

Walsh Property Community Planning Committee (WPCPC)
Meeting Eight: October 13, 2021 | 6:30 – 7:30 PM

Accessing the Meeting

Please note that the meeting will now be held on the GoToMeeting platform. It is recommended that you test this platform and/or download the link in advance of the meeting.

Information to Join

Please join my meeting from your computer, tablet or smartphone:
<https://www.gotomeet.me/Truro/wpcpcmeeting8>

You can also dial in using your phone:
United States (Toll Free): 1 877 309.2073
Access Code: 738-274-581

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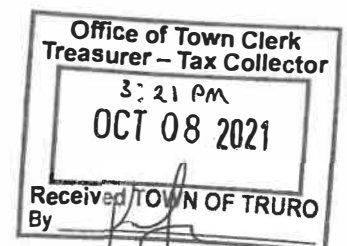
Meeting Agenda

Meeting Objectives:

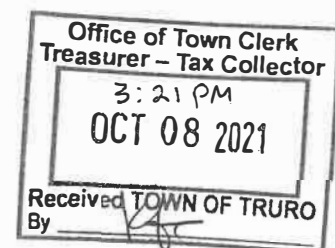
- **Review and Discuss Articles**
- **Refine Work Plan**

6:30 Welcome (Presenters: Paul Wisotzky and Fred Gaechter, Co-Chairs)

- Roll call
- September 29, 2021 Minutes Approval
- Objectives and Agenda Review
- Review Action Items:
 - Check in on Community Conversations
 - Update on Talk to Us Survey
 - Sign Up for Fall Fest- October 30, 2021, 12 pm- 4 pm
 - Existing Building Analysis Update



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- 6:40 **Member Presentation**
 - 7:00 **Refine Work Plan**
 - 7:20 **Public Comment**
 - 7:25 **Wrap Up, Future Agenda Items & Next Steps**
 - Check- in regarding hybrid meeting
 - 7:30 **Adjourn**



Walsh Committee

Meeting Minutes

September 29, 2021 meeting

Attending members: Paul Wisotzky and Fred Gaechter, co-chairs; Christine Markowski, Jane Lea; Betty Gallo; Susan Howe; Hannah King; Morgan Clark; Russell Braun; Eileen Breslin; Craig Milan; Todd Schwebel; Steve Wynne; Kenneth Oxtoby; Stephanie Rein (Select Board liaison).

Attending staff: Darrin Tangeman, Town Manager; Kelly Clark, Assistant Town Manager; Barbara Carboni, Town Planner

Co-chair Paul Wisotzky opened the meeting and gave instructions on remote participation. Several members advised that they had not received the meeting link and had to log in from website. Co-chair Wisotzky said that there had been a communication issue and that in future everyone would receive meeting link by email. Co-chair Wisotzky noted the new platform of GoToMeeting and asked if anyone had any questions. There were none.

Co-chair Gaechter conducted roll call.

The minutes of the prior meeting (September 8, 2021) were approved without amendment.

Co-chair Wisotzky reviewed the meeting objectives.

Co-chair Wisotzky noted that CBI had done a lot of great work in setting up the Committee and in facilitating meetings. CBI and the Town have mutually agreed that for the work the Committee is now doing, CBI's expertise is not needed. CBI will step back; they may return for facilitation purposes in the future.

Town Planner Carboni advised that a scope of services had been prepared to obtain services from the engineering firm Tighe and Bond, to evaluate the property's regulatory and other constraints on the development of the property. Intent is to have their report in 6 weeks.

Co-chair Gaechter led discussion of community outreach efforts. He had done about 10 interviews so far. Member King noted that the upcoming Fall Festival will be great opportunity to table and reach people there. Member Howe stated that at a meeting of the group One Truro, the [Walsh] survey was discussed, and several members had filled out the survey. Member Gallo stated that she had signed up for Puma Park; had met one individual from New York. She will try again at an after-school time. She further noted that Library was closed; she will go back when it is open. Member King suggested 3-5 pm.

Co-chair Gaechter noted that the online joint survey [with Walsh Committee and Truro Housing Authority questions] would be going up and would continue through October. Member Clark expressed concerns about data/survey instrument. Co-chair Gaechter noted that survey results would be added to discussion and were not intended as scientific. Member Gallo suggested that the joint survey could be

conducted at meetings of other groups. She further suggested that members of the different committees could approach people together.

Co-Chair Wisotzky and Assistant Town Manager Clark noted that an email had been sent to members regarding expiration of appointments on October 13th; all must reapply, and it is hoped that all members will reapply. Reappointments would be handled at Select Board meeting by consent agenda; no need to attend. Several members noted that they had not received email. Note was made. Select Board had also discussed the Committee's membership number, now at 15; it would remain that going forward. Select Board would do any future interviews. The organizational plan may be altered.

Co-chair Gaechter led discussion of draft work plan. This is not a final document; it is intended to be living document and starting point for discussion. He had started with end goal: April 2023 Town Meeting, and backing up from there, came up with draft work plan back to current time. A determinant is Town Meeting schedule; the deadline for submitting something for consideration is a couple of months before Town Meeting. Committee has started with outreach; will now start to work with engineering and design firm and fate/use of existing buildings. Then the Committee will engage in discussion of uses for whole property. There will be new iterations of the plan.

Member Braun asked whether Tighe and Bond has staff other than engineers, such as site design, landscape, etc. Town Planner advised yes. Co-chair Gaechter stated that Committee could take stock at second phase and see if we want to stick with them or find another firm. Town Manager Tangeman noted that Tighe and Bond is also consulting on the LCPC and will be providing a wide range of relevant information. Member Markowski stated that Committee needs to get public input now, before results back from study. Co-chair Gaechter noted that for first Town Meeting, only topic will be existing buildings.

Member Clark stated that surveys are not best way to get good data and it does not make sense to do outreach in summer months. Charettes and focus group better. Member Howe noted that the survey is means of starting conversation; it can be done in person and on phone. Member Clark stated that this nondiverse group talking to friends doesn't capture everyone in Truro; she is more interested in community-wide efforts. Co-chair Gaechter noted that there is agreement on that point. Co-chair Wisotzky noted that outreach is not an "either/or"; it's an "and"; a variety of methods is needed. Committee will continue to figure out ways to engage community. Member Breslin stated that it would be helpful to know demographics of Truro; understanding composition of the Town will help gain representative sample and meet metrics. Co-chair Gaechter noted that these comments would be taken into consideration in amending the work plan.

Co-chair Gaechter asked if Committee members want to go to two meetings a month? It is frustrating to get to the end of two hours a month without getting a lot done. Member Gallo in favor, but will it be worth meeting before engineering results? Member Clark noted that the Committee has other things to talk about – are we still operating on the consensus basis? How are we relating to each other? There is value to meeting more often. Co-chair Wisotzky agreed and asked staff when in person meetings could resume? Town Manager Tangeman stated that a hybrid meeting format would be ready

in a few weeks, in community center and in Select Board room. Co-chair Gaechter requested suggestions for additional agenda items for next meeting. These were raised: demographic information; input from public. Member Lea stated that she had submitted survey; where had it gone? Town staff will resolve; possibly CBI. Co-chair suggested 2nd and 4th Wednesdays for meeting, Planning team will figure out whether to hold two meetings next month.

Co-chair Wisotzky led discussion of finalizing questions for the joint survey. The Local Comprehensive Plan Committee (LCPC) has been working with consultant to draft questions, including demographics. There is announcement of survey with link in tax bill; people directed to survey. Discussion ensued on how to modify this Committee's interview/survey for inclusion in the joint survey; should questions be combined, or broken out for granularity? Member Clark suggested that food systems be added to response list. Co-chair Wisotzky noted that response list would be alphabetized. He further noted that a link to survey will be present in many places; there is ability to prevent or deter multiple surveys from same person; exception can be made for submissions from Library. He further noted that the responses will let us know who we are not hearing from; the Committee can figure out how best to reach them.

Public comment: there was none apart from Committee members. Member Lea recognized how much work the co-chairs and Town staff have been doing; it is appreciated. Member Howe asked what should be done with [Walsh?] surveys; input somewhere? Co-chair Wisotzky stated that we would figure it out. Member Clark stated that in her experience, senior volunteers had entered info. Member Markowski offered to do data entry. Co-chair Gaechter advised that surveys should be dropped with Noelle.

Further discussion of topics for future meeting: demographic information. Member Schwebel: existing models of affordable housing developments. Member Clark: process issues/how things are decided; also, Committee members speaking on their inspiration/ideas. Member Braun: an individual had asked if he could give presentation on cohousing. Member Breslin: hear pilot data.

The meeting was adjourned.

Prepared and respectfully submitted by Barbara Carboni, Town Planner

All,

Please see below for links to housing materials. They may be discussed at next week's meeting; if not then, at another soon.

Hi Paul,

Here are the links I mentioned in the last meeting that I would like to share with the group:

<https://vineyardgazette.com/news/2021/09/15/major-state-grant-closes-funding-gap-kuehns-way-housing-project>

<https://www.islandworkforcehousing.org/projects>

<https://www.pennrose.com/apartments/massachusetts/village-at-nauset-green/>

<https://www.melpetfarm-aps.com>

Thx
Todd

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September 2021

WALSH PROPERTY COMMUNITY PLANNING COMMITTEE

PROJECT WORK PLAN

September-October 2021: Committee completes initial community input/outreach process regarding Walsh property land use.

October 2021 – March 2022: Committee works with design consultant, based on results of community input, to develop its consensus recommendation on the Walsh property land use.

1. **October:** Development of and agreement on the Project Work Plan
2. **November:**
 - a. Reach an understanding of regulatory and physical property constraints, e.g., zoning, Zone 2 setbacks, water/septic, their impacts on land use, and potential solutions.
 - b. Design Consultant starts work with Committee (maybe in October)
 - c. Engineering report on existing structures available for discussion and conclusion.
 - d. Design Consultant and Committee develop the detailed (month-by-month) Project Work Plan
3. **December:** Draft Warrant Article for existing structures solution, i.e., rehab or demolition.
4. **December 2021-March 2022:** Discuss and determine Committee's perspective on recommended land uses.

January 2022: Disseminate and analyze Town-wide survey on potential uses.

February 2022: Submit Warrant Article on existing structures, text for publication.

March-April 2022:

1. Prepare ATM presentation of a project status report and Warrant Article.
2. Attend pre-Town Meeting to answer questions on the Warrant Article.

April 2022 ATM: Present the project status report on the Committee's work to date including the Warrant Article on the existing structures. Announce logistics for public forums on recommended land uses.

May-June 2022: Development of initial, proposed land uses.

July 2022: Committee conducts public forum(s) and/or Town-wide survey on initial, proposed land uses.

August-September 2022: Based on the initial, proposed land uses and the public forum responses to it, develop the final land use recommendation for design development.

October 2022: Design consultant presents draft site design plan to the Committee for review, consideration, and comment. The plan will include a construction timeline and, if appropriate, a phased approach.

November 2022:

1. Iterative process between design consultant and Committee on the draft site design plan.
2. Committee reaches consensus on proposed site design plan.

December 2022: Committee presents proposed site design plan to Select Board and Finance Committee for consideration and approval.

January 2023: Submit ATM Warrant Article for Walsh property site design plan.

February-April 2023:

1. Prepare ATM presentation for proposed site design.
2. Attend pre-Town Meeting to answer question on the proposed design plan.

April 2023 ATM: Present complete proposed site design plan for the Walsh property. If the project is to be phased, detail the phase(s) that are ready for completion while delineating those areas proposed for specific future phases.

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