

MINUTES

Walpole Housing Partnership Committee

January 16th, 2020

7:00 P.M. joint session with Planning Board, Main Meeting Room;

Followed by Committee Meeting, Room 116

Town Hall, 135 School Street

Members Present: Willa Bandler, Ben Barrett, Liz Barrows,

Andrew Flowers, Michael Teeley, Kurt Tommy

Others Present: Community and Economic Planning Director Ashley Clark;

Consultant Courtney Starling; Jonathan Eichman, of KP Law;

town residents John Hasenjaeger and Joe Moraski.

1. Once re-convened in Room 116 , the meeting was called to order at 9:00 PM

2. Approval of minutes

A motion to approve the minutes from January 9th was made by Mr Barrett and seconded by Ms Bandler.

VOTE: 5-0-1

3. Planning Board Feedback re Inclusionary Zoning article

Ms Starling recommends incorporating a requirement under 7d of the IZB for 3 independent appraisals, following PB member Katie Abate's suggestion.

Per PB member Sarah Khatib's suggestions, Ms Starling will edit to clarify:

- "Age-qualified" housing, with regard to parking requirement reductions, does not refer to Age Qualified Villages, which are defined separately and not governed by the IZB.
- "Formula" to be corrected to "formulas", with reference added to the two-step process for determining affordable requirements defined in the document.

- “Minimum lot size” to be corrected to “minimum lot size *per unit*” in the formula.

Mr Flowers thinks that, with these edits, the IZB is ready to go to the Select Board for a vote at their next meeting, Tuesday January 21st.

Ms Barrows wants to know how we ensure that developments getting parking requirement waivers follow through on things like T pass subsidies; Ms Starling says in other towns PB/ZBA require annual proof that they're complying.

Mr Barrett moves to accept the IZB with the edits noted above; Mr Teeley seconds.

VOTE: 6-0-0

4. Housing Trust

Ms Starling thought Ms Grace's comments on 1/9 were clarifying re what the trust is meant to actually do, so has made changes in the preamble to explain the purpose more. She also added the section at the end of §4 (Powers of Trustees) re fiduciary duties of trustees to make clear that trustees can't act outside these parameters.

Regarding the trust's ability to approve expenditures without going through the Select Board, Mr Flowers wonders if the \$50K cap is too high; for other town bodies, it's \$5K. Mr Tommy points out that HT money wouldn't be from the town budget to begin with, it would already be the HT's job to manage it, so it's a bit different. Ms Starling suggests \$15K (and will add this to the paragraph at end of §4)

Mr Teeley thinks that the scope of the HT's powers as defined here may seem too broad to people who may not understand the natural external limitations (such as the small amount of money likely to flow to the trust, and therefore the care it will have to take making any expenditures at all), so we ought to take some of it out. Mr Flowers says you can always take things out at TM but you can't **add** within the scope of the motion, so we should leave them in for flexibility.

Ms Clark looked at housing permitted over the last 10 years, and found that we would have had ~\$100K from pro-rata units, in addition to the actual affordable units produced.

Mr Eichman says under §1, he recommends “purposeS SHALL INCLUDE” instead of “SHALL BE”.

Mr Barrett moves to approve the Housing Trust article with the changes above ("shall include", \$15K threshold for Select Board expenditure approval, typographical errors) and changes approved last week. Ms Barrows seconds.

VOTE: 6-0-0 UNANIMOUS

5. Old Business

After incorporating feedback from other members, and meeting with Ms Clark to discuss edits, Ms Bandler has a final draft of the committee's submission for the Annual Town Report. Mr Teeley makes a motion to accept this version; Mr Flowers seconds.

VOTE: 6-0-0 UNANIMOUS

6. New Business

7. Reference

Documents presented:

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8. Next meeting TBA

9. The meeting was adjourned at 9:49 PM

A motion to adjourn was made by Mr Flowers and seconded by Mr Teeley

VOTE: 6-0-0 UNANIMOUS

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on:

2/5/2020

Chairperson Signature:

Andrew Flowers

