



# WALSH PROPERTY COMMUNITY PLANNING COMMITTEE COMMUNITY FORUM

AUGUST 16, 2023

Sharon Rooney, AICP/RLA – Tighe & Bond  
Carole Ridley – Ridley & Associates, Inc.

# **WALSH COMMITTEE MEMBER INTRODUCTIONS**

# WALSH COMMITTEE MEMBERS

**Eileen Breslin - Co-Chair**

**Ken Oxtoby - Co-Chair**

**Russ Braun**

**Morgan Clark**

**Jeffrey Fischer - alternate**

**Fred Gaechter - Past Co-Chair**

**Betty Gallo**

**Jane Lea**

**Raphael Richter - alternate**

**Todd Schwebel**

**Paul Wisotzky - Past Co-Chair**

**Steve Wynne**

**Stephanie Rein – Selectboard Liaison**

**Violet Rein Bosworth - Student Liaison**

# TONIGHT'S AGENDA

- **Overview Presentation of Draft Summary Report**
- **Small Group Facilitated Discussion**
- **Small Group Report Out**
- **Wrap-Up and Next Steps**

# BACKGROUND

- **2019 - Town of Truro acquires approximately 69 acres located off Walsh Way in Truro**
- **2021 - Truro Select Board appoints Walsh Property Community Planning Committee (WPCPC)**
- **Consensus-based model**
- **34 meetings over approximately 30 months**
- **Agreement on draft plan**
- **Seeking public comment on draft master plan**
- **Town Meeting October 21, 2023**

# PLANNING PRINCIPLES

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.

# Existing Conditions Review

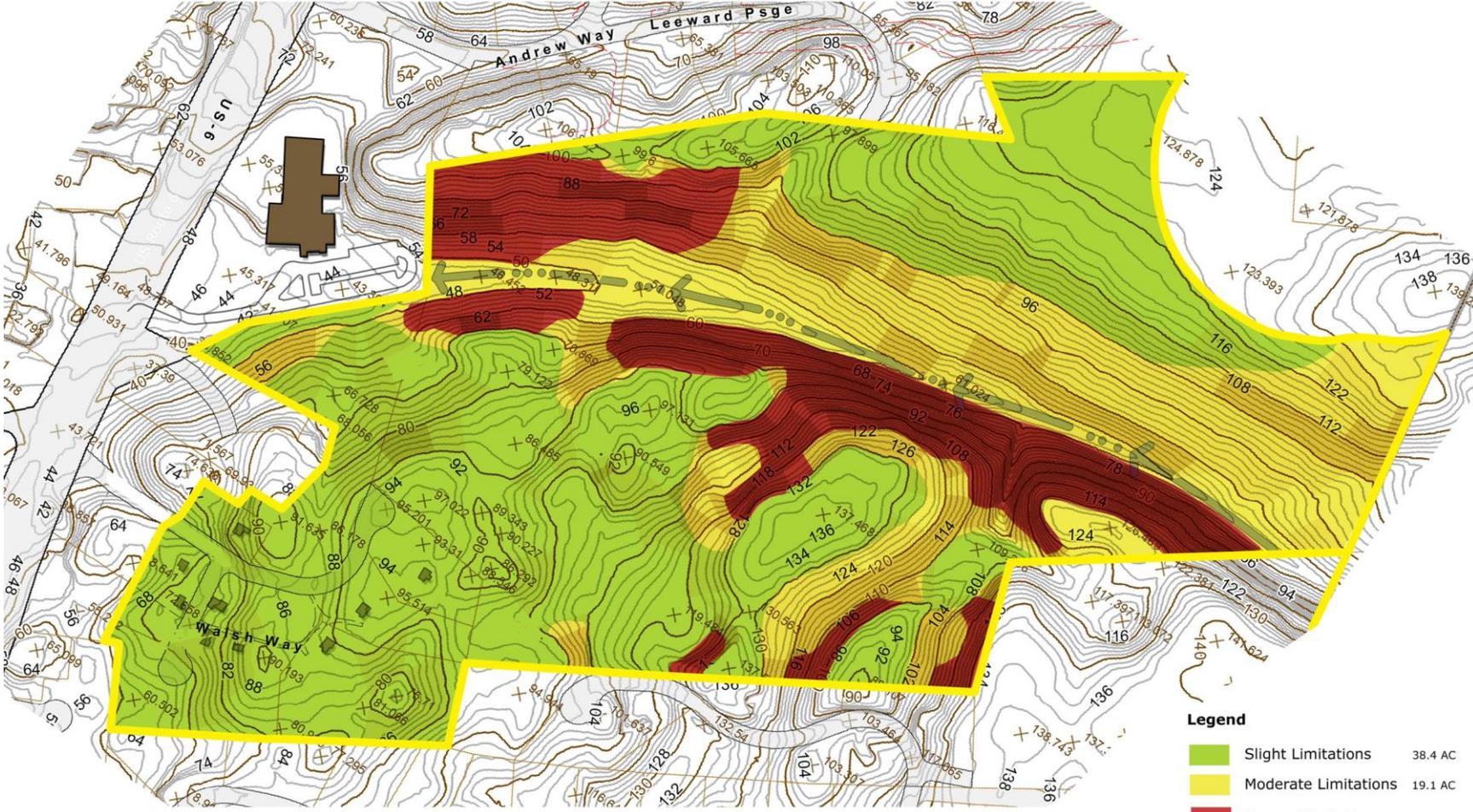
# WATER RESOURCES



# RARE SPECIES HABITAT

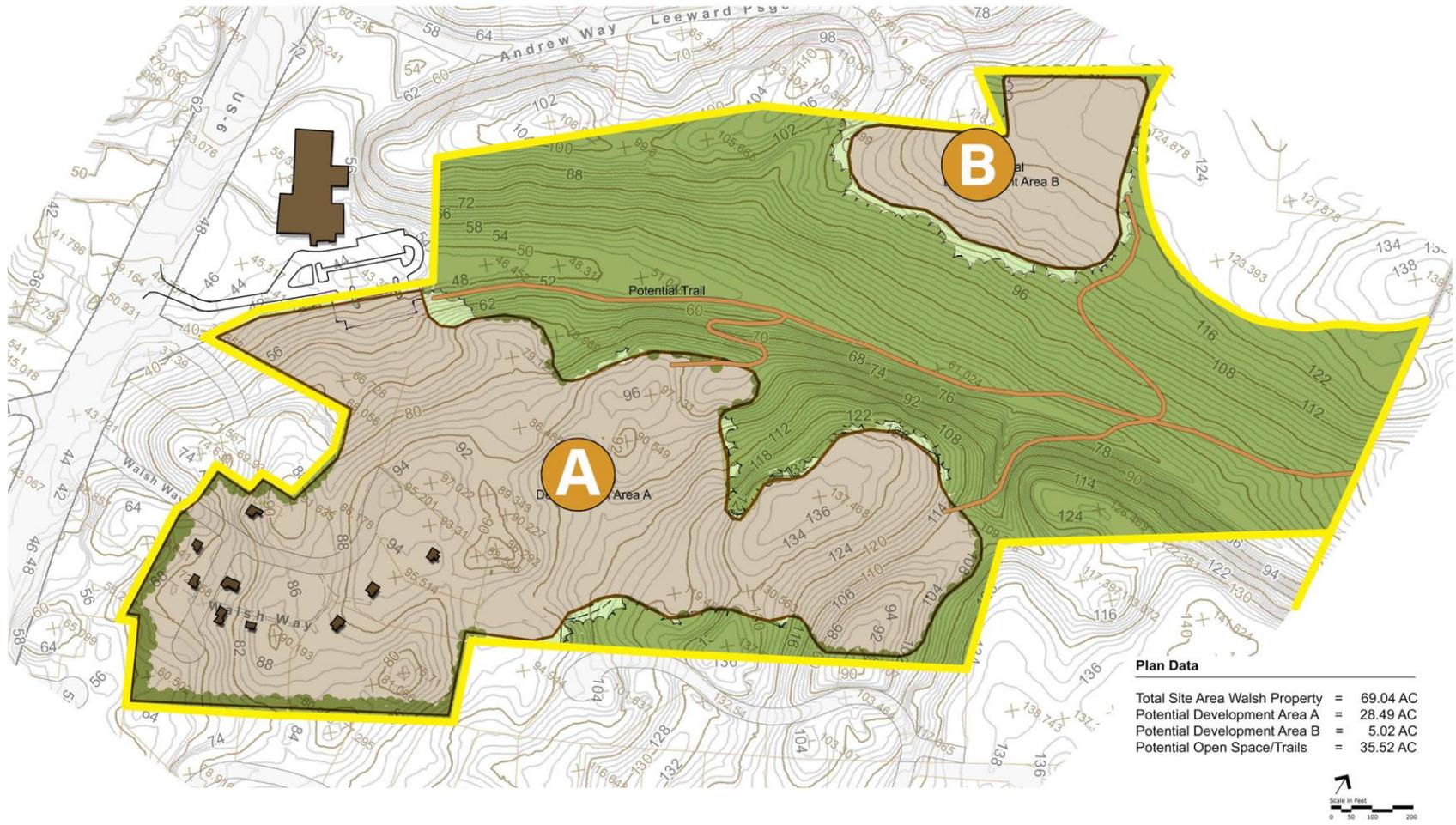


# SITE TOPOGRAPHY



# SELECTION OF DEVELOPMENT AREAS

# POTENTIAL DEVELOPMENT AREAS A & B



# COMMUNITY INPUT ON DEVELOPMENT

# COMMUNITY INPUT 2022 - 2023

## Presentations by:

- **Truro Housing Authority**
- **Truro DPW Director**
- **Truro Recreation Commission**
- **Truro Economic Development Commission**
- **Town Administration**
- **Town Wastewater Consultant**

## Community Outreach:

- **Town-wide Survey**
- **LCPC Visioning Session**
- **December Open House**
- **Virtual Focus Groups**
- **Interviews w/Developers**

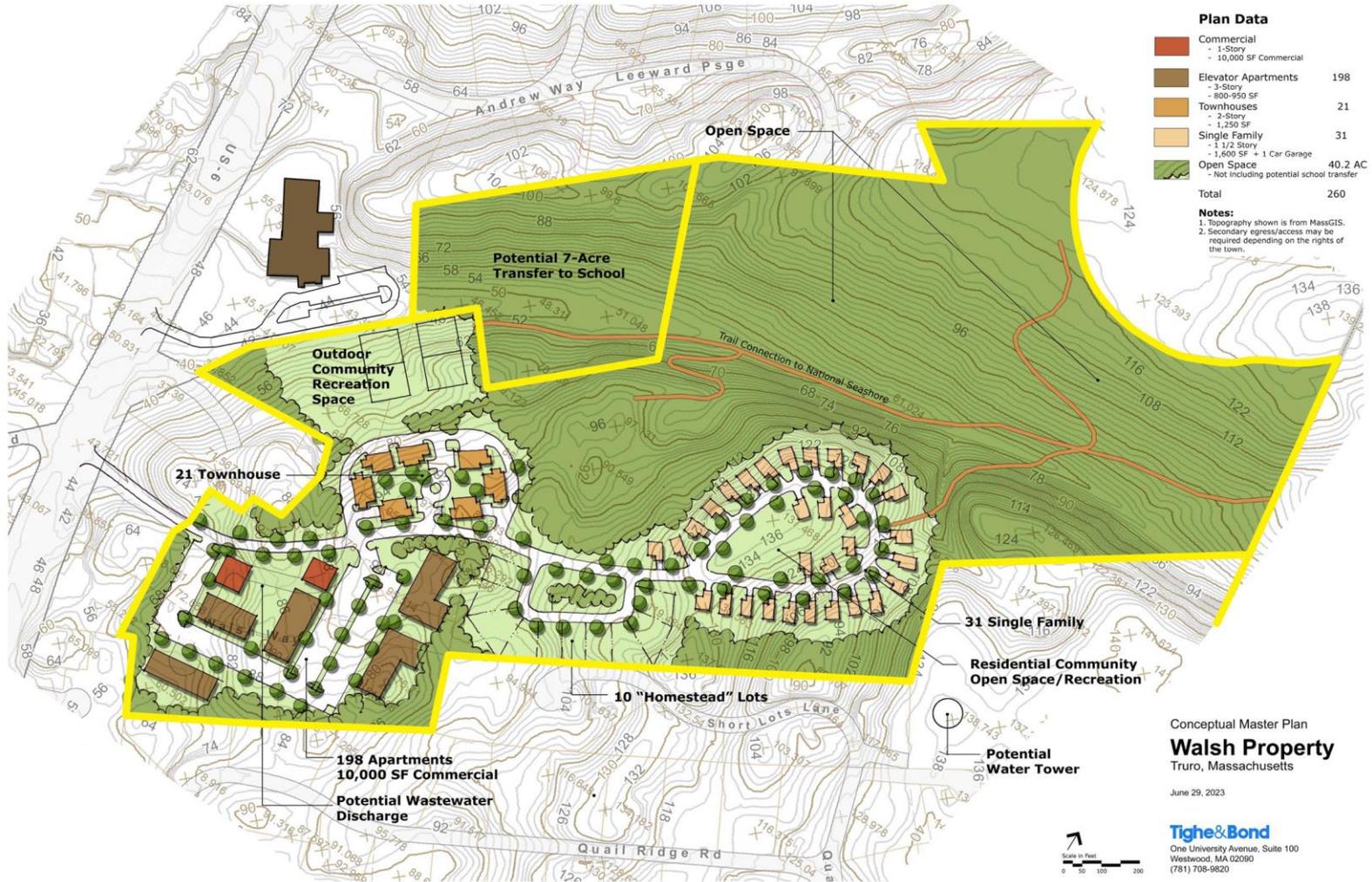
# PRIORITY USES

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- **Affordable year-round rental and homeownership housing**
  - Meet approximately 60% of need documented in Housing Production Plan (approx. 152 units)
  - Create affordable homeownership opportunities to help keep families in town (approx. 100 units)
- **Complimentary community-oriented commercial**
- **Recreation and open space**
- **7-acre parcel for Truro Central School**

# PROPOSED DEVELOPMENT PLANS

# CONCEPT PLAN A



# CONCEPT PLAN B



**Plan Data**

Commercial	- 1-Story	- 10,000 SF Commercial	
Elevator Apartments	- 3-Story	- 800-950 SF	198
Townhouses	- 2-Story	- 1,250 SF	21
Single Family	- 1.1/2 story	- 1,600 SF + 1 Car Garage	31
Open Space	- Not including potential school transfer		40.2 AC
<b>Total</b>			<b>260</b>

**Notes:**  
 1. Topography shown is from MassGIS.  
 2. Secondary egress/access may be required depending on the rights of the town.

Conceptual Master Plan  
**Walsh Property**  
 Truro, Massachusetts  
 June 29, 2023



**Tighe&Bond**  
 One University Avenue, Suite 100  
 Westwood, MA 02090  
 (781) 708-9620

# VISUAL EXAMPLES OF HOUSING TYPES FROM OTHER TOWNS



# PROJECT PHASING CONSIDERATIONS

1. Phasing of development of the Walsh Property should be required.

2. Each phase of development should be designed to:

- Meet market demand for proposed housing units and non-residential space
- Include year-round housing units that are affordable to a mix of income levels.
- Include a mix of rental and homeownership housing opportunities
- Create a visual and functional sense of community
- Install water, wastewater, stormwater, and roadway infrastructure needed in the proposed phase and connectivity to prior/subsequent phases
- Include green spaces or trails accessible to residents and the public
- Minimize construction-related impacts on local roads and site roadways

# TRAFFIC ASSESSMENT

# CAPE COD COMMISSION

## TRANSPORTATION TECHNICAL ASSISTANCE

- **Review of study area limits**
- **Conduct safety analysis – crash history**
- **Traffic counts**
- **Level of Service/Capacity Analysis – existing and future conditions**
- **Inventory of planned alternative transportation improvements**

# KEY FINDINGS

- Impacts to traffic on Route 6 were not anticipated to warrant a signalized intersection at the Property driveway
- 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

- **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**

# OTHER SITE DEVELOPMENT CONSIDERATIONS

- **Site Access**
- **Transportation**
- **Water Supply, Treatment, and Runoff**
- **Funding**

# **SMALL GROUP FACILITATED DISCUSSION**

# QUESTIONS FOR DISCUSSION

- Allocation of uses?
- Housing types and amount?
- Phasing?
- Likes/Dislikes/Comments?
- Other?

# SMALL GROUP REPORT OUT

# NEXT STEPS

Take the brief online survey:

<https://www.surveymonkey.com/r/WPCPCConceptual>

**WPCPC Meetings to discuss community input:  
8/30/2023 and 9/6/2023**

**Selectboard Meetings 9/19/2023 and 9/26/2023**

Please refer to the Walsh Property  
Community Planning Committee webpage  
for reports and data considered:

<https://www.truro-ma.gov/walsh-property-community-planningcommittee-0>



# THANK YOU!

## Walsh Property Master Plan

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