



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: August 30, 2023 | 6:00 – 8:00 PM

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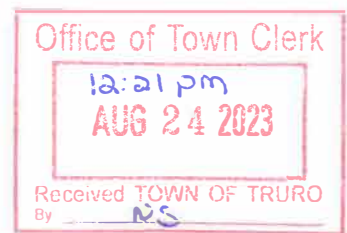
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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve July 26, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Town Staff Updates – (10 min.)
 - Update on WPCPC Charge
 - Online Survey Count
 - Update on Walsh Cottages
5. Summary and Discussion of Public Outreach to Date – (45 min.)
 - August 16, 2023 Community Event
 - Tabling Events at Transfer Station, Church, Farmers' Market
 - Other Outreach Events
6. Discussion of Warrant Article and Select Board Next Steps – (30 min.)
7. Recap Meeting Points, Agreements, and Action Items – (5 min.)
8. Review Next Meeting Agenda – (5 min.)
9. Public Comment – (5 min.)
10. Other Business
11. 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

July 26, 2023 | 6:00 p.m.

Members and Alternates Present

Co-Chairs: Eileen Breslin and Ken Oxtoby; Members: Fred Gaechter, Russell Braun, Jane Lea, Morgan Clark, Betty Gallo, Todd Schwebel, Paul Wisotzky, Steve Wynne; Alternate: Jeff Fischer.

Members and Alternates Absent

Members: Todd Schwebel, Violet Rein Bosworth; Alternate: Raphael Richter

Also Present

Carole Ridley, Sophie Mann-Shafir, Christine Jon Win

Welcome, Roll Call

Co-chair Oxtoby read the remote meeting access instructions and read the roll call and committee members present identified themselves.

Co-chair Breslin led discussion of the minutes of July 12, 2023 stating the minutes format were written in bullet points. Motion to approve meeting minutes as written by Member Gaechter, seconded by Alternate Fischer, unanimously approved.

Public Comment

There was no public comment.

Staff Updates

Co-chair Oxtoby indicated there were no members of the Town of Truro staff present, no staff updates.

Review and accept revised Executive Summary and Full Report

Co-chairs Breslin and Oxtoby facilitated a discussion with Members and the Alternate on ways to make the document more readable: increasing the font size, adding page numbers, enlarge and move Conceptual Master Plan images to the end of the document, and increase vision accessibility by switching out red lines or red copy. Wordsmithing, typos, and clarifying language edits were made throughout the document. To make edits, the document may increase to six pages.

Members Wisotzky and Braun suggested a new title “Walsh Property Community Planning Committee | Executive Summary | Progress Report for Community Outreach.”

Alternate Fischer asked that the copy regarding the existing 8 cottages be made clearer. Member Gaechter will provide a copy of the referenced memo dated May 11, 2021 to the co-chairs to revise the paragraph copy.

Member Wisotzky asked that images or references to “Walsh Development Constraints” be re-labeled “Walsh Property Topography” in each use.

Consensus made that all edits to the Executive Summary be captured in the Full Report page by page.

Timetable to review revised documents and finalize is one week, so we can make the Executive Summary and Full Report available to the public before the August 16 event. Both documents should clearly state “Draft For Public Comment.”

Homestead concept

Member Clark gave an overview of her discussion with Town Planner Barbara Carboni, building on an idea heard in public meetings, to incorporate homestead questions within the WPCPC surveys. The proposed language would use “Build Your Own Home (BYOH) rather than “homestead.” Member Clark emphasized that BYOH is only one of many solutions for housing, and more details are needed regarding qualifications,

limitations, etc. She hopes WPCPC can sponsor focus groups in the September timeframe to discuss BYOH in more detail with the community.

Survey – Review and approve questions (open ended; qualitative)

Co-chairs Breslin and Oxtoby facilitated a discussion with Members and the Alternate to review the Self-Administered Survey document in detail, including the addition of subheadings for clarity: 1) Land Allocation, 2) Housing, 3) Phasing, 4) Traffic, 5) Wastewater Treatment.

Member Braun asked that a question be added regarding the purchase price of the Walsh property being repaid by development of the property. Member Gaechter stated he did not recall any such reference in the original purchase price Town Warrant, other than the purchase was an acquisition by the Town that would be paid off.

Member Clark suggested additional clarification in the Phasing question to more clearly define how many houses would be in the first phase and requesting the copy be updated to include “How does the community feel about phasing, and to what degree?” Phasing can include not only number of homes, by home style and location on the property.

Alternate Fischer asked for clarification on wastewater treatment and suggested adding “Do you still have questions about wastewater and accessibility to the property?”

The survey will be distributed using Survey Monkey, with a link within the Executive Summary. Paper versions of the survey will be available for residents who are not online.

Consensus made that all edits to the Self-Administered Survey be captured in the Open Ended Survey page by page.

Further Discussion on Outreach Activities

August 16th event

Sign up for tabling and other community events

Consultant Ridley noted that a printed version of the Open Ended survey was to be used by WPCPC members during community events to capture public feedback.

She also stated that WPCPC members should add dates to the tabling event spreadsheet so we can coordinate dates and times. Co-chair Breslin noted it may be difficult to coordinate two people at each event and that Members should be prepared to do events on their own. She asked that Members complete the spreadsheet by the end of this week if possible.

August 16 event is on schedule, more information will be available by the end of this week. Co-chair Breslin noted that it will be great to see everyone in person at the event.

Recap Meeting Points, Agreements, and Action Items

Co-chair Oxtoby gave a summation of the work accomplished during this meeting.

Review Next Meeting Agenda

Public Comment

There was no public comment.

Adjourn

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

Summary of comments from facilitated discussions – August 16, 2023 Public Forum

The following is a summary of comments extracted from the sheets reported by facilitators at each public forum table. Comments are organized in the following categories:

- Allocation of uses
- Housing types and amounts
- Other housing related comments
- Phasing
- Level of community support
- Traffic
- Fiscal impacts
- Water/Wastewater
- Other

Multiple similar comments are documented to convey the frequency and different ways that similar comments were offered.

ALLOCATION OF USES

Comfortable with 40% of land/28 acres developed but the proposed development is too dense. A significant number wanted some assurance that the remaining 60% of total land would not be developed in the future.

Request more definition of what would take place in the commercial space.
Will the addition of commercial space have a negative impact on local businesses—has this been explored?
Others felt no commercial space is needed but may be needed elsewhere in town.

What is included in the recreation area? Pickle ball courts?
Like the inclusion of recreation space, and would like to see more open space.

Scope and size of proposal is too large. Too much affordable housing is concentrated in one location.
What is the impact on schools and local services for taxpayers?

Would like to see less housing, more space for public recreation such as pickle ball, tennis, pool, etc.

HOUSING TYPES AND AMOUNTS

All [at table] agreed need responsible development of affordable housing.

Nearly unanimous [at table] that density was too high. Almost all were in favor of capping development at 50 units total. Want to protect rural character of town. Abutters were concerned about impacts. Town should consider other options such as ADU, housing land trust, and such.

Variety of housing proposed was OK, but wanted to limit apartment buildings to two stories with both rental and owner occupied. Whatever variety of houses and apartments no more than 50 units.

Too many housing units, too many people.
Are there jobs to support all of these new people?
Too dense, too many housing units
Too big an increase in population

Summary of comments from facilitated discussions – August 16, 2023 Public Forum

Density is way too great

Many commented that there are too many apartments.

There should be fewer apartments

Do not want apartment buildings

Two stories should be the maximum.

Nothing above two stories (2 ft)

Buildings should be no more than two stories

Maximum 50-80 units, mix of single and dual town houses, and up to 10 Build your own house lots.

There should be a maximum of 42 units.

Maximum of 50 units.

This proposal is too suburban for Truro

This will change the character of Truro

More housing for seniors desired.

Seniors want to move out of homes into apartments – include a certain percentage of the units on the Walsh Property for seniors.

Some percent of homes should be for seniors.

Elderly are not mentioned in the plan.

Not clear that housing for seniors will be provided.

One person felt that we needed more density on the site and fewer single-family homes. More apartments.

One table was in agreement that the language needed to be “up to 252 units”. Not just 252 units. They felt like this language coupled with the phasing language helped them to feel more secure that things weren’t just going to be continually built on the site with no need, just to get to the 252.

More open space desired

There is no discussion of the plan for the open space use of the property

Plan offers very little for people who don’t live on the Walsh Property

There is support for Build Your Own Home/single-family house lots.

What kind of guidelines will be provided for these lots? Will tiny homes be allowed?

The lots should be deed restricted.

Restrict single family homes should not be allowed to be sold for profit for 30 years

How big are the lots for single family homes? If .5 acres there could be 56 lots.

Focus on the area of the site already developed.

OTHER HOUSING-RELATED

Not clear how many bedrooms are in each proposed unit.

Summary of comments from facilitated discussions – August 16, 2023 Public Forum

Do not believe the validity of the Housing Production Plan as a true reflection of community need. Data have been improperly applied-how will that be corrected to determine Truro's real housing need? How do we know if the Housing Production Plan is accurate? What was the transparency of that process?

Can units be restricted to Truro workers? How can Truro residents and workers be given preference?

How will it be decided how much housing is "small a" affordable and "large A" affordable?

Could some of the space be used for summer work housing, and used for something else (i.e., conference center) in the off season?

There were a lot of questions about affordable housing - who qualifies? What are the income levels? Will the units stay affordable? Who will live there? Need more information on eligibility for affordable housing, what are the guidelines, who is responsible, will the guidelines be adhered to? Who will monitor to ensure that affordable housing remains affordable? People agreed that there needed to be a prohibition on short term rentals for all housing on the property.

Concern that if get Federal or State grants housing will be open to anyone (Fair Housing requirement?), not just local people. Even if affordable, how do you keep it that way in future with priority for Truro residents? Lots of distrust – people saying existing affordable housing on Sally's way not being fully used, or people who get it don't qualify, or aren't local, and stories about other town Accessory Dwelling Units being used for summer rentals.

PHASING

All [at table] agreed this was a good idea.

Strong support for phasing. For most of the table it made the 252 number digestible. However there was one person who still had concerns about the number being too high and that once 252 was approved, it gave permission for there to be 252. So, the phasing for most made the plan palatable with at least one or two exceptions at the table.

Would like to see housing types mixed but this may be difficult to achieve.
Phasing should include a mix of each type of housing

Need specific information on phasing. How does it work in terms of water and wastewater infrastructure?

At least 3 phases, 20-25 units for first phase

After phase 1, how long we will examine until phase 2?

Is it possible needs will be met by phase 1?

Can development be stopped? Evaluate after each phase, allow Town Meeting to vote after each phase.

Phasing is a good idea, and Town Meeting should be able to vote in each phase.
Consider Cloverleaf phase 1 and Walsh as phase 2.

Summary of comments from facilitated discussions – August 16, 2023 Public Forum

Walsh property needs to be included in a town-wide housing plan made available to the public and transparent before implementation.

Phasing should be restricted to a maximum of 50-80 units recommended.

Phasing should consider truck traffic generated by construction.

Infrastructure can only be put in as phasing is put in.

Where is data from Cape Cod Commission, Association to Preserve Cape Cod about how what type of infrastructure can be supported on the site and where?

LEVEL OF CURRENT SUPPORT

Major things people were concerned about were housing density (too high), more detail on traffic (summer traffic survey and want a proposed plan), better information on how finances will be handled (what is cost to taxpayers), and how to guarantee priority for housing to Truro residents (now and into future). Also, there is much confusion about what people will be voting for in October (will it commit town to spend, and will they have chance to vote on different phases), and distrust in the process. There is a need to explain how much this will cost (development, maintenance, impacts on local services) and who will pay the costs

The majority of the table were supportive of the plan with the phasing, access and traffic caveats. There was no discussion of cost or tax consequence at the table.

This is going to Town Meeting too soon, too fast.

Could the Town Meeting vote be delayed to allow more time to gather information about traffic, density, funding, community services impact, impact to taxpayers?

What is Town Meeting being asked to approve? What happens after Town Meeting—is this the last opportunity for the community to weigh in?

Generally, there was a lot of confusion about the Master Plan, what it is, and what it commits the town to spend. If approved, will it commit the town to spend money right away, or will town get to vote on each phase at a later date? If the plan is approved what happen then – will select board take over and make decisions, or will there be a new committee?

Ask Town Meeting to approve first phase of no more than 50 units.

Concerns about water, safety, security for the Town.

Strong opposition to maximum density housing.

Town planning reports feature protection of Truro's rural character—this plan would not do that.

There is support for responsible development of affordable housing.

TRAFFIC

With only one access there are concerns about safety and accessibility for emergency services.

Summary of comments from facilitated discussions – August 16, 2023 Public Forum

Concerns about traffic and access! Folks didn't understand why the abutting roads to the north and south were taken off the table by Town Counsel. They wanted more information as to why.

All concerned, existing study is a joke, want summer counts, too dangerous in summer to make left hand turns. What is solution?

The current traffic assessment is insufficient and unrealistic. Looking only at winter traffic counts is insufficient.

Question the validity of the traffic analysis

Local Police and EMS involvement in traffic incidents from Shore Rd to South of Castle Rd.
Proposal to relocate DPW to the public safety facility expands the traffic safety zone and needs to be considered in the traffic study.

Traffic on the Route 6 corridor is now impacted by major infrastructure projects – not current traffic data.

FISCAL IMPACT

All were concerned there a hidden costs and that taxes will go up (example, how will water tower be paid for, what are guarantees that development will be paid for with grants?). What are increased costs to schools, policing services and such. There was no detail in the plan. It needs to be explained more clearly.

How much will this scale of development cost taxpayers increased taxes due to increased services

How much will this cost tax payers?

How much will tax payers have to pay for affordable housing?

Is it true that it could cost taxpayers in the range of 30,000-50,000 per unit?

Who will be responsible for the cost of wastewater treatment ongoing?

Will the area pay municipal taxes?

Who pays municipal taxes for rental units?

If renters do not pay taxes, who will be responsible for paying for the town services they receive?

Who in Town would oversee this development? Truro needs a full-time housing coordinator.

WATER RESOURCES

Concerned about protection of groundwater and water supply to wells, and wanted guarantee that any wastewater treatment system would work.

This scale of development will put too much pressure on water and wastewater demand.

More data are needed on nitrogen loading from the development.

Where is data from Cape Cod Commission, Association to Preserve Cape Cod about how what type of infrastructure can be supported on the site and where?

Summary of comments from facilitated discussions – August 16, 2023 Public Forum

OTHER

What are the best ways to retain families in Truro?

Everyone benefits when we have more families in Truro, more children in the schools.

Childcare is needed so people can work.

Concerns about impacts to abutters.

What can we learn from other regional projects—what size are those projects?

What is the cost of this development and who will pay for it?

What kind of zoning exemptions would be needed for this project to be developed?

Who will be responsible for managing the site?

One person wanted to make sure that energy efficiency etc... was included in the RFP.

What does Truro get out of this, i.e., a bus shelter, post office, community pool and such. Also, will housing be provided for town employees, community gardens, walking trails?

Will this density of development put pressure on the electrical grid?

Transparency of the process is important.

Dissenting opinions and minority opinions need to be heard.

It seems that studies and survey that don't match building plans are ignored or minimized.

What happened to the Town-wide survey that the town took? Are those results available to the people of the town? Results are reported to be on the town website but are not accessible. How can the results be accessed?

Should there be sidewalks?

Should there be an architectural competition?

What will happen to existing cottages, will they be historically documented?

Phasing

Maura Glaziel
508-404-8896

- rt 6 tied up with trucks for a VERY long time
- traffic of active traffic zone? / congestion
- make this a criteria

* YIKES! And DPW!

- after phase 1 how long will we examine before phase 2?
- is it possible that phase 1 finishes and our needs are met?

- I ♥ phasing

Where is regional
Smay/data from
Cape Cod commission +
association to present CC
about what/where can
support this kind of infrastructure?

allocation of uses

Maria Glazal
508-404-8846

- more open space (didn't adjust # of units when acreage was reduced)
- very little for people who don't live there (swimming pool)
- if we ^{want to} retain families — how do we do that?
attract? maintain?
- Senior / other popⁿ who want to move out of homes and into apartments — how?
- we ♥ build your own lots.

love the amount of units ←

housing types + ~~amount~~ amount

- Senior only housing certain percentage +
- too many units / less people +
- % for local preference
- More exits to highway?

* Affordable v
affordable —
how do we decide

* Is it TRUE that taxpayers will pay 30K - 50K PER UNIT?!

how much will this cost the taxpayer?



① Land Allocation

OPEN SPACE
COMMERCIAL

DENSITY - Too many apartments

- Two story high maximum

- Concerned about apartments

Increased taxes, services

- Electric Grid pressure on

Housing Types - More housing for seniors. Less apartments.

Phasing - At least 3 phases.

20 - 25 units for 1st phase

Likes, Dislikes, Comments -

By red 427
508 9330

TRAFFIC

WATER

SCALE OF PROJECT - LAND,
UNITS

How to restrict to Truro ~~Rest~~ ^{WORKERS}

Guidelines For BYOH
- Tiny Houses?

Too Fast to Town Meeting

WHAT IS INCLUDED in Recreation
Area? Pickleball?

WILL AREA PAY Town Taxes?

Phrasing - Need specific info
- evaluate after each phase
- Town meeting vote after
each phase

KEN
508 284
5399

Steve Wynne

1/8/23

HOUSING/WATER!

NOTHING ABOVE 2 STORIES (27 feet)
MAXIMUM OF 50-80 UNITS TOTAL
MIX OF SINGLE, DUAL TOWN HOUSES AND UP TO 10 BYO
BYO needs to be deed restricted
FOCUS ON AREA OF SITE ALREADY DEVELOPED (DISTURBED)
ALL SINGLE FAMILY HOMES OWNED CANNOT BE SOLD FOR PROFIT FOR 20 YEARS
SOME PERCENT SENIOR HOUSING

PHASING

INFRASTRUCTURE CAN ONLY BE PUT IN AS PHASE IS PUT IN
CLOVERLEAF IS FIRST PHASE, WALSH IS PHASE 2 - SHOULDN'T START UNTIL ~~IT~~ CLOVERLEAF IS COMPLETE
CAN STOP DEVELOPMENT AT ANY POINT
PHASING IS RESTRICTED TO MAXIMUM LIMIT 50 TO 80 RECOMMENDED
WALSH PROPERTY BEFORE PLAN APPROVAL NEED TO BE INCLUDED
AS PART OF A TOWN WIDE HOUSING PLAN MADE PUBLIC AND TRANSPARENT
BEFORE IMPLEMENTATION

CURRENT SUPPORT / CONCERNS

WATER (CONCERNS) SECURITY AND SAFETY FOR ALL THE TOWN
TAXES - WHO PAYS FOR WATER TREATMENT ON GOING
TRAFFIC CONCERNS - CURRENT ASSESSMENT INSUFFICIENT AND UNREALISTIC
STRONG OPPOSITION TO MAXIMUM DENSITY HOUSING
ADDITIONAL TAX QUESTIONS: WHO PAYS TAX WISE FOR INCREASED TOWN SERVICES FOR RENTAL OCCUPANTS (NON TAX PAYING)
INCREASE PREFERENCE ELIGIBILITY FOR EXISTING TRURO RESIDENTS AND TOWN EMPLOYEES
WHO IS TO ADMINISTER / MANAGE SITE
NO DISCUSSION OF OPEN SPACE USE PLANS YET

TRAFFIC CONCERNS

233

- LOCAL POLICE / EMS INVOLVEMENT IN TRAFFIC INCIDENTS FROM SHORE ROAD TO SOUTH OF CASTLE ROAD.
- PROPOSAL TO RELOCATE DPW TO SAFETY FACILITY EXPANDS TRAFFIC SAFETY ZONE. - MUST BE CONSIDERED AS 1 TRAFFIC STUDY

OTHER CONCERNS

DISSENTING OPINION & MINORITY OPINIONS NEED TO BE HEARD - IT SEEMS STUDIES AND SURVEY THAT DON'T MATCH BUILDING PLANS ARE IGNORED OR MINIMIZED

What happened to the town wide survey that the town took?

343

I've tried to find it online and haven't been able to
I asked at Town Hall and they told me to look online but
they didn't help me find it and I couldn't
knowing what the town's people think is really important. I think
they are hiding the survey results from us

What is impact of added commercial space on nearby small businesses?

Will it help or hurt them? Has this been explored

Traffic corridor on Rte 6 is now impacted by two major infrastructure projects
- not current traffic data

HPP is based on improperly applied data - (ACS data) how will that be corrected to determine real housing needs?

TOPIC

Housing Needs Assmt

- How do we know? Transparency?

Phasing

- How does work w/ waste water & other infrastructure

Scope/size

- too large
- too much 'affordable' in one spot
- impact on schools?
- impact on community services?

Community

- who's in it for TAXPAYERS ???

Access/traffic

Only 1 ACCESS. ???
Safety ~~???~~ Fire & EMS.

Cost

effect on taxpayer

Russ B.

413.519.3865

① Allocation

• No Commercial

(needed elsewhere in town?)

* Timing - Could decision delayed -
None for community engagement
More data on: - water, traffic, density
- bundling/funding
Not enough information - Community services
Ongoing maintenance
Cost

Housing

- No repeat max bldgs Cost to town

Too dense - too many

More info elasticity for housing

~~Need more info on~~

10/22 want clarity on what TM vote would be

Question findings + validity of HPP + Traffic analysis

~~How did costs~~

Should be 42 units
sell to Habitat (one person)

> How many units in other regions housing project - learn more about other projects

Phasing

Jean Krulic
646-884-3730

Sara Alce
(201)-87-4958

Other Comments

Town meet demand water + wastewater

Increase in population

Like - recreation space

More open space

Some bars

less housing - more recreational space
public ball
tennis
Pool?

PHASING

HOW CAN PROJECT BE PHASED SO AS TO HAVE DIFFERENT HOUSING TYPES BUILT (MIX OF HOUSING TYPES)

HOUSING TYPES

HOMESTAY
1 DEAR
SUPPORTED

- CO-HOUSING?
- LOOKS LIKE SUMMER DEVELOPMENT

Barbara

ALLOCATION OF USES

WHAT SORTS OF COMMERCIAL USES?

SOME NEED MORE OPEN SPACE
MCDONALD'S
TOO DENSE, 2 MARKS

FOR PLANNING? LET'S HAVE ARCHITECTURAL COMPARISON

OTHER

CAN ELECTRICITY BE GENERATED ON SITE TO SUPPLY

- OTHERS: MIX ~~IS~~ IS APPROPRIATE - THERE IS ENOUGH OPEN SPACE
- EXCELLENT W/ NAT'L SCENIC
- THOUGHTFUL MIX
- NEED RECAPITAL FOR RENT!

- CREATE ENERGY PLANTS
- STABILISE WATER
- NO SIDE EFFECTS?

CONCRETE
(KES DISCUS)
(COMMS)

ALLOCATION OF
 RESOURCES

Housing types

INTERMARKET — IDEA SUPPORTED

APPROXIMATE COMPETITION
 WITH THESE BE NEEDS

LOOKS LIKE SIMILAR DEVELOPMENT
 FOR PRODUCTION

CO-HOUSING?
(KES DISCUS)

FOUND AS MOST DESIRE
 IN TRURO

Housing types + products

PHASING

DIFFICULT TO PHASE DIFFERENT
 KINDS OF HOUSING —
 SHOULD BE ABLE TO MIX
 MIX UP TYPES OF HOUSING

USES

BUILDING TOO MUCH
MORE OPEN SPACE

HOW MUCH APARTMENTS HAVE TO BE USED

LIMIT IS
GONE OR
WITH CONCEPT?

NEED FOR VARIETY

LITTS MIX OF USES -
MOSTLY HOUSING
COMMUNITY RECREATION
- HOUSING MIX

68 ACRES
OF ACRES IS
CRITICAL
THAT IS
SMALL OPEN SPACE
CONNECTED TO STAIRCASES

RECREATION OF USES
WAS D/B

MOST THING PROVIDED
AREA OF TRAIL

- WHAT IS POOL??
- WAS SUPPORTED COURT
- RECREATION FOR ADULTS.

CITY SHOULD TRULY PAY FOR
ALL OF THIS? OR REVERT TRAIL

LITTS/DISLIKES/COMMENTS

THANKS TO COMMITTEE- A LOT OF WORK, TO BE COMMENDED AND RECOGNIZED

A REQUEST FOR THE PRESENTATION - THE REPORT SAYS THE COMMITTEE WORKS BY CONSENSUS. AND, IT SAYS THE COMMITTEE VOTED ON THE TARGET OF 252 RESIDENTIAL UNITS IN AREA "A" BY A 8-3 VOTE. I LOOKED INTO THE MINUTES AND SAW THE COMMITTEE AGREED TO VOTE ON THIS CAUSE CONSENSUS COULD NOT BE REACHED. 8-3 IS AN APPROX 70%-30% MAJORITY VOTE, BUT NOT A CONSENSUS.

GOOD LEADERSHIP AND TRANSPARENCY REQUIRES HEARING FROM DISSENTERS AND, AT LEAST, CONSIDERING THEIR VIEWS. SO MY REQUEST IS THAT AS PART OF THE PRESENTATION WE HEAR FROM THE 3 PEOPLE WHOSE VOTES ON THIS NUMBER OF UNITS WERE "NO", AS THEIR REASONS FOR VOTING NO ARE NOT IN THE REPORT, WHILE THE REPORT MAKES THE CASE OF THOSE WHO VOTED "YES"

I READ ALL THE PLANNING REPORTS ON THE TOWN WEBSITE THAT I COULD FIND. A CONSISTENT THEME ACCROSS THESE IS HONORING AND PROTECTING THE RURAL CHARACTER OF THE TOWN.

THE REPORT RECOMMENDS A NUMBER AND DENSITY OF DEVELOPMENT THAT DOES THE OPPOSITE OF HONORING AN PROTECTING THE RURAL CHARCTER OF THE TOWN, IT LOOKS MORE LIKE A TEMPLATE FOR MOVING TOWARDS A SUBURBAN-TYPE TOWN, AT LEAST IN THS AREA BETWEEN THE WALSH PROPERTY AND NORTH TRURO (DUTRA'S STORE) - esp if Walsh property may be designated for housing

FULLY AGREE TRURO NEEDS AFFORDABLE HOUSING, BUT REPORT CALLS FOR DEVELOPMENT THAT IS TOO BIG/TOO DENSE. NEEDS TO BE SCALED BACK - AROUND 50.. TRAFFIC/SAFETY CONCERNS WITH SINGLE ACCESS ROAD

AS SAID IN THE ECONOMIC DEV STRATEGY REPORT,

The solution to the AFFORDABLE housing crisis should be multi-pronged: building affordable housing in appropriate locations, such as the Cloverleaf, Walsh property, and through mixed-use development; increasing use of the Town's Accessory Dwelling Unit bylaw and expanding access to loans for ADUs, such as those available in other parts of the Cape; augmenting incentives to second homeowners to rent their houses year round; using mobile homes at the campgrounds for workforce housing; creating a tax on home sales over \$1M to fund affordable housing development, among others.

I WOULD ADD TO THIS: LAND TRUST HOMEOWNERSHIP FOR STABILITY FOR WORKERS AND THEIR FAMILIES AS WELL AS WEALTH HABITAT FOR HUMANITY ^{Build} _{House,} ALSO DEVELOPER-LOCAL BUSINESS PARTERSHIPS WHERE BUSINESSES INVEST IN DEVELOPING RENTAL HOUSING FOR THEIR WORKERS AND SUBSIDIZE HOMEOWNERSHIP UNITS

Concerns

JLPP
604-277-
RTTU

max development 40%
must remain undeveloped 60%

- proximity to abutters
- OK w/ 40% developed land however not the density
- direction of wastewater flow
- placement of water towers or is there an alternative

- ~~if approved, [unclear]~~
what community input will be included; select board or new committee

- "protect rural character of Truro" this plan does not accomplish this
- Cost of project → no \$ is available
- Feb traffic study irresponsible
- honest & open communication
- unanimous at table density way too great
- Impact on existing infrastructure i.e. schools, police & services
- monitoring to ensure Truro residents have priority & to be sure units remain available as "affordable" to Truro residents

Considerations

- land trust
- explain financing more clearly & honestly → grants? increased taxes
- look into current use of affordable housing
- ★ - 50 cap on units (rental / owner occupied)
 - mix of no more than a story apt. dwelling + single family houses
- all agree we need responsible dev. of affordable housing
- Oct town meeting, define Phase I (no more than 50 units see ★) and vote only on Phase I
- please reference attached printed notes

- concern - # of accesses ² to the property
- want clear report of how many exemptions are being approved in this project + what they are
- 28.5 Acres being developed - concerns that this is over development
- phasing is a good idea, town NEEDS TO BE able to vote on each phase
- If you make a grand plan which aspect of the plan would be phase one - there should be some of each in phase 1
- phase one should be some of each kind of housing
- regulation so these can't be summer rentals - air b & b's
- this is a significant increase in population there are people living in the camp ground
- 500 more year round workers - can we support that many people - jobs
- Do we prioritize Truro Residents, yes - can we do this?
- the elderly are not being mentioned in this report
- water quality - nitrogen load - need data on this

(2)

- how will this effect taxes

- there is concern that this won't help with the summer workforce - could there be summer workers housing, could the space be used for a conference center in the winter

- No mentioning of costs & risks here
Risk report needs to be presented - what if the developer goes belly up. Will our taxes go up

- who pays for the nature trails & ongoing maintenance of the properties

- Likes the Planning Principles that the Walsh Comm. established - would like to see the town adopt these principles

- elements of plan benefit people who live here already - Community Gardens, walking trails

- everyone will benefit by having people to work in the community, kids to go to our schools

- child care is needed so people can work

3

- Who is administratively overseeing this - ?
we need a full time housing coordinator
- Make sure it is being used for what it is supposed to be used for
- Process, transparency of the process is important
- What conditions must be done 1st - pre phase 1, operational planning before we start - waste water system to be set

- Support if budget is small
- Tiny houses
- Density is concern

Allocations:

Morgan's group

Open space = untouched?

health facility → adult rec. = adult pool

what is driving the "non-residential" space?
make sure elderly can live there

Questions/concerns around community parking

Historical documentation / preservation of existing cottages? (David Leviathan)

WWW.LONDONTIMBERFRAME.COM

~~the~~ Tax burden for allocations?
what is it going to cost?

Housing Types & Amount

- Too many people
- how many bedrooms in the units
- Allocation for: elderly
- Not supportive of 3 story bldgs
- TRUD should send out an RFP w/ specifics on what TRUD wants.
- why are developers telling us what they can do?
- Habitat for Humanity
- Mismatch on affordable needs?

More Mixed Income housing

subsidized

year-round market rate (ish). deed restricted
minimal support for density - elevator buildings are Hard
are the single family homes for sale? NO

total # 156 ^{affordable} ^{state} ^{pop (as a stat)}

market
lets find out the need for town employees. we want numbers
→ people who work in the town.

Deed restrictions will be important

1.5 acre for single family homes = 156
• town homes or duplex

PHASING

- NO slow creep
- Town employees & FT residents a priority.
- we are in charge - not developers

Eileen 413 324

7455

- 1) Number of people + cows
- 2) Concrete door access
- 30 2^o access - 7^o level
considered
- 3) area for ball field
- 4) Crapper & # of 3 story
60% needs
where did it
come from
3 story
of need for 3
story building
- 5) nothing for toy garage
was shelter for
light - 5-6 lights
leaving myself -
dogs? get
post office
full zone
community goal
- 6) not part solve 2 problems
bridge
- 7) more affordable

plan it remain secure

defence of affordable

Phasing $\frac{1}{2}$ to a little
how much do you need
an original 40 unit design
out
some parts - 5 mil.

Carl should about need
the home dept. returned
should love the cost base

Pat office - some nuclear
infrastructure

troops in Hoge Park to
overcome -

show in with safe
guards -

by crane & troops

safe - 50 hours -
closely take into
consideration

then see if that is
enough

working population have

your road / work line

work in daily way -

not covered during -

some heavy health

kind of project - set now

better system system

not done then with 250

sense of control over

human -

not going to happen

Doing
Phoney + taffers

what is it going to cost
as
tax

derived on public
source - EMS police
school system for
252

2 entrance exits

Notes from 8/16/23 Walsh Committee Meeting with Public – Jeff Fischer

Discussion with approximately 16 people at table. Almost all seniors, and from comments I got impression many were part-time residents. Would have been nice to know how many actual voters.

1. Amount of land being developed.

- Everyone was comfortable with amount of land, 28 acres, being proposed for development.
- A significant number wanted some assurance that 60% of total land would not be developed in the future

2. Housing Density – Almost all remaining time was spent on this. Major things people were concerned about were housing density (too high), more detail on traffic (summer traffic survey and want a proposed plan), better information on how finances will be handled (what is cost to taxpayers), and how to guarantee priority for housing to Truro residents (now and into future). Also, there is much confusion about what people will be voting for in October (will it commit town to spend, and will they have chance to vote on different phases), and distrust in the process.

- All agreed need responsible development of affordable housing.
- Density - Nearly unanimous that density was too high. **Almost all were in favor of capping development at 50 units total.** Want to protect rural character of town. Abutters were concerned about impacts. Town should consider other options such as ADU, housing land trust, and such.
- Variety of housing proposed was OK, but wanted to limit apartment buildings to two stories with both rental and owner occupied. Whatever variety of houses and apartments no more than 50 units. Not clear that housing for seniors will be provided.
- Question about what Truro gets out of this, ie a bus shelter, post office, community pool and such. Also, will housing be provided for town employees?
- Traffic – All concerned, existing study is a joke, want summer counts, too dangerous in summer to make left hand turns. What is solution?
- Finances – All were concerned there a hidden costs and that taxes will go up (example, how will water tower be paid for, what are guarantees that development will be paid for with grants?). What are increased costs to schools, policing services and such. There was no detail in the plan. It needs to be explained more clearly.
- Brief discussion of water tower, where it would be placed, and concern about cost.
- Meeting local need - Concern that if get Federal or State grants housing will be open to anyone (Fair Housing requirement?), not just local people. Even if affordable, how do you keep it that way in future with priority for Truro residents? Lots of distrust – people saying existing affordable housing on Sallys way not being fully used, or people who get it don't qualify, or aren't local, and stories about other town ADUs being used for summer rentals.
- Other - Some were concerned about protection of groundwater and water supply to wells, and wanted guarantee that any wastewater treatment system would work.

3. Phasing - All agreed this was a good idea.

Generally, there was a lot of confusion about the Master Plan, what it is, and what it commits the town to spend. If approved, will it commit the town to spend money right away, or will town get to vote on each phase at a later date? If the plan is approved what happen then – will select board take over and make decisions, or will there be a new committee?

There were a lot of questions about affordable housing - who qualifies? What are the income levels? Will the units stay affordable? Who will live there?

Strong support for phasing. For most of the table it made the 252 number digestible. However there was one person who still had concerns about the number being too high and that once 252 was approved, it gave permission for there to be 252. So, the phasing for most made the plan palatable with at least one or two exceptions at the table.

Folks wanted more definition of what would take place in the commercial space.

Concerns about traffic for sure! Access! Folks didn't understand why the abutting roads to the north and south were taken off the table by Town Counsel. They wanted more information as to why.

People agreed that there needed to be a prohibition on short term rentals for all housing on the property.

One person felt that we needed MORE density on the site and fewer single family homes. More apartments.

A couple of folks were concerned about the scale of the proposal and that it would change the character of Truro. These folks also didn't want more people in Truro.

One person wanted to make sure that energy efficiency etc... was included in the RFP. And that any plans/RFP needed to be peer reviewed. I'm not sure what they meant by this.

The table was in agreement that the language needed to be "up to 252 units". Not just 252 units. They felt like this language coupled with the phasing language helped them to feel more secure that things weren't just going to be continually built on the site with no need, just to get to the 252.

In general, I would say the majority of the table were supportive of the plan with the phasing, access and traffic caveats. There was no discussion of cost or tax consequence at the table.

Table Notes
Paul Wisotzky (He/Him/His)