ADA accessible.
 - b. Mr Moraski: Dupee St. is not an accepted street
 - c. 8 townhouse units, 2 units are affordable at 80% AMI, 2-3 bedrooms ~1800 sq. ft.
2. Moose Hill:
 - a. 16 townhouses

Updates on 40B applications: For Moose Hill and Dupee St., Ms Grace has submitted the committee's feedback. When the town gets a 40B application, it has 30 days, so Ms Grace has to let the town know we need to get that information in a more timely manner since we only had one day to review and return. Going forward, Ms Grace will continue to send out applications to the committee as she receives them, solicit comments from us, and then collate and pass them on.

6. New Business

- a. Ms Barrows (ex: Housing Trust) property at Washington/27. Auctioned in August.

Housing trust: Ms Barrows says there's a lot right near 27 & Washington that will be auctioned in September—if we had a trust, it could bid on that.

- b. Mr Czachorowski: has some pictures under development, other homes; Walpole mentioned in [MHP report](#)

7. The meeting was adjourned at 8:47pm.

A motion to adjourn was made by Ms Barrows and seconded by Ms Bandler.

VOTE: 6-0-0 UNANIMOUS

Minutes respectfully submitted by:

Andrew Flowers and Willa Bandler

Minutes approved by committee on: 10/15/19

Chairperson signature: 