



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: March 16, 2022 | 6:30 – 8:00 PM

Information to Join

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MEETING AGENDA

Welcome, Roll Call, and Agenda Review (Paul Wisotzky and Fred Gaechter, Co-Chairs)

Assignment of Minutes:

- Today's Minutes
- Outstanding Minutes: January 12, 2022; February 16, 2022

Approval of Minutes:

- November 17, 2021

Public Comment

Updates on Reports and Consultant's Work (Presenters: Darrin Tangeman and Barbara Carboni, Town Planner and Land Use Counsel)

- Weston & Sampson Report on the Existing Structures
- Tighe & Bond Analysis of Talk to Us: Community Survey
- 2022 Town Meeting Articles Related to Walsh Property

DPW Facility FIT Test (Presenters: Darrin Tangeman, Town Manager, and Jarrod Cabral, Public Works Director)



Discussion of Scenarios to Request from Tighe & Bond (Presenters: Fred Gaechter, Co-Chair, Paul Wisotzky, Co-Chair, and Barbara Carboni, Town Planner and Land Use Counsel)

Discussion and Possible Action on Master Plan Development (Presenters: Fred Gaechter, Co-Chair, Paul Wisotzky, Co-Chair, and Barbara Carboni, Town Planner and Land Use Counsel)

- Examples of Master Planning Processes
- Hiring of a Master Planner

Discussion on Outreach (Presenters: Fred Gaechter, Co-Chair, and Paul Wisotzky, Co-Chair)

Wrap Up, Future Agenda Items and Next Steps (Presenters: Fred Gaechter, Co-Chair, and Paul Wisotzky, Co-Chair)

- Determine Member Preference on Maintaining a Regular Meeting Schedule or Meeting Only When Actionable Items are Ready
- Discussion (or further discussion) on Prioritization of Uses for Site on Next Meeting Agenda

Next Meeting Date and Topics

Adjourn



Walsh Property Community Planning Committee

Meeting Minutes, November 17, 2021, 6:30 p.m.

Members present: Paul Wisotzky and Fred Gaechter, co-chairs; Christine Markowski; Betty Gallo; Susan Howe; Eileen Breslin; Steve Wynne; Morgan Clark; Stephanie Rein (Select Board liaison); Jane Lee; Todd Schwebel; Russ Braun

Members absent: Craig Milan; Kenneth Oxtoby; Ryan Schmidt

Also present: Barbara Carboni, Town Planner and Land Use Counsel; Town Manager Darrin Tangeman; Assistant Town Manager Kelly Clark; Nancy Bloom

The remote meeting access instructions were read. Committee members present identified themselves. The minutes of October 13, 2021 were approved. The agenda was reviewed. It was proposed that public comment be held at the beginning of meeting (and to do so going forward).

Public comment: Nancy Bloom, resident, suggested that Committee consider including small houses on small lots for seniors; community space; gardens; pool (for all ages). This would enable residents to sell homes, making them available to younger people.

Community conversations – could not take place at Fall Fest as planned due to cancellation. Outreach focus is now on the survey. Results should be accumulated, and a file created. Member Howe noted that conversations are a good way of reaching people and should continue to be a part of outreach. At December meeting, there could be a debrief on the conversations. Assistant Town Manager Clark noted some confusion has occurred because at some point the community conversation questions were printed out and people filled them out.

The age brackets of the survey selected were discussed; member Clark asked how were they determined? 35-55 too wide a range. Town Planner Carboni discussed the process and said that in other outreach efforts this could be broken out further.

Town Manager Tangeman discussed the study to be prepared by Weston & Sampson on the viability of the houses on the property. Anticipated delivery in mid-January. Member Braun asked if part of study was whether structures could be moved. Manager Tangeman noted that viability of structures, cost benefit analysis of renovations would be first. Considerations include presence of hazardous materials (e.g., asbestos). He will forward the scope of work to the Committee. He noted that a previous study had not looked at viability of structures.

Member Braun asked if potential historic nature of structures to be considered? Manager Tangeman noted that these are Sears kit houses. Planner Carboni noted that any proposal to demolish structures would trigger review by the Historical Commission due to their age (over 75 years); a determination would be made as to whether they are “preferably preserved”; not a permanent protection from demolition, although demolition delay may be imposed.

Planner Carboni discussed Tighe & Bond feasibility assessment being prepared; report anticipated in December; could possibly be discussed at next meeting.

Demographics: Chair Wisotzky presented findings on demographic research he and Planner Carboni had made. Unfortunately, little data released from 2020 census; only population by race. Cape Cod Commission uses American Community Survey data, but for communities of Truro's size, significant limitations. Example: ACS Truro population 2019: 1,122. 2020 Census data: 2,464. As a result, we don't have more data for Committee. Planner Carboni added that we are trying to figure out ways to capture demographics and trends since pandemic. She has asked Town departments for data that could indicate who is residing in Town. Member Gallo noted that Truro Housing Authority is going to update Housing plan which will help. Other suggestions: Town Clerk; Post Office.

Chair Wisotzky asked: what demographic questions does the Committee want answered? Member Markowski suggested: who does not have safe year round housing? It is evident that there are schoolchildren who do not. Member Clark suggested breakdown of income levels, noting that being at or above AMI excludes many people for funding available. Member Gallo suggested: needs of employers. Town Manager noted that Chamber of Commerce supports a survey; noted trend of aging population. How do we recruit younger workers to serve population? Chair Gaechter: what are eligibility requirements for affordable rental and purchase? Member Braun suggested looking at outer Cape region, not just Truro, and uses other than housing. Member Howe noted that older age of residents and their needs must be considered; Member Gallo stated that over 60 population is 80%. Member Breslin noted that there must be "survey fatigue"; this Committee should see results of other Committee's work (LCPC, Housing, COA). Chair Wisotzky asked members to share any useful information that they find; send to Planner Carboni. Member Gallo: there is hidden poverty in Town. Member Clark: can we collect info on how many people qualify for SNAP; other programs. Chair Gaechter: organizations such as Lower Cape Outreach will provide statistics on who served.

Assistant Town Manager Clark presented on status of survey: total responses 523; plan to remain open at least to end of calendar year. Most data from 56-75 year old age group. Probably representative of population. Also reviewed: employment status; full or part time residency; children in school system. Very few responses from people with children in system; we haven't reached them. Outreach described: mailings went out in tax bills; announcement of website; links on committee pages; texts and emails through Alert Truro; Facebook posts; Truro Talks newsletter; flyers through backpack mail; plugs at Select Board meetings. Technical assistance provided to several survey takers. Looking for other ways to get word out. Member Howe suggested a laptop at school and COA with assistance provided. Member Lee suggested printed copies at COA and elsewhere. Member Gallo suggested Post Office. Member Clark commended Assistant Town Manager Clark on the effort and turnout; suggested locating survey at packies [ed. Note: liquor stores]. Chair Wisotzky noted that Truro Conservation Trust would publicize to its list.

Chair Gaechter discussed process of obtaining Committee's new charge from Select Board, then a draft revision to Committee's Policy on consensus which had been circulated. Member Gallo noted

distinction between what is best solution for members, as opposed to best solution for Town. It should be about Town. Chair Gaechter stated this will be changed.

Chair Gaechter noted that the work plan will need to be revised; invited comments.

Chair Wisotzky invited further public comment as on agenda. He invited suggestions for December meeting topics. Member Clark asked about “mini presentations.” It was noted that Member Schwebel had presented on housing projects; other presentations invited. Member Howe requested opportunity to present on multi-generational community; universal design.

December meeting date discussed; move to two meetings per month in future noted. Town Manager Tangeman advised that Select Board working on hybrid meeting policy. In person quorum would be required (not due to state law, but due to resources required); other Policy requirements noted.

Motion to adjourn by Howe; Gaechter second. Motion carries.

Respectfully submitted,

Barbara Carboni

DRAFT



alternate location
for fuel station

**PROGRAM -
SQUARE FOOTAGE:**

	OFFICES & CEFE SUPPORT AREAS = 1,528 SF
	EMPLOYEE FACILITIES = 1,888 SF
	WORKSHOPS = 3,192 SF
	VEHICLE MAINTENANCE = 5,528 SF
	WASH BAY = 1,350 SF
	VEHICLE & EQUIPMENT STORAGE = 18,683 SF



TRUE





CONCEPTUAL SITE LAYOUT 4 - WALSH SITE

NEW PUBLIC WORKS FACILITY
TRURO, MA