



# Walsh Property Community Planning Committee (WPCPC)

**Remote Meeting | September 27, 2023 | 6:30 – 8:00 PM**

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## **MEETING AGENDA**

1. Welcome and Roll Call
2. Review and Approve September 20, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Town Staff Updates – (5 min.)
5. Review Final Summary Report – (40 min.)
6. Presentation for Special Town Meeting – (20 min.)
7. Final Review of Frequently Asked Questions for Town Meeting – (20 min.)
8. Vote by Committee on the Walsh Warrant Article – (20 min.)
9. Recap Meeting Points, Agreements, Action Items – (5 min.)
10. Public Comment – (5 min.)
11. Other Business
12. Adjourn

If you are unable to attend the meeting, please contact Liz Sturdy at: [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov)



**Walsh Property Community Planning Committee (WPCPC)**  
**Meeting Minutes**  
**September 13, 2023 | 6:00 p.m.**

**Members Present**

Co-Chairs Ken Oxtoby and Eileen Breslin; Members Russel Braun, Betty Gallo, Jane Lea, Jeff Fischer, Fred Gaechter, Morgan Clark, Todd Schwebel, Paul Wisotzky, Raphael Richter, Steve Wynne

**Also Present**

Carole Ridley, Allie Koch, Sharon Rooney, David Wennerberg, Gary Garrison, Alice Longley, Daniel Mierlak, Darrin Tangeman, Denise, Geoffrey Medoff, Sharon Rule-Agger

**Welcome, Roll Call and Agenda Review**

Co-chair Oxtoby read the remote meeting access instructions.

Co-chair Oxtoby read the roll call and committee members present identified themselves.

Co-chair Breslin led discussion of the minutes of September 6, 2023. Amended that Steve Wynn was present at 9/6/23 meeting. Motion to approve amended meeting minutes by Member Gaechter, seconded by Member Wisotzky. Unanimously approved.

Tonight's agenda was reviewed.

**Public Comment**

None

**Town Staff Updates**

Barbara Carboni noted an educational forum event tomorrow for the LCPC (9/14) at 5PM at the Community Center. She commended all LCPC members for accelerated work completed to date.

**Discussion on Consensus and Draft Recommendations**

Carole Ridley noted that tonight's discussion will review 20 draft recommendations. The recommendations are organized based on the most applicable Planning Principle associated with the recommendation/planning goal. Discussion of purpose of recommendations. Clarification was added that the Select Board will be voting on the recommendations. The Select Board would take a position on the warrant article, which would be to adopt the recommendations. The list of 20 recommendations was reviewed and WPCPC co-chairs and members provided feedback for each. Members suggested using standard language at the beginning of each planning recommendation.

Members generally agreed that the WPCPC should be responsive to feedback from the public. To get this proposal to pass at Town Meeting, Carole noted the committee may want to consider the need for a cap for the overall project unit amount, and a range of units per phase. There should be confidence that what's going to be done will be reasonable for traffic, the

environment, and for what the community needs. Given community input, it's not only the number of units that people are concerned about, but also a density concern (traffic, emergency vehicles access, etc.).

A summary of the revisions to the draft recommendations is provided below. Draft recommendations were reviewed, revised, and may have been re-numbered to allow for content integration and improved flow within the list.

**Rec #1:** Reference to the HPP was removed; it is known in the public that affordable housing is needed. The rec was revised to read: *"Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing."*

**Rec #2:** Specified interest in providing deed restricted and homeownership opportunities that is attainable. Reference to "affordable" was removed.

**Original Rec #3:** Rec removed and incorporated into other recs listed.

**New Rec #3:** Commitment to residential units was capped at 160. Motion by Member Gallo to propose a maximum of 160 units with a first phase of 50-80 units, Member Fischer seconded for discussion. Member Wisotzky asked to separate the votes on overall unit number and then vote on phasing separately. Member Clark motion to separate vote to develop no more than 160 residential units. Motion seconded by member Oxtoby. Vote to amend passed 8-3 with Morgan, Todd, Russ opposed. Amended motion to recommend building 160 units passed 9-2. Members Breslin and Wynn opposed.

**Rec #4:** Recommended a phased approach: Motion by Oxtoby for residential units to be developed in phases, phase 1 as 50-80 units. Member Gaechter seconded for discussion. Motion passes 6-5. Members Braun, Schwebel, Fischer, Lea and Clark opposed.

**Rec #5:** No major changes.

**Rec #6:** Clarification was added to highlight development will be a mix of year-round housing, with thoughtful design for seniors and families.

**Rec #7:** Specificity added and now notes outer cape residence and workers should be given preference for housing as feasible.

**Rec #8:** Focus of the recommendation was shifted to focus on community-oriented uses on site.

**Rec #9:** Reference to future use of the 7-acre school area was removed. This area is allotted for Truro's Central School for the time being.

**Rec #10:** Rec revised to reflect a total of 4 acres to be designated for public recreational purposes.

**Rec #11:** Rec updated to reference supporting Net Zero principles to maximize energy efficiency and reduce climate impacts.

**Rec #12:** Rec added to highlight recommended compliance with Low Impact Development (LID).

**Rec #13:** Rec revised to reflect a total of 60% of the 69-acre property will be protected open space.

**Rec # 14:** Updated to note the use of ADA-compliant, publicly accessible trails.

**Rec #15:** Reference to the water tower was removed. Details pertaining to water supply are not available yet, however, we do know the site will be serviced by public water supply.

**Rec #16:** Specificity was added to the capabilities of the wastewater treatment system to address nitrogen loading and future changes in capacity.

**Rec #17:** Rec updated to reflect the benefit of designing with topography in mind.

**Rec #18:** Rec was updated and modified regarding language around traffic concerns. Additional studies will be completed.

All recommendations approved by consensus except for #3 and #4 as noted above.

**Wrap Up, Future Agenda Items, and Next Steps**

Revisions to the recommendations (as seen above) and redline edits to the WPCPC Report and Recommendations draft will be circulated to the WPCPC before next week's hybrid meeting for review and comment.

**Public Comment**

Geoff Doherty expressed concern for water tower location and lack of consideration in the report recommendations.

**Adjourn**

A motion to adjourn was made and seconded. Approved on a roll call vote unanimously at 9:45 PM

## Walsh Property Community Planning Committee (WPCPC) Meeting

### Minutes

September 20, 2023 | 6:00 p.m.

#### Members and Alternates Present

Co-Chairs: Eileen Breslin and Ken Oxtoby; Members: Fred Gaechter, Russell Braun, Jane Lea, Morgan Clark, Betty Gallo, Todd Schwebel, Paul Wisotzky, Steve Wynne; Alternates: Jeff Fischer, Raphel Richter.

#### Members Absent

Student Liaison: Violet Rein Bosworth

#### Also Present

Barbara Carboni, Jarad Cabral, Stephanie Rein, Carole Ridley

#### Welcome, Roll Call

Co-chair Oxtoby read the remote hybrid meeting access instructions and read the roll call and committee members present identified themselves. Tighe & Bond representative will not be in attendance, member Wynne agreed to take the meeting minutes.

Co-chair Breslin stated that she and Co-Chair Oxtoby had reviewed the draft minutes of the September 13, 2023 meeting and would be postponed review of the minutes to our next meeting.

#### Public Comment

State Senator Julian Cyr, speaking as a Truro voter, thanked the WPCPC for the committee's work. He spoke that any housing development project would be phased. Cyr asked the committee to consider eliminating the number of phased housing units referenced in R4 of the committee's Recommendations document, to widen the options and allow for expansion.

#### Staff Updates

Town Planner Carboni introduced DPW Director Jarrod Cabral who spoke about the development of 25 South Highland Road for year round or seasonal staff housing. Part of that development is moving one of the existing structures on the Walsh property, 13 Walsh Way, to 25 South Highland Road. Detailed information is posted on the DPW website. For the move the Town is working with utilities Eversource, Verizon, and Comcast and will be clearing both locations, including trees on either side of Walsh Way to fit 13 Walsh Way down the roadway. Once the house is removed, the DPW will clear the site and backfill. Member Gaechter asked about plans for the other six cottages. Answer: Only one other Walsh cottage may be saved. Member Wynne asked for an approximate cost for the move. Answer: The winning bid to move two homes to 25 South Highland Road was \$155,000, with \$82,000 of that for 13 Walsh Way. Cost to move 13 Walsh Way will be covered by grant funding.

#### Chairs Report Out on Presentation to Select Board

Co-Chair Breslin attended the September 19, 2023 Select Board meeting virtually – and stated that all five Select Board members voted in favor of the WPCPC recommendations. Also in attendance at the meeting were Co-Chair Oxtoby and members Gallo, Fischer, and Lea. Member Gaechter asked if there were any questions regarding phasing. Answer: after the vote there was discussion that there could be amendments made to the Warren Article at Town Meeting that could adjust the number of houses for phasing, more or fewer. Select Board member Rein commented that the Walsh warrant article has the full support of the Select Board. She also stated there will be next steps regarding the future Walsh ad hoc committee. Consultant Ridley asked if there was discussion regarding how the warrant is to be presented at Town Meeting. Answer: Co-Chair Oxtoby responded there was not, but that the Co-Chairs are working on it.

### **Review Frequently Asked Questions for Town Meeting**

The updated document was introduced by Consultant Ridley as a refinement of the previous version, factoring in discussion from previous WPCPC meetings and outreach events. Ridely walked through the document, with members making numerous comments and suggested edits on: phasing, housing demand, data sources, focus on Truro for points of reference, and taxes. A consensus was reached that a small subcommittee would work on incorporating all edits into an updated document. Co-Chairs Breslin and Oxtoby and members Clark and Gallo volunteered to be the subcommittee.

### **Revisions/Additions to Summary Report**

Consensus to set up a working group/subcommittee to incorporate all discussed comments and edits to the Frequently Asked Questions document into the Summary Report. This would align the documents. Town Planner Carboni commented that the document under review is not an editable format. She had created the version under review, making changes to incorporate key information from the Frequently Asked Questions document. The final copy will go to a creative design person to complete layout. The subcommittee will be Co-Chairs Breslin and Oxtoby, Members Fischer, Gaechter, and Town Planner Carboni. If any other members have comments or suggestions, email them to the subcommittee as quickly as possible.

### **Consideration of a Concept Plan for Inclusion in Summary Report**

Consensus reached to not include a Concept Plan in the Summary Report, with no examples of housing types, and to include the final approved Recommendations document at the end.

### **Outreach for Town Meeting**

Town Manager Carboni asked for committee members to consider "What is the message?" She will coordinate with Member Clark with information for the Town newsletter and a WPCPC recommendations fact sheet. Consensus was reached that:

- 1) there should be a presentation for Pre-Town Meeting October 5th, 2023, at 5:00 p.m. at the Truro Community Center but not at Town Meeting, Saturday, October 21, 2023, at Truro Central School.
- 2) The committee will have a fact sheet for Town Meeting.
- 3) Co-Chairs Breslin and Oxtoby will speak on behalf of the committee and will so at Pre-Town Meet and will each have five minutes to speak at Town Meeting as the Warrant Article is introduced.
- 4) Committee members can speak at Pre-Town Meeting and Town Meeting but if speaking as a member of the committee, should speak in support our approved Recommendations. Members may also state *"I am a member of the Walsh Committee, but am not speaking on behalf of the Committee..."*
- 5) Our Recommendations and Frequently Asked Questions documents will be available in print at Pre-Town Meeting and Town Meeting and online in PDF for the community to review.

### **Recap Meeting Points, Agreements, and Action Items**

Consultant Ridley gave a summation of the work accomplished during this meeting.

### **Review Next Meeting Agenda**

The committee discussed dates and times for the next meeting, consensus was reached that the meeting will be Wednesday September 27, 2023 at 6:30 pm by Zoom to avoid conflict with a Planning Board meeting scheduled for earlier in the evening.

### **Public Comment**

There was no public comment.

### **Adjourn**

A motion to adjourn was made by Member Braun and seconded by Member Lea. Roll call vote approved and the meeting concluded at 8:05 p.m.

## Walsh Property Community Planning Committee Report and Recommendations

### Introduction

In 2019, with the approval of Town Meeting the Town of Truro purchased the approximately 69-acre Walsh property (Property) located along Walsh Way in Truro. Voters instructed the Truro Select Board to form a diverse, citizen-based Committee that would be charged with leading a community-wide process engaging a wide range of Truro residents in developing plans for uses of the property to be brought back to Town Meeting for approval. The plan will provide a roadmap for future uses and a basis for soliciting interest from developers. The community-based planning process needed to include an evaluation of uses that could include open space, housing, recreation, commercial and municipal uses.

The Walsh Property Community Planning Committee (WPCPC or Committee) was initially seated with 16 members and held its first meeting in February 2021. Unlike other Town committees, the WPCPC operates primarily under a consensus model, but voting was used when the co-chairs determined that consensus could not be reached. The current roster of 11 members, a student liaison, one alternate, and a Select Board Liaison is as follows:

- Eileen Breslin - Co-Chair
- Ken Oxtoby - Co-Chair
- Russ Braun
- Morgan Clark
- Jeffrey Fischer
- Fred Gaechter - Past Co-Chair
- Betty Gallo
- Jane Lea
- Raphael Richter – Alternate
- Todd Schwebel
- Steve Wynne
- Paul Wisotzky – Past Co-Chair
- Violet Rein Bosworth - Student Liaison
- Stephanie Rein – Select Board Liaison

Past members include: a,b,c?

A Community-based planning process was initiated to evaluate potential uses for the property. Initially, the Town engaged Consensus Building Institute (CBI) to assist with ensuring a diverse and representative Walsh Planning Community Planning Committee (WPCPC or Committee) membership, facilitating how the Committee would function and assisting the Committee in engaging community input. Beginning in July of 2022, Tighe & Bond/Ridley & Associates were engaged specifically to assist the Committee in producing the development plan proposal.

This Report summarizes the WPCPC's work and presents its Recommendations. It describes the process the WPCPC used to evaluate possible uses of the property, and the key decisions made by the Committee that inform a conceptual framework for the development of the property. As much as possible, the Committee used data to inform its decision making. Over a course of 30 months, and over 35 meetings, the Committee has reached agreement on a set of Recommendations for presentation to

voters at a Special Town Meeting on Saturday, October 21. If approved by Town Meeting, the Recommendations would provide a road map for future uses and a basis for soliciting interest from developers. The document provides development guidelines but actual development on the property may be different, depending on contractor bids.

### **Site Description**

The Walsh property (Figure 1) includes 8 existing uninhabited residential structures. One of the first tasks of the WPCPC was to review a report by Weston & Sampson commissioned by the Town that presented options for the disposition of the structures. The Committee did not feel it was within its charge to make a recommendation on the options outside of a master planning process. The Committee sent a memo to the Truro Select Board (May 11, 2021) with a nonbinding recommendation to not accept any of the report's recommendations outside of a master planning process. The disposition of the cottages remains under consideration by the Truro Select Board and Town Manager.

#### Figure 1. Property Location

Access to the site is from Walsh Way via U.S. Route 6 to the west of the Property. The Truro Central School (School) is located directly north. The Cape Cod National Seashore (Seashore) is located to the east. Single-family residential developments serviced by private road are located north (Andrew Way and Leeward Passage) and south (Short Lots Lane and Quail Ridge Road) of the Property. Small commercial developments are across Route 6, to the west.

### **Planning Principles**

The Walsh Property Community Planning Committee (WPCPC) adopted the following planning principles to guide its evaluation of future uses of the Property (10/22):

1. Maximize the impact of development in addressing community needs for affordable housing and other compatible uses.
2. Provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/ production.
3. Create recreational opportunities and community spaces that are accessible to all in the community.
4. Protect water supplies for future generations.
5. Use land efficiently and integrate development with existing topography.
6. Meet open space and habitat protection requirements of applicable regulations.

The following factors influence the development potential of the property:

#### Public Water Supply

The Property is entirely within a Zone II groundwater supply protection area (Figure 2) which means certain land uses, such as hazardous waste and landfills, are restricted. The property is directly adjacent to a Zone I (400-foot protected radius) groundwater protection for the Town of Provincetown's public water supply wells that provide some public water to Truro. The Property has also been identified by the Cape Cod Commission as a potential future public water supply area. Thus, any development on the property needs to consider how best to protect the groundwater resource. The Town of Truro is

proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property.

Figure 2. Water Resources.

#### Rare Species Habitat

The majority of the Property is mapped by the Massachusetts Natural Heritage and Endangered Species Program (MA NHESP) as priority habitat for State-listed species as shown in Figure 3 below. This designation requires onsite or offsite mitigation in a ratio of 1.5:1 (1.5x mitigation for 1x development) for any portion of mapped habitat that is disturbed by development. On-site protected open space is preferred by MA NHESP.

Figure 3. Rare Species Habitat.

#### Variable topography

Topography may limit development potential (Figure 4). Earth work would be required to clear small areas slated for development. Nearly 27 acres of the site has slopes of 10- 15%; 30.7 acres of the site has slopes of 15- 25%, and 11.5 acres of the site has slopes greater than 25%. A large, steep ravine runs in a northwesterly direction from the Seashore toward the School.

Figure 4. Site Topography.

The Property includes two broad plateaus that offer the primary opportunities for development. One 28.5-acre plateau is located on the southwest side of the property. Another 5-acre plateau is located on the northeast portion of the Property, closer to existing water supply wells.

#### Selection of Development Areas

Any development of the Walsh Property must take into consideration the factors listed above (water supply, rare species, and topography). The two broad plateaus would likely provide the primary opportunities for development. The 28.5-acre plateau, located on the southwest side of the property, is referred to as Area A. The 5-acre plateau located on the northeast portion of the Property, closer to the Provincetown water supply wells, is referred to as Area B, both as shown in Figure 5.

Figure 5. Potential Development Areas A & B

Based on site conditions and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28.5- acre southwestern plateau located closest to Route 6, known as Area A. The 28.5-acre Area A was calculated based on land with grades of less than 25%. Clustering development in Area A allows significant acreage to remain in a natural state, allowing for future open space requirements to be met on site. Planning for the approximately 5-acre northeast plateau, known as Area B, is on hold pending the location of a possible future water supply well closer to the Provincetown water supply wells.

In consultations with MA NHESP, the vast majority of undeveloped land on the eastern side of the property is mapped as priority habitat for the Eastern Box Turtle, a State-Listed Species of Special Concern. The area with the existing cottages may also have some habitat value. Further consultation with NHESP Staff will be needed on the recommended site development and the amount of open space

mitigation required. Designation as critical habitat does not preclude passive recreation, such as hiking paths or picnic tables in these areas. The State may place restrictions on the type of activities that may occur on any land protected through a Conservation Restriction as part of required rare species mitigation.

As mentioned, the property resides in a groundwater protection area. It has also been identified by the Cape Cod Commission as a potential future public water supply area and is being evaluated by the Towns of Provincetown and Truro as a potential site for a new water-supply well. In addition, the Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property, to be negotiated with the Town of Provincetown. The tower will provide water for any development on the property, and also help supply pressure to existing town buildings and for fire safety. Any tower or future well would require a 400-foot radius protective zone where no development could occur. For this reason, the Committee agreed not to propose any development on the eastern upland portion of the property at this time, including the 5-acre Area B. Much of this area would have been dedicated to critical habitat protection anyway.

### **Community Input on Development**

In 2019, prior to formation of the WPCPC, the Town held a public forum at the Truro Community Center. Community members attended and expressed wishes and worries about the Walsh Property which informed the charge selection process for the WPCPC.

From December 2022 through April 2023, the Committee and consultants gathered information from the community on desired uses of the Property, and information from Town staff and advisors regarding water use, wastewater management, town needs, site access and traffic impacts. Highlights of this process included:

- A presentation from the Housing Authority on the draft Housing Production Plan, documenting the need from 2023-2036 for affordable housing. The draft 2023 Housing Production Plan documented the need for 260 units of varied sizes and units of housing for households earning between 30% and 120% of area median income (AMI).
- A presentation by the Recreation Commission identified the top three recreation priorities for the town: new field space if Snows Field is displaced; after-school recreation and program space; and general availability of a portion of the Property for active and passive recreational use.
- Discussion with members of the Economic Development Committee about the need identified in the Truro Economic Development Strategy for affordable housing to enable local businesses to retain workers; a shortage of commercially zoned land in Truro; and the need for additional space for trades-oriented businesses.
- A presentation by the DPW Director which identified the need to site a new water tower adjacent to the Property; possible need for a new public water well; and described the site selection process for the new DPW facility.
- Comment presented by the Town Administration about the need for public outdoor meeting space for large community events.
- A presentation from the Town's consultant on wastewater management described options for meeting demand for wastewater treatment on the Property.

Please refer to the Walsh Property Community Planning Committee webpage for reports and data considered: <https://www.truro-ma.gov/walsh-property-community-planning-committee-0>

In addition to these presentations, the Committee benefited from extensive community input as a result of outreach efforts conducted for the Town's Local Comprehensive Plan (Plan) update. These efforts included the following:

- As part of early outreach for the Plan update in October 2022, a Townwide survey was prepared through a collaborative effort among the Local Plan Committee, WPCPC, and Truro Housing Authority. The survey included questions seeking input from the community on key issues facing the Town, including the Property. Approximately 58% of the respondents were year-round residents, with over 35% part-time residents. The survey was open between October – December 2022 and garnered over 600 responses. Responses on the three most important considerations for the Property were: housing (44%); environment (37%); and year-round community sustainability (31%). Water quality and climate change were also important considerations. Housing and open space were ranked as the highest priority uses for the Property. Overdevelopment of the Property was listed as the greatest concern in an open-ended question.
- A visioning session for the Truro Local Comprehensive Plan (LCP) update was held in October 2022. The LCP Committee hosted an Open House at the Truro Community Center. As part of this visioning session, participants were invited to provide input on proposed uses and development types for the Property in a poster board session. Key topics that came out of the Open House were: affirmation of support for housing, open space and recreation, and openness in considering whether the Property should accommodate commercial uses in combination with housing. A community engagement session was held in December 2022 at the School to gather additional community input on residential building form, open space and recreational uses, and mixed use for the Property. Key topics that came out of the session: significant support for housing and recreation uses, and consideration of a mix of commercial and residential uses on the property.
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To further gauge community interest in commercial use of the Property, the Committee hosted two virtual focus groups. The focus groups involved approximately 50 people in a discussion of possible commercial uses on the Property, including a community kitchen, day care, afterschool program space, live-work spaces for trades workers, and small-scale retail.

Interviews were conducted with ten development professionals with expertise and experience planning, developing or financing affordable housing. Interviewees were asked to comment on:

- Market feasibility of the desired density and mix of uses
- Ability to obtain financing necessary to achieve desired levels of affordable housing
- Adequacy of site access
- Feasibility of a phased development approach
- Other observations or suggestions

Below is a list of key take-aways from the ten experts.

- Density of housing units is closely correlated with cost of development. Townhouses are approximately 30% more expensive to build than a three-story, single loaded corridor building.
- Affordable rental units would need to be developed in phases of approximately 40-60 units over a period of years. There is no state subsidy source for affordable homeownership units.
- The Town should expect to contribute Community Preservation Act and short-term rental tax receipts to underwrite development costs, in addition to a \$0 land lease. These contributions have ranged from \$30,000-\$50,000 per unit in other towns.
- Outdoor gathering spaces are key to creating social connections. Some suggested making a green or community space a central feature around which development is designed.
- While some community-oriented commercial space is desirable, the amount should be carefully planned in light of limited financing available for this use.
- Live work/trades and/or storage spaces were received with skepticism as potentially a concern to tax credit investors and potentially incompatible with residential units and Zone II requirements.

For additional information on developer input, please go to: [https://www.truro-ma.gov/sites/g/files/vyhlf9766/f/uploads/report\\_on\\_developer\\_input\\_060923.pdf](https://www.truro-ma.gov/sites/g/files/vyhlf9766/f/uploads/report_on_developer_input_060923.pdf).

Based on the input received, the WPCPC agreed to consider commercial uses for the Walsh property, provided that this use did not displace desired residential units. Tighe & Bond prepared an additional concept plan that included 252 residential units and 32,000 square feet of commercial space. Based on developer input received May 2023 and public comments on the concept plan, the WPCPC agreed to reduce the commercial use to 10,000 square feet. As discussed further below, following additional public outreach including a community forum held August 16, 2023, the WPCPC ultimately voted to recommend a maximum of 160 residential units on the Property.

### **Town Engagement**

In February 2023, the Town of Truro, through the Town Manager's office, requested transportation technical assistance from the Cape Cod Commission to support the Committee's work. The project study area included Route 6 from Castle Road, north to Bayside Hills Road/Andrew Way and its intersections with: Castle Road, Whitmanville Road, Cabral Farm Road. Great Hollow Road/ Walsh Way, Scrub Oak Way (School driveway), Bayside Hills Road/Andrew Way. Services requested through Local Technical Assistance included:

- Review of study area limits
- Conduct safety analysis – crash history
- Provide traffic counts available from regional or corridor studies prepared by the Commission or others • Conduct traffic counts to complete Level of Service (LOS)/capacity analysis for project area intersections
- Prepare LOS/capacity analysis for existing and future build conditions
- Provide inventory of existing and/or planned alternative transportation modes/ facilities in the project area (transit, on and off-road bike paths, etc.)
- Attendance at up to two (2) public meetings

It should be noted that the transportation analysis was based on 260 residential units and 32,000 square feet of commercial use. An updated analysis should be performed reflecting WPCPC's recommendations on residential unit maximum and phasing of development.

A reduction in the amount of non-residential use on the Property would result in a reduction in trips generated from the Property. In addition, as the Technical Assistance request was made in February, summer conditions were estimated by developing an adjustment factor based on periodic traffic counts conducted at Route 6 at the Wellfleet/Truro town line.

Based on the amount of development proposed, impacts to traffic on Route 6 were not anticipated to warrant a signalized intersection at the Property driveway. However, left turns out of Walsh Way onto Route 6 are anticipated to experience significant delays, particularly in summer months. During summer months at afternoon peak that delay will average slightly more than 3 minutes. Recommendations for further study included the following:

- Collect additional traffic data under summer conditions
- Conduct a traffic study specifically including a gap analysis of Route 6 under summer conditions
- Analyze crash reports for Route 6 at Castle Road, Whitmanville Road, and the school driveway
- Evaluate configuration and treatment options for the driveway connection to Route 6

General infrastructure recommendations included consideration of all road users in project design and in connections to Route 6, and to work with MassDOT on improvements to Route 6 to better accommodate all users of the roadway.

### **Comments on Draft Report**

In August 2023, the committee released a draft report for town-wide comment. At the same time a survey was released that allowed the public to comment on the document. In addition, a community forum was held on August 16, 2023 to gauge community response to the document. The draft report included a recommendation that 252 housing units be built on the property. However, significant feedback was received from the survey and from participants in the community forum that the proposed density was too high and out of character for Truro. Taking this response into consideration, the committee reduced the number of proposed housing units to 160.

### **Recommendations**

Based on the information gathering and community outreach described above, the Committee identified 28.5 acres in Area A as the primary focus for development. The committee also recommends that up to 60 percent of the property be retained for open space. Specific recommendations for the property include:

- **Housing** - The committee agreed to prioritize housing in Area A and based this decision on the well-documented need for housing and data from the recently completed Truro Housing Authority (THA) Needs Assessment and Housing Production Plan. A voting majority of the Committee (9-2) decided on a target of 160 residential units in Area A. (The two minority voters felt the committee was ignoring public opinion and the initial charge of the committee to draw on the active and public input. They favored a more incremental approach, in line with what the constituents proposed, that focuses on need, community input and feedback rather than a

target number of residences. They felt that a majority of full- and part-time residents of Truro do not favor nor support the proposed 260 residential units on the property. Respondents at meeting and in the survey indicated very serious concerns regarding the potential traffic, safety, and water issues with the proposed maximum development. Survey respondents also indicated there is too little allocation of open.) Residential units would consist of year-round deed-restricted housing units to meet some of the affordable housing needs identified in the THA report. In addition, the Committee felt it was important to provide year-round housing units that are attainable to a broad cross-section of the Truro and outer-cape community, including those who may want to build their own home. Outer cape residents should be given priority for housing to the maximum extent possible. The housing units would include a mix of rental and homeownership opportunities. The need for this type of housing regionally, and in Truro, is well documented in the 2022 report Housing Market Overview and Economic and Fiscal Benefits of Housing Development in Barnstable County conducted by the Concord Group for the Housing Assistance Corporation.

The total of 160 units will require buildings with higher density than is typically found in Truro, yet comparable to other affordable housing development projects on the Outer Cape. Building types would range from 2-3 story apartment buildings with elevators, to townhouses, and single-family homes that would accommodate individuals, seniors, and families in 1 to 4-bedroom units. Housing will include adequate parking and shared green space for congregation and connection, as well as sound buffering.

- **Energy-Efficiency/Renewable Energy** – The buildings should be designed to support Net Zero principles, maximize energy efficiency, and utilize renewable energy wherever feasible.
- **Community-oriented commercial** – The Committee agreed to include up to 10,000 square feet of non-residential/community uses in Area A, provided this does not displace desired housing units. Nonresidential uses could include space for community-oriented businesses (e.g., day care, youth center, food pantry/kitchen); small scale retail; and/or live-work spaces for trades, artists, or other businesses.
- **Recreation** – The Committee agreed to include approximately 4 acres for town recreational purposes, provided this does not displace desired housing units. This could include multi-use athletic fields and/or a community outdoor event space, a playground or park. This area would be located adjacent to the school. Actual use on the parcel would be determined by the Town.
- Walking trails that are accessible to the public and ADA compliant would be located throughout the site and link undeveloped land with area A and could potentially extend into the National Seashore. Other small recreation opportunities interspersed in Area A for public use are also desired. Passive recreation will also be included in open space designated as wildlife protection.
- **Open Space** – There will be permanently protected on-site open space to meet regulatory requirements for State-listed species. On-site open space also provides a valuable resource for residents and the public for passive recreation such as hiking and picnics adjacent to the National Seashore.
- **Land for Truro Central School** – A set aside of approximately 7 acres of land to the school is included to make it eligible for State building funds to expand or renovate if needed in the future. This land could continue to be used for active/passive recreation if the land is considered by the State as needed only to satisfy land area requirements for expansion.

### **Other Site Development Considerations:**

- **Site access** - The only established access to the Property via Walsh Way. The town is exploring alternative means of access. The private roads (Andrew Way/Leeward Passage, Quail Ridge Road/Short Lots Lane) on the north and south sides of the Property have been determined by Town Counsel to be inappropriate for primary and secondary access and have therefore been eliminated from consideration. The Town is reviewing other options for additional access to the Property.
- **Transportation** – Traffic into and out of the site was a major concern for the Committee and the public. The only established access to the Property is via Walsh Way. A preliminary traffic study was conducted by the Cape Cod Commission Transportation Staff at the request of the Town. Given feedback from the community, the Committee felt more rigorous analysis is needed and that traffic alternatives, such as a roundabout, should be considered. The Town should continue to study and address traffic concerns to create solutions using the Town’s adjacent parcels, including Truro Central School, to design a comprehensive traffic solution for the area.
- **Water supply, treatment, and surface runoff** - As mentioned previously, water supply at the site will need to be negotiated with the Provincetown Water & Sewer Board. The development plan is based on the assumption that public water supply will be available. A new water tower is proposed by the Town of Truro to be located adjacent to the Property to ensure necessary water pressure for fire suppression for the Property and nearby areas.  
To accommodate the desired density of uses, protect the groundwater resource, and meet public water supply (Zone II) requirements advanced wastewater treatment will be needed at the site to limit nitrogen loading. Scott Horsley, Water Resources consultant for the Town, has recommended a potential shared wastewater treatment system with the School and/or other adjacent properties. A wastewater treatment system that services new development on the Property as well as the school would meet nitrogen loading requirements. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load in the Zone II, providing an overall public benefit through greater protection of the water supply. It is intended that treated water would be filtered at the site to recharge the groundwater. Development on the property will produce surface runoff from impervious surfaces. To mitigate runoff effects on downslope owners and recharge the aquifer impervious surface should be minimized to the maximum extent feasible consistent with Low Impact Development practices.
- **Funding** – It is anticipated that development of housing and commercial space at the site would be funded through grants, much as was done at the Cloverleaf Development. Any housing on the site should be deed-restricted to the maximum extent possible to ensure they remain affordable

### **Phasing**

A voting majority of the Committee (6-5) decided that housing development should occur in phases, and that the phases be 50-80 units. (The five minority voters felt phasing was needed, but that it should not be artificially imposed by the town and be left up to the developer to decide on how phasing should occur to address all of the project-wide resource, infrastructure, traffic and other technical planning issues.) Phasing is needed for a variety of reasons, including, but not limited to, developer feedback, funding availability, community feedback, infrastructure buildout, ongoing short- and long-term needs assessment, and deferring landscape clearing until needed. The first phase of any development would need to include infrastructure in addition to adequate housing to address the current housing need that Truro is experiencing.

Phasing of development achieves a number of important community planning objectives:

- Responds to community concerns about the size of development
- Eligibility for important sources of financing for affordable housing
- Allows for absorption of housing units into the local market
- Helps to manage construction-related disturbance on local roads
- Allows the town to plan for any infrastructure and services needs
- Provides the ability to adapt the proposed development plan based on community experience or market conditions.

The WPCPC recognizes that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure. In light of the benefits of phasing the WPCPC offers the following draft guidelines to be factored into the formulation of phases of development. It is the WPCPC's hope that the Town will include these guidelines, as they may be amended based on public input, in any solicitation of proposals to develop the property.

### **Phasing Guidelines**

- 1) Phasing of development of the Walsh Property should be required.
- 2) Each phase of development should be designed to:
  - a) Meet market demand for proposed housing units and non-residential space that is supported by appropriate market research
  - b) Include year-round housing units that are affordable to a mix of income levels.
  - c) Include a mix of rental and homeownership housing opportunities
  - d) Create a visual and functional sense of community on the Walsh Property, and in relation to the Town.
  - e) Install water, wastewater, stormwater, and roadway infrastructure needed to support development in the proposed phased and enable efficient connectivity to prior/ subsequent phases.
  - f) Include green spaces or trails that are accessible to residents of the Walsh Property and the general public.
  - g) Minimize construction-related impacts on local roads, including built sections on the Walsh Property.

### **Next Steps**

Based on community feedback to its draft report, the WPCPC prepared a set of recommendations, which appear below. If approved by the voters at a Special Town Meeting on October 21, 2023, these recommendations will be incorporated into guidelines for the solicitation of proposals to develop the site. The actual development plan for the site will be the result of discussions between the Town and prospective developers when proposals are submitted in the future.

### **Recommendations of the Walsh Property Community Planning Committee**

**In order to maximize the impact of development in addressing community needs for affordable housing and other compatible uses, the WPCPC recommends:**

R1. Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing.

R2. Within the 28.5-acre developed area, providing year-round deed restricted rental and homeownership housing that is attainable to a broad cross section of the Truro community.

R3. Developing no more than 160 residential units.

R4. Developing residential units in phases, and that Phase 1 be 50-80 units.

R.5 Recognizing that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

R.6 Providing a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

R.7 Giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

**In order to provide for compatible uses within the 28.5-acre developed area, the WPCPC recommends:**

R8. Providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.

R9. Allotting 7 acres to Truro Central School to allow the school to be eligible for State building funds to expand or renovate if needed in the future.

R10. Providing approximately 4 acres for public recreational purposes that may include multi-use athletic fields and/or community outdoor event space. Actual use will be determined by the Town.

**In order to provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production, the WPWPC recommends:**

R11. Supporting Net Zero principles to maximize energy efficiency and reduce climate impacts.

R12. For all development on the property, employing Low Impact Development (LID) principles such as using natural systems to manage stormwater and decrease the impact of development, using trees and other vegetation to filter and infiltrate water and provide shade and cooling; and reducing impervious surfaces. (Adapted from <https://www.massaudubon.org/our-work/climate-change/local-climate-resilient-communities/land-use-rules>).

**In order to create recreational opportunities and community spaces that are accessible to all in the community, the WPCPC recommends:**

R13. Of the 69-acre property, retaining up to 60% of the property as open space. Regulatory requirements for protected open space will be met.

R14. Providing walking trails that are accessible to the public, including ADA-compliant trails.

**In order to protect water supplies for future generations, the WPCPC recommends:**

R15. Servicing the property by a public water supply.

R16. For all development on the property, utilizing an advanced wastewater treatment system to limit nitrogen loading. The system could be designed to include capacity to serve adjacent public buildings and homes.

R17. Using land efficiently and integrating development with existing topography.

**In order to promote public safety, the WPCPC recommends:**

R.18. Continuing to study and address the traffic and egress concerns of the parcel development and encourage creative solutions using all the Town's adjacent parcels, including Truro Central School, to design a comprehensive traffic solution for the area.

## **Housing**

### **What is the total number of units that can be built on the property?**

The WPCPC recommends development of no more than 160 residential units. development.

### **In how many phases will the units be built?**

The WPCPC recommends developing residential units in phases, and that Phase 1 be 50-80 units. The WPCPC recognizes that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

### **Is there demand for the types of housing being recommended?**

There are multiple indicators of need for housing that is attainable to a broad cross section of the Truro community.

A March 2023 report sponsored by the Cape Cod Commission projects that by 2030, there will be a shortfall of 307 units of ownership housing that is affordable to households earning at or below 120% of AMI.<sup>1</sup>

Other local indicators of housing need were recently report by the Town's Administration:

- Truro's 16-unit affordable housing development at Sally's Way is fully occupied. According to the developer of Sally's Way, Community Housing Resources, the waitlist for their Outer Cape is more than 300 households.
- Currently, only 15 percent of Truro's housing stock are long-term rental units, which places the town in the category of a "rental desert" according to the Harvard Joint Center for Housing Studies.
- More than 100 illegal rental units have been identified within the Town that do not meet town and state health and environmental requirements.
- More than 80 percent of Truro's municipal permanent employees live elsewhere and commute from other towns on Cape Cod. Not a single employee of the Town of Truro is paid a salary that would qualify for traditional mortgage financing for the median-valued home in Truro.

The draft Housing Production Plan prepared by consultants under the auspices of the Truro Housing Authority cited the following findings:

- 27% of full time Truro households (179 Households) are housing cost burdened, meaning they spend more than 30% of their gross income on housing.

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<sup>1</sup> Cape Cod Housing Needs Assessment, Donahue Center, UMASS, for Cape Cod Commission, March 2023.

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

- 63% of those households (109 households) are low- or moderate-income households earning 80% of AMI.
- A household with the Truro median income of \$83,992 can afford at single home worth \$255,000. By comparison, the median sale price for a home in Truro is \$1,387,500 (2022).

**How many bedrooms will each unit have?**

The WPCPC recommends a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

**What is the definition of affordable housing?**

According to the US Department of Housing and Urban Development, Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

The term affordable housing can be used to describe housing that affordable to a wide range of income levels. Most of what is considered affordable housing is constructed using state or federal funding programs and must meet income eligibility requirements. Affordable housing can also describe housing that is priced below market rates, whether or not it has been financed with state or federal programs.

All federal and state funding programs used to develop affordable housing set income limits for occupants to be eligible to live in the units developed using the funding. The income eligibility limits vary by program, and usually are expressed as a percentage of Area median income — referred to as AMI. AMI is defined as the midpoint of Barnstable County’s income distribution and is calculated on an annual basis. The FY2023 AMI for Barnstable County is \$124,300. Table 1 shows percentage of AMI calculated by household size.

**Table 1. Barnstable County Area Median Income by Household Size<sup>5</sup>**

% of Area Median Income	Household Size						
	1	2	3	4	5	6	7
50%	40,300	46,050	51,800	57,550	62,200	66,800	71,400
60%	50,790	58,050	65,310	72,540	78,360	84,150	89,970
80%	64,450	73,650	82,850	92,050	99,450	106,800	115,150
100%	87,010	99,440	111,870	124,300	134,244	144,188	154,132
120%	104,412	119,328	134,244	149,160	161,093	173,026	184,958

<sup>5</sup> AMI figures in the Table are from US Department of Housing and Urban Development, Community Preservation Coalition or MA Housing Partnership One Program.

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

150%	130,515	149,160	167,805	186,450	201,366	216,282	231,198
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To put the County AMI income levels in perspective, here are some examples of salary ranges for local positions based on information provided by the Town (note, Truro's median income is \$83,992):

Truro Police Officer, Firefighter/EMT: \$66,776 -\$87,128 (not including overtime)  
Truro Fire Department Paramedic: \$73,454-\$95,841 (not including overtime)  
Truro Elementary School Teacher: \$49,973-\$108,637

Many households with incomes that exceed eligibility limits for housing built with state and federal support still struggle to find housing that consumes no more than 30% of household income. These households need homes that are priced significantly below the going market rates. These units are generally more difficult to supply because there are extremely limited public resources available to underwrite the cost difference between market housing prices and what these households can afford to pay. According to a study released by the Cape Cod Commission earlier this year, the income needed to afford a median priced home in Truro is \$420,898.<sup>6</sup>

**Who would be eligible to live in rental units built on the Walsh property?**

Income eligibility requirements will depend on the sources of funding used to develop the housing.

Almost all affordable rental housing on Cape Cod is funded with state and federal tax credits. Here are the required income limits for projects using MA Low Income Housing Tax Credits:

- at least 20% of the units must be reserved for persons with incomes at/or below 50% of the area median income adjusted for family size; or
- at least 40% of the units must be made affordable for persons with incomes at/or below 60% of the area median income adjusted for family size.

The Cloverleaf project is an example of a project using state and federal tax credits. Cloverleaf has

- 6 units affordable to households earning 30% or less of the area median income (AMI);
- 19 units for households earning 60% or less of AMI;
- 8 units will be affordable to those making less than 100 of AMI and
- 6 market rate units.

Because of the mix income requirements, all of these units are eligible for the state and federal tax credits funding.

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<sup>6</sup> Cape Cod Housing Needs Assessment, prepared by Donahue Institute, UMASS for Cape Cod Commission, March 2023.

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

**Who will be given preference for housing on the Walsh Property?**

The WPCPC recommends giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

**Who will monitor and ensure that rental units remain affordable in perpetuity?**

State and federal funding sources include requirements that the units remain affordable. Rental units financed with Low Income Housing Tax Credits must be retained as low-income housing for at least 30 years. The Town can also issue include restrictions on the use of land, including the requirement that the affordable units remain affordable in perpetuity.

Homeownership lots can retain affordability by requiring homeowners to record a deed restriction to maintain affordability.

**How will the rental housing be financed?**

It is anticipated that development of housing and commercial space at the site would be funded through State or Federal tax credits (the primary source of funding for affordable housing) and other public grants, much as was done at the Clover Leaf Development. Any affordable housing funded with these sources would be deed-restricted to ensure they remain affordable

**Who will own and manage the rental housing?**

The developer of the rental units will own and manage the rental housing property.

**Open Space and Recreation**

**Will open space on the Walsh property be protected in perpetuity?**

Of the 69-acre property, the WPCPC recommends retaining up to 60% of the property as open space. Regulatory requirements for permanently protected open space will be met.

**What types of recreational uses will be provided on the property?**

The WPCPC recommends providing approximately 4 acres for public recreational purposes that may include multi-use athletic fields and/or community outdoor event space. Actual use will be determined by the Town. The WPCPC also recommends providing walking trails that are accessible to the public, including ADA-compliant trails.

**Non-residential Space**

**What will the commercial space be used for?**

The WPCPC recommends providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.

**Costs to the Town**

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

**Who will pay for and manage the wastewater treatment system needed on the Walsh property?**

The Town may be eligible for state grants that could help to offset the cost of designing and installing a wastewater treatment system. However, the developer will be responsible for any design and installation costs not covered by grants, and for ongoing operation and maintenance of the wastewater treatment system.

**What costs will Truro taxpayers be responsible for paying?**

Community Preservation Act (CPA) funds collected through municipal property taxes and short-term rental tax receipts would be the primary sources of local funding for the project. Based on the experience of other affordable housing development projects, the Town could expect to contribute \$30,000-\$50,000 per unit from CPA and short-term rental tax receipts to underwrite development costs. The Town also could expect to provide a \$0, 99-year land lease.

**What impact will development of the Walsh property have on local property tax revenues?**

As a town-owned property, the Walsh Property is currently exempt from property taxes. In addition to \$0 in municipal tax revenue, the Town pays to service the bond issued to purchase the property. If developed the Walsh Property will generate annual tax revenue. By way of example, Sally's Way, a 16-unit property located in Truro, is assessed at \$2 million and generates approximately \$13,000 in annual property tax revenue. Larger affordable housing developments are assessed at higher values. Another example is Kings Landing in Brewster, a 108-unit affordable housing property on 17 acres, which is assessed at approximately \$7 million. Hypothetically, a newly built 50-unit affordable housing development in Truro could be assessed in the range of \$4 million to \$6 million conservatively. This range of assessed values would yield approximately \$27,000 to \$40,400 in annual property tax revenue to offset any potential increase in community services.

**How many people will live on the Walsh Property?**

The number of people who will live on the Walsh property will depend on the mix of units types, including studios, one-, two- and three/four-bedroom units. The precise mix of units would be determined by the Town in consultation with the developer and will be contingent on many factors including funding source and market demand. Not all of residents of new housing units would be new to Truro, particularly if the Town pursues the maximum allowed local preference option.

**What impact will this number or housing units have on the local school system**

Housing development would include a mix of studios, one-, two- and three/four-bedroom units. There is also strong interest in senior housing. Thus, not all units will house school age children. According to developers we spoke with, there are always fewer students than people imagine in new developments, and any students would span a range of ages from not yet in school, to elementary, middle and high schools. Moreover, not all students will necessarily be new to Truro, particularly if the Town pursues the maximum allowed local preference option.

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

Truro Elementary is currently under populated It has the capacity to educate 180 students and presently there are fewer than 100 students attending.

**Are there enough jobs for people who will be living on the Walsh property?**

It is a misconception that residents of newly built units would be unemployed. These householders would likely already be employed and would need to meet verified annual income requirements to be eligible for housing and or mortgage financing.

**What benefits will this development provide for Truro Taxpayers?**

- Your neighbors, community members, town employees and essential workers will have secure housing.
- The need documented in the draft Housing Production Plan and Truro Economic Development Strategy will be addressed.
- Community-oriented non-residential space that could be used for public meeting space, day care, community kitchen, live-work space or other community-oriented use.
- Development on the property will generate local property tax revenue.
- New passive and active recreation opportunities on a property that is currently inaccessible to the public.
- The addition of 7-acres to Truro Central School, making it eligible to receive state subsidies for any future expansion needs

**Town Meeting and Community Input**

**What is Town Meeting being asked to approve?**

Town Meeting is asked to vote to adopt the recommendations contained in the WPCPC report. This is a non-binding vote, which means that it does not commit the Town to take any action, but provides a sense of voters' preferences.

**What happens if Town Meeting adopts the recommendations of the WPCPC?**

The Town will put together a Request for Proposals (RFP) for a first phase of development based on the recommendations of the report. The Select Board has put forward an article to establish a community advisory committee to work with Town officials to develop the RFP for the first phase.

**After Town Meeting, will Truro voters have a say in making future decisions about the property?**

If adopted, the Advisory Committee would provide a vehicle for ongoing community input in the development of the RFP for the first phase. Any proposal for Phase 1 development would be subject to regulatory reviews that require public comment opportunities. Moreover, it is

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

anticipated that there would be a process of community review and evaluation of need prior to initiating any subsequent phases of development.

### **Impacts of Development**

#### **Will this housing overwhelm the local water supply system?**

Provided a new water tower is installed, water could be supplied to the site without affecting service quality or groundwater supply elsewhere in Truro and Provincetown. A new water tower is proposed by the Town of Truro to be located adjacent to the Property to ensure necessary water pressure for fire suppression for the Property and nearby areas. Water supply at the site will need to be negotiated with the Provincetown Water & Sewer Board.

#### **Will this housing contribute nitrogen to the local groundwater supply?**

To protect the groundwater resource, and meet public water supply (Zone II) requirements advanced wastewater treatment will be needed at the site. The primary water quality concern is nitrate. Scott Horsley, Water Resources consultant for the Town, has recommended a potential shared wastewater treatment system with the school and/or other adjacent properties. A wastewater treatment system that services new development on the Property as well as the school would meet nitrogen loading requirements. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load in the Zone II, providing an overall public benefit through greater protection of the water supply. Treated water would be filtered at the site to recharge the groundwater

#### **Will Traffic Generated by Development of the Walsh Property Create Unsafe Conditions?**

The Cape Cod Commission conducted a traffic analysis based on 260 residential units and 32,000 square feet of commercial use—much more development than currently proposed. This analysis concluded that, based on the amount of development proposed, impacts to traffic on Route 6 were not anticipated to warrant a signalized intersection at the Property driveway. However, left turns out of Walsh Way onto Route 6 are anticipated to experience significant delays, particularly in summer months. During summer months at afternoon peak that delay will average 3.28 minutes or 196.8 seconds. Many people have expressed concerns about traffic impacts on Route 6, and more study of this issue is warranted. Recommendations for further study include:

- Because this analysis was undertaken in February, summer traffic conditions were estimated. Additional traffic data under summer conditions should be collected and assessed.
- Conduct a traffic study specifically including a gap analysis of Route 6 under summer conditions
- Analyze crash reports for Route 6 at Castle Road, Whitmanville Road, and the School driveway
- Evaluate configuration and treatment options for the driveway connection to Route 6

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

General infrastructure recommendations included consideration of all road users in project design and in connections to Route 6, and to work with MassDOT on improvements to Route 6 to better accommodate all users of the roadway.

**What will happen to existing cottages on the property?**

One of the existing cottages are being moved to 25 South Highland Road to be used for housing for town employees. There are no final plans for the other cottages but the Select Board plans to ensure they are historically documented.

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Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

**Housing**

**What is the total number of units that can be built on the property?**

The WPCPC recommends development of no more than 160 units of residential units. development. ~~The WPCPC also recommends developing residential units in phases, and that Phase 1 be 50-80 units.~~

**In how many phases will the units be built?**

The WPCPC ~~also~~ recommends developing residential units in phases, and that Phase 1 be 50-80 units. The WPCPC recognizes that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

**Is there demand for the types of housing being recommended?**

There are multiple indicators of need for housing that is attainable to a broad cross section of the Truro community.

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- More than 100 illegal rental units have been identified within the Town that do not meet town and state health and environmental requirements.
- More than 80 percent of Truro's municipal permanent employees live elsewhere and commute from other towns on Cape Cod. Not a single employee of the Town of Truro is paid a salary that would qualify for traditional mortgage financing for the median-valued home in Truro. ~~housing?~~

The draft Housing Production Plan prepared by consultants under the auspices of the Truro Housing Authority cited the following findings:

- 27% of full time Truro households (179 Households) are housing cost burdened, meaning they spend more than 30% of their gross income on housing.

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Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

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- A household with the Truro median income of \$83,992 can afford at single home worth \$255,000. By comparison, the median sale price for a home in Truro is \$1,387,500 (2022).

Recent regional studies have documented the significant need for increased production of rental and ownership housing affordable across all income levels:

- The 10 year forecast indicates that housing costs versus forecasted increases in household income within the county will worsen. The estimated gap in units that would be affordable at or below the 80% of median household income level is expected to increase.<sup>2</sup>
- Barnstable County wide housing production targets across all income levels include demand for 22,000 homeownership units and 4,800 rental units.<sup>3</sup>
- Based on the average asking rent in Barnstable County, lower income workers in industries such as Leisure & Hospitality and Retail Trade are severely cost burdened, having to spend 53% and 40% of their yearly wages on rental housing, respectively.<sup>4</sup>

[requested information about Sally's Way waiting list is pending]

**How many bedrooms will each unit have?**

The WPCPC recommends a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

**What is the definition of affordable housing?**

According to the US Department of Housing and Urban Development, Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

The term affordable housing can be used to describe housing that affordable to a wide range of income levels. Most of what is considered affordable housing is constructed using state or federal funding programs and must meet income eligibility requirements. Affordable housing

<sup>2</sup>Regional Housing Analysis and 10-Year Forecast Final Report. Prepared by Crane Associates and Economic Policy Resources for Cape Cod Commission, June 30, 2017, page 17.

<sup>3</sup>Ibid, page 19.

<sup>4</sup>Housing Market Overview and Economic and Fiscal Benefits of Housing Development in Barnstable County, MA, Prepared by The Concord Group for Housing Assistance Corporation. October 2022, page 28.

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Walsh Property Community Planning Committee  
 Responses to Frequently Asked Questions

can also describe housing that is priced below market rates, whether or not it has been financed with state or federal programs.

All federal and state funding programs used to develop affordable housing set income limits for occupants to be eligible to live in the units developed using the funding. The income eligibility limits vary by program, and usually are expressed as a percentage of Area median income — referred to as AMI. AMI is defined as the midpoint of Barnstable County’s income distribution and is calculated on an annual basis. The FY2023 AMI for Barnstable County is \$124,300. Table 1 shows percentage of AMI calculated by household size.

**Table 1. Barnstable County Area Median Income by Household Size<sup>5</sup>**

% of Area Median Income	Household Size						
	1	2	3	4	5	6	7
50%	40,300	46,050	51,800	57,550	62,200	66,800	71,400
60%	50,790	58,050	65,310	72,540	78,360	84,150	89,970
80%	64,450	73,650	82,850	92,050	99,450	106,800	115,150
100%	87,010	99,440	111,870	124,300	134,244	144,188	154,132
120%	104,412	119,328	134,244	149,160	161,093	173,026	184,958
150%	130,515	149,160	167,805	186,450	201,366	216,282	231,198

To put [the County](#) AMI income levels in perspective, [here](#) are some examples of salary ranges for local positions based on information provided by the Town [\(note, Truro’s median income is \\$83,992\)](#):

- Truro Police Officer, Firefighter/EMT: \$66,776 - \$87,128 (not including overtime)
- Truro Fire Department Paramedic: \$73,454 - \$95,841 (not including overtime)
- Truro Elementary School Teacher: \$49,973 - \$108,637

Many households with incomes that exceed eligibility limits for housing built with state and federal support still struggle to find housing that consumes no more than 30% of household income. These households need homes that are priced significantly below the going market rates. These units are generally more difficult to supply because there are extremely limited public resources available to underwrite the cost difference between market housing prices and what these households can afford to pay. [According to a study released by the Cape Cod Commission earlier this year, the income needed to afford a median priced home in Truro is \\$420,898.](#)<sup>6</sup>

**Who would be eligible to live in rental units built on the Walsh property?**

<sup>5</sup> AMI figures in the Table are from US Department of Housing and Urban Development, Community Preservation Coalition or MA Housing Partnership One Program.

<sup>6</sup> [Cape Cod Housing Needs Assessment, prepared by Donahue Institute, UMASS for Cape Cod Commission, March 2023.](#)

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

Income eligibility requirements will depend on the sources of funding used to develop the housing.

Almost all affordable rental housing on Cape Cod is funded with state and federal tax credits. [Here are the required income limits](#) for projects using MA Low Income Housing Tax Credits:

- at least 20% of the units must be reserved for persons with incomes at/or below 50% of the area median income adjusted for family size; or
- at least 40% of the units must be made affordable for persons with incomes at/or below 60% of the area median income adjusted for family size.

The Cloverleaf project is an example of a project using state and federal tax credits. Cloverleaf has

- 6 units affordable to households earning 30% or less of the area median income (AMI);
- 19 units for households earning 60% or less of AMI;
- 8 units will be affordable to those making less than 100 of AMI and
- 6 are market rate units.

Because of the mix income requirements, all of these units are eligible for the state and federal tax credits funding.

**Who will Truro residents be given preference for housing on the Walsh Property?**

The WPCPC recommends giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

**Who will monitor and ensure that rental units remain affordable in perpetuity?**

State and federal funding sources include requirements that the units remain affordable. Rental units financed with Low Income Housing Tax Credits must be retained as low-income housing for at least 30 years. The Town can also issue include restrictions on the use of land, including the requirement that the affordable units remain affordable in perpetuity.

Homeownership lots can retain affordability by requiring homeowners to record a deed restriction to maintain affordability.

**How will the rental housing be financed?**

It is anticipated that development of housing and commercial space at the site would be funded through State or Federal tax credits (the primary source of funding for affordable housing) and other public grants, much as was done at the Clover Leaf Development. Any affordable housing funded with these sources would be deed-restricted to ensure they remain affordable

**Who will own and manage the rental housing?**

The developer of the rental units will own and manage the rental housing property.

**Will the people who live in rental units be required to pay property taxes?**

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Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

~~As with any rental property, the property owner is responsible for paying the real estate tax bill. The developer will be the property owner.~~

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### Open Space and Recreation

**Will open space on the Walsh property be protected in perpetuity?**

Of the 69-acre property, the WPCPC recommends retaining up to 60% of the property as open space. Regulatory requirements for permanently protected open space will be met.

**What types of recreational uses will be provided on the property?**

The WPCPC recommends providing approximately 4 acres for public recreational purposes that may include multi-use athletic fields and/or community outdoor event space. Actual use will be determined by the Town. The WPCPC also recommends providing walking trails that are accessible to the public, including ADA-compliant trails.

### Non-residential Space

**What will the commercial space be used for?**

The WPCPC recommends providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.

### Costs to the Town

**Who will pay for and manage the wastewater treatment system needed on the Walsh property?**

The Town may be eligible for state grants that could help to offset the cost of designing and installing a wastewater treatment system. However, the developer will be responsible for any design and installation costs not covered by grants, and for ongoing operation and maintenance of the wastewater treatment system.

**What costs will Truro taxpayers be responsible for paying?**

Community Preservation Act (CPA) funds collected through municipal property taxes and short-term rental tax receipts would be the primary sources of local funding for the project. Based on the experience of other affordable housing development projects, the Town could expect to contribute \$30,000-\$50,000 per unit from CPA and short-term rental tax receipts to underwrite development costs. The Town also could expect to provide a \$0, 99-year land lease.

~~**What impact will development of the Walsh property have on local property tax revenues? Will residents of the Walsh property require services that will increase local taxes?**~~

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

As a town-owned property, the Walsh Property is currently exempt from property taxes. In addition to \$0 in municipal tax revenue, the Town pays to service the bond issued to purchase the property. If developed the Walsh Property will generate annual tax revenue. By way of example, Sally's Way, a 16-unit property located in Truro, is assessed at \$2 million and generates approximately \$13,000 in annual property tax revenue. Larger affordable housing developments are assessed at higher values. Another example is Kings Landing in Brewster, a 108-unit affordable housing property on 17 acres, which is assessed at approximately \$7 million. Hypothetically, a newly built 50-unit affordable housing development in Truro could be assessed in the range of \$4 million to \$6 million conservatively. This range of assessed values would yield approximately \$27,000 to \$40,400 in annual property tax revenue to offset any potential increase in community services.

**How many people will live on the Walsh Property?**

The number of people who will live on the Walsh property will depend on the mix of units types, including studios, one-, two- and three/four-bedroom units. The precise mix of units would be determined by the Town in consultation with the developer and will be contingent on many factors including funding source and market demand. Not all of residents of new housing units would be new to Truro, particularly if the Town pursues the maximum allowed local preference option.

**What impact will this number or housing units have on the local school system**

Housing development would include a mix of studios, one-, two- and three/four-bedroom units. There is also strong interest in senior housing. Thus, not all units will house school age children. According to developers we spoke with, there are always fewer students than people imagine in new developments, and any students would span a range of ages from not yet in school, to elementary, middle and high schools. Moreover, not all students will necessarily be new to Truro, particularly if the Town pursues the maximum allowed local preference option.

Truro Elementary is currently under populated It has the capacity to educate 180 students and presently there are fewer than 100 students attending.

**Are there enough jobs for people who will be living on the Walsh property?**

It is a misconception that residents of newly built units would be unemployed. These householders would likely already be employed and would need to meet verified annual income requirements to be eligible for housing and or mortgage financing.

**Commented [CR1]:** Morgan and Paul to suggest rewording

**What benefits will this development provide for Truro Taxpayers?**

- Your neighbors, community members, town employees and essential workers will have secure housing.
- The Creation of affordable housing that town employees could rent or purchase, and to meet need documented in the draft Housing Production Plan and Truro Economic Development Strategy will be addressed.

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Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

- Community-oriented non-residential space that could be used for public meeting space, day care, community kitchen, live-work space or other community-oriented use.
- [Development on the property will generate local property tax revenue. A significant increase in the Truro Tax base](#)
- New passive and active recreation opportunities on a property that is currently inaccessible to the public.
- The addition of 7-acres to Truro Central School, making it eligible to receive state subsidies for any future expansion needs

### Town Meeting and Community Input

#### What is Town Meeting being asked to approve?

Town Meeting is asked to vote to adopt the recommendations contained in the WPCPC report. This is a non-binding vote, which means that it does not commit the Town to take any action, but provides a sense of voters' preferences.

#### What happens if Town Meeting adopts the recommendations of the WPCPC?

The Town will put together a Request for Proposals (RFP) for a first phase of development based on the recommendations of the report. The Select Board [hasis expected to](#) put forward an article to establish a community advisory committee to work with Town officials to develop the RFP for the first phase.

#### After Town Meeting, will Truro voters have a say in making future decisions about the property?

If adopted, the Advisory Committee would provide a vehicle for ongoing community input in the development of the RFP for the first phase. [Any proposal for Phase 1 development would be subject to regulatory reviews that require public comment opportunities.](#) Moreover, it is anticipated that there would be a process of community review and evaluation of need prior to initiating any subsequent phases of development.

### Impacts of Development

#### Will this housing overwhelm the local water supply system?

Provided a new water tower is installed, water could be supplied to the site without affecting service quality or groundwater supply elsewhere in Truro and Provincetown. A new water tower is proposed by the Town of Truro to be located adjacent to the Property to ensure necessary water pressure for fire suppression for the Property and nearby areas. Water supply at the site will need to be negotiated with the Provincetown Water & Sewer Board.

**Commented [CR2]:** Barbara to confirm that water tower is needed and will be installed regardless of Walsh Property development

#### Will this housing contribute nitrogen to the local groundwater supply?

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

To protect the groundwater resource, and meet public water supply (Zone II) requirements advanced wastewater treatment will be needed at the site. The primary water quality concern is nitrate. Scott Horsley, Water Resources consultant for the Town, has recommended a potential shared wastewater treatment system with the school and/or other adjacent properties. A wastewater treatment system that services new development on the Property as well as the school would meet nitrogen loading requirements. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load in the Zone II, providing an overall public benefit through greater protection of the water supply. Treated water would be filtered at the site to recharge the groundwater

**Will Traffic Generated by Development of the Walsh Property Create Unsafe Conditions?**

The Cape Cod Commission conducted a traffic analysis based on 260 residential units and 32,000 square feet of commercial use—much more development than currently proposed. This analysis concluded that, based on the amount of development proposed, impacts to traffic on Route 6 were not anticipated to warrant a signalized intersection at the Property driveway. However, left turns out of Walsh Way onto Route 6 are anticipated to experience significant delays, particularly in summer months. During summer months at afternoon peak that delay will average 3.28 minutes or 196.8 seconds. Many people have expressed concerns about traffic impacts on Route 6, and more study of this issue is warranted. Recommendations for further study include:

- Because this analysis was undertaken in February, summer traffic conditions were estimated. Collect Additional traffic data under summer conditions should be collected and assessed.
- Conduct a traffic study specifically including a gap analysis of Route 6 under summer conditions
- Analyze crash reports for Route 6 at Castle Road, Whitmanville Road, and the School driveway
- Evaluate configuration and treatment options for the driveway connection to Route 6

General infrastructure recommendations included consideration of all road users in project design and in connections to Route 6, and to work with MassDOT on improvements to Route 6 to better accommodate all users of the roadway.

**What will happen to existing cottages on the property?**

One of the existing cottages are being moved to 25 South Highland Road to be used for housing for town employees. There are no final plans for the other cottages but the Select Board plans to ensure they are historically documented.