



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: January 18, 2023 | 6:00 – 8:00 PM

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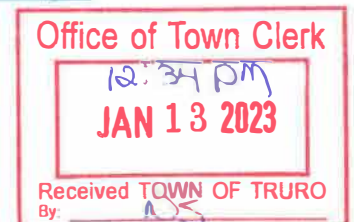
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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve January 4, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Town Staff Updates – (5 min.)
5. Presentation by Truro Recreation Advisory Committee – (20 min.)
6. Presentation of Draft Truro Local Comprehensive Plan Vision Statement – (20 min.)
7. Discussion of Housing Follow-Up Survey and Consensus – (30 min.)
8. Discussion of Preferred Active/Passive Recreational Uses – (15 min.)
9. Discussion of Visual Survey Content – (15 min.)
10. Recap Meeting Points, Agreements, and Action Items – (5 min.)
11. Review Next Meeting Agenda – (5 min.)
12. Public Comment – (5 min.)
13. Other Business
14. 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

January 4, 2023 | 6:00 p.m.

Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Eileen Breslin, Morgan Clark, Betty Gallo, Jane Lea, Christine Markowski, Ken Oxtoby, Todd Schwebel, Steve Wynne, Raphael Richter, Jeffrey Fischer

Members Absent

Russel Braun

Also Present

Town Manager Darrin Tangeman, Consultants (Carole Ridley, Allie Koch, Sharon Rooney); Violet Rein, Stephanie Rein, Tatyana Knight, Daniel Mierlak

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 December 14, 2022. Motion to approve meeting minutes as written by Member Wynne, seconded by Member Breslin. Unanimously approved.

Tonight's agenda was reviewed.

2023 Meeting Schedule

2023 meeting dates agreed by committee. Motion to accept meeting dates by Member Oxtoby, seconded by Member Lea. All in favor. Passes unanimously.

Public Comment

No public comment.

Update on Regulatory Issues – Master Planning

A summary and update on regulatory planning efforts was provided. Co-chairs and consultants want to ensure all WPCPC Members are working under the same understanding of how regulatory agencies impact and inform the Master Plan. Ms. Ridley noted that regulatory review in the future will be much more involved as planning and design continues. More formal coordination will occur with the CCC when development plans are more final. Initial conversations have occurred with Mass Natural Heritage to understand the mapped habitat and possible impacts. Other concerns (water usage, wastewater, traffic) have been discussed informally. Based on initial analysis, nothing is so constraining that any design ideas have to be taken off the table completely. Based on what we know the regulatory realm to be, it will require a regulatory framework, but planning and design can be flexible to meet requirements. Following Master Plan acceptance by the Town and coordination with developers, regulatory reviews with local, regional and state agencies will commence. After this point, more detailed studies of traffic, water, and other resources will ensue. The revised workplan, included in the packet and detailed below, will provide insight into project timeframes.

Co-Chair Gaechter inquired on the meaning of off-site species mitigation. Would Town acquire additional property? What are qualifications for offsite mitigation? The consultants indicated there could be other parcels not immediately adjacent to the site that could be used for off-site mitigation. The CCC has some flexibility as to on site or offsite mitigation and can work with Natural Heritage to determine mitigation needs.

CCC Technical Assistance Updates

Ms. Rooney noted that she had met with CCC staff and the CCC could potentially provide a high-level analysis of safety at site access/egress, as well as information on any recent local studies for safety or traffic counts that may inform traffic analysis for the Walsh property. The technical assistance request will need to come from the Town. The CCC can provide a high-level review to give the community a little more comfort on ideas as the Master Plan moves forward, including safety on Rt. 6. Future coordination with local public safety officials will also be needed. The CCC's analysis will be dependent on WPCPC decisions (# of housing, site uses, etc.) Tighe & Bond will provide trip generation data to CCC staff to inform their review. The CCC will be a good liaison between the Town and State for future coordination. Town Manager Tangeman noted the Town has conducted a legal analysis of access for Short Lots Lane and Quail Ridge Road and concluded that these roads will not be used for access to the Walsh site. This includes secondary access and emergency access. Findings are confidential to Town and legal counsel.

Revised Work Plan

Co-Chair Gaechter reflected on timeframes for Master Plan completion. Co-chairs coordinated with consultants to create a more specific work plan to move work along at a more rapid and confident pace. Co-chairs would appreciate feedback on this roadmap to accelerate the work and create measurable milestones. Co-chair Wisotzky noted that although we are continuing forward, the master plan will not be ready for the Spring Town meeting. The revised workplan identifies key tasks/schedule that will take the WPCPC to a fall special Town Meeting, including: 1) Consensus on Draft Master Plan – Jan – April; 2) Outreach on Draft Master Plan – May (public forums; meetings with boards and regulators); 3) Recommend Final Master Plan – June (refine plan; refine assessment of impacts; marketing plan); 4) Outreach for Town meeting vote on Final Master Plan July – Sept (public forums; meetings with Town and regulators; submit to Town Meeting). The work plan includes specific meeting preparation needs, tasks, outreach status, and consensus building tasks. The deliverable going before the Town is the recommended Master Plan. Items on the work plan such as the need and location of water tower on site will be an inquiry to Town and its committees. Town Manager Tangeman clarified that the Master Plan was a designated article or requirement as part of the purchase of the property which does require Town Meeting for approval including discussions regarding any needed zoning changes for master plan implementation. A discussion ensued regarding the site phasing, and the way in which the Master Plan will be presented to the Town. More specifically, "Area B" will be presented at a higher level of planning (as a future area of development) and will not be ignored.

Housing and Density Review

A list of questions for consensus and review of HPP were provided by Ms. Rooney. How much of overall identified community need should be met on the Walsh Property? What density is appropriate? What building types are appropriate? Housing need by AMI and type were evaluated in the HPP for 2022-2035. A total of 260 units were identified (175 units rental, 85 units homeownership). Potential density and building types were provided for discussion. Following tonight's meeting an individual survey will be provided to each WPCPC Member to reflect and respond to the three questions outlined above. *The HPP represents the best indicator of current need.* One strategy for WPCPC Members may be to break down the need of housing unit and type and prorate this with the HPP to determine what would best fit on the Walsh site. Member emphasis was placed on the need to couple need determined in the HPP with the reality of this property – does it make sense to place *all of* the need on this one site? Likely not. A larger discussion on phasing ensued. The phasing process should be determined early on. It can be difficult to answer the questions above if phasing is not determined. Member Gaechter noted WPCPC may want to get consensus upfront on a phased approach rather than a blanket approach. There is an opportunity to develop an infrastructure plan that will outline the development of the property in appropriate phases. Member Richter proposed committee consideration of the Walsh property fulfilling 60% of the subsidized need which would represent 156 units at the split

recommended by HPP draft as well as at least 100 market rate units for discussion. This would allow approximately 9 units per acre. Ms. Ridley noted this could be a mix of ownership and rental, studios, 1-bedrooms, or 2+ bedrooms. If we are approaching consensus on how the density should be determined, there are options for layout to provide for community spaces, gardens, or playgrounds. Member Breslin noted this conversation might have to be more nuanced to allow for housing for the elderly, affordable, and market rate housing. An inquiry arose regarding data from the HPP, and if this document should be the basis for the determination of number of housing units. The majority of committee members were comfortable with Member Richter's proposal. However, Ms. Breslin thought 60% of subsidized need was too much for the property. Member Wynne also disagreed with 60% based on traffic concerns; he did agree with a phased approach. Member Markowski also believed that 60% was too high based on traffic concerns.

Members also generally agreed that design/layout of the units on the site should represent Truro and its character. Future items for discussion include traffic concerns that will impact design due to new access and egress limitations since Short Lots Lane and Quail Ridge Road are now off the table. Member Gallo reflected on using mixed income housing and felt that market rate units are also needed to support families. Clover Leaf is a good example that WPCPC should reference. It was designed well and received a lot of state and federal funding. Members reflected on the idea of a large barn style structure that could support elderly or group housing. Additional needs and wants for the Walsh site include workforce housing. Co-Chair Wisotzky noted the need to define "market rate value" and "workforce".

Visual Survey Overview and Public Outreach

In addition to seeking input on 3 questions from the housing review (above), Co-chairs and Members should reflect on content for a public-facing visual survey. Ms. Rooney provided an overview of building types that could be used for content from a presentation by Union Studio in 2018 illustrating different densities. Members should contact her with any suggestions for additional content.

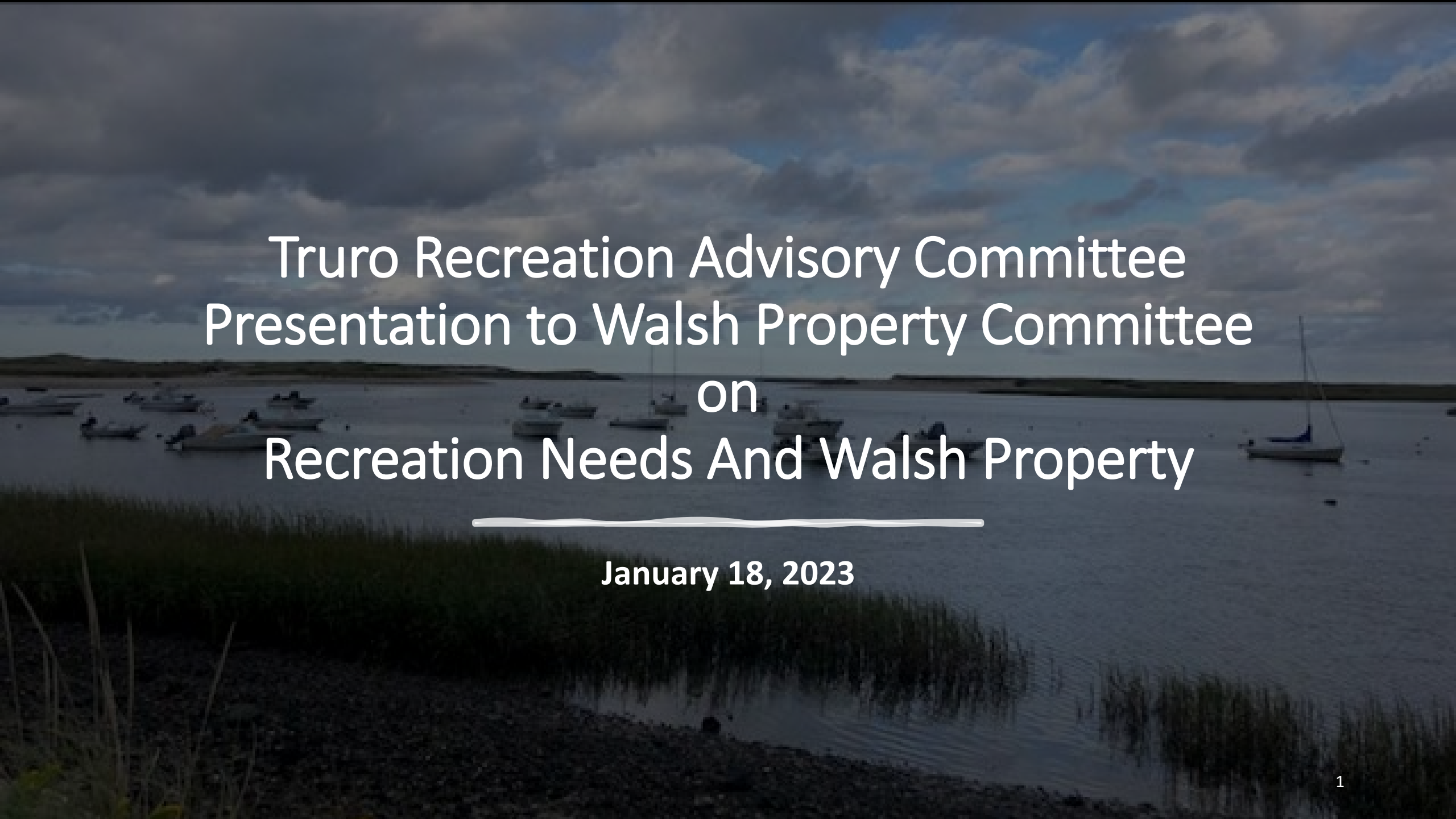
Public Comment

Daniel Mierlak – Encourages WPCPC to keep in mind wishes for Walsh property versus the reality in 3D. The Walsh property is an hourglass form, and all traffic will funnel into one road. How much, physically, can the Walsh property support?

Tatyana Knight – Encourages WPCPC to envision what various numbers of housing will look like on the ground. If there's a higher number of units, there will be even more people funneling in and out. Scott Horsley's upper limit of individuals/families for this property was about 210. To her reading of recent reports, we're talking beyond Scott Horsley's findings, and this should be considered as well.

Adjourn

A motion to adjourn meeting as written by Member Gaechter, by Member Lea, seconded by Member Oxtoby. All in favor. Adjourned at 8:15pm.



Truro Recreation Advisory Committee
Presentation to Walsh Property Committee
on
Recreation Needs And Walsh Property

January 18, 2023

Truro Recreation Advisory Committee

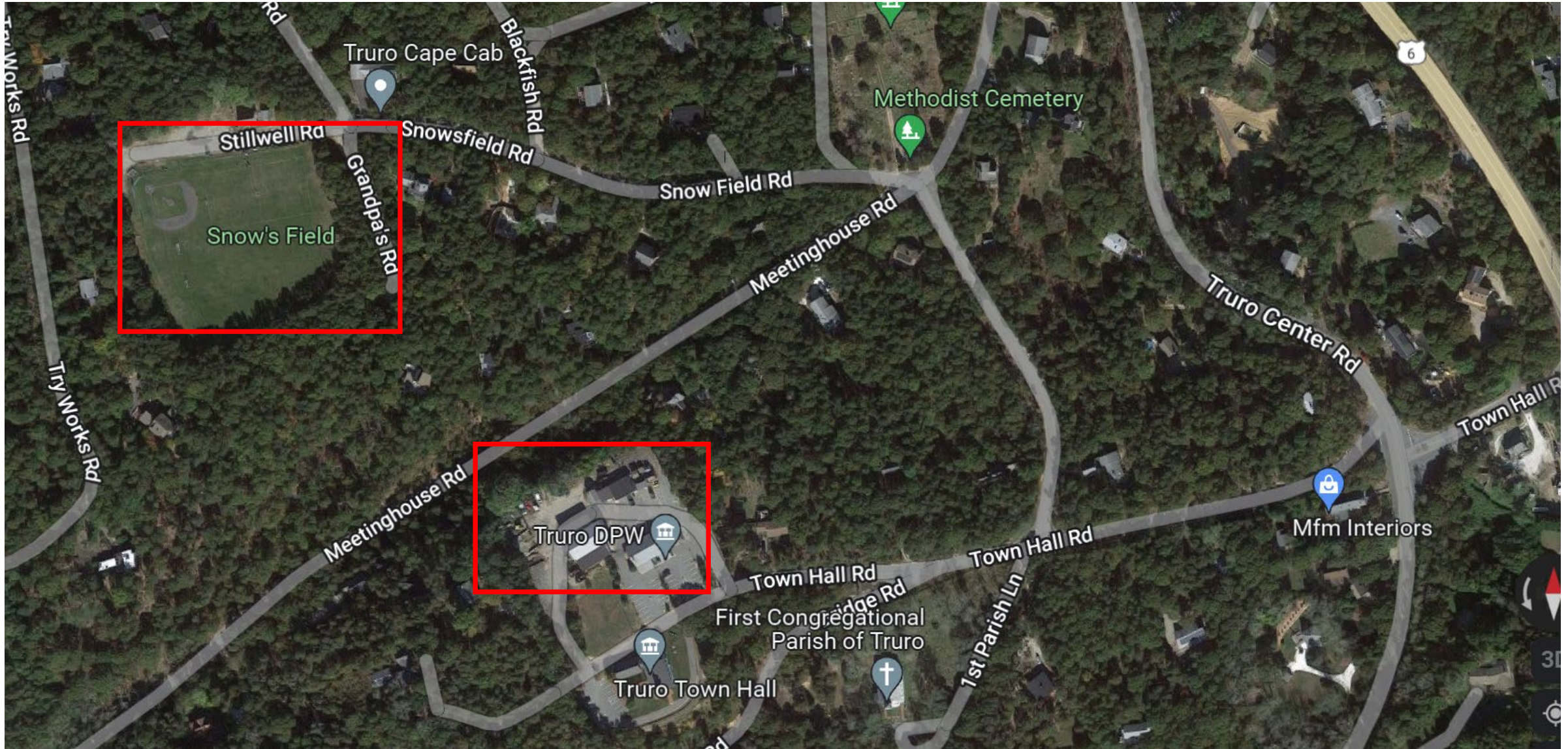
- Members
 - Chelsea Loughran (chair)
 - Elizabeth Cook (vice-chair)
 - Lindsey White (secretary, liaison to the Community Preservation Committee)
 - Peter Morris
 - Drew Locke
 - Krista Edwards
 - Christine McGee
 - Damion Clements and Austin Smith (Truro Recreation Department)
 - Stephanie Rein (liaison from the Select Board)

Truro Recreation Advisory Committee

- Committee re-seated in summer of 2022
- Starting in September of 2022, in-person monthly meetings (usually Tuesdays at 3:30 or 4 p.m. at TCS, Media Center)
- Charge:
 - Guided by the Town's interest in the health, wellness and welfare of all its citizens, regardless of age, the Committee's primary purpose will **be to investigate in cooperation with the Recreation Director, recommend to the Select Board, and support innovative programs for all residents of Truro; some programs will involve young people (from preschool through teens), some will be designed for adults and/or senior citizens, and some will be planned to appeal to and be engaged in by citizens of all ages.** The Committee's efforts will include, but not be limited to, the following:
 1. Assist the Recreation Director (RD) in efforts to broaden the scope of the Recreation Department to serve people of all ages, including special projects. Identify and advocate for active and passive recreation opportunities, capital projects, and programs.
 2. Make recommendations to the Recreation Director for programs and special events. Provide documentation (when and if available) on how these proposed programs have worked and their cost.
 3. Annually review program fee structures for non-revolving fund programs, hold public hearings as necessary, and recommend non-revolving fund program fees to the Select Board for approval.

Committee Discussions to Date Relating to Walsh Property

- Pending decision RE: building new Department of Public Works (DPW) building
 - If decision is to site DPW building in current/same location, a required well would eliminate use of abutting Snow's field from public use.
 - In such scenario, Truro would have no athletic field space and using a portion of the Walsh property for such use **would be critical**.
- Intersection of lack of staffing/funding for after school care with recreation opportunities
 - Opportunity presented by “near campus” athletic facilities
- General availability of a portion of Walsh Property for recreation use (active and passive)



Snow's Field

- Primary outdoor field/recreation space for Truro athletics and Truro Recreation.
- Appx. 5 acres
- Field, parking area, field house



Snow's Field



“Near Campus” Recreation Space for TCS Community

- Challenge to meet after-school care needs of TCS community
 - Funding recently cut for the Truro After School Program
 - Current after school activities meet once per week; space in each class is limited
 - Challenges for parents to transport kids to after-school sports that are not immediately after school or at TCS
 - Participation rate drops if required
- Recreation basketball currently piloting “after school basketball” at TCS.
- With additional field/recreation space, after-school sports and Rec activities could be more widely offered as an after-school care option.



More general recreation uses for Walsh Property for all

- Recall, charge is to serve **all** Truro residents, across age groups (“innovative programs for all residents of Truro; some programs will involve young people (from preschool through teens), some will be designed for adults and/or senior citizens, and some will be planned to appeal to and be engaged in by citizens of all ages”).
- Portion of Walsh Property to be used (independent of TCS) for:
 - Passive recreation
 - Walking/hiking trails
 - Sitting/green space
 - Gazebo/picnic tables/party space
 - Active recreation (for use by residents **and** as a resource for Summer Rec Programs), by way of example:
 - Tennis and pickleball courts
 - Basketball courts (not affiliated with TCS)
 - Rollerblading/skateboarding park
 - Splash pad
 - Other

Truro Vision Statement

Truro’s vision is to be an innovative, sustainable community with a socio-economically and culturally diverse population of all ages. To achieve community sustainability, the vision for this LCP is to support the needs of year-round and part-time residents as well as seasonal employees for housing, economic opportunity, and public services while continuing to provide stewardship of Truro’s land and natural resources upon which our community depends for its livelihood and way of life. Truro’s top priorities for the next 5 – 10 years are as follows:

Truro will take action to address the severe housing crisis across a wide variety of demographics and income levels by:

- Encouraging community housing development at multiple sites throughout town.
- Ensuring environmental impacts are adequately addressed in all new housing development, including high quality wastewater treatment.
- Encouraging creative approaches including regulatory reform to support housing development.

Truro will work to protect the environment and address the impacts of climate change by:

- Ensuring adequate, safe and reliable drinking water is available to meet future needs.
- Supporting municipal efforts to mitigate the Town’s contribution to greenhouse gas emissions and providing support for appropriately scaled and sited renewable energy projects.
- Seeking climate resilience by working with the Cape Cod National Seashore and other local, regional, state and federal partners to implement coastal adaptation measures.
- Strongly encouraging energy conservation/reduction measures in all new development.

Truro will support business/economic opportunities by:

- Supporting development of adequate space and housing opportunities for tradespeople to live and work in Truro.
- Supporting existing businesses and exploring creative ways to entice additional new businesses in Truro.
- Providing additional educational opportunities for future workers.
- Ensuring the availability of adequate support services including recreation and healthcare to allow Truro residents to live and work in Truro.

Truro will work with Cape communities to address regional infrastructure needs by:

- Working with Internet service providers, regional agencies and OpenCape Corporation to extend broadband and reliable Internet service to all users throughout Truro.

- Seeking improvements to the regional transportation system including pathways, sidewalks and year-round public transportation to improve safety, reliability, and mobility for all users.
- Focusing housing development in areas with existing or planned infrastructure, including water and wastewater, transportation, and reliable internet services.

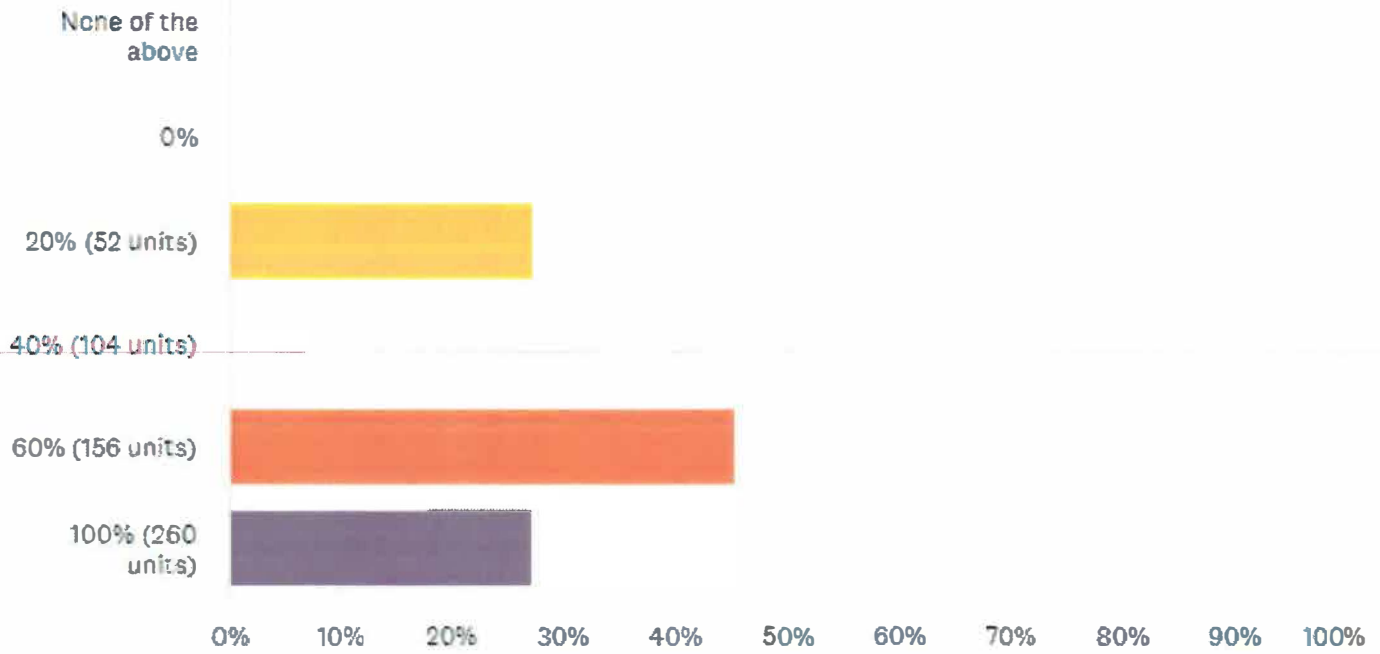
Truro will support a collaborative community culture by:

- Ensuring that community conversations are respectful and constructive.
- Communicating with the public in ways that promote collaboration and cohesion among all citizens.
- Promoting events to engage and reach all generations throughout the year.
- Providing transparency in decision-making.
- Actively encouraging participation by part-time residents, seasonal homeowners and seasonal residents.

DRAFT

What percentage of housing need identified in the draft HPP need sho...

Answered: 11 Skipped: 2

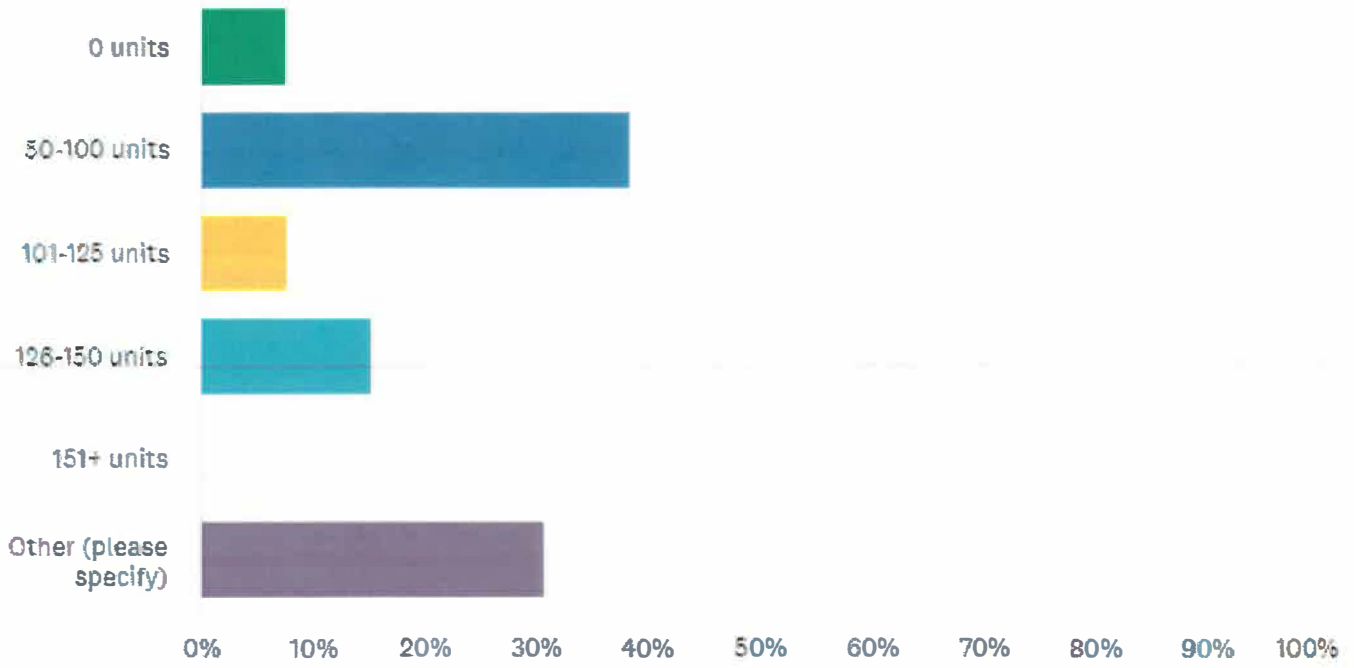


Walsh Property Housing Follow Up

🔍 (0)

Should additional workforce housing, defined as housing affordable to...

Answered: 13 Skipped: 0

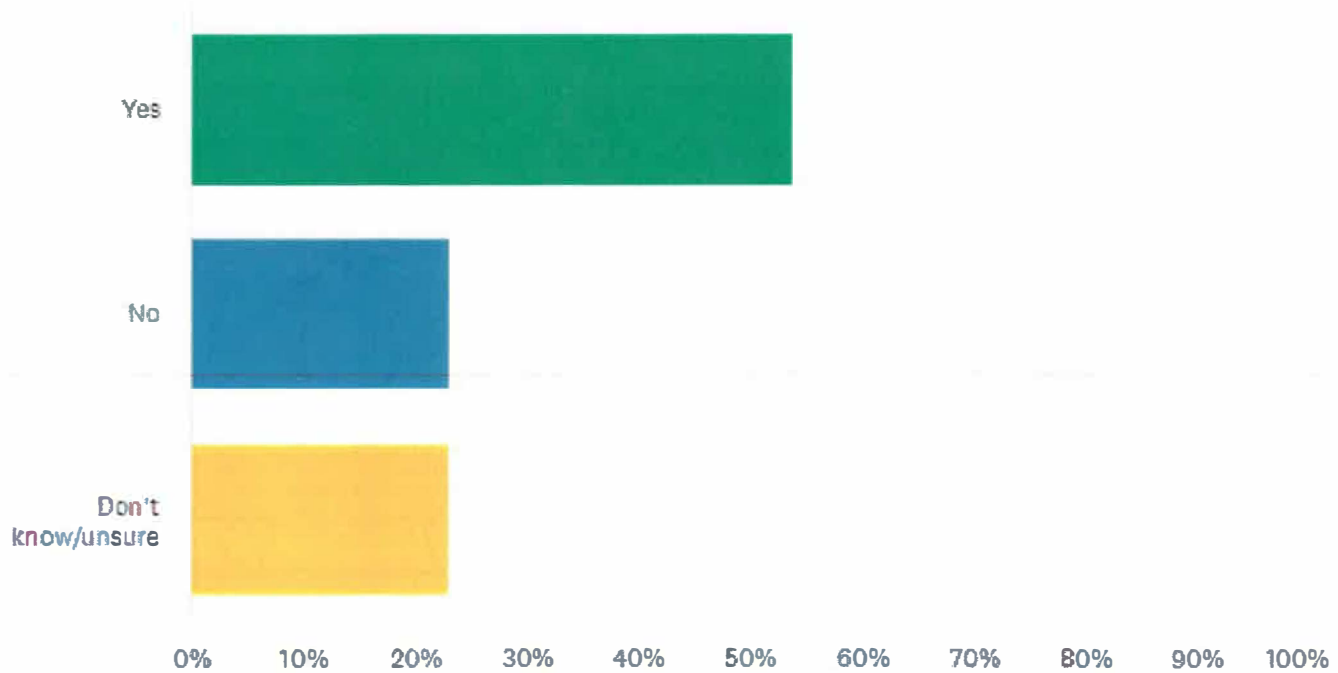


Walsh Property Housing Follow Up

🔍 (0)

In addition to Area A, should Area B (approximately 5 acres) be consi...

Answered: 13 Skipped: 0

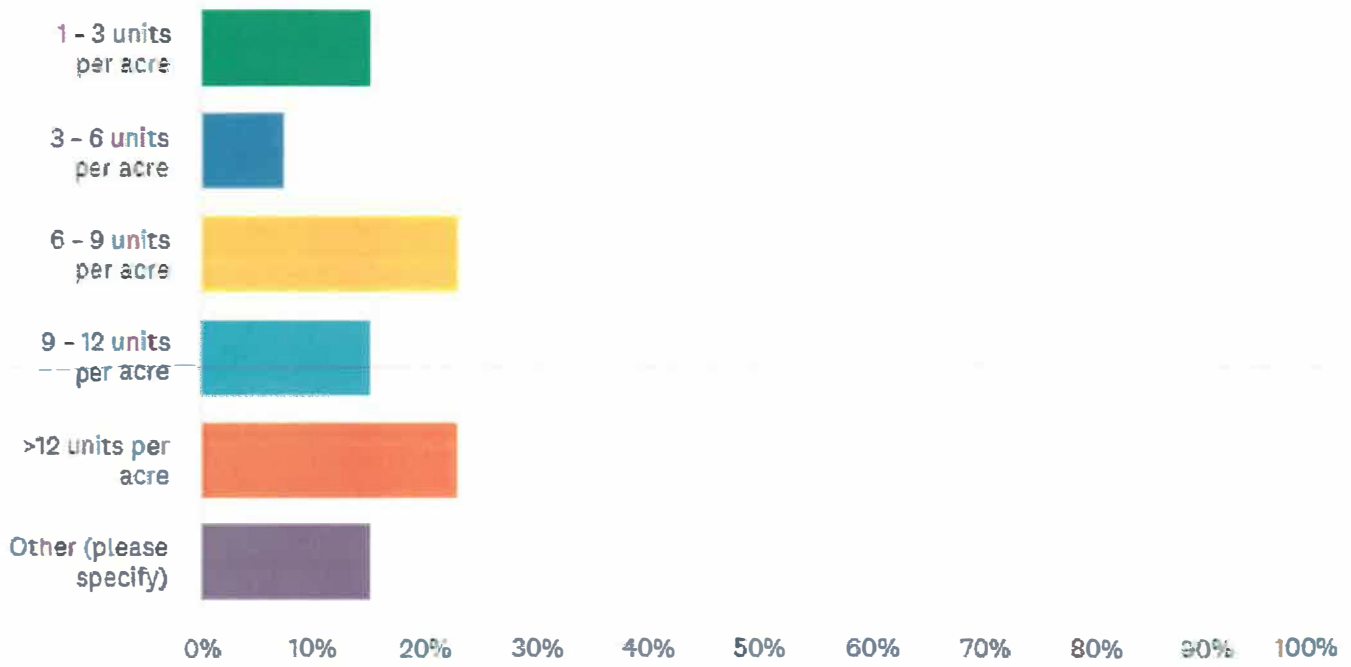


Walsh Property Housing Follow Up

🔍 (0)

Housing density is typically described in terms of how many residenti...

Answered: 13 Skipped: 0



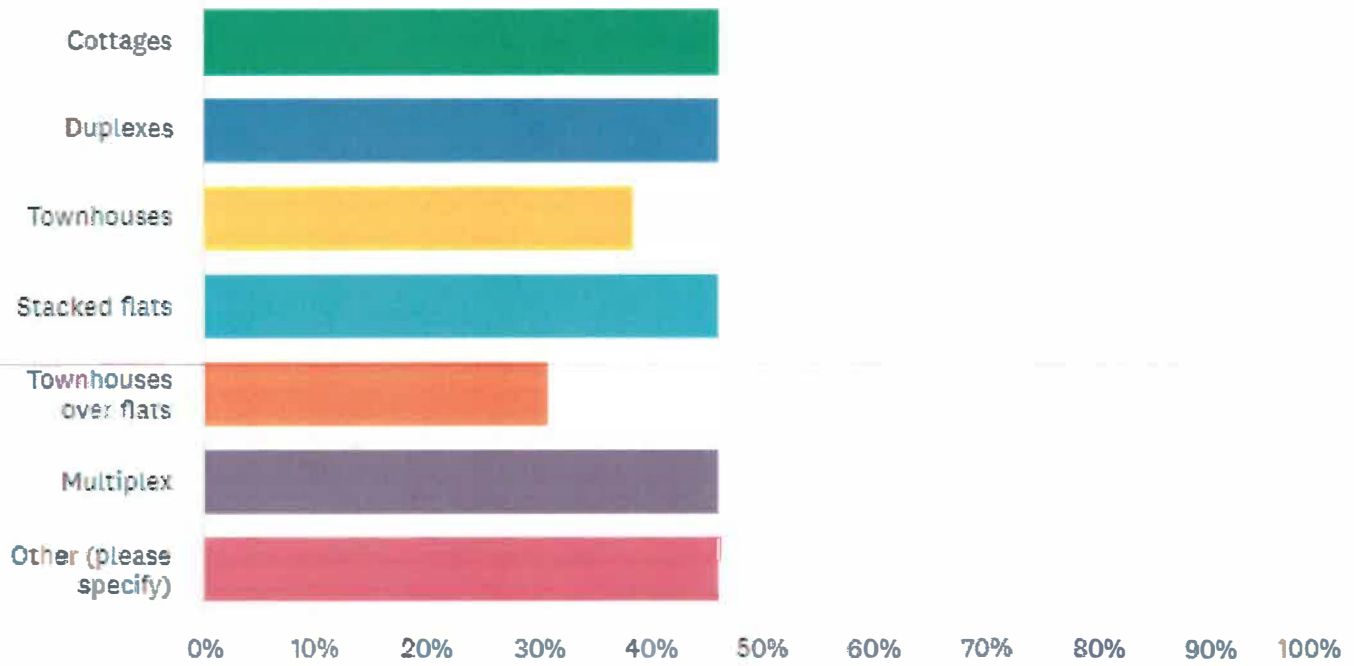
Walsh Property Housing Follow Up

🔍 (0)

Of the six potential building types, which do you think is/are most app...



Answered: 13 Skipped: 0



Up

0

Save As

→ COLLECT RESPONSES → **ANALYZE RESULTS** → PRESENT RESULTS

RESPONDENTS: 13 of 13

ADD TO DASHBOARD ▾

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QUESTION SUMMARIES

INSIGHTS AND DATA TRENDS

INDIVIDUAL RESPONSES

Page 1: Housing

Q1

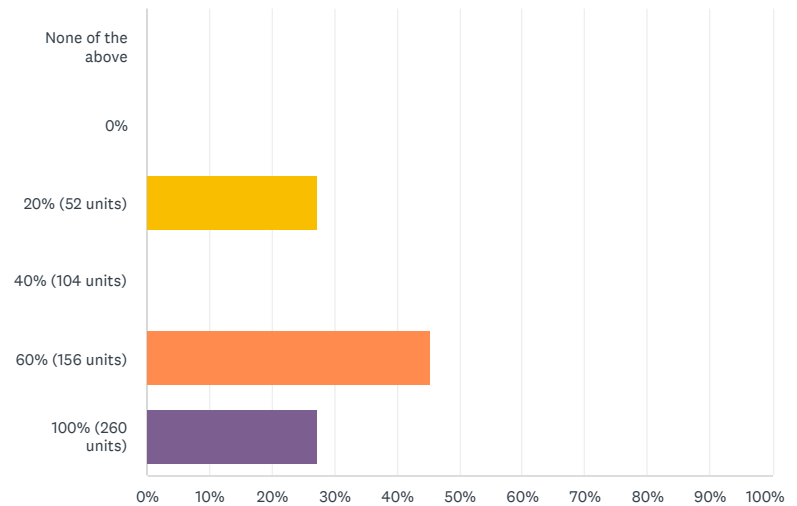


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What percentage of housing need identified in the draft HPP need should be met on the 29-acre Area A of the Walsh Property (approx. 29 acres)? [Note: the percentage would be applied to the mix of housing types provided in the HPP resulting in a proportional mix of homeownership, rental and bedroom sizes]

Answered: 11 Skipped: 2



ANSWER CHOICES

RESPONSES



SAVED VIEWS



Original View (No rules applied)



Save As

None of the above	0.00%	0
0%	0.00%	0
20% (52 units)	27.27%	3
40% (104 units)	0.00%	0
60% (156 units)	45.45%	5
100% (260 units)	27.27%	3
TOTAL		11

Comments (5)

RESPONSES (5)

WORD CLOUD

TAGS (0)

Search Responses

Filter: by tag

Showing 5 responses

- 80%, but I think total should not be less than 160 no matter how many total units built on site
1/11/2023 12:31 PM [View respondent's answers](#) [Add tags](#)
- I believe we need to do at least 60% but not 100%. I really do think we need to talk more about phasing and break the total into chunks perhaps spread out over three phases.
1/10/2023 07:04 PM [View respondent's answers](#) [Add tags](#)
- 75% (-200) in phases, by 2035
1/10/2023 06:48 PM [View respondent's answers](#) [Add tags](#)
- More housing should be included in Area B as well
1/6/2023 12:39 PM [View respondent's answers](#) [Add tags](#)
- I would have chosen 80% if allowed in the options

Q2



Customize

Save as

Should additional workforce housing, defined as housing affordable to households above 120% of AMI, be included in Area A? If so, how many units?

Answered: 13 Skipped: 0

0 units



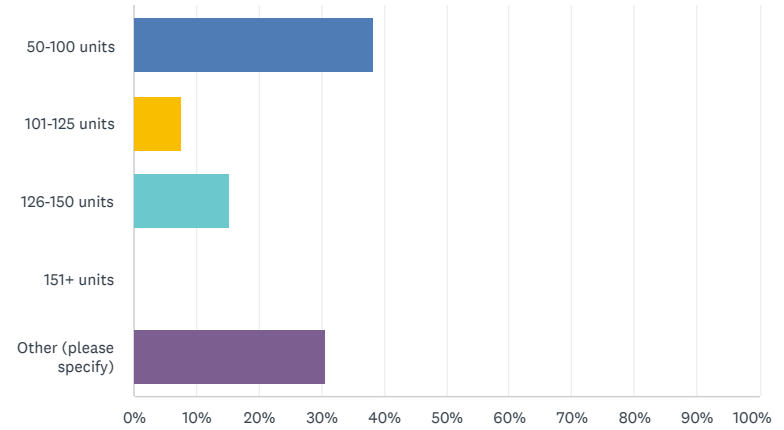
SAVED VIEWS



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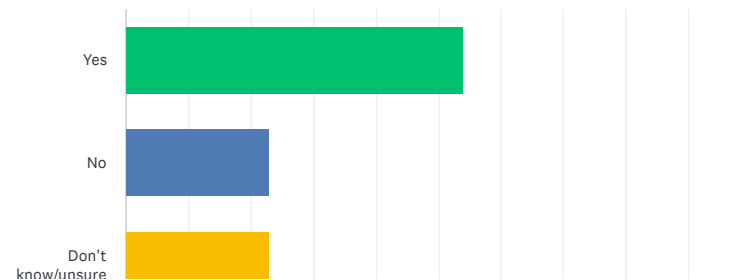
ANSWER CHOICES	RESPONSES	
0 units	7.69%	1
50-100 units	38.46%	5
101-125 units	7.69%	1
126-150 units	15.38%	2
151+ units	0.00%	0
Other (please specify)	Responses 30.77%	4
TOTAL		13

Q3

Customize Save as

In addition to Area A, should Area B (approximately 5 acres) be considered for additional affordable and/or workforce housing in the future, pending the determination of future water supply needs to be met in the surrounding area?

Answered: 13 Skipped: 0



SAVED VIEWS



Original View (No rules applied)



Save As

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

ANSWER CHOICES

RESPONSES

Yes	53.85%	7
No	23.08%	3
Don't know/unsure	23.08%	3
TOTAL		13

[Comments \(5\)](#)

RESPONSES (5)

WORD CLOUD

TAGS (0)

Search Responses

Filter: by tag

Showing 5 responses

- We should keep all considerations open to discussion.
1/13/2023 10:21 AM [View respondent's answers](#) [Add tags](#)
- Definitely!
1/10/2023 07:04 PM [View respondent's answers](#) [Add tags](#)
- Depends on how area a works out.
1/7/2023 10:24 AM [View respondent's answers](#) [Add tags](#)
- I think this is very important
1/6/2023 12:39 PM [View respondent's answers](#) [Add tags](#)
- I would change to a yes if less than 250 units total are recommended for area A
1/6/2023 09:34 AM [View respondent's answers](#) [Add tags](#)

Q4



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Housing density is typically described in terms of how many residential units are included per acre of land. What overall density for Area A is appropriate overall for the Walsh property?

SAVED VIEWS

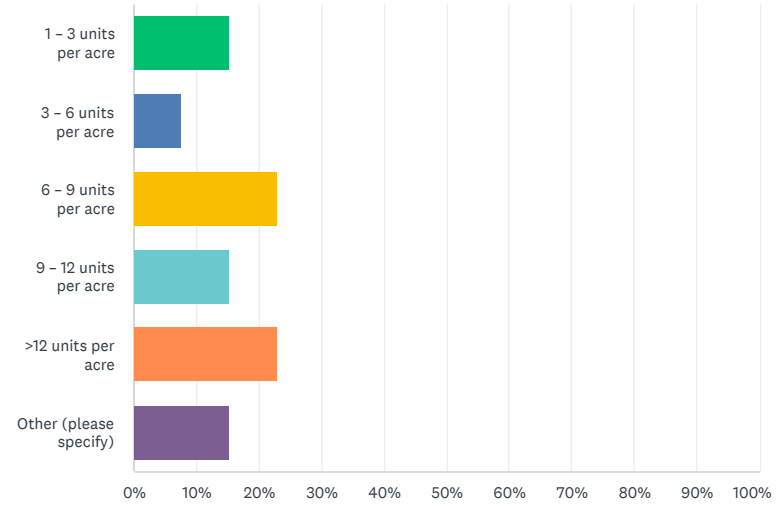


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Answered: 13 Skipped: 0



ANSWER CHOICES

RESPONSES

1 - 3 units per acre	15.38%	2
3 - 6 units per acre	7.69%	1
6 - 9 units per acre	23.08%	3
9 - 12 units per acre	15.38%	2
>12 units per acre	23.08%	3
Other (please specify)	15.38%	2

RESPONSES (2)

WORD CLOUD

TAGS (0)

Search Responses

Filter: by tag

Showing 2 responses

I prefer denser building with more surrounding space for economy of scale

1/7/2023 10:24 AM

View respondent's answers Add tags

This depends on whether or not we are going to cluster the housing to provide more open space or divide the housing evenly across the space.

1/6/2023 12:39 PM

View respondent's answers Add tags



SAVED VIEWS



Original View (No rules applied)



Save As

TOTAL

13

Q5

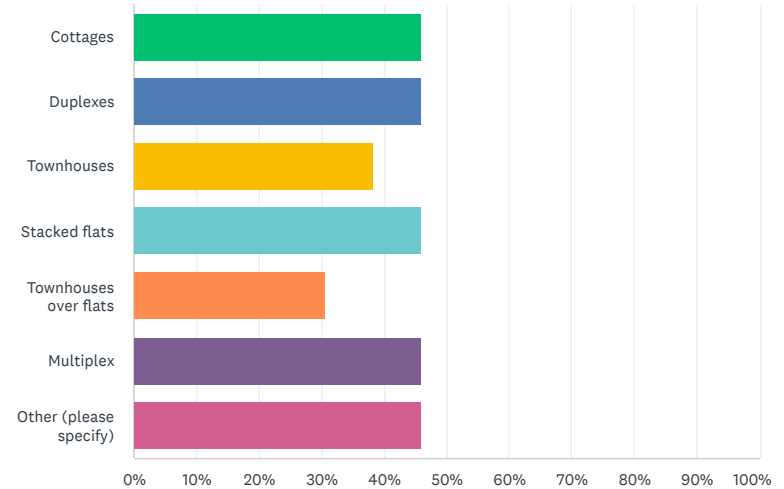


Customize

Save as

Of the six potential building types, which do you think is/are most appropriate for Truro and the Walsh property? (Refer to Union Studio presentation for guidance). Please check all that apply.

Answered: 13 Skipped: 0



ANSWER CHOICES

RESPONSES

▼ Cottages	46.15%	6
▼ Duplexes	46.15%	6
▼ Townhouses	38.46%	5
▼ Stacked flats	46.15%	6
▼ Townhouses over flats	30.77%	4
▼ Multiplex	46.15%	6
▼ Other (please specify)	46.15%	6

Responses

RESPONSES (6)

WORD CLOUD

TAGS (0)

SAVED VIEWS



✔ Original View (No rules applied)



Save As

Search Responses

Filter: by tag

Showing 6 responses

- A workable mix that meets diverse needs.
1/10/2023 06:48 PM [View respondent's answers](#) [Add tags](#)
- With appropriate design bigger building can be appropriate
1/7/2023 10:24 AM [View respondent's answers](#) [Add tags](#)
- I like the barn structure idea
1/7/2023 08:41 AM [View respondent's answers](#) [Add tags](#)
- Clustered cottages, perhaps attached
1/7/2023 04:45 AM [View respondent's answers](#) [Add tags](#)
- I think there should be various type and sizes of housing.. it is important that they compliment each other. So there should be an overall aesthetic but given that I believe a mix of the different types works well.

Total Respondents: 13

