



**Walpole Housing Partnership  
Tuesday, February 19, 2013 at 6:30p.m  
Room 116, Town Hall**

**Minutes**

Attending: Bruce Norwell, Chairman; Bernie Goba, and Stephanie Mercandetti, Community & Economic Development Director.

1. The meeting was called to order at 6:35pm by Mr. Norwell.
2. Approval of minutes:

This agenda item was tabled until the next meeting.

3. Old business

- a. Recap of Planning Board Appointment:

Mr. Norwell summarized the discussion the Partnership had with the Planning Board when they met in January. He discussed the benefits and tradeoffs of having an inclusionary zoning bylaw. The consensus at the meeting was that more information was needed and research to be done in order to explain how it would work and its impacts. The Planning Board was curious if any of the neighboring communities had a similar bylaw and for those that do have inclusionary zoning, what have been the accomplishments of having such a bylaw in place. It was also suggested to go to the Board of Selectmen to present the idea and obtain feedback.

- b. Continued discussion on Inclusionary Zoning:

In light of the appointment with the Planning Board, it was agreed that more information and research needs to be done in order to have a better sense on why inclusionary zoning should be adopted, what it would mean for a town like Walpole and why the existing voluntary provisions within two sections of the Town's Zoning Bylaw doesn't work.

- c. Review the concept of Affordable Housing Trust Funds:
- d. Compact Neighborhood Zoning Districts:

Ms. Mercandetti provided some more information on this new zoning concept unveiled by MA Department of Housing & Community Development. Ms. Mercandetti said that the program follows the other state program, Chapter 40R: Smart Growth Zoning Overlay Districts, in terms of the steps a community must take in order to participate but has lesser density requirements. For example, under Ch. 40R, the zoning overlay district would require at least 20 units per acre for multi-family residential use where Compact Neighborhood Zoning District would require at least 8 units per acre. It would also include that a minimum of 10% of the units constructed be affordable in those projects that are more than 12 units.

e. Housing Production Plan:

Ms. Mercandetti was developing a scope of work for updating the Town's Housing Production Plan. Due to the estimated cost of the project expected to be less than \$15,000, MGL 30B requires a solicitation of at least three written or oral quotes for supplies or services.

f. Habitat for Humanity:

As there has been no activity on this agenda item for the past couple of months, it was decided to put this item on the backburner for the time being.

4. New business: None.

5. Next Meeting: The next meeting will be Tuesday, March 19<sup>th</sup>.

6. Adjournment: The meeting was adjourned at 7:40pm.