

THE RESIDENCES AT PINNACLE POINT
PINNACLE DRIVE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
APRIL 28, 2022

SECTION 3.2.16 – STATEMENT OF COMPLIANCE WITH WALPOLE’S MASTER PLAN

THE RESIDENCES AT PINNACLE POINT
PINNACLE DRIVE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
APRIL 28, 2022

Section 3.2.16 – Statement of Demonstration of Compliance with Walpole’s Master Plan and Open Space Plan:

In September, 2004, the Town of Walpole Planning Board (the “Town”) adopted the most recent Master Plan and Community Development Plan dated June, 2004 (the “Plan”). In 2009, the Town compiled a 5-year update to measure the progress on implementing the goals and objectives of the Plan. Since 2009, there does not appear to be any further up-dates or progress report that measured the progress made by under the Plan.

As noted in Section VII – Housing and Residential Character of the Plan, one of the primary goals identified was to “Provide housing affordable to seniors, town employees and young people starting in life and meet the Chapter 40B goal for 10% permanently affordable housing.” Since 2004, the Town has done very little in the way of promoting the development of affordable housing. In recent years, several projects have been approved that resulted in excess of 600 residential dwellings being developed. However, none of these residential dwellings are considered to be affordable within the framework of M.G.L. c. 40B. The development of The Residences at Pinnacle Point will include twenty-eight (28) residential townhomes of which seven (7) townhomes would be restricted to households having incomes at or below 80% of the area medium income. The Residences at Pinnacle Point will provide a contribution to the Town’s goal of achieving 10% affordable housing in the Town.