



# Walsh Property Community Planning Committee (WPCPC)

**Hybrid Meeting | September 20, 2023 | 6:00 PM**

**Truro Town Hall – Select Board Chambers**

**24 Town Hall Road**

**Truro, MA 02666**

**[www.truro-ma.gov](http://www.truro-ma.gov)**

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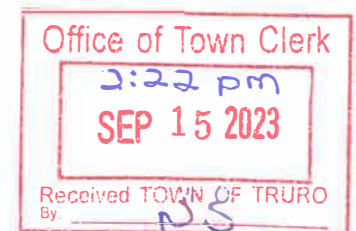
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## **MEETING AGENDA**

1. Welcome and Roll Call
2. Review and Approve September 13, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Town Staff Updates – (5 min.)
5. Chairs Report out on Presentation to Selectboard – (10 min.)
6. Review Frequently Asked Questions for Town Meeting – (20 min.)
7. Revisions/Additions to Summary Report – (40 min.)
8. Consideration of a Concept Plan for Inclusion in Summary Report – (10 min.)
9. Outreach for Town Meeting – (20 min.)
10. Recap Meeting Points, Agreements, Action Items – (5 min.)
11. Public Comment – (5 min.)
12. Other Business
13. Adjourn



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



**Walsh Property Community Planning Committee (WPCPC)**  
**Meeting Minutes**  
**September 13, 2023 | 6:00 p.m.**

**Members Present**

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

**Also Present**

Carole Ridley, Allie Koch, Sharon Rooney, David Wennerberg, Gary Garrison, Alice Longley, Daniel Mierlak, Darrin Tangeman, Denise, Geoffrey Medoff, Sharon Rule-Agger

**Welcome, Roll Call and Agenda Review**

Co-chair Oxtoby read the remote meeting access instructions.

Co-chair Oxtoby read the roll call and committee members present identified themselves.

Co-chair Breslin led discussion of the minutes of September 6, 2023. Motion to approve meeting minutes by Member Gaechter, seconded by Member Wisotzky. Unanimously approved.

Tonight's agenda was reviewed.

**Public Comment**

None

**Town Staff Updates**

Barbara Carboni noted an educational forum event tomorrow for the LCPC (9/14) at 5PM at the Community Center. She commended all LCPC members for accelerated work completed to date.

**Discussion on Consensus and Draft Recommendations**

Carole Ridley noted that tonight's discussion will review 20 draft recommendations. The recommendations are organized based on the most applicable Planning Principle associated with the recommendation/planning goal. Discussion of purpose of recommendations. Clarification was added that the Select Board will be voting on the recommendations. The Select Board would take a position on the warrant article, which would be to adopt the recommendations. The list of 20 recommendations was reviewed and WPCPC co-chairs and members provided feedback for each. Members suggested using standard language at the beginning of each planning recommendation.

Members generally agreed that the WPCPC should be responsive to feedback from the public. To get this proposal passed at Town Meeting, Carole noted the committee may want to consider the need for a cap for the overall project unit amount, and a range of units per phase. There should be confidence that what's going to be done will be reasonable for traffic, the environment, and for what the community needs. Given community input, it's not only the number of units that people are concerned about, but also a density concern (traffic, emergency vehicles access, etc.).

A summary of the revisions to the draft recommendations is provided below. Draft recommendations were reviewed, revised, and may have been re-numbered to allow for content integration and improved flow within the list.

**Rec #1:** Reference to the HPP was removed; it is known in the public that affordable housing is needed. The rec was revised to read: *“Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing.”*

**Rec #2:** Specified interest in providing deed restricted and homeownership opportunities that is attainable. Reference to “affordable” was removed.

**Original Rec #3:** Rec removed and incorporated into other recs listed.

**New Rec #3:** Commitment to residential units was capped at 160. Motion by Member Gallo to propose a maximum of 160 units with a first phase of 50-80 units, Member Fischer seconded for discussion. Member Wisotzky asked to separate the votes on overall unit number and then vote on phasing separately. Member Clark motion to amend to develop no more than 160 residential units. Motion seconded by \_\_\_\_\_. Vote to amend passed 8-3 with Morgan, Todd, Russ opposed. Amended motion passed 9-2.

**Rec #4:** Recommended a phased approach: Phase 1 will be 50-80 units. Motion by \_\_\_\_\_ for residential units to be developed in phases, phase 1 as 50-80 units. Member Gaechter seconded for discussion. Motion passes 8-3. Eileen, \_\_\_\_\_ and Steve opposed to amended motion.

**Rec #5:** No major changes.

**Rec #6:** Clarification was added to highlight development will be a mix of year-round housing, with thoughtful design for seniors and families.

**Rec #7:** Specificity added and now notes outer cape residence and workers should be given preference for housing as feasible.

**Rec #8:** Focus of the recommendation was shifted to focus on community-oriented uses on site.

**Rec #9:** Reference to future use of the 7-acre school area was removed. This area is allotted for Truro’s Central School for the time being.

**Rec #10:** Rec revised to reflect a total of 4 acres to be designated for public recreational purposes.

**Rec #11:** Rec updated to reference supporting Net Zero principles to maximize energy efficiency and reduce climate impacts.

**Rec #12:** Rec added to highlight recommended compliance with Low Impact Development (LID).

**Rec #13:** Rec revised to reflect a total of 60% of the 69-acre property will be protected open space.

**Rec #14:** Updated to note the use of ADA-compliant, publicly accessible trails.

**Rec #15:** Reference to the water tower was removed. Details pertaining to water supply are not available yet, however, we do know the site will be serviced by public water supply.

**Rec #16:** Specificity was added to the capabilities of the wastewater treatment system to address nitrogen loading and future changes in capacity.

**Rec #17:** Rec updated to reflect the benefit of designing with topography in mind.

**Rec #18:** Rec was updated and modified regarding language around traffic concerns. Additional studies will be completed.

### **Wrap Up, Future Agenda Items, and Next Steps**

Revisions to the recommendations (as seen above) and redline edits to the WPCPC Report and Recommendations draft will be circulated to the WPCPC before next week’s hybrid meeting for review and comment.

### **Public Comment**

Geoff Doherty expressed concern for water tower location and lack of consideration in the report recommendations.

**Adjourn**

A motion to adjourn was made by Member [XXX], seconded by Member [XXX]. Adjourned at 9:45pm.



## Memorandum

To: Truro Select Board  
Fr: Walsh Property Community Planning Committee (WPCPC)  
Eileen Breslin, Co-Chair  
Ken Oxtoby, Co-Chair  
Date: September 15, 2023  
Re: Recommendations for use of the Walsh Property

At its meeting on September 13<sup>th</sup> the WPCPC completed the enclosed recommendations for use of the Walsh property, with the intention of submitting the recommendations to the Select Board for consideration at its September 19<sup>th</sup> meeting. The Committee wanted the Select Board to see the recommendations as the Board weighs its position on the Special Town Meeting warrant article requesting Town Meeting approval of the recommendations contained in the WPCPC's report.

Over more than 30 months and 34 meetings, the WPCPC and consultants gathered information from the community on desired uses of the Property, and information from Town staff and advisors regarding water use, wastewater management, town needs, site access and traffic impacts. This engagement included presentations from the Housing Authority, Economic Development Committee, Recreation Advisory Committee, Department of Public Works Director, and Town water consultant. Community input was also gathered from a community online survey and several in-person outreach events. Based on this work, the WPCPC developed and issued a draft report for public comment on July 31<sup>st</sup>. A public forum to discuss the draft was attended by approximately 150 people was held on August 16<sup>th</sup>. An online community survey was open from August 10<sup>th</sup> through September 5<sup>th</sup>, in which 525 people participated. In addition, WPCPC members have attended the Farmers Market and Transfer Station over the past several weeks to gather community input. The community feedback on the draft from these outreach events was carefully analyzed and considered by the WPCPC, and was relied upon as the basis for modifying the recommendations contained in the draft report. The enclosed recommendations are the result of that effort.

The enclosed recommendations reflect what Town Meeting will be asked to adopt on October 21<sup>st</sup>. The recommendations will be integrated into a final WPCPC report, which will be submitted to the Select Board prior to its meeting on September 26<sup>th</sup>.

Thank you for your consideration of these recommendations and we hope you will agree to support Town Meeting approval of them.

## **Recommendations of the Walsh Property Community Planning Committee**

In order to *maximize the impact of development in addressing community needs for affordable housing and other compatible uses*, the WPCPC recommends:

R1. Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing.

R2. Within the 28.5-acre developed area, providing year-round deed restricted rental and homeownership housing that is attainable to a broad cross section of the Truro community.

R3. Developing no more than 160 residential units.

R4. Developing residential units in phases, and that Phase 1 be 50-80 units.

R.5 Recognizing that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

R.6 Providing a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

R.7 Giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

In order to *provide for compatible uses within the 28.5-acre developed area*, the WPCPC recommends:

R8. Providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.

R9. Allotting 7 acres to Truro Central School to allow the school to be eligible for State building funds to expand or renovate if needed in the future.

R10. Providing approximately 4 acres for public recreational purposes that may include multi-use athletic fields and/or community outdoor event space. Actual use will be determined by the Town.

In order to *provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production*, the WPWPC recommends:



R11. Supporting Net Zero principles to maximize energy efficiency and reduce climate impacts.

R12. For all development on the property, employing Low Impact Development (LID) principles such as using natural systems to manage stormwater and decrease the impact of development, using trees and other vegetation to filter and infiltrate water and provide shade and cooling; and reducing impervious surfaces. (adapted from <https://www.massaudubon.org/our-work/climate-change/local-climate-resilient-communities/land-use-rules>)

In order to *create recreational opportunities and community spaces that are accessible to all in the community*, the WPCPC recommends.

R13. Of the 69-acre property, retaining up to 60% of the property as open space. Regulatory requirements for protected open space will be met.

R14. Providing walking trails that are accessible to the public, including ADA-compliant trails.

In order to *protect water supplies for future generations*, the WPCPC recommends:

R15. Servicing the property by a public water supply.

R16. For all development on the property, utilizing an advanced wastewater treatment system to limit nitrogen loading. The system could be designed to include capacity to serve adjacent public buildings and homes.

R17. Using land efficiently and integrating development with existing topography.

In order to *promote public safety*, the WPCPC recommends:

R.18. Continuing to study and address the traffic and egress concerns of the parcel development and encourage creative solutions using all the Town's adjacent parcels, including Truro Central School, to design a comprehensive traffic solution for the area.



## Housing

### **What is the total number of units that can be built on the property?**

The WPCPC recommends development of no more than 160 units of residential units. development. The WPCPC also recommends developing residential units in phases, and that Phase 1 be 50-80 units.

### **In how many phases will the units be built?**

The WPCPC also recommends developing residential units in phases, and that Phase 1 be 50-80 units. The WPCPC recognizes that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

### **Is there demand for this housing?**

Recent regional studies have documented the significant need for increased production of rental and ownership housing affordable across all income levels:

- The 10-year forecast indicates that housing costs versus forecasted increases in household income within the county will worsen. The estimated gap in units that would be affordable at or below the 80% of median household income level is expected to increase.<sup>1</sup>
- Barnstable County-wide housing production targets across all income levels include demand for 22,000 homeownership units and 4,800 rental units. <sup>2</sup>
- Based on the average asking rent in Barnstable County, lower-income workers in industries such as Leisure & Hospitality and Retail Trade are severely cost burdened, having to spend 53% and 40% of their yearly wages on rental housing, respectively.<sup>3</sup>

[requested information about Sally's Way waiting list is pending]

### **How many bedrooms will each unit have?**

The WPCPC recommends a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

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<sup>1</sup> Regional Housing Analysis and 10-Year Forecast-Final Report. Prepared by Crane Associates and Economic Policy Resources for Cape Cod Commission, June 30, 2017, page 17.

<sup>2</sup> Ibid, page 19.

<sup>3</sup> Housing Market Overview and Economic and Fiscal Benefits of Housing Development in Barnstable County, MA, Prepared by The Concord Group for Housing Assistance Corporation. October 2022, page 28.

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

**What is the definition of affordable housing?**

According to the US Department of Housing and Urban Development, Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

The term affordable housing can be used to describe housing that affordable to a wide range of income levels. Most of what is considered affordable housing is constructed using state or federal funding programs and must meet income eligibility requirements. Affordable housing can also describe housing that is priced below market rates, whether or not it has been financed with state or federal programs.

All federal and state funding programs used to develop affordable housing set income limits for occupants to be eligible to live in the units developed using the funding. The income eligibility limits vary by program, and usually are expressed as a percentage of Area median income — referred to as AMI. AMI is defined as the midpoint of Barnstable County’s income distribution and is calculated on an annual basis. The FY2023 AMI for Barnstable County is \$124,300. Table 1 shows percentage of AMI calculated by household size.

**Table 1. Barnstable County Area Median Income by Household Size<sup>4</sup>**

% of Area Median Income	Household Size						
	1	2	3	4	5	6	7
50%	40,300	46,050	51,800	57,550	62,200	66,800	71,400
60%	50,790	58,050	65,310	72,540	78,360	84,150	89,970
80%	64,450	73,650	82,850	92,050	99,450	106,800	115,150
100%	87,010	99,440	111,870	124,300	134,244	144,188	154,132

To put AMI income levels in perspective. Here are some examples of salary ranges for local positions based on information provided by the Town:

- Truro Police Officer, Firefighter/EMT: \$66,776 -\$87,128 (not including overtime)
- Truro Fire Department Paramedic: \$73,454-\$95,841 (not including overtime)
- Truro Elementary School Teacher: \$49,973-\$108,637

Many households with incomes that exceed eligibility limits for housing built with state and federal support still struggle to find housing that consumes no more than 30% of household income. These households need homes that are priced significantly below the going market rates. These units are generally more difficult to supply because there are extremely limited

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<sup>4</sup> AMI figures in the Table are from US Department of Housing and Urban Development, Community Preservation Coalition or MA Housing Partnership One Program.

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

public resources available to underwrite the cost difference between market housing prices and what these households can afford to pay.

**Who would be eligible to live in rental units built on the Walsh property?**

Income eligibility requirements will depend on the sources of funding used to develop the housing.

Almost all affordable rental housing on Cape Cod is funded with state and federal tax credits. For projects using MA Low Income Housing Tax Credits, at least 20% of the units must be reserved for persons with incomes at/or below 50% of the area median income adjusted for family size; or at least 40% of the units must be made affordable for persons with incomes at/or below 60% of the area median income adjusted for family size. The Cloverleaf project is an example of a project using state and federal tax credits. Cloverleaf has 6 units affordable to households earning 30% or less of the area median income (AMI); 19 units for households earning 60% or less of AMI; 8 units will be affordable to those making less than 100 of AMI and 6 are market rate units. Because of the mix income requirements, all of these units are eligible for the state and federal tax credits funding.

**Will Truro residents be given preference for housing on the Walsh Property?**

The WPCPC recommends giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

**Who will monitor and ensure that rental units remain affordable in perpetuity?**

State and federal funding sources include requirements that the units remain affordable. Rental units financed with Low Income Housing Tax Credits must be retained as low-income housing for at least 30 years. The Town can also issue include restrictions on the use of land, including the requirement that the affordable units remain affordable in perpetuity.

Homeownership lots can retain affordability by requiring homeowners to record a deed restriction to maintain affordability.

**How will the rental housing be financed?**

It is anticipated that development of housing and commercial space at the site would be funded through State or Federal tax credits (the primary source of funding for affordable housing) and other public grants, much as was done at the Clover Leaf Development. Any affordable housing funded with these sources would be deed-restricted to ensure they remain affordable

**Who will own and manage the rental housing?**

The developer of the rental units will own and manage the rental housing property.

**Will the people who live in rental units be required to pay property taxes?**

As with any rental property, the property owner is responsible for paying the real estate tax bill. The developer will be the property owner.

### **Open Space and Recreation**

#### **Will open space on the Walsh property be protected in perpetuity?**

Of the 69-acre property, the WPCPC recommends retaining up to 60% of the property as open space. Regulatory requirements for permanently protected open space will be met.

#### **What types of recreational uses will be provided on the property?**

The WPCPC recommends providing approximately 4 acres for public recreational purposes that may include multi-use athletic fields and/or community outdoor event space. Actual use will be determined by the Town. The WPCPC also recommends providing walking trails that are accessible to the public, including ADA-compliant trails.

### **Non-residential Space**

#### **What will the commercial space be used for?**

The WPCPC recommends providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.

### **Costs to the Town**

#### **Who will pay for and manage the wastewater treatment system needed on the Walsh property?**

The Town may be eligible for state grants that could help to offset the cost of designing and installing a wastewater treatment system. However, the developer will be responsible for any design and installation costs not covered by grants, and for ongoing operation and maintenance of the wastewater treatment system.

#### **What costs will Truro taxpayers be responsible for paying?**

Community Preservation Act (CPA) funds collected through municipal property taxes and short-term rental tax receipts would be the primary sources of local funding for the project. Based on the experience of other affordable housing development projects, the Town could expect to contribute \$30,000-\$50,000 per unit from CPA and short-term rental tax receipts to underwrite development costs. The Town also could expect to provide a \$0, 99-year land lease.

#### **Will residents of the Walsh property require services that will increase local taxes?**

As a town-owned property, the Walsh Property is currently exempt from property taxes. In addition to \$0 in municipal tax revenue, the Town pays to service the bond issued to purchase the property. If developed the Walsh Property will generate annual tax revenue. By way of example, Sally's Way, a 16-unit property located in Truro, is assessed at \$2 million and

Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

generates approximately \$13,000 in annual property tax revenue. Larger affordable housing developments are assessed at higher values. Another example is Kings Landing in Brewster, a 108-unit affordable housing property on 17 acres, which is assessed at approximately \$7 million. Hypothetically, a newly built 50-unit affordable housing development in Truro could be assessed in the range of \$4 million to \$6 million conservatively. This range of assessed values would yield approximately \$27,000 to \$40,400 in annual property tax revenue to offset any potential increase in community services.

**How many people will live on the Walsh Property?**

The number of people who will live on the Walsh property will depend on the mix of units types, including studios, one-, two- and three/four-bedroom units. The precise mix of units would be determined by the Town in consultation with the developer and will be contingent on many factors including funding source and market demand. Not all of residents of new housing units would be new to Truro, particularly if the Town pursues the maximum allowed local preference option.

**What impact will this number or housing units have on the local school system**

Housing development would include a mix of studios, one-, two- and three/four-bedroom units. There is also strong interest in senior housing. Thus, not all units will house school age children. According to developers we spoke with, there are always fewer students than people imagine in new developments, and any students would span a range of ages from not yet in school, to elementary, middle and high schools. Moreover, not all students will necessarily be new to Truro, particularly if the Town pursues the maximum allowed local preference option.

Truro Elementary is currently under populated It has the capacity to educate 180 students and presently there are fewer than 100 students attending.

**Are there enough jobs for people who will be living on the Walsh property?**

It is a misconception that residents of newly built units would be unemployed. These householders would likely already be employed and would need to meet verified annual income requirements to be eligible for housing and or mortgage financing.

**What benefits will this development provide for Truro Taxpayers?**

- Creation of affordable housing that town employees could rent or purchase, and to meet need documented in the draft Housing Production Plan and Truro Economic Development Strategy.
- Community-oriented non-residential space that could be used for public meeting space, day care, community kitchen, live-work space or other community-oriented use.
- A significant increase in the Truro Tax base
- New passive and active recreation opportunities on a property that is currently inaccessible to the public.
- The addition of 7-acres to Truro Central School, making it eligible to receive state subsidies for any future expansion needs

## **Town Meeting and Community Input**

### **What is Town Meeting being asked to approve?**

Town Meeting is asked to vote to adopt the recommendations contained in the WPCPC report. This is a non-binding vote, which means that it does not commit the Town to take any action, but provides a sense of voters' preferences.

### **What happens if Town Meeting adopts the recommendations of the WPCPC?**

The Town will put together a Request for Proposals (RFP) for a first phase of development based on the recommendations of the report. The Select Board is expected to put forward an article to establish a community advisory committee to work with Town officials to develop the RFP for the first phase.

### **After Town Meeting, will Truro voters have a say in making future decisions about the property?**

If adopted, the Advisory Committee would provide a vehicle for ongoing community input in the development of the RFP for the first phase. Moreover, it is anticipated that there would be a process of community review and evaluation of need prior to initiating any subsequent phases of development.

## **Impacts of Development**

### **Will this housing overwhelm the local water supply system?**

Provided a new water tower is installed, water could be supplied to the site without affecting service quality or groundwater supply elsewhere in Truro and Provincetown. A new water tower is proposed by the Town of Truro to be located adjacent to the Property to ensure necessary water pressure for fire suppression for the Property and nearby areas. Water supply at the site will need to be negotiated with the Provincetown Water & Sewer Board.

### **Will this housing contribute nitrogen to the local groundwater supply?**

To protect the groundwater resource, and meet public water supply (Zone II) requirements advanced wastewater treatment will be needed at the site. The primary water quality concern is nitrate. Scott Horsley, Water Resources consultant for the Town, has recommended a potential shared wastewater treatment system with the school and/or other adjacent properties. A wastewater treatment system that services new development on the Property as well as the school would meet nitrogen loading requirements. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load in the Zone II, providing an overall public benefit through greater protection of the water supply. Treated water would be filtered at the site to recharge the groundwater.

### **Will Traffic Generated by Development of the Walsh Property Create Unsafe Conditions?**



Walsh Property Community Planning Committee  
Responses to Frequently Asked Questions

The Cape Cod Commission conducted a traffic analysis based on 260 residential units and 32,000 square feet of commercial use—much more than currently proposed. This analysis concluded that, based on the amount of development proposed, impacts to traffic on Route 6 were not anticipated to warrant a signalized intersection at the Property driveway. However, left turns out of Walsh Way onto Route 6 are anticipated to experience significant delays, particularly in summer months. During summer months at afternoon peak that delay will average 3.28 minutes or 196.8 seconds. Many people have expressed concerns about traffic impacts on Route 6, and more study of this issue is warranted. Recommendations for further study include:

- Collect additional traffic data under summer conditions
- Conduct a traffic study specifically including a gap analysis of Route 6 under summer conditions
- Analyze crash reports for Route 6 at Castle Road, Whitmanville Road, and the School driveway
- Evaluate configuration and treatment options for the driveway connection to Route 6

General infrastructure recommendations included consideration of all road users in project design and in connections to Route 6, and to work with MassDOT on improvements to Route 6 to better accommodate all users of the roadway.

**What will happen to existing cottages on the property?**

Two of the existing cottages are being moved to South Highland Road to be used for housing for town employees. There are no final plans for the other cottages but the Select Board plans to ensure they are historically documented.





# **Walsh Property Community Planning Committee ~~Draft~~ ~~Progress Report for~~ ~~Public Comment~~**

**and Recommendations**

~~August 2023~~

September 20, 2023

# Walsh Property Community Planning Committee ~~Draft~~ ~~Progress Report for~~ ~~Public Comment~~ and Recommendations

## Walsh Property Community Planning Committee

Eileen Breslin - *Co-Chair*

Ken Oxtoby - *Co-Chair*

Russ Braun

Morgan Clark

Jeffrey Fischer

Fred Gaechter - *Past Co-Chair*

Betty Gallo

Jane Lea

Raphael Richter - *alternate*

Todd Schwebel

Paul Wisotzky - *Past Co-Chair*

Steve Wynne

Violet Rein Bosworth - *Student Liaison*

Stephanie Rein, *Select Board Liason*

## Technical Assistance & Report Preparation



RIDLEY & ASSOCIATES, INC.

**Tighe&Bond**

**HALVORSON**  
Tighe&Bond STUDIO

Prepared By:

**Walsh Property Community  
Planning Committee**

~~August 2023~~

September 20, 2023

2

Walsh Property Community Planning Committee Draft Progress Report for Public Comment

Walsh Property Community Planning Committee Report and Recommendations

3



# Contents

Background_____	6
Introduction_____	8
Site Description_____	10
Planning Principles_____	12
Community Input on Development__	16
Proposed Development Plan_____	20
Phasing_____	22
Next Steps_____	28



*Existing structures on Walsh Way.*



# Background

In 2019, with the approval of Town Meeting the Town of Truro purchased the approximately 69-acre Walsh property (Property) located along Walsh Way in Truro. Voters instructed the Truro Select Board to form a diverse, citizen-based Committee that would be charged with developing a master plan proposal for development of the property that would then be brought back to Town Meeting voters for approval. The community-based planning process needed to include an evaluation of uses that could include open space, housing, recreation, commercial and municipal uses. The Walsh Property Community Planning Committee (WPCPC or Committee) was seated with 16 members and held its first meeting in February 2021. Unlike other Town committees, the WPCPC operates under a consensus model. The current roster of 10 members, a student liaison, and 2 alternates is as follows:

*Eileen Breslin - Co-Chair*  
*Ken Oxtoby - Co-Chair*

*Russ Braun*  
*Morgan Clark*  
*Jeffrey Fischer*  
*Fred Gaechter - Past Co-Chair*  
*Betty Gallo*  
*Jane Lea*  
*Raphael Richter - alternate*  
*Todd Schwebel*  
*Steve Wynne*  
*Paul Wisotzky - Past Co-Chair*  
*Violet Rein Bosworth - Student Liaison*

**Stephanie Rein, Select Board Liason**

The Committee has worked with two consulting groups since its inception – Consensus Building Institute (CBI) and Tighe & Bond/Ridley & Associates. Beginning in July of 2022, Tighe & Bond/Ridley & Associates were engaged specifically to assist the Committee in developing the master plan proposal. The plan will provide a roadmap for future uses and a basis for soliciting interest from developers.

This report summarizes the WPCPC's work to date. It captures the key decisions made by the Committee that inform a draft conceptual framework for the development of the property. As much as possible, the Committee used data to inform its decision making. Over a course of 34 meetings over approximately 30 months, the Committee has reached agreement on a draft plan that it we are now seeking feedback on from the Truro community. Please see this plan as a work-in-progress. Based on input from the community along with additional

"and recommendations"

and outstanding data collection and fact finding, the Committee will revise the plan for presentation to voters at a Special Town Meeting on Saturday, October 21.

We have developed a brief survey that you can take online using this link: <https://www.surveymonkey.com/r/WPCPCConceptual> or by picking up a copy of the survey at Town Hall, Truro Library or Truro Community Center. In addition, the Committee will be holding in-person and virtual outreach events over the next two months. Please stay tuned to the Town of Truro website for exact dates and times. We thank you in advance and look forward to your engagement with us as we continue our work.

"participants took online or by paper copy."

"held an in-person outreach event on August 16, 2023."

"additional information on planning for the Walsh Property."

"the Town."







*There are eight uninhabited wood frame cottages currently on the Walsh Property, which is accessed via Walsh Way.*

**"11 members, one student liaison, and one alternate."**

## Introduction

In 2019, the Town of Truro purchased the approximately 69-acre Walsh property located along Walsh Way in Truro for general municipal purposes. Voters instructed the Truro Select Board to form a diverse, citizen-based committee that would be charged to guide the development of plans for the development of the property that would be brought to Town Meeting voters for approval.

A Community-based planning process was initiated to evaluate potential uses that could include open spaces, housing, recreation, commercial and municipal functions. Initially, the Town engaged Consensus Building

Institute (CBI) to assist with ensuring a diverse and representative Walsh Planning Community Planning Committee (WPCPC or Committee) membership, facilitating how the Committee would function and assisting the Committee in engaging community input. Unlike other Town committees, the WPCPC was charged to operate primarily under a consensus model, but voting was used when the co-chairs determined consensus could not be achieved.

The WPCPC was seated initially with sixteen members with liaison Select Board member Stephanie Rein. Currently, it has ~~10~~ members, a student liaison and ~~2~~ alternates. It held its first meeting in February 2021. Since 2021, there have been 34 public meetings. A current roster

of Committee members is included in this document.

Subsequently, the Town engaged Tighe & Bond/Ridley & Associates to assist the WPCPC in developing a master plan for use of the property.

This document describes the process the WPCPC used to evaluate possible uses of the property and presents draft concept plans for how those uses could be configured on the property. This draft plan is provided for public comment and intended to inform community discussions about the future use of the property and inform development of a final plan that will be presented at the October 21, 2023 Town Meeting. If approved by Town

Meeting, the plan would provide a road map for future uses and a basis for soliciting interest from developers. The document provides development guidelines but actual development on the property may be different, depending on contractor bids.

~~The WPCPC has developed an online survey to allow community members to comment on the draft progress report. You can take the online survey using this link <https://www.surveymonkey.com/r/WPCPCConceptual>. Paper copies are available at Town Hall, Truro Public Library, and Truro Community Center.~~

~~Thank you for taking time to learn about the Walsh Property Community Planning Process and to provide your input.~~



## Site Description

The Walsh property (Figure 1) includes 8 existing uninhabited residential structures. One of the first tasks of the WPCPC was to review a report by Weston & Sampson commissioned by the Town that presented options for the disposition of the structures. The Committee did not feel it was within its charge to make a recommendation on the options outside of a master planning process. The Committee sent a memo to the Truro Select Board (May 11, 2021) with a non-binding recommendation to not accept any of the report's recommendations outside of a master planning process. The disposition of the cottages remains under consideration by the Truro Select Board and Town Manager.

Access to the site is from Walsh Way via U.S. Route 6 to the west of the Property. The Truro Central School (School) is located directly north. The Cape Cod National Seashore (Seashore) is located to the east. Single-family residential developments serviced by private road are located north (Andrew Way and Leeward Passage) and south (Short Lots Lane and Quail Ridge Road) of the Property. Small commercial developments are across Route 6, to the west.



Figure 1. Property Location



# Planning Principles

The Walsh Property Community Planning Committee (WPCPC) adopted the following planning principles to guide its evaluation of future use of the Property (10/22):

1. *Maximize the impact of development in addressing community needs for affordable housing and other compatible uses.*
2. *Provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production.*
3. *Create recreational opportunities and community spaces that are accessible to all in the community.*
4. *Protect water supplies for future generations.*
5. *Use land efficiently and integrate development with existing topography.*
6. *Meet open space and habitat protection requirements of applicable regulations.*

The following factors influence the development potential of the property:

## Public Water Supply

The Property is entirely within a Zone II groundwater supply protection area (Figure 2) which means certain land uses, such as hazardous waste and landfills, are restricted. The property is directly adjacent to a Zone I (400-foot protected radius) groundwater protection for the Town of Provincetown’s public water supply wells that provide some public water to Truro. The Property has also been identified by the Cape Cod Commission as a potential future public water supply area. Thus, any development on the property needs to consider how best to protect the groundwater resource. The Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property.

## Rare Species Habitat

The majority of the Property is mapped by the Massachusetts Natural Heritage and Endangered Species Program (MA NHESP) as priority habitat for State-listed species as shown in Figure 3 below. This designation requires onsite or offsite mitigation in a ratio of 1.5:1 (1.5x mitigation for 1x development) for any portion of mapped habitat that is disturbed by development. On-site protected open space is preferred by MA NHESP.

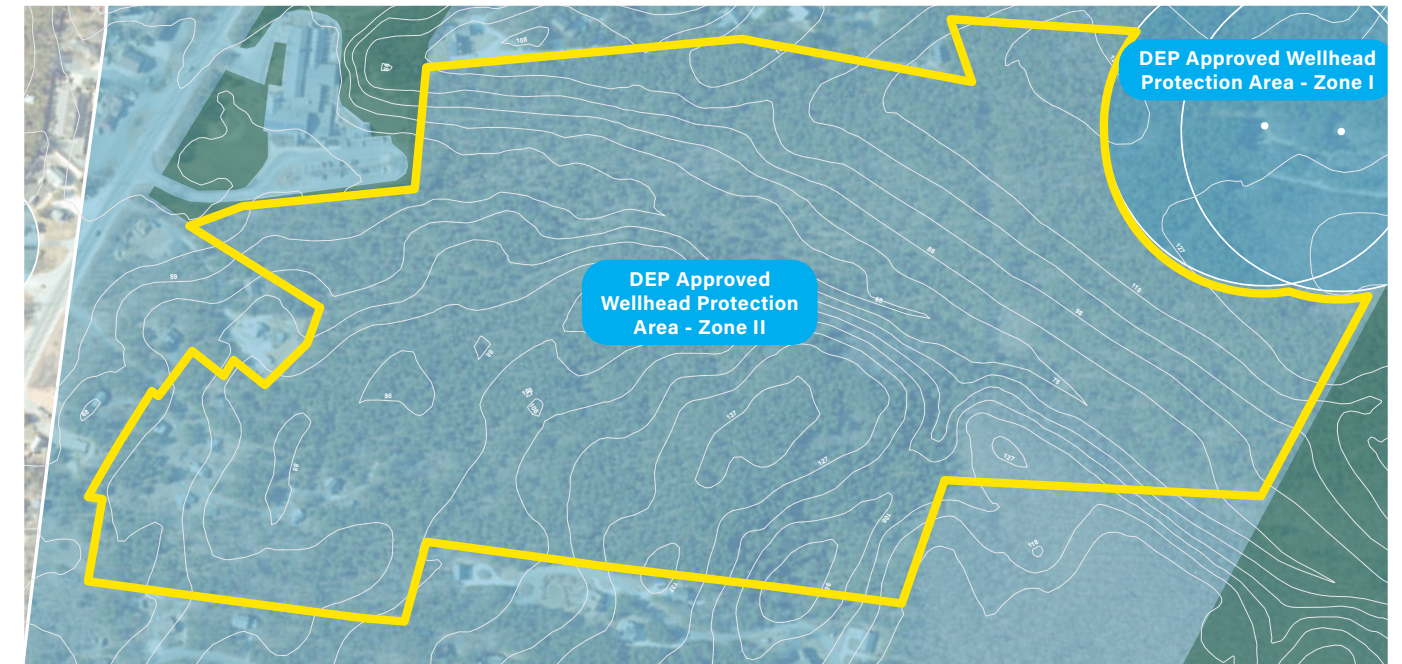


Figure 2. Water Resources

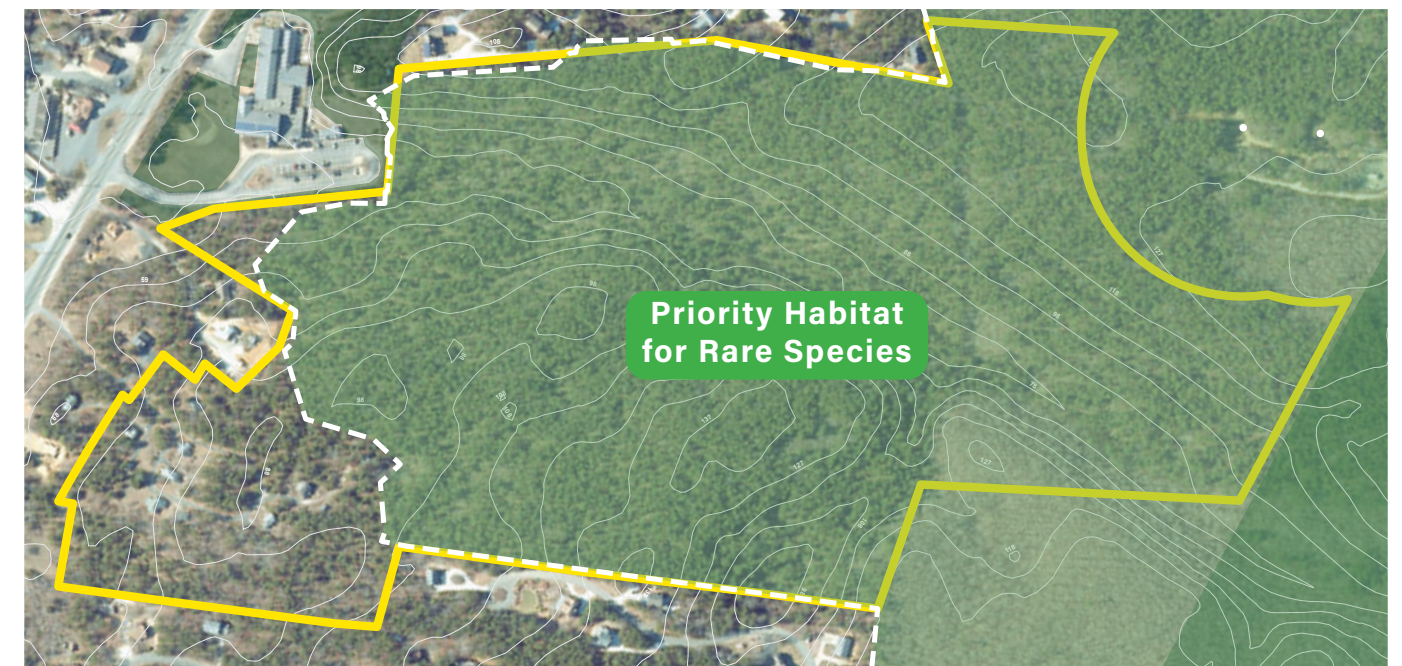


Figure 3. Rare Species Habitat



## Variable topography

Topography may limit development potential (Figure 4). Earth work would be required to clear small areas slated for development. Nearly 27 acres of the site has slopes of 10-15%; 30.7 acres of the site has slopes of 15-25%, and 11.5 acres of the site has slopes greater than 25%. A large, steep ravine runs in a northwesterly direction from the Seashore toward the School.

The Property includes two broad plateaus that offer the primary opportunities for development. One 28.5-acre plateau is located on the southwest side of the property. Another 5-acre plateau is located on the northeast portion of the Property, closer to existing water supply wells.

## Selection of Development Areas

Any development of the Walsh Property must take into consideration the factors listed above (water supply, rare species, and topography). The two broad plateaus would likely provide the primary opportunities for development. The 28.5-acre plateau, located on the southwest side of the property, is referred to as Area A. The 5-acre plateau located on the northeast portion of the Property, closer to the Provincetown water supply wells, is referred to as Area B, both as shown in Figure 5.

Based on site conditions and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28.5-acre southwestern plateau located closest to Route 6, known as Area A. The 28.5-acre Area A was calculated based on land with grades of less than 25%. Clustering development in Area A allows significant acreage to remain in

a natural state, allowing for future open space requirements to be met on site. Planning for the approximately 5-acre northeast plateau, known as Area B, is on hold pending the location of a possible future water supply well closer to the Provincetown water supply wells.

In consultations with MA NHESP, the vast majority of undeveloped land on the eastern side of the property is mapped as priority habitat for the Eastern Box Turtle, a State-Listed Species of Special Concern. The area with the existing cottages may also have some habitat value. Further consultation with NHESP Staff will be needed on the recommended site development and the amount of open space mitigation required. Designation as critical habitat does not preclude passive recreation, such as hiking paths or picnic tables in these areas. The State may place restrictions on the type of activities that may occur on any land protected through a Conservation Restriction as part of required rare species mitigation.

As mentioned, the property resides in a groundwater protection area. It has also been identified by the Cape Cod Commission as a potential future public water supply area and is being evaluated by the Towns of Provincetown and Truro as a potential site for a new water-supply well. In addition, the Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property, to be negotiated with the Town of Provincetown. The tower will provide water for any development on the property, and also help supply pressure to existing town buildings and for fire safety. Any tower or future well would require a 400-foot radius protective zone where no development could occur. For this reason, the Committee agreed not to propose any development on the eastern upland portion of the property at this time,

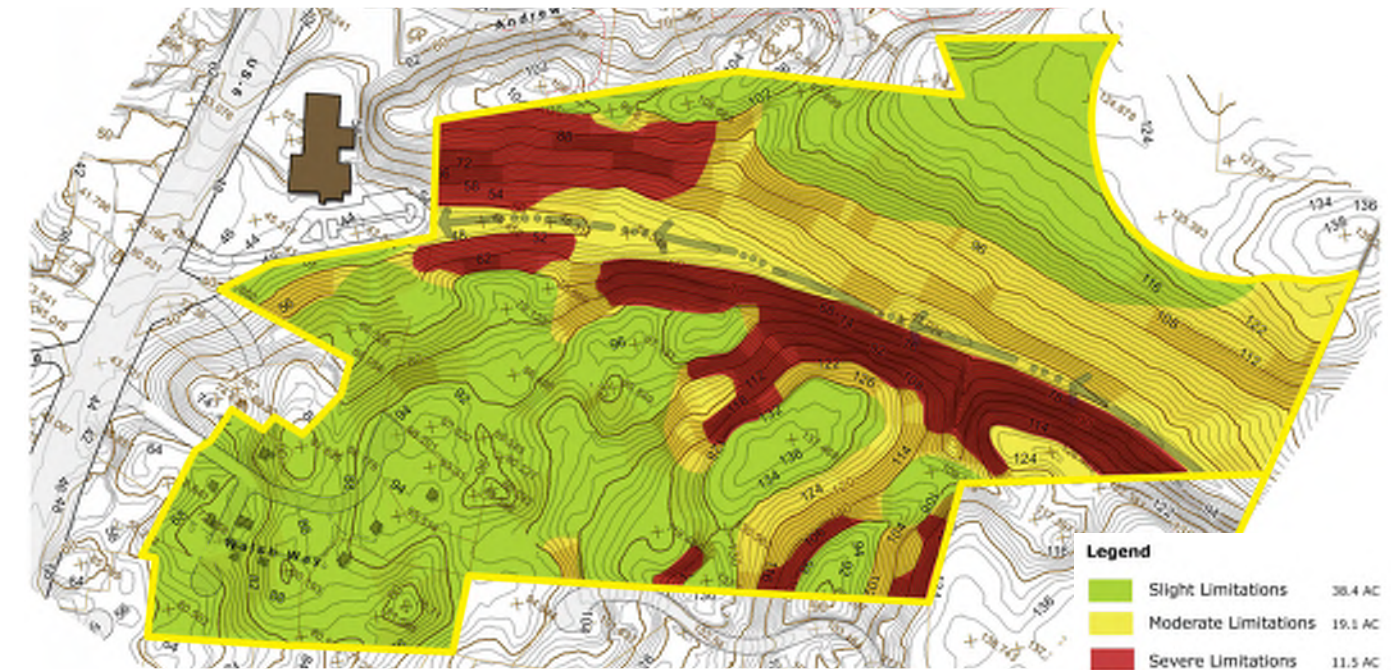


Figure 4. Site Topography

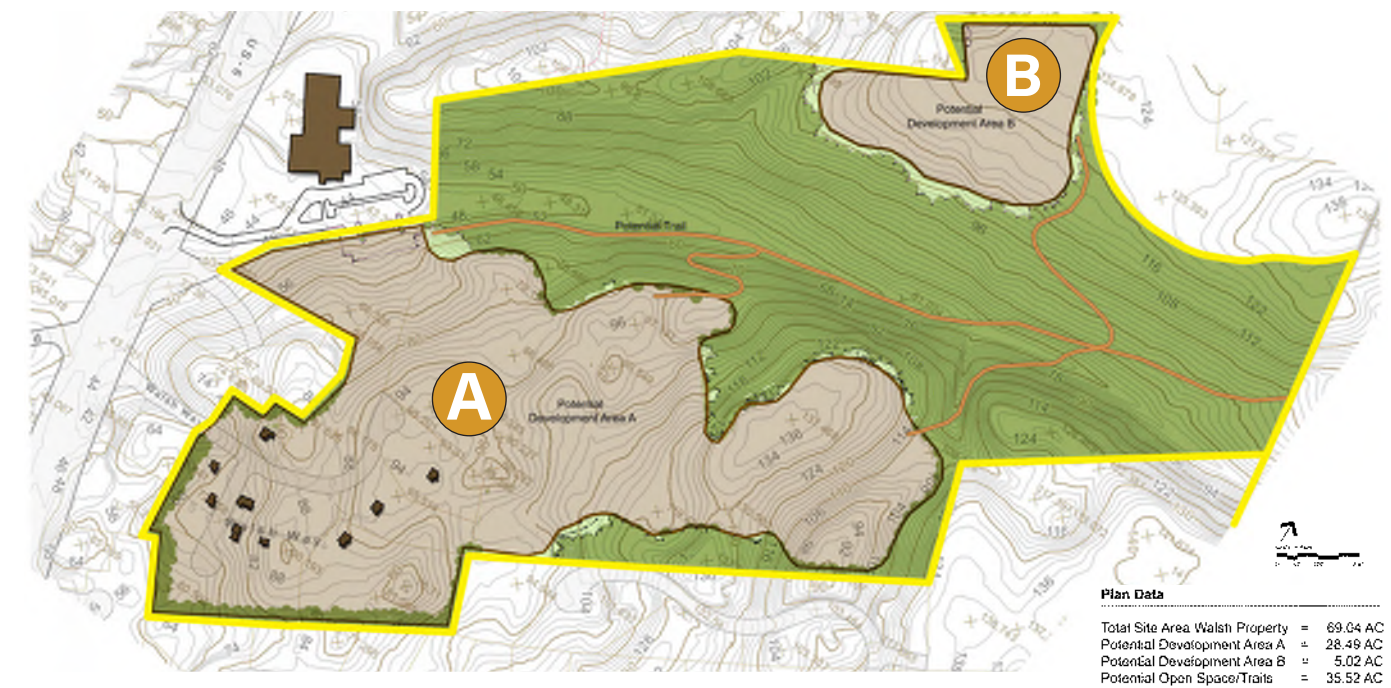


Figure 5. Potential Development Areas A & B



including the 5-acre Area B. Much of this area would have been dedicated to critical habitat protection anyway.

## Community Input on Development

In 2019, prior to formation of the WPCPC, the Town held a public forum at the Truro Community Center. Community members attended and expressed wishes and worries about the Walsh Property which informed the charge selection process for the WPCPC.

From December 2022 through April 2023, the Committee and consultants gathered information from the community on desired uses of the Property, and information from Town staff and advisors regarding water use, wastewater management, town needs, site access and traffic impacts. Highlights of this process included:

- A presentation from the Housing Authority on the draft Housing Production Plan, documenting the need from 2023-2036 for affordable housing. The draft 2023 Housing Production Plan documented the need for 260 units of varied sizes and units of housing for households earning between 30% and 120% of area median income (AMI).
- A presentation by the Recreation Commission identified the top three recreation priorities for the town: new field space if Snows Field is displaced; after-school recreation and program space; and general availability of a portion of the Property for active and passive recreational use.
- Discussion with members of the Economic Development Committee about the

need identified in the Truro Economic Development Strategy for affordable housing to enable local businesses to retain workers; a shortage of commercially zoned land in Truro; and the need for additional space for trades-oriented businesses.

- A presentation by the DPW Director which identified the need to site a new water tower adjacent to the Property; possible need for a new public water well; and described the site selection process for the new DPW facility.
- Comment presented by the Town Administration about the need for public outdoor meeting space for large community events.
- A presentation from the Town's consultant on wastewater management described options for meeting demand for wastewater treatment on the Property.

Please refer to the Walsh Property Community Planning Committee webpage for reports and data considered: <https://www.truro-ma.gov/walsh-property-community-planning-committee-0>

In addition to these presentations, the Committee benefited from extensive community input as a result of outreach efforts conducted for the Town's Local Comprehensive Plan (Plan) update. These efforts included the following:

- As part of early outreach for the Plan update in October 2022, a Town-wide survey was prepared through a collaborative effort among the Local Plan Committee, WPCPC, and Truro Housing Authority. The survey included questions seeking input from the community on key issues facing the Town, including the Property. Approximately 58% of the

respondents were year-round residents, with over 35% part-time residents. The survey was open between October – December 2022 and garnered over 600 responses. Responses on the three most important considerations for the Property were: housing (44%); environment (37%); and year-round community sustainability (31%). Water quality and climate change were also important considerations. Housing and open space were ranked as the highest priority uses for the Property. Overdevelopment of the Property was listed as the greatest concern in an open-ended question.

- A visioning session for the Truro Local Comprehensive Plan (LCP) update was held in October 2022. The LCP Committee hosted an Open House at the Truro Community Center. As part of this visioning session, participants were invited to provide input on proposed uses and development types for the Property in a poster board session. Key topics that came out of the Open House were: affirmation of support for housing, open space and recreation, and openness in considering whether the

Property should accommodate commercial uses in combination with housing.

- A community engagement session was held in December 2022 at the School to gather additional community input on residential building form, open space and recreational uses, and mixed use for the Property. Key topics that came out of the session: significant support for housing and recreation uses, and consideration of a mix of commercial and residential uses on the property.

To further gauge community interest in commercial use of the Property, the Committee hosted two virtual focus groups. The focus groups involved approximately 50 people in a discussion of possible commercial uses on the Property, including a community kitchen, day care, afterschool program space, live-work spaces for trades workers, and small-scale retail.



Interviews were conducted with ten development professionals with expertise and experience planning, developing or financing affordable housing. Interviewees were asked to comment on:

- Market feasibility of the desired density and mix of uses
- Ability to obtain financing necessary to achieve desired levels of affordable housing
- Adequacy of site access
- Feasibility of a phased development approach
- Other observations or suggestions

Below is a list of key take-aways from the ten experts.

- Density of housing units is closely correlated with cost of development. Townhouses are approximately 30% more expensive to build than a three-story, single loaded corridor building.
- Affordable rental units would need to be developed in phases of approximately 40-60 units over a period of years. There is no state subsidy source for affordable homeownership units.
- The Town should expect to contribute Community Preservation Act and short-term rental tax receipts to underwrite development costs, in addition to a \$0 land lease. These contributions have ranged from \$30,000-\$50,000 per unit in other towns.
- Outdoor gathering spaces are key to creating social connections. Some suggested making a green or community space a central feature around which development is designed.
- While some community-oriented

commercial space is desirable, the amount should be carefully planned in light of limited financing available for this use.

- Live work/trades and/or storage spaces were received with skepticism as potentially a concern to tax credit investors and potentially incompatible with residential units and Zone II requirements.

For additional information on developer input, please go to: [https://www.truro-ma.gov/sites/g/files/vyhlf9766/f/uploads/report\\_on\\_developer\\_input\\_060923.pdf](https://www.truro-ma.gov/sites/g/files/vyhlf9766/f/uploads/report_on_developer_input_060923.pdf). Based on the input received, the WPCPC agreed to consider commercial uses for the Walsh property, provided that this use did not displace desired residential units. Tighe & Bond prepared an additional concept plan that included 252 residential units and 32,000 square feet of commercial space. Based on developer input received May 2023 and public comments on the concept plan, the WPCPC agreed to reduce the commercial use to 10,000 square feet.

### Town Engagement

In February 2023, the Town of Truro, through the Town Manager's office, requested transportation technical assistance from the Cape Cod Commission to support the Committee's work. The project study area included Route 6 from Castle Road, north to Bayside Hills Road/Andrew Way and its intersections with: Castle Road, Whitmanville Road, Cabral Farm Road. Great Hollow Road/Walsh Way, Scrub Oak Way (School driveway), Bayside Hills Road/Andrew Way

Services requested through Local Technical Assistance included:

- Review of study area limits
- Conduct safety analysis – crash history

- Provide traffic counts available from regional or corridor studies prepared by the Commission or others
- Conduct traffic counts to complete Level of Service (LOS)/capacity analysis for project area intersections
- Prepare LOS/capacity analysis for existing and future build conditions
- Provide inventory of existing and/or planned alternative transportation modes/facilities in the project area (transit, on and off-road bike paths, etc.)
- Attendance at up to two (2) public meetings

It should be noted that the transportation analysis was based on 260 residential units and 32,000 square feet of commercial use.

A reduction in the amount of non-residential use on the Property would result in a reduction in trips generated from the Property. In addition, as the Technical Assistance request

February, summer conditions were addressed by developing an analysis conducted at Route 6 at the intersection with Truro town line.

The amount of development impacts to traffic on Route 6 at the intersection anticipated to warrant a signal at the intersection. However, left turns from Walsh Way onto Route 6 are not expected to experience significant delay, particularly in summer months.

During summer months at afternoon peak that delay will average slightly more than 3 minutes.

Recommendations for further study included the following:

- Collect additional traffic data under summer conditions
- Conduct a traffic study specifically including a gap analysis of Route 6 under summer conditions
- Analyze crash reports for Route 6 at Castle Road, Whitmanville Road, and the School driveway
- Evaluate configuration and treatment options for the driveway connection to Route 6

General infrastructure recommendations included consideration of all road users in project design and in connections to Route 6, and to work with MassDOT on improvements to Route 6 to better accommodate all users of the road.

**"A revised analysis will be performed reflecting the 160-unit cap."**

**"Following additional public outreach and feedback, the committee subsequently capped the total number of residential units at 160."**





# Proposed Development Plan

Based on the information gathering and community outreach described above, the Committee identified the following priority uses for Area A:

- **Housing** - The committee agreed to prioritize housing in Area A and based this decision on the well documented housing crisis and data from the recently completed Truro Housing Authority (THA) Needs Assessment and Housing Production Plan. A voting majority of the Committee (8-3-0) decided on a target of 252 residential units in Area A, consisting of 152 year-round housing units to meet approximately 60% of the affordable housing need identified in the THA report. In addition, the Committee felt it was important to provide 100 year-round housing units available to those with income levels somewhat higher than specified in the THA report, to help families stay within the community. The housing

"originally"

ould include a mix of rental and ownership opportunities. This need for this type of housing regionally, including Truro, is well documented in the 2022 report *Housing Market Overview and Economic and Fiscal Benefits of Housing Development in Barnstable County* conducted by the Concord Group for the Housing Assistance Corporation.

The total of 252 units will require buildings with higher density than is typically found in Truro, yet comparable to other affordable housing development projects on the Outer Cape. Building types would range from 2-3 story apartment buildings with elevators, to townhouses, and single-family homes.

"160"

- **Energy-Efficiency/Renewable Energy** - The buildings are oriented to maximize the potential for solar gain and the buildings would be constructed to maximize energy efficiency and to utilize renewable energy wherever feasible.
- **Community-oriented commercial** - The Committee agreed to include up to 10,000 square feet of non-residential/community uses in Area A, provided this does not displace desired housing units. Non-residential uses could include space for community-oriented businesses (e.g. day care, youth center, food pantry/kitchen); small scale retail; and/or live-work spaces for trades, artists, or other businesses.
- **Recreation** - The Committee agreed to include space for multi-use athletic fields and/or a community outdoor event space, provided this does not displace desired housing units. This area would be located adjacent to the school. Walking trails that are accessible to the public would be located throughout the site and link undeveloped land with area A and could potentially extend into the National Seashore. Other small recreation opportunities interspersed in Area A for public use are also desired. Recreation will also be included in space designated as wildlife protection.
- **Open Space** - There will be protected on-site open space to meet regulatory requirements for State-listed species. On-site open space is a valuable resource for residents and the public for passive recreation including hiking and picnics adjacent to the Seashore.
- **Land for Truro Central School** - The school is located on the east side of approximately 7 acres

"Following additional public outreach and feedback, the committee subsequently capped the total number of residential units at 160."

the School is included to make it eligible for State building funds to expand or renovate if needed in the future. This land could continue to be used for active/passive recreation if the land is considered by the State as needed only to satisfy land area requirements for expansion.

## Other Site Development Considerations:

- **Site access** - The only established access to the Property via Walsh Way. The town is exploring alternative means of access. The private roads (Andrew Way/Leeward Passage, Quail Ridge Road/Short Lots Lane) on the north and south sides of the Property have been determined by Town Counsel to be inappropriate for primary and secondary access and have therefore been eliminated from consideration. The Town is reviewing other options for additional access to the Property.
- **Transportation** - Traffic into and out of the site was a major concern for the Committee. The public also expressed concerns about traffic. The only established access to the Property is via Walsh Way. A preliminary traffic study was conducted by the Cape Cod Commission Transportation Staff at the request of the Town. Given feedback from the community, the Committee felt more rigorous analysis is needed and that traffic alternatives, such as a roundabout, should be considered. The Town is also exploring alternative means of access.
- **Water supply, treatment, and runoff** - As mentioned previously, water supply at the site will need to be negotiated with the Provincetown Water & Sewer Board. The development plan is based on the

assumption that public water supply will be available. A new water tower is proposed by the Town of Truro to be located adjacent to the Property to ensure necessary water pressure for fire suppression for the Property and nearby areas.

To accommodate the desired density of uses, protect the groundwater resource, and meet public water supply (Zone II) requirements advanced wastewater treatment will be needed at the site. The primary water quality concern is nitrate. Scott Horsley, Water Resources consultant for the Town, has recommended a potential shared wastewater treatment system with the School and/or other adjacent properties. A wastewater treatment system that services new development on the Property as well as the school would meet nitrogen loading requirements. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load in the Zone II, providing an overall public benefit through greater protection of the water supply. It is intended that treated water would be filtered at the site to recharge the groundwater.

Development at the site will produce runoff from impervious surfaces. To mitigate runoff effects on downslope owners and recharge the aquifer, infiltration basins will be located throughout area A. Stormwater runoff from impervious surfaces will be contained and infiltrated onsite to the maximum extent feasible consistent with Low Impact Development practices.

- **Funding** - It is anticipated that development of housing and commercial space at the site would be funded through grants, much as was done at the Cloverleaf



Development. Any affordable housing funded with State or Federal tax credits (the primary source of funding for affordable housing) would be deed-restricted to ensure they remain affordable.

## Phasing

The Committee proposes that housing development occur over multiple phases - at least three - for a variety of reasons, including, but not limited to, developer feedback, funding availability, community feedback, infrastructure buildout, ongoing short- and long-term needs assessment, and deferring landscape clearing until needed. The first phase of any development would need to include infrastructure in addition to adequate housing to address the current crisis that Truro is experiencing. Input from experts and Cape developers suggests that 40-60 units per phase is the preferred construction model.

Phasing of development achieves a number of important community planning objectives:

- Responds to community concerns about the size of development
- Eligibility for important sources of financing for affordable housing
- Allows for absorption of housing units into the local market
- Helps to manage construction-related disturbance on local roads
- Allows the town to plan for any infrastructure and services needs
- Provides the ability to adapt the proposed development plan based on community experience or market conditions.

The WPCPC recognizes that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

In light of the benefits of phasing, and recognizing that it is not feasible to stipulate phasing details at this time, the WPCPC offers the following draft guidelines to be factored into the formulation of phases of development. It is the WPCPC's hope that the Town will include these guidelines, as they may be amended based on public input, in any solicitation of proposals to develop the property.

### Phasing Guidelines

1. *Phasing of development of the Walsh Property should be required.*
2. *Each phase of development should be designed to:*
  - A. Meet market demand for proposed housing units and non-residential space that is supported by appropriate market research
  - B. Include year-round housing units that are affordable to a mix of income levels.
  - C. Include a mix of rental and homeownership housing opportunities
  - D. Create a visual and functional sense of community on the Walsh Property, and in relation to the Town

- E. Install water, wastewater, stormwater, and roadway infrastructure needed to support development in the proposed phased and enable efficient connectivity to prior/ subsequent phases.
- F. Include green spaces or trails that are accessible to residents of the Walsh Property and the general public.
- G. Minimize construction-related impacts on local roads, including built sections on the Walsh Property.

~~The two draft conceptual master plans (Figures 6-7 on pages 24-27) are intended to show how the mix of uses and densities could be configured within Area A. The figure legend provide detail on the proposed uses. The figures reflect total proposed development, and do not reflect phasing. The actual layout and phasing will be determined by the site developer(s) and the Town.~~

**"Following additional public outreach and feedback, the committee subsequently capped the total number of residential units at 160. The actual phasing will be determined by site developer(s) and the Town."**





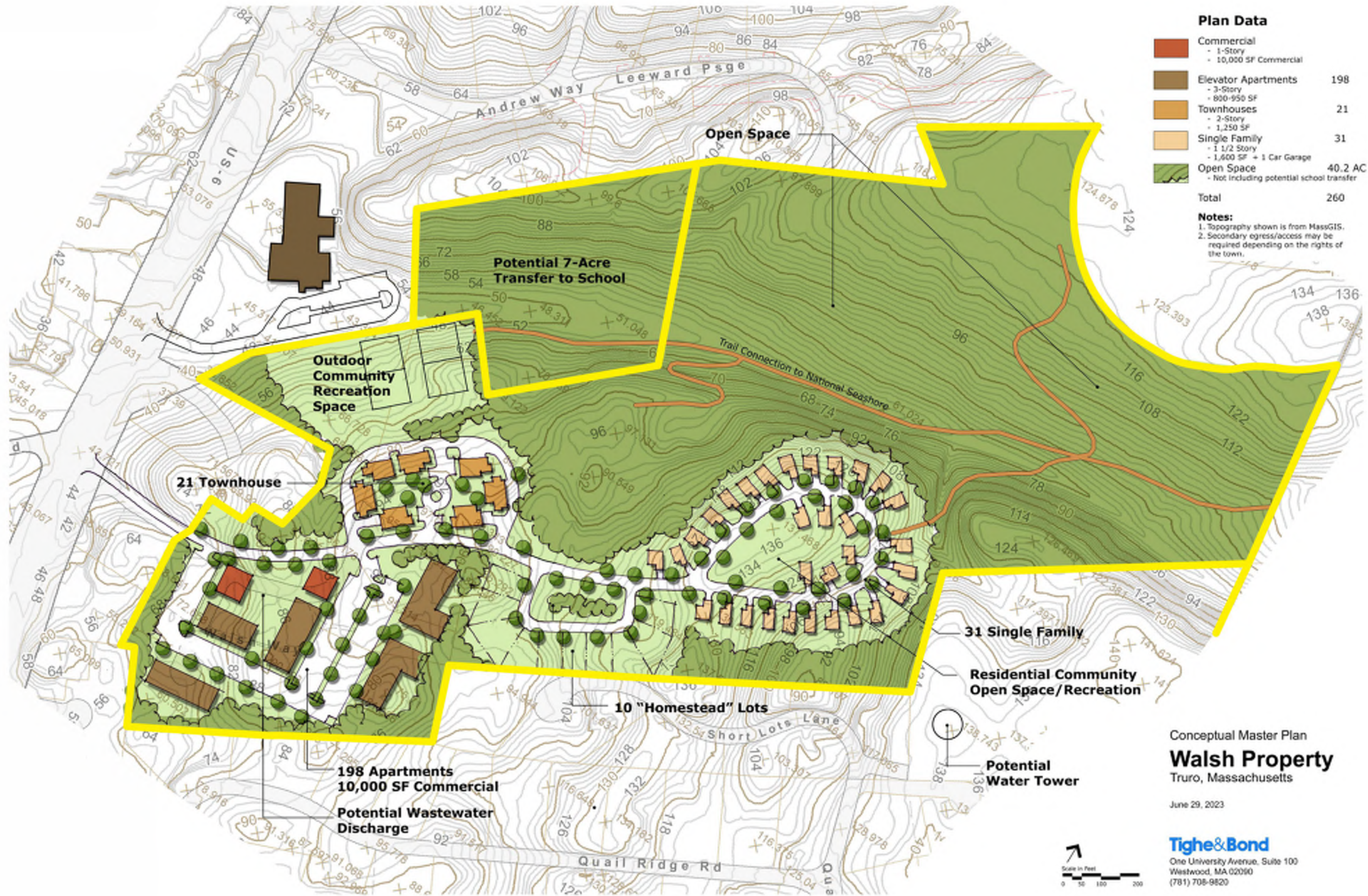


Figure 6. Alternative Concept Plan 1

Note: The two draft conceptual master plans are intended to show how the mix of uses and densities could be configured within Area A. The figure legend provides detail on the proposed uses. The figures reflect total proposed development, and do not reflect phasing. The actual layout and phasing will be determined by the site developer(s) and the Town.



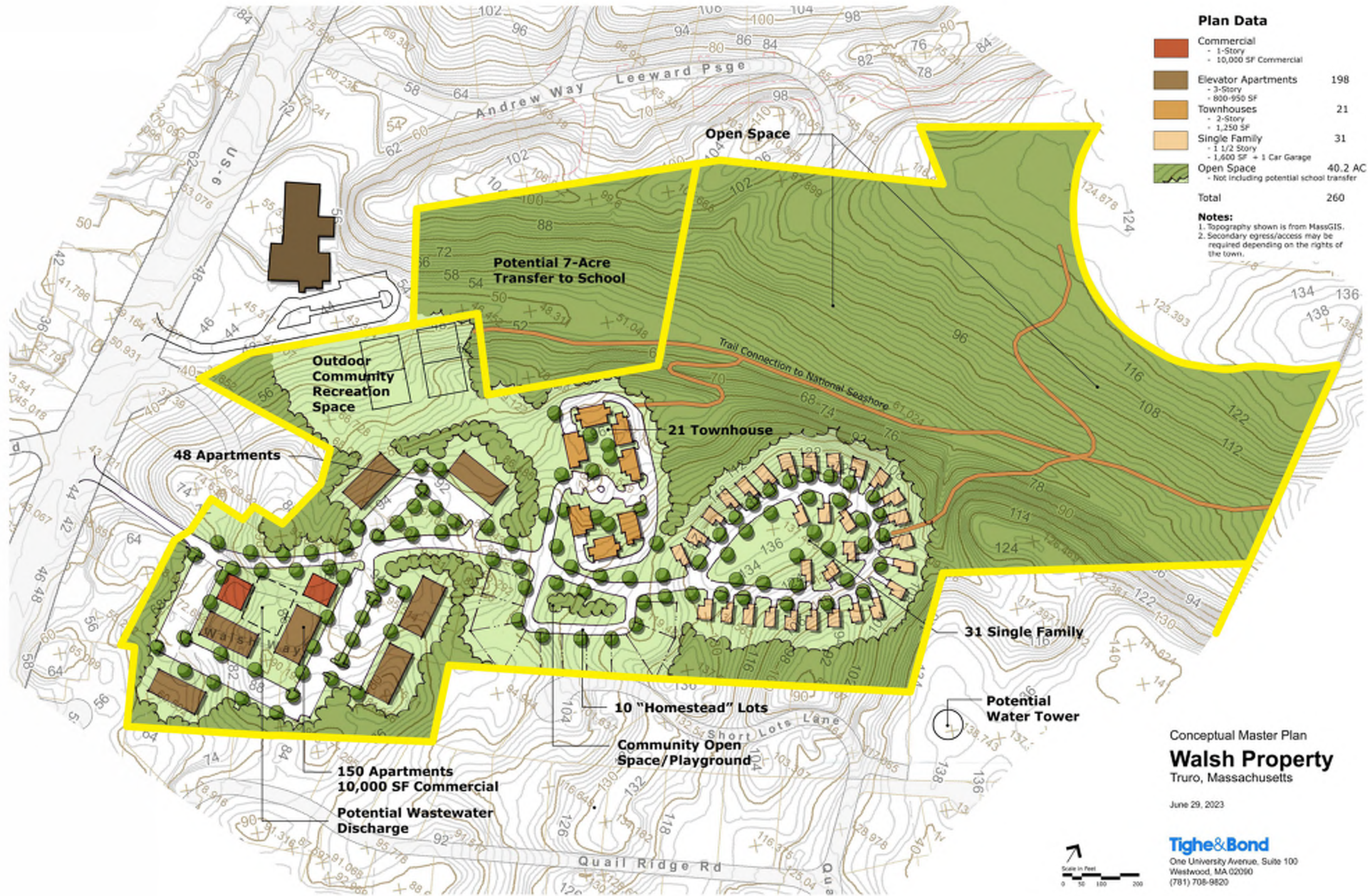


Figure 7. Alternative Concept Plan 2

Note: The two draft conceptual master plans are intended to show how the mix of uses and densities could be configured within Area A. The figure legend provides detail on the proposed uses. The figures reflect total proposed development, and do not reflect phasing. The actual layout and phasing will be determined by the site developer(s) and the Town.



## Next Steps

Based on community feedback to this ~~document, a revised development plan will be presented to Town meeting. If approved, that plan will be incorporated into guidelines for solicitation of proposals to develop the site.~~ The actual development plan for the site will be the result of discussions between the Town and prospective developers when proposals are submitted in the future.

Examples of what the buildings could look like are provided in the following pages.

## Additional Resources

For additional information, including meeting agendas, minutes, reports and presentations, please go to: <https://www.truro-ma.gov/walsh-property-community-planning-committee-0>

~~The WPCPC has developed an online survey to allow community members to comment on the draft progress report. You can take the online survey using this <https://www.surveymonkey.com/r/WPCPCConceptual>. Paper copies are available at Town Hall, Truro Library and Truro Community Center.~~

"to the draft of this document, the committee prepared a revised set of recommendations, which appear below. If approved by Town Meeting, these recommendations will be incorporated as feasible into guidelines for solicitation of proposals to develop the site."



Figure 8. 95 Lawrence Road, Wellfleet Townhouses

"(Proposed)"



Figure 9. 95 Lawrence Road Townhouses Wellfleet Aerial View

"(Proposed)"





Figure 10. Other Townhouse Examples



Figure 11. Single-Family Home Examples





Figure 12: Apartment Building Examples



Figure 13: Small-Scale Commercial Buildings Examples



# Appendix

Please refer to the Walsh Property Community Planning Committee webpage for reports and data considered: <https://www.truro-ma.gov/walsh-property-community-planning-committee-0>

## List of Development Professionals Interviewed (alphabetically)

Emily Achtenberg, (housing policy and development consultant affordable housing consultant)

Andrea Aldana, Chief Program Officer, Community Development Partnership (affordable housing advocacy, management, development)

Charlie Adams, Regional Vice President, Pennrose LLC (affordable housing developer)

Jay Coburn, CEO, Community Development Partnership (affordable housing advocacy, management, development)

Julie Creamer, Senior Vice President of Acquisitions, POAH (affordable housing developer)

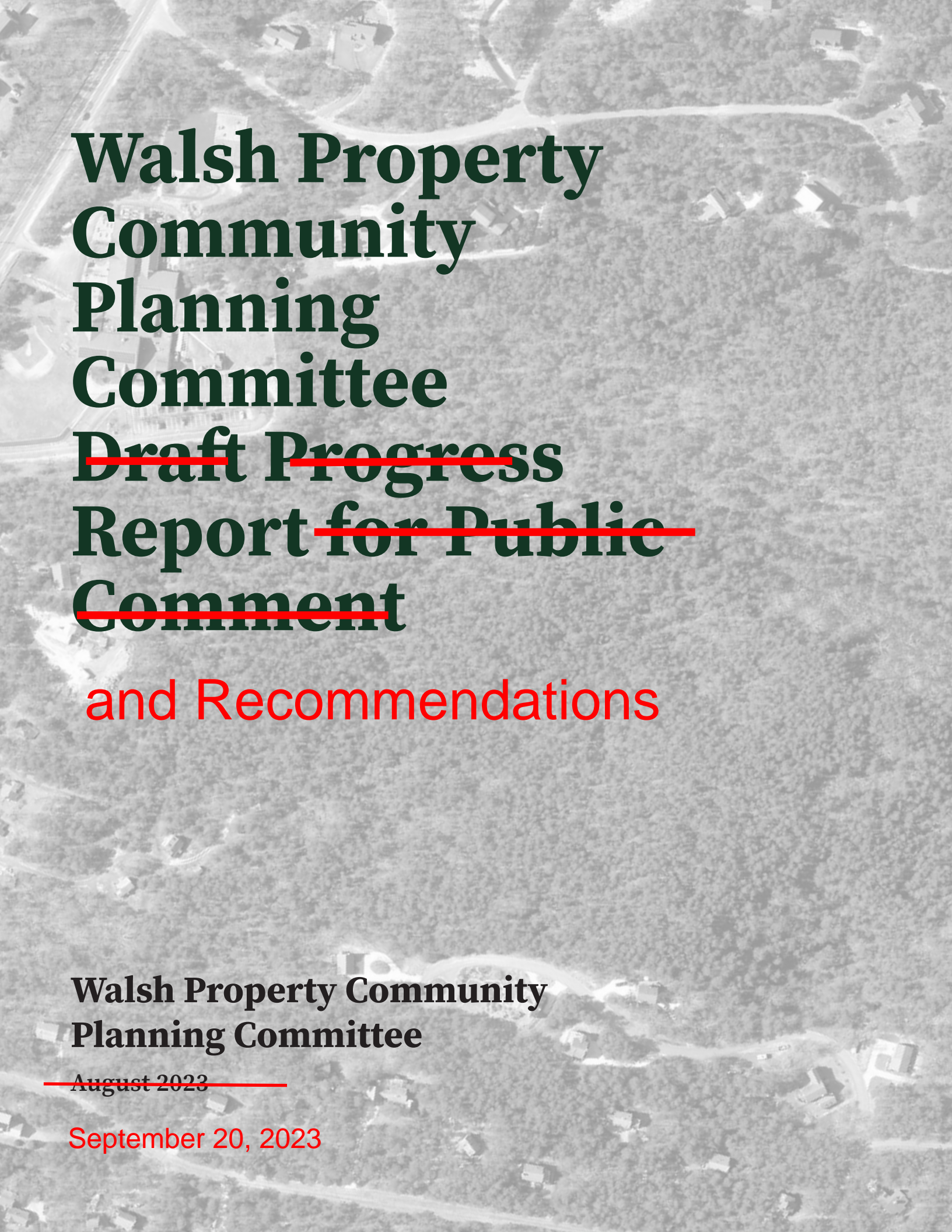
Rachana Crowley, Director of Real Estate Development, The Community Builders (affordable housing developer)

Thomas Howes, Division Manager, Innova Services Group, (multi-family housing construction project management)

David Koven, Koven Associates, (affordable housing and financing consultant)

Ted Malone, President, Community Housing Resource, Inc. (affordable housing developer)

Carl Sussman, Sussman Associates, (community development consultant)



**Walsh Property  
Community  
Planning  
Committee  
~~Draft Progress~~  
~~Report for Public~~  
~~Comment~~**

**and Recommendations**

**Walsh Property Community  
Planning Committee**

~~August 2023~~

**September 20, 2023**