



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: September 14, 2022 | 6:00 – 8:00 PM
(Please note time change)

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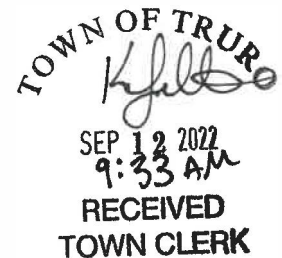
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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve August 31, 2022 Meeting Minutes
3. Public Comment (10 min.)
4. Staff Updates (10 min.)
5. Presentation and Discussion on Potential Uses (60 min.)
 - o Municipal – Town Staff Presentation (40 min.)
 - o Updates and Information Needs on Housing, Recreation, Open Space, Commercial/Mixed-Use
6. Further Discussion of Outreach Strategy – (10 min.)
7. Recap Meeting Points, Agreements, and Action Items – (5 min.)
8. Review Next Meeting Agenda – (5 min.)
9. Public Comment – (15 min.)
10. Other Business
11. Adjourn



If you are unable to attend the meeting, please contact Elizabeth Sturdy at: esturdy@truro-ma.gov

Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

August 31, 2022 | 6:00 p.m.

Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Morgan Clark, Betty Gallo, Steve Wynne, Eileen Breslin, Jane Lea, Christine Markowski, Susan Howe, Kenneth Oxtoby, and Todd Schwebel.

Members Absent

Craig Milan, Russell Braun.

Also Present

Carole Ridley (Ridley & Associates); Sharon Rooney, Gordon Leedy and Allie Koch (Tighe & Bond); Anne Greenbaum; Boleyn; Ron Fichtner; Joan Holt, and Lucy Clark.

Welcome, Roll Call and Agenda Review

Co-Chair Wisotzky read the remote meeting access instructions.

Co-Chair Gaechter read the roll call and committee members present identified themselves.

Co-Chair Gaechter led discussion of the minutes of August 17, 2022. Motion to approve meeting minutes as written by Co-Chair Gaechter, seconded by Member Gallo, unanimously approved.

Tonight's agenda was reviewed. Consensus by Committee members to allow additional public comment at the end of today's meeting and future meetings.

Public Comment

There was no public comment.

Staff Updates

No staff updates.

Review of Existing Conditions/Environmental Site Assessment

Ms. Rooney provided a PowerPoint presentation on existing site characteristics and conditions. She noted that for the purposes of the presentation the cottage area is the "developed area." Site and surrounding site uses were reviewed. Member Oxtoby inquired about the Town-owned parcel on Quail Ridge Road. Co-chair Gaechter clarified this is not included in master planning effort at this time. The following environmental conditions and key findings/next steps were reviewed by Ms. Rooney:

Surface water and wetlands: Next steps include consultation with Conservation Agent to determine whether additional site investigation warranted. Surface water is not limiting factor for development.

Soils and topography: Key takeaways are moderate to severe slopes exist which may impact development potential. Locations of new structures would be limited by slope, water connections, etc. Earth work and clearing likely required. Mr. Leedy described opportunity to have wildlife & human corridor through site to access Cape Cod National Seashore.

Utilities: There is electrical service to the site. Developed area served by propane tanks. USA Pipeline Easement north of the site. Origin of pipeline not determined.

Water supply: Site located within MA DEP Wellhead Protection Area (Zone II) for Provincetown. Key finding, unclear if water main on Rte. 6 has pressure/capacity to meet future development needs. Further consultation will be needed with Provincetown Water and Sewer Board on pressure/water supply issues.

Town Manager will be presenting possible municipal uses at the next meeting. Member Clark question, could the Town Select Board negotiate with Provincetown to get us the answers we need regarding water supply and pressure? **Action Item:** Stephanie Rein not comfortable responding and will investigate date of annual meeting with Provincetown. Co-Chair Wisotzky indicated mutual interest in water supply and treatment issues.

Hazardous waste and disposal: There are open and closed DEP sites surrounding site. Key finding, any potential groundwater impacts are not likely to impact site. Access to public water vs. private water will influence development potential and need for monitoring.

Wastewater: Key findings, centralized collection and treatment will likely provide greater development options than individual septic systems. Project must comply with CCC and MA DEP nitrogen sensitive area regulations. **Action item:** Discuss having Town consultant Scott Horsley come to upcoming meeting to discuss water and wastewater issues.

Plant & wildlife habitat: Key findings, early consultation with NHESP and Truro Conservation Agent may be needed to explore limitations and compliance with NHESP. Developed area is likely prime developable area for master plan, and Walsh Way provides existing site access/egress.

Co-chair Gaechter inquired about cesspool closure. Ms. Rooney responded this will be determined based on local regulations. Concerns raised by members on demolition of cottages, who owns them, impact of asbestos. **Action item:** Town Manager to discuss at the next meeting. Explore the viability of moving cottages to other locations. Costs were discussed at a previous meeting.

Traffic and transportation: Key findings included future coordination with CCC (timing, scope) for a traffic impact assessment. Additional turn lanes may be required in Walsh access/egress areas. **Action Item:** consult with Conservation Agent, NHESP, DOT, and others as necessary after Labor Day weekend. Ms. Ridley suggested hybrid approach: Tighe & Bond and Co-Chairs begin discussions with agencies to narrow down the issues. Engage them early on, ask them to focus on key points for WPCPC. Co-Chair Wisotzky noted we should work with Town Manager to determine how to involve town staff. Ms. Clark inquired about a future presentation on low impact design strategies.

Further Discussion of Outreach Strategy

Ms. Ridley discussed outreach strategy. Consideration of reopening survey post-Labor Day to encourage certain populations to participate (childcare recipients, local /young adult-owned businesses, Truro Motor Inn, Pastor Frank (Wellfleet), faith community, etc.) **Action Item:** Contact Town to see what events are scheduled (Oyster Fest, etc.) and select a date and location for a workshop in Fall 2022 – date TBD Oct 12th or 19th, or Nov 2nd or 16th. In person or virtual. Member Markowski emphasized inclusion of gay, working class, and non-white communities. **Action Item:** Organizer can send out a Google Form to Nauset District members in Truro schools. Large discussion around engaging children and schools. Note: Saturday October 15th is an LCP visioning workshop from 10am-12pm.

Public Comment

Joan Holt: She was pleased that children are being brought into the conversation. Displeased with lack of efforts for climate planning efforts within this community. Emphasized importance of this on the agenda.

Wrap Up, Future Agenda Items, and Next Steps

Co-Chair Gaechter reminded those who intend to continue on committee to re-apply. 8 applications received so far to renew member status. Review of 2022 meeting calendar. Alternative to December 28th meeting is December 21st, following the December 14th meeting. Committee members agreed to this revised schedule.

Adjourn

A motion to adjourn was made by Member Oxtoby and seconded by Member Clark. The meeting concluded at 8:05 p.m.

Community Outreach Framework
Draft 9/9/22

The following community engagement activities are proposed to be undertaken by Tighe & Bond/Ridley & Associates, under the direction of the Walsh Property Community Planning Committee (WPCPC). These activities are open for discussion and refinement.

Early stages: (Sept. – Oct.)

1. Two Community Vision Events – one in-person, one virtual

Sat., October 15, 10-1 pm at Truro Community Center
Walsh Property community visioning will be incorporated into the Local Comprehensive Plan community workshop. A distinct Walsh Property planning session will include a brief presentation on the Walsh master plan objectives, followed by facilitated vision session with poster boards to allow participants to voice and visualize their ideas for use of Walsh property. Other project materials such as informational boards re: site conditions will also be available. A QR code to access the re-opened community survey also could be made available.

Mon., October 17, 6-7 pm via Go To Meeting
Brief presentation on the Walsh master plan objectives, followed by facilitated vision session to allow participants to voice and visualize their ideas for use of Walsh property. This meeting would be live streamed and recorded for later viewing.

2. Re-open community survey for month of October with outreach through Nauset High School, Truro Central School, faith communities, Child care voucher recipients, Chamber of Commerce, Town newsletter, Provincetown Independent, other?

3. Phone interviews or focus groups with under represented stakeholders, TBD:

- List of possible interviewees/focus group attendees
- Key questions

To review conceptual master plan options: (Nov. – Dec.)

3. Site visit with WPCPC and neighbors. To be discussed with WPCPC:

- List of invitees
- Notice and invitations
- Possible dates

4. Up to four (4) focus groups with stakeholders during development of the conceptual master plan to obtain additional input, including:

- a. (2) Developers (including affordable housing),
- b. Regulatory (Cape Cod Commission, planning, zoning, conservation, etc.)
- c. Another group(s) to be identified based on input from the WPCPC.

To be discussed with WPCPC:

Community Outreach Framework
Draft 9/9/22

- Focus group participants
 - Possible dates
5. A public workshop – this would be a session where participants would review and discuss concept plans to provide feedback and share ideas for further consideration.

To review master plan scenarios: (Jan. – Feb.)

6. Public meeting