

+ Better negotiations.  
Better decision making.  
**Better results.**

# Walsh Property Community Planning Committee Draft Convening Recommendations



For Review and Discussion by the Truro Select Board  
July 28, 2020

# + Who Are We?



**Better negotiations.  
Better decision making.  
Better results.**

## **Fourteen Senior Mediators Working Internationally**

### OFFICES

Cambridge, MA  
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Resources  
Corporate Community  
Engagement  
Organizational  
Governance & Strategy  
Commercial  
Agreements

## **Services**

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Strategic Advising  
Issues & Stakeholder  
Assessment  
Process Design  
Mediation  
Facilitation  
Stakeholder  
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Research &  
Evaluation

**Internationally-Recognized  
Non-Profit**  
Founded in 1993

Mission: Empower stakeholders—public and private, government and community—to resolve issues, reach better more durable agreements, and build stronger relationships.



# Background

## Project Introduction and Overview:

At its Annual Town Meeting in April 2019, and ratified by ballot in May 2019, the Select Board was authorized and directed to create a committee, to include citizen representatives from diverse sectors of the community, to lead a community wide process, beginning in June 2019, to engage a wide range of Truro residents in developing plans for the use of the property to be presented at a future town meeting for approval.

In June 2019, the Town hosted a community forum to kick-off its community process. This was followed by a survey, to collect additional input. In September 2019, CBI presented draft process ideas to the Select Board in September 2019, released a draft plan to the public in Oct/Nov, presented the Select Board a revised approach for the committee and community wide process in November 2019, and finalized the process based on comments in January 2020.



# Recommended Members and Alternates

The Recommendations called for 8-12 members, collectively representing the following:

- part-time/summer/seasonal residents
- year-round residents
- tradespeople
- youth / students
- young families
- senior residents
- local business owners
- cultural and arts institutions
- abutters (including the school)
- people concerned about housing/affordable housing opportunities
- people concerned about conservation and open space needs
- people concerned about the environment, habitat, and ecosystems
- people concerned about recreation opportunities



# Request for Representatives

In February of 2020, the Town posted an application to serve on the **Walsh Property Community Planning Committee**.

■ **16 Truro Residents applied, and self-identified along a number of characteristics**

- 15 year-round, 1 part-time
- 3 Tradespeople
- 0 Youth/Students
- 2 Young Families
- 10 Senior Residents
- 4 Local Business Owners
- 3 Cultural and Arts Institutions (or practitioners)
- 1 Abutter

# + Applicant Priority Issues

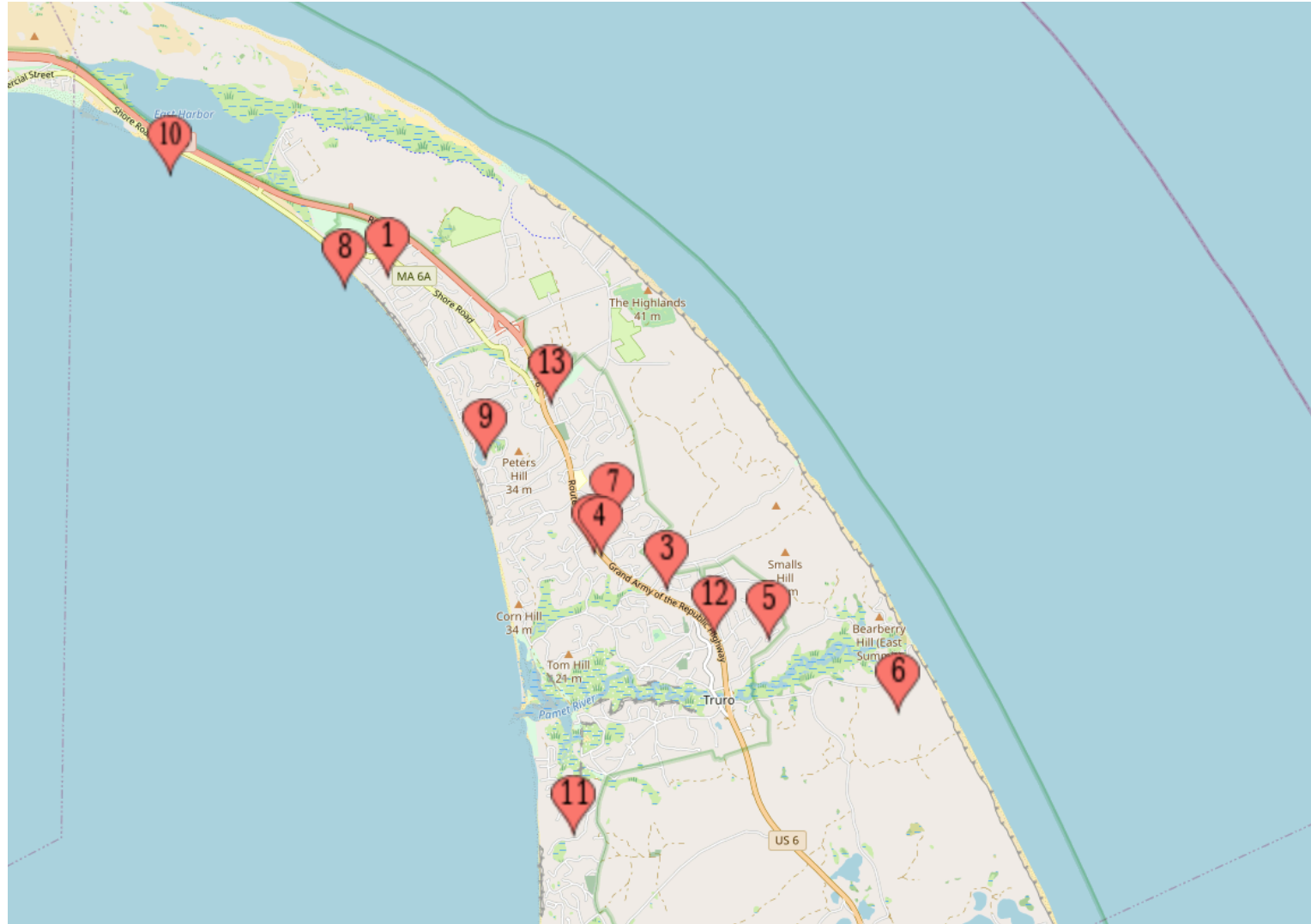
**Applicants were asked to rank the issues that concerned them most.**

The following shows how many ranked each issue as their highest and second priority:

- 9 prioritized housing/affordable housing opportunities, (1 as second priority)  
\*note: not clear that all 9 strongly support housing on the Walsh property
- 2 prioritized land conservation and open space needs, (5 as second priority)
- 3 prioritized environment/habitat /and ecosystems, (6 as second priority)
- 1 prioritized recreation (2 as second priority)
- 0 prioritized other development needs (1 as second priority)

+

# Geographic Range



CBI

CATALYZING COLLABORATION



# Other Characteristics of Applicants

- 2 former Select Board members
- Members of:
  - Truro Conservation Trust
  - Open Space Committee
  - School Board
  - Housing Authority
  - Highland Affordable Housing
  - Truro Commission on Disabilities
  - Concert Committee
  - Truro Historical Society
  - Local Comp Plan
  - TPRTA Director
- Experience in:
  - Building and Construction
  - Wilderness Education
  - Mediation
  - Land use and regulation
  - Natural Resource Sustainability
  - Health care
  - Social work



# Meeting the Criteria

- All Applicants described how they would meet the additional criteria for the committee:
  - Credibility and capacity to represent the demographics and/or articulate the perspectives they seek to represent
  - Willingness and capacity to engage in respectful and constructive dialogue with other participants, maintain an open mind, and seek creative options that respond to the interests of other participants as well as their own interests
  - Contribution to the diversity of experience, knowledge, expertise, geography, and demographics
  - Willingness and interest in attending all meetings, thoughtfully listening to public and constituent perspectives, and participating actively in discussions.

# + A Few Process Reflections

- Significant time has passed since initial request for nominations, and circumstances have changed somewhat (e.g., remote meetings)
  - Some applicants may no longer be interested, and additional residents might now have time or capacity to participate
- Potentially, some categories are overrepresented, others underrepresented
  - Overwhelmingly full-time residents, 2/3s seniors – shift to virtual meetings could draw more interest from part-timers or younger residents
  - Interest in housing is dominant. Interest in open space and environment also strong. Interest in recreation and other development needs is low.
  - Some redundancy in areas of affiliation (i.e., Conservation Trust) or expertise (building, affordable housing)
- All express commitment to process and constructive dialogue
  - 16 members would not constitute an unreasonably large committee



# Process Recommendations

I see a range of options for how to move forward (not all mutually exclusive):

1. Reach out to all applicants to confirm their continued interest. Appoint all who are.
2. Invite applicants with strong interest or experience overlaps to meet together to explore member/alternate arrangements.
3. Interview applicants to confirm they meet criteria/better understand concerns and experience. Make recommendations for smaller number based on judgements using process criteria.
4. Re-open application process, specifically seek less represented groups/constituencies



# Questions and Comments