



**Walpole Housing Partnership
Tuesday, October 16, 2012 at 6:30p.m
Room 116, Town Hall**

Minutes

Attending: Bruce Norwell, Chairman; Dan Daley, Denise Landry, Walpole Housing Authority and Stephanie Mercandetti, Community & Economic Development Director. Guest: Beverly Marston and Dave Melish

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

A motion was made by Mr. Daley and seconded by Mr. Norwell to approve the minutes for the June 19th meeting as written. VOTED UNANIMOUSLY.

A motion was made by Mr. Daley and seconded by Mr. Norwell to approve the minutes for the July 17th meeting as written. VOTED UNANIMOUSLY.

3. Old business

- a. Housing Production Plan:

Ms. Mercandetti mentioned that Town Meeting has approved the \$15,000 request for funding to update the Town's Plan.

- b. Potential town-owned land sites for Habitat for Humanity:

Members had some questions regarding what the Town's obligations are if any, in addition to the land, if we were to proceed on this initiation. Ms. Good has been actively involved with Habitat on a volunteer basis and shared some information as she has been engaged with the organization for a few years. Members felt that clarification is needed and also wanted to know the details as it pertains to a bid solicitation. Mr. Daley has offered to reach out again to the South Shore Habitat for Humanity.

- c. Inclusionary Zoning:

Ms. Mercandetti provided the state's model bylaw on inclusionary zoning and will be compiling some sample bylaws from other communities for members to review. Ms. Mercandetti mentioned that the Chairman of the Planning Board is interested in this type of bylaw and requested that when a draft is developed to meet with his Board to review.

4. New business:

- a. Chapter 40B Conference in Randolph (held September 28th):

Ms. Mercandetti and Ms. Landry reported on the affordable housing conference they recently attended in Randolph. The conference provided the basics on the comprehensive permit process as

well as panel discussions on proactive affordable housing planning and Ch. 40B, the latest updates on the comprehensive permit guidelines and regulations and preserving the affordability of 40B resales. Ms. Mercandetti also distributed copies of the handouts.

Documentation: Packet from Chapter 40B: Past, Present & Future

b. Town of Barnstable Accessory Affordable Apartment Program:

Mr. Melish stopped by to share information on this program and to see if this type of program was something of interest to replicate in the town. Mr. Melish was willing to contact Barnstable's Program Coordinator and obtain some further information and will report back at a future meeting. Information on the Barnstable Program was distributed at the meeting.

Documentation: Town of Barnstable Accessory Affordable Apartment Program

5. Next Meeting: The next meeting will be November 20th.
6. Adjournment: The meeting was adjourned at 8:05pm.