

WALSH PROPERTY ADVISORY COMMITTEE PLANNING GUIDELINES

Approved – September 29, 2025

1. Plan should follow recommendations of original Walsh Committee.
2. Focus on what we control and incorporate information on infrastructure as it arrives.
3. Develop recreation and housing plan for Phase 1 that consists of 50-80 units. The plan can be pared down if water or other constraints become apparent.
4. The plan should include numbers and types of housing and split between affordable and attainable.
5. Plan should include numbers and types of housing and split between rental and ownership.
6. Housing plans should present a range of options (ie. 15-25 attainable units and 25-40 affordable units).
7. The plan should take into account affordable housing currently being planned in Truro and on the outer cape.
8. Plans should keep denser housing in core of property and away from property perimeter if possible.
9. Plans should be economically viable/attractive to developers.
10. Focus on getting the best results for taxpayer including economic and livability considerations.
11. Plans should specify area on property for Phase 1 that leaves sufficient area for later phases of development.
12. Develop recreation and open space plan for within the 28-acre area, and for the undeveloped portion of property.
13. Recreation plans should be developed in coordination, with housing plans and address need for connection between developed and undeveloped areas.
14. Collaborate with Town, School, other town committees and other relevant organizations on planning.
15. We are committed to delivering a quality plan as soon as possible.