

From: [Glenn Maffei](#)
To: [Mark Gallivan](#); [Jim Johnson](#); [Patrick Deschenes](#); [Patrick Shield](#)
Subject: Re: Neponset Village 40B - MassHousing Letter
Date: Tuesday, October 26, 2021 8:01:58 AM

All,

Since I won't be in attendance at tonight's Select Board meeting I'd like to offer in writing a comment regarding the proposed project entitled Neponset Village, 5 Pleasant St., as follows: I support the position being taken by the Walpole Select Board and agree that the noted concerns in our letter should be addressed before this project moves forward. I also agree, as stated in our letter, that this project has the potential to benefit and support our ongoing efforts to encourage the creation of essential affordable housing opportunities in our Town. However it occurs to me that we may, to some extent, have buried the lead. I believe it would serve our community well to emphasize, as I am now, the dialogue in the final paragraph which states: *"...while the majority of Walpole households are homeowners, the Town's Housing Production Plan [identifies] a much stronger need for rental housing of all kinds. Particularly households with three-bedroom units, and units that are available to households earning at or below 30-50% AMI. The housing that is being proposed with this potential application does not appear to meet our high priority local needs."*

I believe this shortcoming in the Neponset Village application could be overcome with a revised proposal that, for example, offered both larger units and a significant rental component which I believe would go a long way to addressing this high priority local need.

Feel free to pass my comments along and please let me know if you have any questions. - Glenn Maffei, Select Board member

On Mon, Oct 25, 2021 at 4:00 PM Glenn Maffei <glenn.for.walpole@gmail.com> wrote:

