

**Walsh Property Community Planning Committee (WPCPC) Meeting
Minutes
September 20, 2023 | 6:00 p.m.**

DEC 08 2023

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TOWN CLERK**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, Raphael 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 Gaechter, 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 Warrent 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 PowerPoint 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 Meeting 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.

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