

Walsh Property Community Planning Committee (WPCPC)
Meeting Nine: November 17, 2021 | 6:30 – 8:10 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/wpcpc9>

You can also dial in using your phone:

United States (Toll Free): 1 877 309 2073

Access Code: 850-427-525

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/850427525>

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website. Click on the green "Watch" button in the upper right of the page. To provide comment during the meeting please call in toll free at **1 877 309 2073** and enter the following access code when prompted: **850-427-525** or you may join the meeting from a computer, tablet or smartphone by entering the follow URL into your web browser: <https://www.gotomeet.me/Truro/wpcpc9>. Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in to help us manage multiple callers effectively.

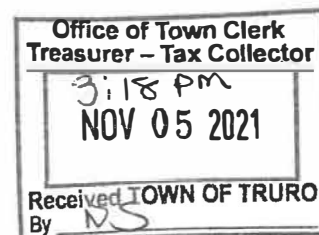
Meeting Agenda

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

- Roll call
- October 13, 2021 Minutes Approval
- Agenda Review
- Review Action Items:
 - Check in on Community Conversations
 - Town Manager Update on Walsh Building Study
 - Town Planner and Land Use Counsel Update on Feasibility Assessment

6:50 Introduction to Community Demographics (Presenters: Paul Wisotzky, Co-Chair and Barbara Carboni, Town Planner and Land Use)

- What are our assumptions about demographics of community?
- Quick demographics snapshot (the basics)
- What demographic questions do we have? (To inform data to collect)



7:20 WPCPC Charge (Presenter: Fred Gaechter, Co-Chair)

- Review New Charge
- Discussion on and approval of a consensus definition and determination process

7:35 Community Survey Update and Outreach Plan (Presenter: Kelly Clark, Assistant Town Manager)

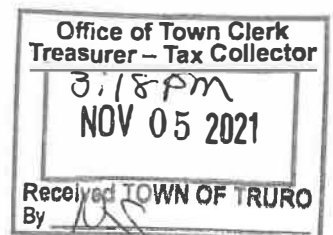
7:45 Update Work Plan (Presenter: Fred Gaechter, Co-Chair)

7:55 Public Comment

8:05 Wrap Up, Future Agenda Items & Next Steps

- Check- in regarding hybrid meeting in January
- Set December Meeting Date: December 15th

8:10 Adjourn



Walsh Committee

Meeting Minutes

October 13, 2021 meeting

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

Also attending: Darrin Tangeman, Town Manager; Kelly Clark, Assistant Town Manager; Barbara Carboni, Town Planner and Land Use Counsel

Roll call was taken by Co-chair Gaechter

Minutes of the previous meeting (September 29, 2021) were approved.

Co-chair Gaechter asked about Community Conversations (in-person one-on-one interviews). Member Howe said she has had many interesting conversations. Example: to develop something called Walsh Village on site of existing cottages and create community on that site; build around it. Member Gallo noted that she put links to the survey on the Truro Housing Authority meeting agenda and will talk about why it's important. She has asked people who have email lists to send out links.

Member Breslin asked about devoting time to demographics next meeting. Co-chair Gaechter noted that Planner Carboni had done some research and the topic would be put on next agenda.

Co-chair Wisotzky noted the posting of and ongoing multi-committee online survey. Assistant Town Manager Clark advised 285 responses so far. Member Howe noted that she has heard good feedback and thanked Assistant Town Manager Clark and Planner Carboni. Clark and Carboni thanked Co-chair Wisotzky for his help with the survey. Clark advised on some particulars: respondents most in 56-75 age group; 244 responses from that group. She noted that it would be premature to try to make sense of data. We haven't yet heard from parents and families. She will provide updates.

Town Manager Tangeman discussed the building evaluation study and timeline. A Committee member asked about the choice of consultant Weston & Sampson. Town Manager Tangeman and Town Planner Carboni explained the procurement process including the exemption under 30B for engineering and related services; the lack of timely response from other vendors; and that fact that Weston & Sampson has provided quality work to the Town on other projects.

Member Schwebel presented slides on several affordable housing developments, including one in Dennis, as examples of what might be accomplished on the Walsh site. Other members had looked at these links provided to these projects ahead of time and appreciated it.

Walsh Committee representation at the Fall Fest was discussed. Assistant Town Manager Clark suggested a doodle poll for shift/task sign up.

Co-chair Gaechter led discussion of the Work Plan. This will be on Committee's agenda for most meetings. Topics discussed included the timeline for getting to 2022 Town meeting. Steps include review of reports from consultants (buildings and feasibility study) by November. Work on warrant article will be in December.

Member Schwebel asked about the logistics/management of swearing in Committee members for new term. Some members not in Town for a while. Assistant Town Manager Clark advised that swearings-in are still taking place live. Town Planner Carboni advised that the lack of new oaths would not hinder the Committee's work, but that members should get sworn in as soon as they can.

Town Manager Tangeman advised on the availability of hybrid meetings in the near future. The Select Board is ready to kick off and will have a policy in place. He noted that if the Walsh Committee could not get a quorum in person, meeting might as well be remote. Hybrid meetings are intensive in terms of staff needed to run equipment; Select Board needs to have policy discussion on how to allocate resources to run these meetings.

A show of hands indicated how many members could/would be willing to attend in person: a few. The merits of meeting in person were discussed, as well as the benefits of remote participation.

The next meeting date set was October 27th.

Meeting was adjourned at 7:18.

Prepared and respectfully submitted by Barbara Carboni, Town Planner



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004, Extension: 110 or 124 Fax: 508-349-5505

Walsh Property Community Planning Committee Charge

Adopted: October 26, 2021

In accordance with the Truro Town Charter, Section 6-4-4, and Article 11 of the April 30, 2019 Annual Town Meeting, the Select Board hereby establishes the Walsh Property Community Planning Committee as an ad-hoc committee.

PURPOSE:

At the Annual Town Meeting in April 2019, and ratified by ballot in May 2019, the people of Truro authorized the purchase of the Walsh property for the Town of Truro, to be used for general municipal purposes. The article further authorized and directed the Select Board to create a committee, to include citizen representatives from diverse sectors of the community to 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.

APPROACH:

The purpose of the Walsh Property Community Planning Committee (WPCPC) is to guide the development of plans for the use of the Walsh property. The WPCPC's mandate is:

- a) to embody, engage and include the full range of perspectives (needs, interests and concerns, as well as geographic and demographic groups) of the Town of Truro.
- b) to undertake, analyze and synthesize public input and widespread outreach to maximize involvement, understanding and support for the resulting plan and its implementation.
- c) drawing on active public input and engagement as well as data that describes the current and future needs of the Town and region, the WPCPC will develop and evaluate a range of options, and ultimately prepare a plan for the use(s) of the property to be presented to Town Meeting.

The Chairs will primarily use consensus, but voting might be used as a default if it is apparent that consensus cannot be achieved at appropriate times in the process, as they see fit.

MEMBERSHIP:

The WPCPC will be composed of fifteen members and membership may be decreased by an even number of seats by a vote of the Select Board, so that an uneven number of seats remain in accordance with Town Charter, Section 6-2-5. As the appointing body, the Select Board will interview and appoint new prospective members. Reappointments will also require appointment by the Select Board. The Select Board will strive to appoint and maintain a

complement of members who collectively reflect the balanced and broad range of perspectives, experiences and demographics of Truro. Members may be from existing Truro boards and committees, as long as those boards and committees do not have official authority over components of the plan.

Although they are selected to help reflect and inform a set of experiences, expertise and demographics, members will serve as individuals, rather than as official liaisons or representatives to any particular group or issue. Collectively, the WPCPC to the best extent possible will reflect the multitudes of perspectives and points of view as well as the demographic composition of the Town of Truro.

All members will be expected to possess interest in the topics under consideration, as well as to demonstrate commitment to working collaboratively and productively on behalf of the WPCPC's objectives. All individuals on the WPCPC should demonstrate the willingness and capacity to engage in respectful and constructive dialogue with other participants, maintain an open mind, and seek creative options that respond to the interests of other participants and stay focused on what is best for the Town of Truro and not their own particular interests.

The WPCPC will be an official Town body, and all members will be subject to state and Town regulations governing such Town bodies, including conflicts of interest law and the Open Meeting Law.

The WPCPC may request, and the Select Board may appoint, liaisons, from the Select Board or from other entities, in accordance with Policy 34: Selectmen Liaison Policy. Liaisons will serve as a conduit of information and a point of contact to and from their respective board and will not have voting authority on the WPCPC.

STAFFING AND RESOURCES:

The Town Manager will determine appropriate staffing for the WPCPC. Town of Truro staff and departments will serve as technical advisors to the WPCPC, as needed and requested by the participants, through the Town Manager. Technical advisors will help members and the public understand 1) existing site conditions and opportunities/constraints on development, 2) the planning, legal, regulatory, financial, economic, and natural resource implications of options being explored for use of the property, and 3) any other information needs requested by the WPCPC within the expertise of town staff or contracted consultants.

To the extent the WPCPC determines a need for information outside of the available or acceptable expertise of town staff, they can request it. If funding for such advice is needed, the WPCPC can request support through their committee chair(s) from the Select Board in coordination with the Town Manager to enlist additional expertise.



Robert Weinstein, Chair



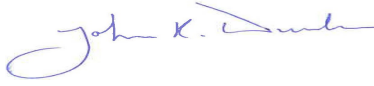
Kristen Reed, Vice-Chair



Susan Areson, Clerk



Stephanie Rein



John Dundas

Truro Select Board

Walsh Property Community Planning Committee (WPCPC)

Policy and Procedure on Consensus

Definition: The process by which the members develop and decide on proposals and recommendations with the goal of **collective acceptance** by all and in the best interest of the whole.

Principles:

1. Unanimity is not required.
2. Majority-Minority proposals are not an acceptable conclusion.
3. Voting becomes the default process if consensus cannot be determined.

Determination: The Co-Chairs are tasked with determining if and when consensus is declared or cannot be achieved.

Member Responsibilities:

1. Strive to reach the best possible solution for the group and its members, rather than competing for personal preferences.
2. Contribute to the development of a shared proposal to shape a decision that meets the expectations of as many members as possible.
3. All members equally participate in the process.
4. Actively solicit the input of all members.
5. Discuss and address both assenting and dissenting positions.
6. Avoid repetitive or redundant positions.
7. Terminate debate when all positions have been heard and no new positions are being offered.

November 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:**
 - a. Development of and agreement on the Project Work Plan
 - b. Discuss demographic statistics of use to the Walsh Project
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.
 - 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.
 - e. Presentation on and discussion of demographic data.
3. **December:**
 - a. Draft Warrant Article for existing structures solution, i.e., rehab or demolition.
 - b. Review, analyze, and discuss the survey results and determine how to use.
 - c. Design Consultant presentation on and discussion of the results of the Feasibility Study.
4. **December 2021-March2022:** 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.