

MINUTES

Walpole Housing Partnership Committee

August 15th, 2019 – 6:00 P.M.

Town Hall, 135 School Street

Room 116

Members Present: Willa Bandler, Ben Barrett, Liz Barrows, Andrew Flowers, Michael Teeley,
Philip Czachorowski, Denise Landry (nonvoting)

1. The meeting was called to order at 6:00 PM

2. Approval of minutes

A motion to table approval of the minutes from August 6th was made by Mr Flowers, seconded by Mr Barrett and voted on by the members then present: Mr Barrett, Ms Barrows, Mr Czachorowski, Mr Flowers, and Mr Teeley.

VOTE: 5-0-0 UNANIMOUS.

3. Inclusionary Zoning Bylaw and Housing Trust warrant articles

- Mr Flowers reports that he has discussed the articles with Town Moderator Dan Bruce; Mr Bruce feels that the text of the IZB article, as prepared by Ms Grace and Mr Flowers, is insufficiently specific and detailed, and wants to make sure that “the motion is within the scope of the article.” Mr Flowers presents three potential courses of action we could take, based on this advice:
 - Postpone both articles until Spring Town Meeting, so that we will have the full text of the bylaw to work from when drafting the article;
 - Vote immediately during this meeting on the exact numerical thresholds for various portions of the bylaw, despite not having conducted community outreach to achieve consensus on these numbers yet;
 - Or, third, draft an article that charts a middle course between the other two extremes, with more specificity than the draft but leaving room for community input into the details of the bylaw.

Mr Czachorowski makes a motion to put forward an article specifying the major points to be addressed in the bylaw, as requested by Mr Bruce, while allowing community input to shape the final text of the bylaw. Mr Barrett seconds the motion.

VOTE: 6-0-0 UNANIMOUS

Specific language for the motion is agreed on, based on the above goal (see attached), by all members present (Ms Bandler, Mr Barrett, Ms Barrows, Mr Flowers, and Mr Teeley). Mr Flowers moves to accept this language; Mr Barrett seconds.

VOTE: 5-0-0 UNANIMOUS

- A community engagement session is planned for September 9th, to be held in the Community Room at the library; we will send out an email invitation to Town Meeting members to get their feedback and help them understand what inclusionary zoning is.
- Mr Teeley is working on a less technical, more public-friendly version of the Mass Housing Partnership Inclusionary Zoning worksheet
- Mr Teeley is hosting a listening session at senior center on August 22nd at 2:30pm

4. Meeting with Planning Board

Immediately following this meeting, we will meet with the Planning Board and ask for their input into the full text of the IZB and Housing Trust.

5. Reference

Documents presented:

- Motion to adopt an Inclusionary Zoning Bylaw for Fall 2019 Town Meeting

6. Next meeting to be held September 9th at 6:00 PM

7. The meeting was adjourned at 7:15 PM

A motion to adjourn was made by Mr Flowers and seconded by Mr Barrett
VOTE: 5-0-0 UNANIMOUS.

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on: 9/9/19

Chairperson Signature:

A handwritten signature in cursive script, appearing to read "Audrey Que", written in dark ink.