



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: November 9, 2022 | 6:00 – 8:00 PM

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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve October 26, 2022 Meeting Minutes
3. Public Comment (5 min.)
4. Process for Filling Committee Vacancy (5 min.)
5. Review of Consensus Decision-Making Process for the WPCPC (5 min.)
6. Town Staff Update (10 min.)
7. Further Discussion of Potential Development Areas (60 min.)
 - o Development Areas Concepts
 - o Mix of Uses
 - o Wastewater Siting Considerations – Scott Horsley
8. Update on December Outreach Events – (15 min.)
9. Revised Workplan (10 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

TOWN OF TRURO
12:30pm
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Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

October 26, 2022 | 6:00 p.m.

Members Present

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

Members Absent

Morgan Clark, Craig Milan, Violet Rein

Also Present

Stephanie Rein, Sharon Rooney (Tighe & Bond)

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 October 12, 2022. Motion to approve meeting minutes as written by Member Oxtoby, seconded by Member Breslin. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

No additional public comment.

Revision of Planning Principles

Ms. Rooney introduced the topics for tonight's discussion, including additional discussion on planning principles for site development. She noted that the list is in no particular order with the following revised principles:

- 1) Maximize impact of development in addressing community needs for affordable housing and other compatible uses,
- 2) provide a model for climate friendly sustainable development (resource impacts, energy use/production),
- 3) Create recreational opportunities that are accessible to all regardless of mobility,
- 4) protect water supplies,
- 5) use land efficiently and integrate development into topography, 6) meet open space and habitat protection requirements of applicable regulations.

Committee members were in general agreement with revised principles. Questions arose on use of the term "affordable" as it is a defined term within state law. Committee members suggested using a broader term to encompass more housing types. Member Braun suggested the following revised language: "*addressing community housing needs and other compatible uses*". Committee members also discussed other themes of stormwater runoff, species protection, and providing common areas and felt they were encompassed in the revised planning principles. WPCPC members suggested adding "*create recreational opportunities and community spaces that are accessible to all in the community*". These suggestions were accepted by the group. Co-chairs declared consensus on the revised planning and design principles by the WPCPC. These principles will become a part of master planning moving forward.

Potential Development Area Discussion

Ms. Rooney reviewed the potential development area figure originally presented to the committee on October 12, 2022. She noted that the Southwest area of the site including existing cottages was included as development area A. An additional area to the north/northeastern portion of the site had been added as Area B. Total site includes +/-70 acres, Area A: +/-28.49 acres, Area B: 5.02 acres, Open Space/Trails: +/-35.52 acres. Ms. Rooney discussed potential phasing of development of the site focused initially on Area A. Mr. Gaechter noted that “development” may be any construction with any use, not just housing. Ms. Rooney asked committee members for their thoughts on moving forward with concepts for Area A, while awaiting a better understanding of what water supply needs and issues are associated with development of Area B. She noted that further title research is required to further clarify site access and other questions concerning frontage on Short Lots Road that have been raised by committee members and that a request has been made to Town staff for further review by legal counsel.

Member Breslin inquired on traffic and access studies for safety. Ms. Rooney noted that traffic impact and access will be based on what kind of uses and intensity of uses. Co-chair Gaechter indicated this will be a living document. As we proceed with planning, new studies may be required with support from the CCC.

Committee members also discussed the +/-7 acres the school was interested in. A discussion ensued regarding a small area within the Walsh parcel that might be of interest to the school, however, the parcel would have to be purchased/transferred. This land for the school would be for future development – according to local and state regulations, the school needed additional the acreage to qualify for state assistance for any addition or new structure. The School Committee would ultimately need control over any land for future development of the school property.

The majority of the WPCPC members felt comfortable moving forward with planning efforts for Area A as conversations continue and more is learned about the site. Topography, sewage disposal, water, technical needs, and needs of the community will determine use of the site and density. However, Member Breslin was not comfortable with the extent of Area A. An attempt to reach consensus was made but two members of the committee were not ready. There were also questions on regionalization across housing efforts for Provincetown and Truro, to build 70-200 homes – there are parallel conversations occurring, need to be thoughtful about overall housing needs.

Funding Resource Discussion with Senator Julian Cyr

Senator Cyr offered introductions and acknowledged Susan Howe’s service within the community. He asked to meet with the committee to offer further detail on what support is available on the state level. He noted that the region now has a degree of influence, as he, and Sarah Peake, also from the Outer Cape, share a voice in the community. Approaching administration is focused on housing, and MA’s affordability crisis has been driven by failure to build housing in communities all across the Commonwealth. Infrastructure is key – drinking water, wastewater, electricity, roads, even recreational uses have an infrastructure component. MassWorks Infrastructure Program: <https://www.mass.gov/service-details/massworks-infrastructure-program> is a competitive grant program offering capital funding to help support public infrastructure projects. The primary purpose is to issue grants for design, building, utility, water treatment systems, etc. Any town is eligible. Must provide proof of land publicly owned (or acquired), and allowable use of the funds is broad. Timeline of the grant process – awaiting FY 2024 grant round, program operates on consistent timeline. Program has been expanded under Governor Baker and might be bolstered more since it’s a popular program. Applications submitted in May, closes in June, review period in September, awards in October/Nov, contracting and money flow generally in December. Senator Cyr noted other Cape projects receiving funding including in 2018, Orleans received 1.5 M; Truro received 1.2 M for water infrastructure

project to allow Clover Leaf to accommodate more housing. In 2020, Wellfleet received \$2.5M for water distribution system. It can be used for planning purposes, preconstruction work, construction, and admin costs. The Town has now until May to determine what the Town would want to apply for. He also noted that Cape and Islands Water Protection Fund, <https://www.capecodcommission.org/our-work/cape-cod-and-islands-water-protection-fund/#:~:text=The%20Cape%20Cod%20and%20Islands,and%20water%20quality%20remediation%20projects> is another resource. Every Town on Cape Cod is a member of this fund.

Ms. Rein inquired if preconstruction includes support for consultants. Senator Cyr responded yes. If the Town is interested in pursuing a grant, he can urge MassWorks staff to sit down with Town to describe program requirements. Revenue streams for wastewater infrastructure will support new DEP regulations. There is no shortage of information illustrating the housing crisis. CCC has completed Housing Inventory Study, and there's a need for at least 300 new units. Senator Cyr urged committee to move quickly and efficiently to identify and apply for funds.

Additional Mixed-Use Site Discussion

Committee members asked if any additional information has been provided for municipal priorities for the Walsh property. Ms. Rooney replied that no additional information had been received. The committee discussed potential recreational uses of the site. Some consideration includes a swimming pool, other recreational uses, or community space. Committee members noted that at the October 15th LCP vision workshop, there was support for mixed-use and small-scale commercial development, but almost no support for municipal development. Small-scale commercial use (under home occupation under zoning bylaw, contractor yard, professional uses) may be possible already. Discussion ensued about what mixed use actually mean for this site. Committee members were not in favor of creation of a town center on the site. However, there was support for community facilities (shared workshop, maker space, printing shop, repair, etc.).

Public Outreach

Upcoming 12/5 virtual event and 12/8 in-person at Truro Central School. Agenda to be developed. Member Markowski requested WPCPC support (2-3 people). Need for outreach efforts. Proposed tasks will be shared with Co-chairs for response.

Wrap Up, Future Agenda Items, and Next Steps

Agenda Item 4 report on joint Truro/Provincetown Selectboard meeting to be rescheduled to next meeting.

Public Comment

There was no public comment.

Adjourn

A motion to adjourn meeting as written by Member Gaechter, by Member Wynne, seconded by Member Lea. All in favor. Adjourned at 8:04pm.

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
August 17	Review and Discuss Committee Work Plan	Review and Discuss Community Survey Data Review Future Outreach Framework and Objectives.	Consensus on Committee work plan Consensus on outreach framework <ul style="list-style-type: none"> • List of possible interviewees • ID efforts to reach under represented groups
August 31	Review Site Assessment Information <ul style="list-style-type: none"> • Resource Overlays • Topography • Developed areas & surrounding land uses • Open Space Considerations • Transportation and utilities Discuss potential areas for development/redevelopment or open space	Update on Outreach Activities	What additional site assessment information do we need? Dates for public meetings: <ul style="list-style-type: none"> • Master plan concepts (Oct - Nov) • Master plan scenarios (Jan-Feb)
September 14	Information about on potential uses (order does not indicate priority): <ul style="list-style-type: none"> • Municipal uses – staff presentation • Affordable/workforce housing – preliminary report on Housing Production Plan • Open space and recreation – priorities of Truro OSRP • Economic development considerations 	Update on Outreach Activities	What additional information do we need related to uses?

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
September 28	<p>Review potential areas for site development/redevelopment and open space.</p> <p>Identify and discuss site access and egress issues.</p>	<p>Status of efforts to reach under represented groups</p>	<p>What are the areas that are best suited for development/redevelopment and open space?</p> <p>What additional information do we need in order to fully address access and egress to the site in general and specifically areas of development/redevelopment?</p>
October 5	<p>Review conceptual plans showing areas of open space, development/redevelopment, access/egress; review additional information related to access/egress</p> <p>Discuss mix and location of uses; Review additional information related to uses.</p>	<p>Discuss results of interviews</p> <p>Discuss plan for public workshop</p> <p>Discuss plan for focus groups</p>	<p>What is the preferred mix and location of uses on the property?</p> <p>Confirm details for public workshop; begin publicity</p>
October 26	<p>Review conceptual plans showing areas of open space, development/redevelopment, access/egress and mix of uses; review additional information related to mix of uses</p>	<p>Preparation for public workshop</p>	<p>What additional information is needed to inform conceptual plans?</p> <p>Confirm plan for focus groups</p>
November 9	<p>Review conceptual plans showing location/density of open space, development, recreation, access/egress</p> <p>Discuss wastewater and water supply capacity with Town Consultant– identify questions</p>	<p>Discuss objectives for December public vision sessions</p>	<p>What type of public input/feedback on the conceptual plans would be most helpful?</p> <p>Seek consensus on moving forward with development area A</p> <p>Seek consensus on school parcel contribution</p>

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
	Identify outstanding questions/information needed related to mix of uses		
November 30	Select/refine conceptual plans for review at public sessions Discuss responses to questions/new information about mix of uses	Finalize game plan for public sessions	Seek consensus on development form (approximate location and density)
		December 5 th virtual session	
		December 8 th session	
December 14	Discuss feedback from public sessions. Select concept plans for further development as masterplan scenarios— WPCPC guidance on location/density and mix of uses. Initiate water/wastewater and transportation infrastructure assessment		Seek consensus on approximate mix of uses What information do we need to inform master plan scenarios?
Team – between meetings	Review concept plans and WPCPC input on location/density and mix of uses with <ul style="list-style-type: none"> • Housing and other development interests • NHESP • Cape Cod Commission 		
December 21	Review water/ wastewater and infrastructure assessment	Discuss plan for public meeting	What information do we need related to master plan scenarios?

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
	<p>Review feedback from housing/development interests and regulatory agencies</p> <p>Review water/wastewater and transportation infrastructure assessment</p> <p>Review outline of community impact assessment</p>		
January	<p>Refine master plan scenarios based on development/housing input, infrastructure assessment, community impact assessment</p> <p>Identify infrastructure needs for MassWorks proposal</p>	Advertise public meeting	<p>What information do we need finalize master plan scenarios?</p> <p>Seek consensus on master plan scenarios for to be presented for public comment</p>
January	Refine master plan scenarios based on input, infrastructure assessment, community impact assessment		<p>Seek consensus on master plan scenarios for to be presented for public comment</p> <p>What additional information do we need related to community impact?</p>
		Public Meeting to review master plan scenarios	
February	Discuss public comment on master plan scenarios		What refinements to master plan scenarios are needed based on community feedback?

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
	Discuss comments on community Impact assessment.		
February	Review final community impact assessment Refine master plan concepts		What refinements to master plan scenarios are needed?
March	Finalize master plan Discuss Request for Qualifications and Interest		Are we ready to finalize master plan? What additional information do we need related to the RFQ&I
March	Finalize master plan Finalize Request for Qualifications and interest		

Plan Data

Single Family	57
- 1/4 Acre Lots	
- 1 1/2-Story	
- 1,800 SF + 1 Car Garage	
Total	57

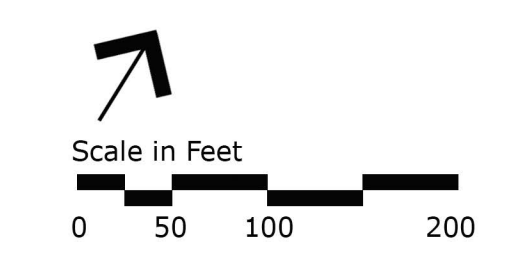
- Notes:**
1. Topography shown is from MassGIS.
 2. Secondary egress/access may be required depending on the rights of the town.



Concept 1
Walsh Property
Truro, Massachusetts

November 7, 2022

Tighe&Bond
One University Avenue, Suite 100
Westwood, MA 02090
(781) 708-9820





Plan Data

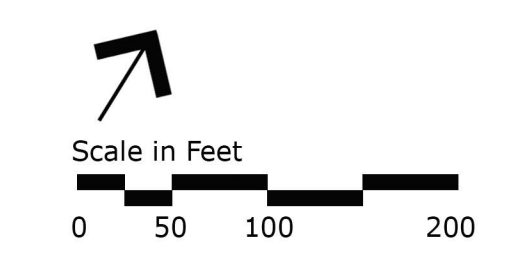
Live/Work Units	28
- 2-story	
- 2,400 SF	
Attached Single Family	80
- 1 1/2-Story	
- 1,800 SF + 1 Car Garage	
Total	108

Notes:
 1. Topography shown is from MassGIS.
 2. Secondary egress/access may be required depending on the rights of the town.

Concept 2
Walsh Property
 Truro, Massachusetts

November 7, 2022

Tighe&Bond
 One University Avenue, Suite 100
 Westwood, MA 02090
 (781) 708-9820





Plan Data

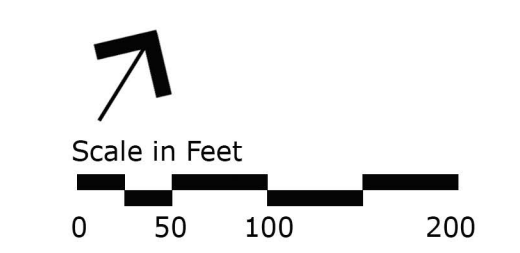
Garden Apartments	78
- 3-story	
- Average 850 SF	
Townhouses	94
- 2-Story	
- 1,250 SF + 1 Car Garage	
Single Family	38
- 1 1/2 Story	
- 1,600 SF + 1 Car Garage	
Total	210

Notes:
 1. Topography shown is from MassGIS.
 2. Secondary egress/access may be required depending on the rights of the town.

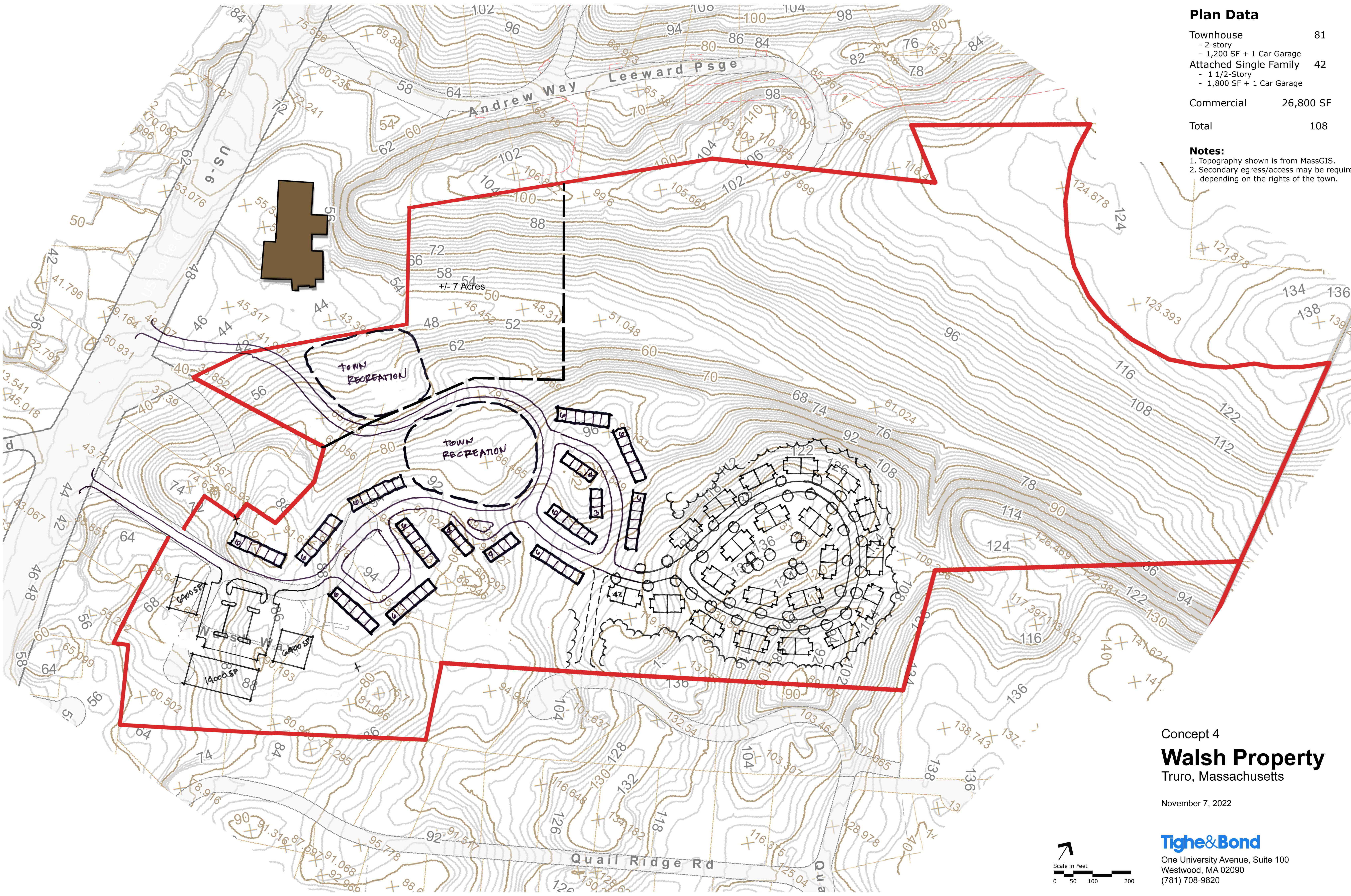
Concept 3
Walsh Property
 Truro, Massachusetts

November 7, 2022

Tighe&Bond
 One University Avenue, Suite 100
 Westwood, MA 02090
 (781) 708-9820



24
 28
 1/2



Plan Data

Townhouse	81
- 2-story	
- 1,200 SF + 1 Car Garage	
Attached Single Family	42
- 1 1/2-Story	
- 1,800 SF + 1 Car Garage	
Commercial	26,800 SF
Total	108

- Notes:**
1. Topography shown is from MassGIS.
 2. Secondary egress/access may be required depending on the rights of the town.

Concept 4
Walsh Property
 Truro, Massachusetts

November 7, 2022

Tighe&Bond
 One University Avenue, Suite 100
 Westwood, MA 02090
 (781) 708-9820

