



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: February 15, 2023 | 6:00 – 8:00 PM

Please join the meeting from your computer, tablet or smartphone:

<https://meet.goto.com/876249917>

To provide comment during the meeting, you can also dial in using your phone:

United States (Toll Free): 1-877-309-2073

Access Code: 876-249-917#

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

<https://meet.goto.com/install>

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 corner of the page. Please note that there may be a slight delay (15-30 seconds) between the meeting and the livestream (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

1. Welcome and Roll Call
2. Review and Approve February 1, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Co-Chair Announcements – (10 min.)
5. Discussion of WPCPC Leadership and Possible Vote – (15 min.)
6. Discussion of Remarks from Truro Budget Task Force Meetings regarding WPCPC – (5 min.)
7. Town Staff Updates – (5 min.)
8. Motion from Committee Member – (10 min.)
9. Consensus on Remaining Uses for Area A – (20 min.)
 - o Commercial/Mixed Use
 - o Other Municipal Uses
10. Scope of Traffic Impact Analysis – (10 min.)
11. Recap Meeting Points, Agreements, and Action Items – (5 min.)
12. Review Next Meeting Agenda – (5 min.)
13. Public Comment – (5 min.)
14. Other Business
15. Adjourn



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

Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

February 1, 2023 | 6:00 p.m.

Members Present

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

Members Absent

Russel Braun, Ken Oxtoby, Morgan Clark

Also Present

Consultants (Carole Ridley, Allie Koch); Violet Rein

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 January 18, 2023. Motion to approve meeting minutes as written by Co-chair Wisotzky, seconded by Member Fischer. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Anne Greenbaum: Brief comment and request. Watched the last meeting and referenced long discussion about numbers for consultants for feedback on traffic. It seemed as though there was confusion and a missed opportunity. Consultants seemed clear that committee can provide several different numbers of potential units in order to conclude on impacts on traffic, etc. The committee only seemed to provide one number. Request to add future discussion to provide several other numbers and get traffic information on these as well. Do all of the data collection at once.

Policy Memorandum # 54 and Voting Procedure Discussion

Co-Chairs noted they are working on submission to Annual Town Report. Committee has done great work, and has met twice monthly for two years. For many, this process was not expected to continue for this long. Thanks shared for ongoing commitment to this work. Last week was new for us, we stepped out of the consensus model. We will still work and strive to meet consensus as much as we can. Sometimes that cannot happen, and a vote may be required. Standards of Professional Conduct shared with committee. Commitment to policy includes attention to Civility, Integrity, Respect, Ethics, Communication, and Teamwork.

Alternate Voting Process – Co-Chairs understanding was that alternates could vote if there was not a quorum. It was brought up after the meeting that this was not the only way to vote when required. The Co-chairs conducted research on the alternates voting process outside of regulatory committees. There is no state or local guidance on what committees have to do, and it's not addressed in Robert's Rules of Order. Co-Chairs consulted with town staff and counsel for examples of other committees. It was determined that each committee has authority to self-determine their own process. Tonight, Co-Chairs requested that committee reach consensus on process moving forward with the following options for voting when consensus cannot be reached and a vote is required.

1. Alternates vote only when they are needed to make a quorum;
2. Alternate votes only when they fill a position of any absent member even if there is a quorum;

The decision is the Committee's to make. Co-chairs favor option #2, above – greater decision participation by alternates.

Co-chairs noted we should be voting on process without bias based on personal proclivities, etc. Discussion ensued on past committees' decisions to vote and meet quorum. Stephanie Rein noted the decision is based on the will of the committee. It can be brought to the attention of the Select Board if needed. Alternates are currently Jeff (1st alternate), Raphael (2nd alternate). These determine their voting ability. Members expressed value in alternates' opinions, and confusion on what is the role of the alternate. Motion by Member Lea to adopt option #2. Seconded by Member Gallo. 5 yes, 3 no. Total of 8 members present, 5 is majority. Motion passes. This will be process moving forward for voting situations.

Seeking Consensus: Recreation Uses

Discussion ensued on whether the master plan should include: An area large enough to accommodate mixed-use athletic fields or an indoor facility (and associated parking)? Other recreation areas? Walking trails? Location (in Area A, B)? Generally, having a recreational area for youth in town was a priority of the Town. Previous meetings have highlighted Recreation Committee and Town priorities for active and passive opportunities for recreation, walking trails, fields, swimming pool, splash pad, etc. Conceptual plan detailed Area A and B, and +/-7 acre school area for potential athletic uses. Within this area, there is potential to locate 3-5 acres for recreational uses, parking. Field space can be accommodated on the property. This 7-acre area was not previously designated for housing. Members expressed uncertainty on parking areas, accessways, how vehicles can navigate, but believe there is value in adding athletic fields/rec areas. Brief discussion on Town's need and priority for an event space.

Consensus on Recreation

- A large area capable of accommodating a multi-use athletic field should be included in the master plan for now, until and unless there is a rationale for removing it. This rationale could be a lack of need (if Snows Field is retained), it can't be accommodated due to open space requirements or if it ends up limiting housing development potential. Use of this area as a community outdoor event space is preferred and could even include a small pavilion or building (more on that below). There was a good reaction to the plan showing the fields and parking being accommodated within the 7-acre dashed area adjacent to TCS. There was some confusion about whether all or some of the 7-acre field area is in Area A. Based on the prior concept plans the 7-acre area does not appear to be in area A (a couple of committee members said it is). This needs to be confirmed by Gordon Leedy and clarified in the next meeting.
- The master plan should include walking trails that are accessible to the public, including those with mobility issues (so a parking area would need to be located near a trail head).
- The master plan should include other recreation opportunities interspersed in development area A that would serve residents of the Walsh property as well as be accessible to the public. These could be small playground areas, a basketball or pickle ball court. Again, parking needs to be considered, as well as maintenance of all recreation facilities.
- Recreation uses should be included in traffic analysis.

Seeking Consensus: Commercial/Community Uses

Discussion ensued on whether the master plan should incorporate small scale commercial for retail, office, restaurant? Incorporate share work, shared kitchen, or maker space? Community gathering space (fairs, farmer's market, pavilion/gazebo?) Members discussed options to have a space for community gather like other local commons, or community kitchen. There are other, off site commercial buildings (specifically retail, shops, restaurants) and spaces in the Town now that are not in use and are sitting vacant. Adding new

commercial spaces into the Walsh property is not realistic and may not be necessary. There is opportunity elsewhere in Truro to focus development efforts. Some type of auxiliary meeting space may be beneficial.

Consensus on Non-residential uses

- There is no interest in commercial space. However, there is interest in “community space”.
- There is interest in some modest amount of community meeting space or shared work/maker space and/or storage space that could be used by local tradespeople who might be Walsh residents. This could potentially be incorporated with or adjacent to the outdoor event space and field area.

Project Phasing Discussion

Benefits of phasing (ability to test market responsiveness; allows plan to adapt based on experience); Housing (phases to reflect unit number/characteristics from HPP; discuss with development interests); Infrastructure (infrastructure to support entire master plan; modular installation of some infrastructure corresponding with phases); Mitigation (avoid segmentation).

There is interest in learning more about phasing and what a phasing plan might look like (how many units in each phase, mix of unit sizes and affordability, etc.). Questions were raised about how phasing would affect timing and economic feasibility of development (i.e., phasing would facilitate use of tax credits for affordable housing or could make the project less economically viable.) Phasing also will impact local residents who will be near construction activity. Some form of phasing may be needed to secure public support of the master plan, though not everyone ascribes to this viewpoint.

Visual Survey Overview

Example images for a future visual survey were provided. As the committee moves forward, feedback on housing form from the community will be needed. It was suggested that images from local affordable housing projects be integrated. On the slide for each building type, responders should be able to indicate non-preference, instead of just leaving that slide blank. Agreed to circulate the survey for further comment once those revisions are incorporated.

Preparation for next meeting

In order to move ahead with impact assessments, convey information about uses to T&B traffic analysts and Cape Cod Commission staff. The Co-chairs should also discuss with Barbara whether WPCPC can contact Scott Horsley for assistance with water and wastewater impact assessments.

Public Comment

No public comment.

Adjourn

A motion to adjourn meeting as written by Member Gaechter, by Member Wynne, seconded by Member Fischer. All in favor. Adjourned at 8:05pm.

December 14, 2022

To: WPCPC Members, Town staff, Select Board Liaison

From: WPCPC Co-Chairs

Re: **Advancing Discussion of Potential Municipal Uses on the Walsh Property**

Background

The WPCPC was charged to seek public input on potential uses for the Walsh property and consider that input along with other data in order to develop a Master Plan recommendation for the use of the property to Annual Town meeting. The group was directed to consider four primary uses - Housing, Open Space/Conservation, Recreation, and Municipal Uses/Town Needs. This consideration does not preclude the group from considering other uses such as mixed or commercial use.

Unlike every other Town committee, the WPCPC operates under a consensus model. Indicators of the committee's progress are not measured by motions and votes but rather by consensus statements. Two consensus agreements we believe are indicators that the group has largely done its job of considering two of the potential uses – Housing and Open Space. The group reached consensus on development principles the first of which states - "Maximize the impact of development in addressing community needs for affordable housing and other compatible uses." The group also reached consensus on the primary area for development known as development area A. Several issues related to this agreement remain unresolved, e.g., access, traffic, density, wastewater treatment. Housing (and other development) is allocated approximately 40% of the southern half of the 70-acre property in development area A. The remaining 60% includes a 7-acre set aside for school expansion with the remainder for open space/conservation as required by State, County, and local development restrictions due to wild life habitat and water system/supply protection.

While the group has not articulated this by consensus, our belief is that many of the recreational opportunities, such as hiking trails, can be accommodated within the open space/conservation areas as "passive recreation". Additional "active recreational" uses, if deemed best provided on the Walsh property might require space allocation with the area designated for development. We plan to "check-in" with the group on this assumption in order to formally reach consensus.

Moving Forward – Municipal Uses and Recreation

Given our work to date, we want to advance the discussion on the other two, less defined, potential uses – recreation and municipal uses. Informing and advancing this discussion with more clarity is the goal of this memo. Hence, we include some specific recommendations, many thoughts, and many questions for clarification and a better understanding. To be clear, the recommendations we offer have not been put to the test

of consensus but have been developed through active listening to the committee as it discusses these issues.

This memo is not a proposal, but a source document for the advancement of discussion on the Town's proposed High Priority uses that we have not focused on but require resolution in order to reach consensus on an overall Master Plan.

We use the document "High Priority Municipal Uses" presented by our Town Manager at our last WPCPC Meeting – 11/30/2022, as our guide and framework. We will offer thoughts on each listed potential use in order of their appearance. A further aim here is to delineate whether any of these could be located outside of development area A to help us fulfill our planning principle of maximizing the use of the development area for housing.

Passive Recreation on Designated Conservation Land

Since several uses discussed below may or may not be intended for placement on a portion of the Walsh property designated, by Commonwealth and/or Cape Cod Commission mandate, as open space/conservation land, it might be helpful to know the definition of "passive outdoor recreation" as used by the Commonwealth, in 301 CMR 5.0, for authorized open space/conservation land use. It reads: " Any outdoor activity that occurs in a natural setting with minimum disturbance of the natural and cultural resources and that is consistent with quiet enjoyment of the land including but not limited to hiking, nature study, outdoor education, cross-country skiing, snowshoeing, horseback riding, trail bicycling, hunting, fishing, picnicking, canoeing, ice-skating, community gardening in existing fields, swimming in a natural water body with minimal site development, or informal sports activities on an open natural field".

Town of Truro's Identified Highest Priorities

1. **DPW Facility** – although still on the Town Manager's and the Select Board's list of potential sites, the WPCPC members have expressed opposition to the use of the Walsh property for this purpose. However, no formal consensus on this potential use has been reached by the WPCPC.
2. **Water Tower** – preliminary presentations by the Town and its consultants have concluded the need for a water tower on or in close proximity to the Walsh property. The need is mostly for water pressure concerns for Walsh property development and potentially for the surrounding neighborhood, including the Truro central school. Discussions to date have focused on a location for the tower along the eastern edge of the Walsh property, abutting the National Seashore, and operationally close to the Provincetown well sites. Such a siting would preclude any impact on the area of the Walsh property described for development. Additionally, due to its minimal land clearing requirements, it's might be acceptable on conservation-designed land. It

would be helpful to know a more specific location, the approximate size of the tower, the area of land required for its location, a clarification of the ability for it to be placed on land designated as open space/conservation land, and whether it could actually be placed on one of the four Town-owned properties adjacent to the Walsh property, i.e., 241,243,245 Old King's Highway (10.84 acres combined and in close proximity to the two well sites), and 0 Quail Ridge Road (9.4 acres), thereby removing its potential impact on the Walsh property entirely. The Old King's Highway properties appear to have access from that road by sharing the use of Provincetown's access to their adjacent property containing the two well sites.

3. **Wastewater Treatment Facility** – this is a definite requirement for the development of the Walsh property. The open questions are its location and size. One option being discussed places it on school property. Alternatively, could the facility be built on the 7-acre set aside for school expansion, understanding that this use is not intended for physical expansion of the school but as a required buffer zone for a rebuilt or expanded school on its existing property? The location and size estimates should consider the potential for a phased development of the Walsh property, i.e., will the facility be built initially to the Walsh property's anticipated eventual buildout or would it be expanded if/when new phases are developed?
4. **Summer Camp Facility (A) with Seasonal employee Housing (B)** – it would be helpful to have an understanding of the physical requirements for such a facility (A) and the type of activities that would be offered at the camp – some activities might be considered passive recreation and could be conducted on conservation land, while others would be active recreation and not allowed on conservation land, thereby, required space within the area identified for development. The statement for this use seems to imply that the employee housing (B) associated with it would be collocated with the camp. Is that the intention or are other housing locations possible?
5. **Hiking/Walking Trails** – this passive recreation use is currently intended for inclusion in the Master Plan and implementation on lands designed for open space/conservation.
6. **Hiking/Walking Trails for the Visually Impaired, Outdoor Fitness Circuit/Trail (with Exercise Equipment)** – this use could also be accommodated within the open space/conservation area as passive recreation. Would portions of these trails be constructed also for citizens with other physical challenges, e.g., mobility challenged? This use, if it is to be for general public access,

i.e., not just Walsh property residents, will require a parking area which is generally not authorized on land designed for conservation.

- 7. Multi-Use Outdoor Space for Events, Concerts, Performances That Meets Public Safety Requirements** – it would be helpful to know how much land would need to be cleared to provide event space and parking and if any infrastructure is necessary. This use would require space within the area designated for development unless another location, with public access, could be identified. A possible alternate location could be at the relatively flat land at the east end of the school parking area, the area identified as the potential location of the 7-acre “buffer” set aside for future potential school expansion. Discussion with the School Board would be required to determine the impact, if any, on applying this land to future “buffer” consideration. Would most of the functions for such a facility be outside of normal school hours, e.g., evenings, weekends, and the summer season?