

STATEMENT OF DEMONSTRATION OF COMPLIANCE

The project complies with Walpole's Master Plan noting that significant portions of the Master Plan Housing recommendations discuss increasing affordable housing and complying with the Chapter 40B goal of 10% affordable housing. Reviewing the Master Plan and Master Plan 5 Year Update Report Posted on the Master Plan Implementation Committee page of the Town of Walpole web site for compliance, the following are relevant:

1. The Site is specifically identified as a site for potential housing development on Map 12 Housing Opportunities. Master Plan Map 12
2. "Hometown Walpole - Walpole is a family-oriented town and its neighborhoods offer a variety of housing opportunities - single family homes, condominiums, rental apartments, and options for senior housing. By meeting state goals for affordable housing through housing development that fits Walpole's character, the town has made it possible for seniors, young people, and town employees to stay in their hometown." Master Plan Page 2
3. "Provide housing affordable to seniors, town employees and young people starting out in life and meet the Chapter 40B goal for 10% permanently affordable housing." Master Plan Page 5
4. Section VII Housing and Residential Character provides a detailed discussion of the need for affordable housing in Walpole. Master Plan Pages 71 - 83 and 89 - 94
5. The section entitled "Manage housing development to preserve open space character and create affordable housing" discusses guiding the "Town to its 10% affordable housing requirements pursuant to Chapter 40B of the General Laws as desired by the Town" as well as other options for affordable housing production. Master Plan 5 Year Update Report Pages 5 -6

The project is not identified or discussed as potential open space. Furthermore, the project site is not identified as a cultural or natural resource under the Master Plan.