

Form Name: MBTA Communities Information Form  
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Location:

## MBTA Community Information Form

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1. **What is your Municipality** Walpole
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2. **Name of person filling out this form** Patrick Deschenes
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3. **Title of person filling out this form** Director of Community & Economic Development
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4. **Email of the person filling out this form** pdeschenes@walpole-ma.gov
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5. **Phone number of the person filling out this form** (508) 660-7352
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5.a **Will the person filling out this form ALSO be responsible to ensure compliance with section 3A of c40A and/or lead a committee that will undertake compliance with section 3A of c.40A??** Yes

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## Section 2 - Community Information

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6. **Does your municipality have any land area within 0.5 miles of a public transit station, defined as a Subway station, Commuter rail station, Ferry terminal or Bus station. Note: the definition of "Bus Station" in the Draft Guidelines: "Bus station" means a building located at the intersection of two or more public bus lines, within which services are available to bus passengers; provided that a bus station does not include a shelter or other structure without walls and a foundation.** Yes

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6.a. **What is the name of the public transit station most likely to be the location of the multi-family zoning district that will comply with the Draft Guidelines?** Walpole MBTA Commuter Rail Station (Union Station)

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<b>6.a.1. Are there any known obstacles (not including existing zoning regulations) to developing multifamily projects on land within 0.5 miles from this public transit station?</b>	No
<b>7. Does your municipality have any zoning district(s) where multifamily development of 15 units/gross acre is allowed as of right without age restrictions and without restrictions on the number of bedrooms?</b>	Yes, one district
<b>7.a. Please provide a link to your zoning bylaw or ordinance.</b>	<a href="https://www.walpole-ma.gov/sites/g/files/vyhlif1381/f/uploads/zoning_bylaw_revised_may_2019_0.pdf">https://www.walpole-ma.gov/sites/g/files/vyhlif1381/f/uploads/zoning_bylaw_revised_may_2019_0.pdf</a>
<b>7.b. What is the name of the zoning district you believe complies with the requirements of section 3A of c.40A?</b>	Central Business District (CBD)
<b>7.c. Is the district 50 acres or more?</b>	Yes
<b>7.d. Is any part of the existing district within 0.5 miles of a qualifying public transit station?</b>	Yes
<b>7.e. Is more than half of the district covered by water bodies, wetlands, or permanently protected open space, or subject to any other development restrictions (not including existing zoning regulations)?</b>	No
<b>8. In accordance with the How to Comply in 2022 requirements for MBTA Communities issued on December 15, 2021, MBTA Communities are required to hold a briefing about the Draft Guidelines at a meeting of the Select Board, City Council or Town Council prior to May 2, 2022. Have you held such a meeting?*</b>	Yes
<b>8.a. What was the date and time of the meeting?</b>	Apr 12, 2022 07:30 PM
<b>8.b. Upload the Agenda for the meeting</b>	<a href="https://www.formstack.com/admin/download/file/12593643712">https://www.formstack.com/admin/download/file/12593643712</a>

### Section 3 Technical Assistance and Next Steps

**9. Please tell us what, if any, technical assistance you might need in order to comply with section 3A of c40A based on the Draft Guidelines issued on December 15, 2021.**

We need technical assistance to calculate multifamily capacity  
Unsure whether we need technical assistance to draft multifamily zoning  
Unsure whether we need technical assistance to calculate multifamily capacity

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**10. If your municipality needs Technical Assistance, please indicate which resources you prefer.**

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Support from your Regional Planning Agency