



Walsh Property Community Planning Committee (WPCPC)

Meeting: February 16, 2022 | 6:30 – 8:00 PM

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MEETING AGENDA

Welcome and roll call (Paul Wisotzky and Fred Gaechter, Co-Chairs)

Agenda Review

Minutes Approval

Public Comment

1. Tighe & Bond Site Assessment:

- **Answers to Committee questions raised at January 12, 2022 meeting**
- **Further reflections on Report**
- **Next steps**

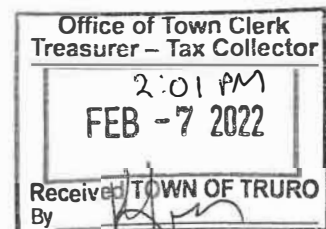
2. Request of School for reservation of adjacent land

- **Presentation**
- **Discussion**
- **Next steps**

3. Financial considerations of Walsh property uses

Next Meeting Date and Topics

Adjourn



From: Sharon Rooney <SRooney@TigheBond.com>
Sent: Friday, January 21, 2022 9:00 AM
To: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: questions from Walsh Committee meeting

Good morning Barbara,

Responses to the Walsh Committee's questions are provided below.

1. Is the number of possible bedrooms in the developable areas determined by the size of just those areas or the entire property, including open space?

The developable area is the area available after all restrictive features (such as steep slopes, regulatory setbacks for zoning and water/natural resources, existing conservation restrictions) are subtracted from the gross lot area. The number of bedrooms and the septic system size are directly related (as the number of bedrooms increases, the size of the septic system must increase), thus once the developable area is determined (i.e. the net buildable area) an iterative process must be undertaken to find the balance between the number of bedrooms and the size of a septic system that will fit in that developable area; this is the site's carrying capacity.

2. What are the DEP regulations regarding the 10K gallon per day requirement if we implement a phased approach to development, i.e., is that requirement for each phase or for what might be intended as the full expansion of the entire project?

Generally speaking, if there are two parcels (or phases), each parcel could have a 9,999 gpd system; however, the ability to accommodate multiple 9,999 gpd systems is very dependent on the available land area and the soil and groundwater conditions.

3. Can we determine, from Tighe & Bond, what their specific criteria and parameters were for positioning and sizing the developable areas, e.g., topography, septic, water, Zone 2, open space ratio (3-1), vehicular access, etc. and which of the criteria had greater or lesser weight?

We determined the developable areas based primarily on topography and access potential.

Please let me know if you need additional clarification.

Best,

Sharon

Sharon Rooney, AICP, RLA *(she/her/hers)*
Principal Planner

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