

Walsh Property Community Forum

Hosted by the Town of Truro
June 27, 2019

Forum Objectives

- Inform participants about the project history, current status, and commitments for next steps
- Identify core public interests and concerns about the use of the Walsh property by soliciting their wishes and worries
- Explore process needs, opportunities, and suggestions to guide the creation of a committee to develop a master plan for the future use of the property

Agenda

- 6:00 Welcome, Overview of Walsh Property & Community Process
- 6:30 Wishes and Worries about the Use of the Site
- ❖ The range of uses people would like to see
 - ❖ The needs in Truro that this property can help meet
- 7:30 Suggestions for the Community Process
- ❖ Ideas for convening a committee that is representative, deliberative, inclusive, and creative
- 7:55 Next Steps and Close

Process Review

- In April, Town meeting voted overwhelmingly to authorize the Board of Selectmen to acquire the 69.9-acre Walsh property. This was approved by voters in May as a Proposition 2 1/2 debt exclusion.
- The use of the Property will be for general municipal purposes. The Board of Selectmen would like to see a combination of uses for the land including; open space, recreation, and housing.
- The specific decisions about how the property will be used will be voted on at a future Town Meeting.

Process Commitment

The Board of Selectmen is hereby authorized and directed to

- create a committee, which
- shall include citizen representatives from diverse sectors of the community. The committee will
- lead a community wide process, beginning in June 2019,
- to engage a wide range of Truro residents in developing plans for the use of the property
- to be presented at a future town meeting for approval.

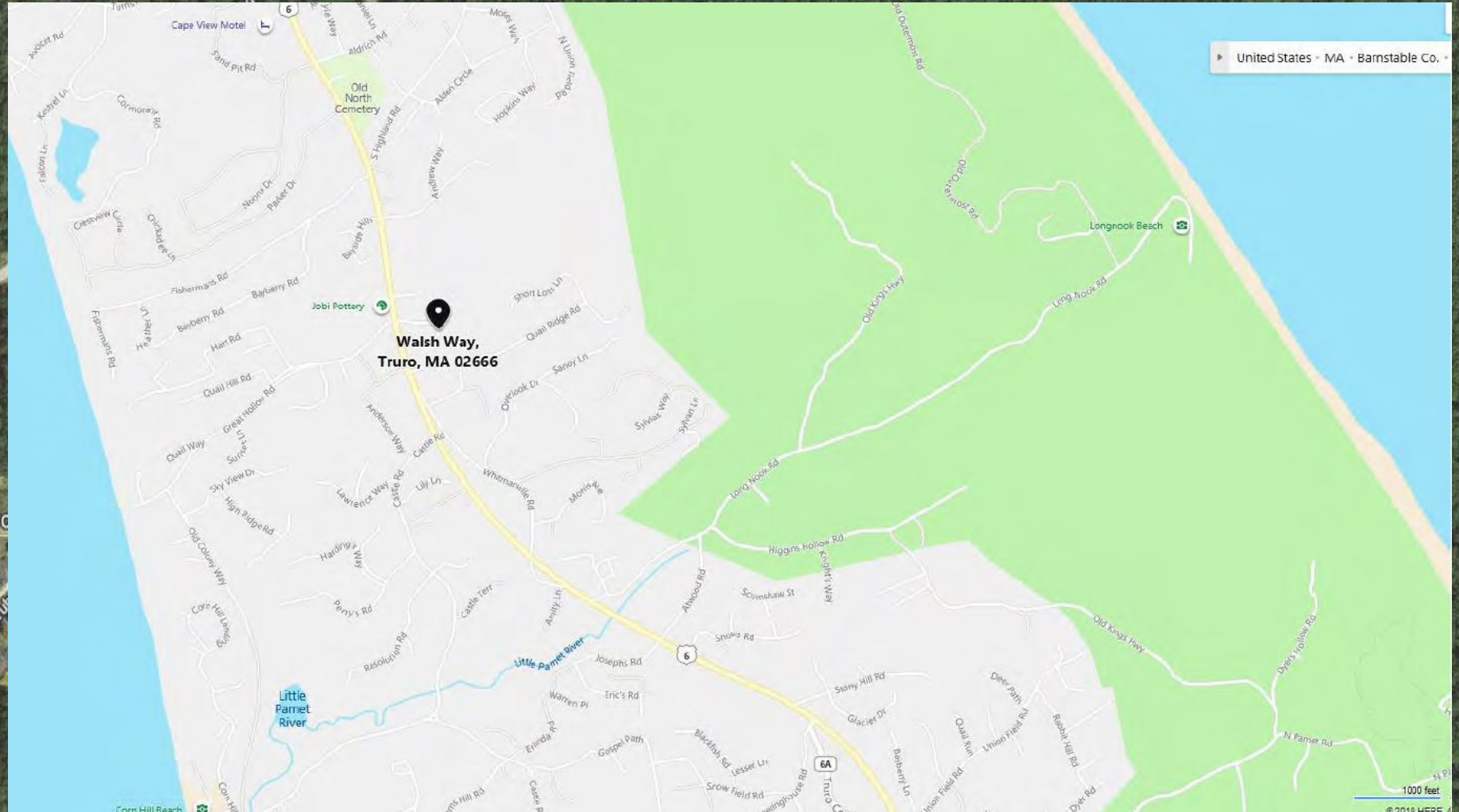
Quick Facts

- 3, 5, 6, 7, 8, 10, 10A, 12, 13 Walsh Way
- One of the last, large undeveloped parcels of land in Truro
- 69.895 acres, including several cottages
- Negotiated purchase price of \$5,100,000.00
- Hire engineer to develop a site plan review
- Board of Selectmen will create a committee, which includes stakeholders/residents, to develop a plan for the use(s) of the land to present at a future Town Meeting for approval.

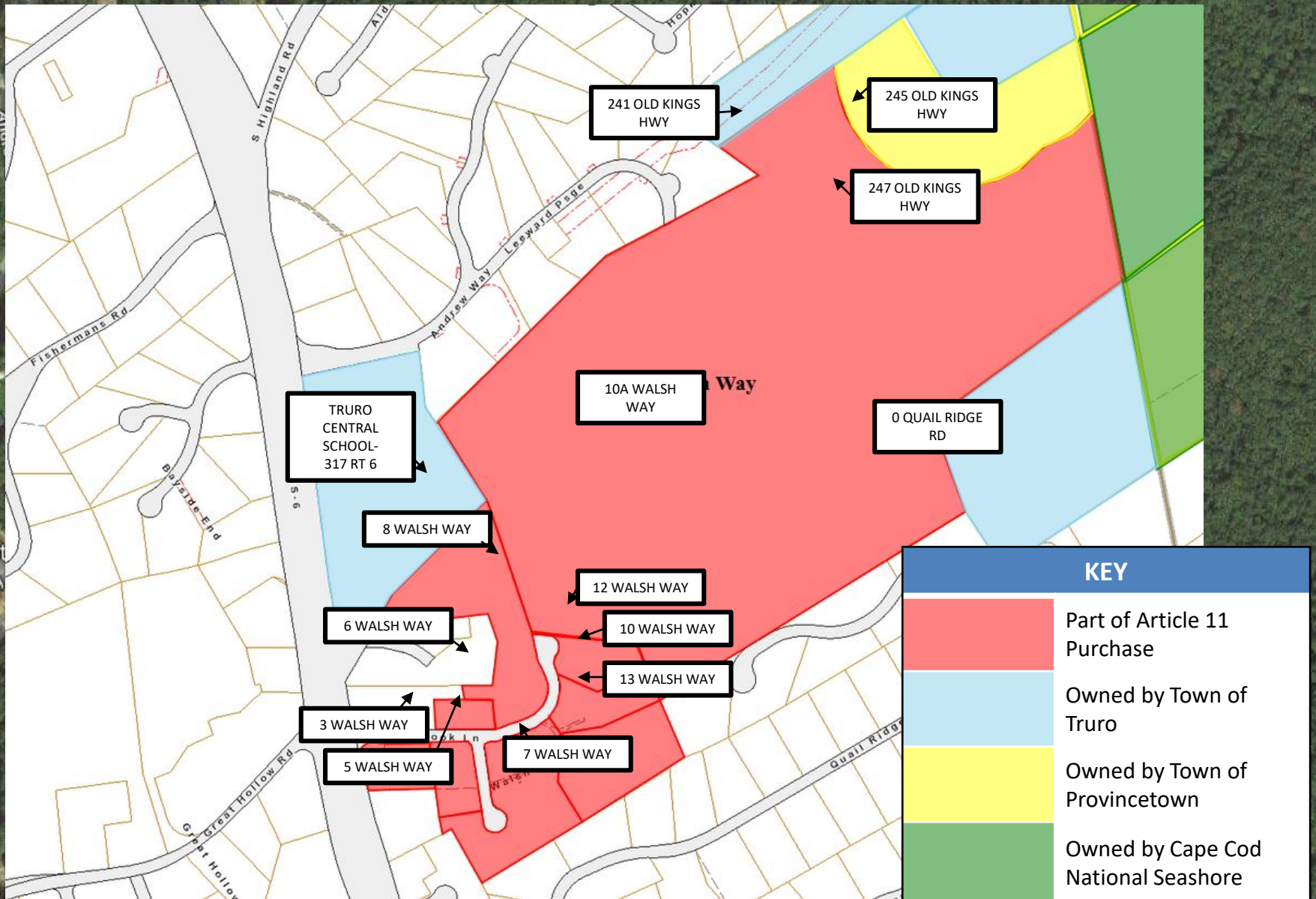
Updates

- Closing Delayed until Mid August at Seller's Request
- Borrowing Completed – interest rate of 1.5%
- Phase 1 Environmental Assessment Complete – No Recognized Environmental Conditions were found on the site.
- Preliminary Survey under way to create a plan for title insurance.

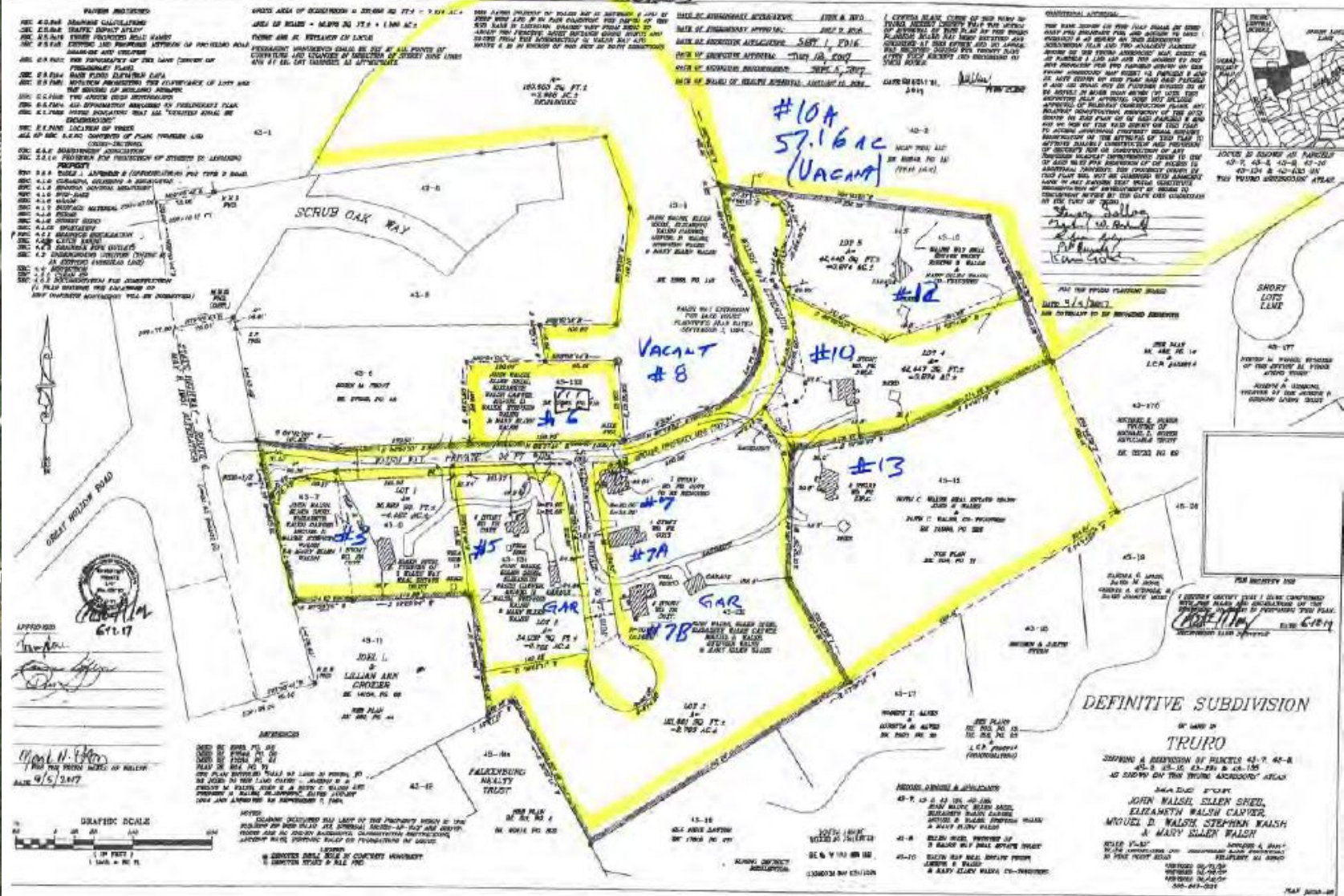
Google Map



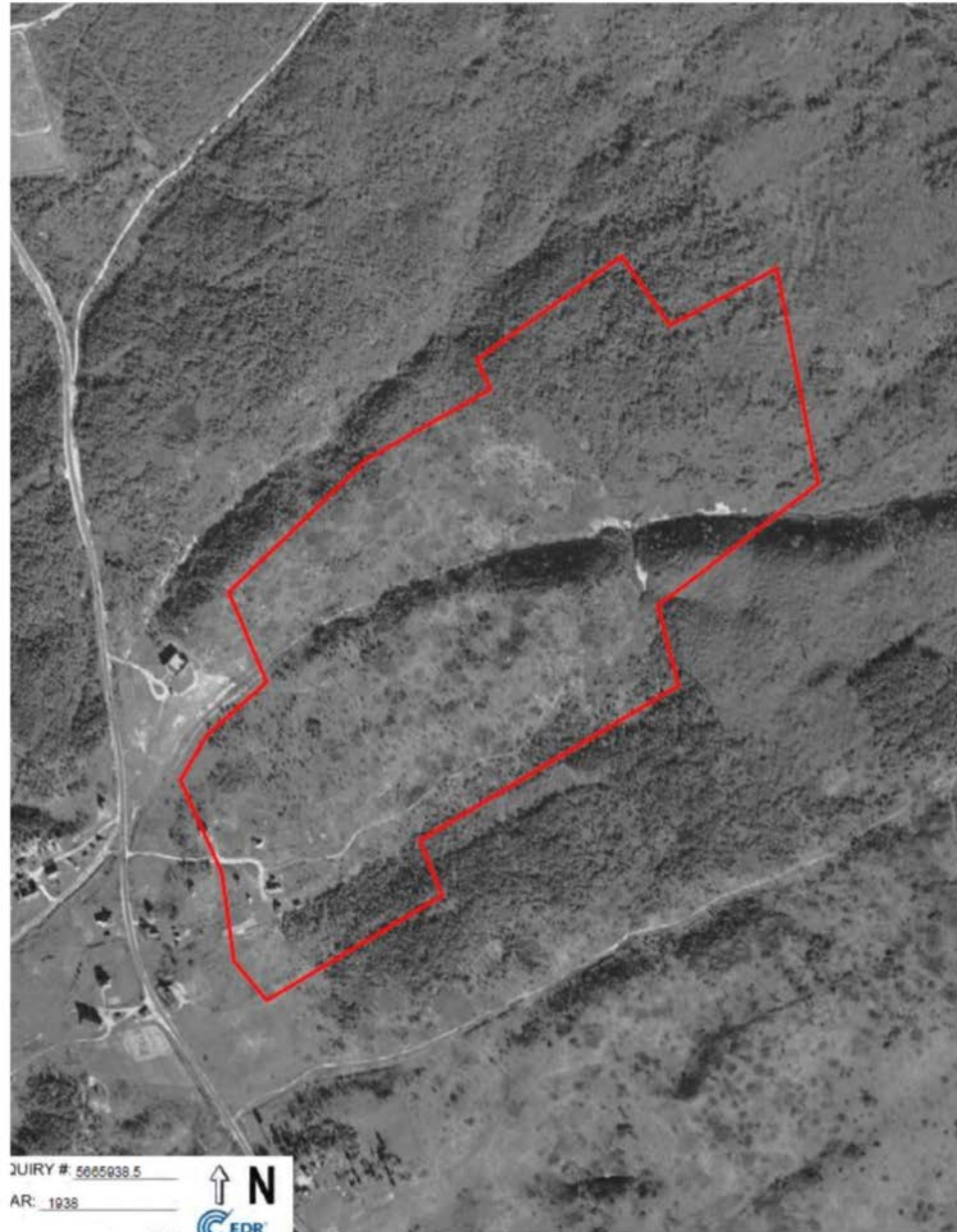
Town of Truro Assessor's Map



Subdivision Map



1938 Map



Cottage Images from Appraisal



3 Walsh Way exterior



5 Walsh Way exterior front



6 Walsh Way front- sloping lot

Cottage Images from Appraisal



7 Walsh Way cottage #1 rear exterior



7 Walsh Way cottage #2 front



7 Walsh Way cottage #3 front

Cottage Images from Appraisal



10 Walsh Way - front



13 Walsh Way front exterior

Suggested Ways to Be

- Be Focused – help us stay on track with the agenda
- Be Open – please participate and share what really matters to you
- Be Respectful – listen to others with generosity and an open mind
- Be Constructive – focus on what you'd like to see happen, provide your advice

Wishes and Worries about the Use of the Site

- On an index card, write your top Wish on one side, and your top Worry on the other
- Pair up with someone you don't know
- First person shares their wish. Partner asks:
 - "Why?"
 - "Why is that important to you?"
 - "What would that accomplish/achieve that you care about?"
- Try to understand what is most important to your partner

Wishes and Worries about the Use of the Site

- Switch roles, repeat
- Then do the same for the worry – first one person, then the second
- Come back to table groups, each partner share the underlying interests and concerns of their partner
- Tables report out

Suggestions for the Community Process

Reminder of the Process Commitment:

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We need your input...

- Questions about the process are posted on flip charts around the room
- Take your sticky notes, write down your suggestions on each of these issues, stick in on the appropriate flip chart
- If you don't see the topic you want to weigh in on, use the "other" chart
- Feel free to read others' suggestions and add your approval (with a sticky dot) or additional thoughts (on a separate sticky note)

Next Steps

- CBI will compile all of the input from this meeting to share with the BOS, meeting participants, and the public
- Ideas about the community process will be synthesized into recommendations for how to set up the committee
- Wishes and Worries for the property will be summarized as a starting point of input for the committee
- Additional next steps will be based on what is learned tonight

Closing

- Sign in with your email to make sure you get the meeting summary direct to your inbox
- Feel free to add any closing comments on additional note cards (including what you liked or didn't like about this meeting)
- Thank you!!