



**Walsh Property**  
**Community Planning Committee (WPCPC)**  
**Remote Meeting: May 11, 2022 | 6:30 – 8:00 PM**

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**MEETING AGENDA**

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

**Today's Minutes: Volunteer for Today's Meeting – Completed Minutes Submitted To Liz Sturdy**

**Approval of Minutes: February 16, 2022; March 16, 2022; March 30, 2022, April 13, 2022**

**Outstanding Minutes: January 12, 2022**

**Public Comment**

**Feedback on April 13 Meeting (Fred Gaechter and Paul Wisotzky, Co-Chairs)**

**Update on WPCPC Staffing (Darrin Tangeman, Town Manager)**

**Update on RFP for Master Planner (Darrin Tangeman, Town Manager)**

**Review WPCPC Recommendation to the Truro Select Board on Walsh Cottages (Fred Gaechter and Paul Wisotzky, Co-Chairs)**

**Review and Discuss Community Survey Results (Fred Gaechter and Paul Wisotzky, Co-Chairs)**

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

**Adjourn**

**TOWN OF TRURO**  
3:07pm

MAY 09 2022

**RECEIVED  
TOWN CLERK**

NT

Walsh Property Community Planning Committee  
Meeting Minutes, February 16, 2022, 6:30pm

Members Present: Paul Wisotzky and Fred Gaechter, Co-Chairs, Christine Markowski, Betty Gallo, Susan Howe, Eileen Breslin, Steve Wynne, Morgan Clark, Jane Lea, Todd Schwebel, Ken Oxtoby, Violet Rein Bosworth

Members Absent: Ryan Schmidt and Russ Braun

Also Present: Darrin Tangeman, Town Manager; Barbara Carboni, Town Planner and Land Use Counsel; Assistant Town Manager, Kelly Clark; Finance Director, Alex Marini Lessin.

Public Comment: None

The remote access instructions were read by Co-Chair Wisotzky.

Agenda was discussed - Fred Gaechter, Committee Co-Chair asked the committee for permission to swap items 1&3 on the agenda. There were no objections.

Financial Considerations related to the Bonding of the Walsh Property.

Town Manager Tangeman began the discussion by introducing the new Finance Director Alex Marini Lessin and explaining the town had a short period in which to decide what you do around the bonding of the Walsh Property. The Walsh Property purchase was funded with BANs (Bond Anticipation Notes) of \$4,700,00. We have only paid the interest on those notes for the last 2 years but will have to pay the interest and a percentage of the principal in 2023. We need to decide if we want to refinance it now or wait until March 2023. Town Manger Darrin Tangeman explained that the decision on this question must be made by the Select Board, but the Walsh Community can make a recommendation to the Select Board.

Finance Director Lessin showed a chart of the financial implications of this decision. Truro's financial advisors have warned the town that there could be a significant increase in the interest rate over the next year, so there is a reason to lock in the interest on the note and payments now. We would have to make a decision about the type of bonds we want to convert the BANs into. We could convert them into all tax-exempt bonds, but then the land can only be for public use. If we decided to use the property for a private use, there would be penalties incurred by the town. We could purchase a blend of bonds, tax-exempt bonds and non-tax-exempt bonds. But we would need to know how much of the property we want to use for public use and how much we want to use for private use. Or we could wait until 2023 to refinance the BANs which would give us the most flexibility as we develop a master plan for the property. There is a question about if we wanted to use some of the land for housing and then leased that property to private developer whether that would be considered a tax-exempt use.

The chart also indicated the cost of each option to the taxpayers.

The cost to a taxpayer who owns a house worth \$700,000, if we use the property for only public use and purchased only tax-exempt bonds, would be \$107 per year; if we went with the blended options (part tax-exempt and part taxable bonds), the cost would be \$110 more a year. And if we wait until 2023 to convert the BANs, the same taxpayer would pay \$126 more per year. The total cost over the lifetime of the loan would be \$6,057,329 if we went with all tax-exempt bonds; if we went with blended bonds of the percentages that Finance Director Lessin used in his calculations, the cost would be \$6,675,017. If we wait until 2023 to convert the BANs the cost of the total loan would be \$6,674,000.

Committee Member Wynne wanted to know why they used those percentages breakdown between the tax-exempt bonds and the taxable bonds in working out the cost of the blended option. Committee Member Oxtoby asked how Eastham handled the bonding for their new development. No one knew the answer. Committee Member Breslin asked why there was such a short timeline to make this decision. Finance Director Lessin said the time it took for the town to get all the information necessary to make this decision effected the timing. Co-Chair Gaechter said this decision will impact the use of the property and we don't know what breakdown of the blended model we would need in developing the property in best way for the community. Committee Member Susan Howe said it is premature to make the decision on the blended model. Co-Chair Wisotzky spoke about the penalties that would be incurred if we went with all tax-exempt and needed to use more of the property for non-tax-exempt bonds. Co-Chair Gaechter said he supported waiting until 2023 before converting the BANs to give us more flexibility in planning the use of the site. Committee Members Wynne, Howe, Schwebel, Gallo and Lea supported more flexibility. Co-Chair Gaechter stated we appear to have reached a consensus recommending that the Select Board wait until 2023 to give us more flexibility in deciding the uses of the property.

School Building Committee's presentation about a land swap. Committee Member Oxtoby, who also serves as the Vice Chair of the School Building Committee, explained that the State School Building Authority indicated back when the town was considering expanding the school, that the school would need more land if they ever wanted to expand in the future. The School Building Committee worked with the Walsh's to arrange a land swap of about 7 acres. There was an agreement which was taken to Town Meeting which supported the swap and there was special legislation needed in order to complete such a swap. That legislation passed but the Walsh's never signed the agreement. Committee Member Oxtoby said the School Building Committee was not asking us to make a decision about the swap now but wanted the committee to know about the issue as we moved ahead with a master plan. Co-Chair Gaechter indicated that the Committee would consider this situation when we begin to develop a master plan.

Questions about the Tighe & Bond Report. Town Planner Carboni went through the answers to the questions committee members asked about the Tighe & Bond report. Co-Chair Wisotzky asked if open space was a restricted feature that needs to be considered when determining the number of bedrooms that would be developed on the land.

Committee member Wynne asked about the access from the property onto private roads. Barbara said that the town owns 50% of private roads which may make it possible to use those roads for access to the property.

Next Meeting. Co-Chair Gaechter announced that the next meeting is February 23<sup>rd</sup> and asked if anyone had anything to add to the agenda.

Town Manager Tangeman said that the Select Board wanted a FIT test of the Walsh property to determine if it is a possible site that could be used for DPW. That test will be done, and at some future meeting, he will come back to the committee to talk about the possible siting of the DPW on the Walsh property. He said he was not asking us to make any decisions but did want us to include the DPW during our planning process.

Committee Member Clark asked that a future agenda include the scheduling of community outreach events. Town Manager Tangeman said the survey which was done by the Local Comprehensive Planning Committee, the Walsh Property Committee and the Truro Housing Authority should be ready soon.

There was a motion to adjourn, and the support of the motion was unanimous.

Respectfully submitted,

Elizabeth Gallo

WALSH PROPERTY COMMUNITY PLANNING COMMITTEE MEETING MINUTES

MARCH 16, 2022

6:30 P.M.

Members present: Paul Wisotzky and Fred Gaechter, co-chairs; Christine Markowski; Craig Milan; Kenneth Oxtoby; Russ Braun; Betty Gallo; Steve Wynne; Eileen Breslin; Morgan Clark; Todd Schwebel; Stephanie Rein (Select Board liaison).

Members absent: Jane Lee; Ryan Schmidt; Susan Howe.

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

Chair Wisotzky read the remote meeting access instructions.

Committee members identified themselves.

Chair Gaechter reviewed the agenda; the agenda was unanimously approved.

The agenda item “Meeting Minutes” stressed the Walsh Committee was two months behind in posting meeting minutes. Discussion ensued regarding volunteers from the Committee, as well as staff support, or support from a consultant. Darrin Tangeman said the Walsh Committee needed to become current with meeting minutes while other options are being explored.

Chair Gaechter asked for volunteers and volunteered himself for the first set of outstanding minutes (January 2022); Member Gallo volunteered to cover the February 2022 minutes.

Chair Gaechter asked for a motion to approve the November 17, 2021 Minutes. The motion was unanimously approved.

There was no public comment offered during the Public Comment time of the agenda.

The next item on the agenda updated the Walsh Committee about:

1. The Weston & Sampson report about existing structures on the Walsh Property.

Town Manager Darrin Tangeman explained that the report would be available by the next Walsh Property Committee meeting, as follow-up questions and revisions are still

being addressed.

2. The Town Meeting Warrant and the timing of the cottages report will not be possible by the time of the Town Meeting. Chair Gaechter asked about a Fall Town Meeting.
3. Tighe & Bond Survey results. The Survey Committee (Walsh Property, LCPC, and the Housing Authority) will meet to review the results.

Jarrold Cabral, Truro DPW Director, gave a presentation about the possibility of the DPW relocating to the Walsh Property. Weston & Sampson conducted a “fit” test for possible DPW sites within the town. He presented graphic depictions of possible DPW sites adjacent to the existing cottages and explained that this was one of a limited number of feasible locations for the DPW.

Member Morgan asked about the timeline of finding a DPW site and whether the Walsh Committee needed to include a DPW site in a master plan. Select Board liaison Stephanie Rein clarified the process by saying that now the “fit” test was completed, the Select Board needed to assess those tests.

Member Wynn stated that he would like to see the results of the Town Survey and the reaction over the possible DPW sites.

Member Gallo stated that she would not support placing affordable housing next to the DPW.

Member Breslin also expressed surprise and said that there has been discussion about the municipal uses for the Walsh Property, and hearing about a possible DPW site for the first time.

Member Clark suggested the Committee look at our own meeting process and the availability of time for Committee Members to have important discussions.

Town Manager Darrin Tangeman requested that, as the Walsh Property Committee begins to discuss a “master plan,” the municipal needs of the Town remain part of the discussion.

Jarrold Cabral, Director of the Truro DPW, informed the committee that all feasibility studies for the DPW are on the Town website.

The next item on the Agenda was a discussion of the Tighe & Bond study.

Chair Wisotzky recapped the Committee's past discussion about the Tighe & Bond study, particularly the reaction to the study that it was too conservative in developable possibilities. Chair Wisotzky suggested that the Committee give more direction to a further study by Tighe and Bond, so that concerns and questions may be addressed (issues around water, topography, access).

Member Clark requested that Tighe & Bond delineate all assumptions they are making in creating this study (i.e., the Cape Cod Commission's 70/30). In addition, Member Clark asked that Tighe and Bond research recreation possibilities. Also, how do we maximize housing? "Show me everything that can be done on the Walsh Property."

Member Clark asked if a water tower built on the Walsh Property would bring town water to the new housing. Town water would affect the density of potential housing.

Moving on to the next agenda item, Chair Gaetcher spoke about hiring a Master Planner for the Walsh Property. Chair Gaetcher turned the discussion over to Truro Town Planner Barbara Carboni, who stressed that a Master Plan would be holistically implemented over time. Eastham has just contracted with a Master Planner for town projects and Town Planner Carboni is speaking with them to find out more about the process.

Member Gallo pointed out that the cost to the Town will be higher if we do not approach the Walsh Project with a holistic Master Plan.

Town Manager Tangeman stated that there are no funds available for a Master Planner in this calendar year and the Committee would have to request special funding pending Finance Committee approval.

Member Breslin urged the Committee to review all the surveys and data collected thus far as we go forward.

The Walsh Committee supported hiring a Master Planner, pending RFPs and funding.

Chair Gaetcher addressed the need to schedule and create a calendar. The Committee to meet twice monthly--the second and fourth Wednesdays of the month.

Member Clark suggested we only cancel meetings for lack of a quorum.

Chair Wisotzky reminded the Committee to send Agenda items.

Member Clark suggested presentations about housing, and affordable housing.

Chair Gaetcher pointed out that a Master Planner would be able to provide information about various kinds of housing.

A draft of community housing needs by the Truro Housing Authority may be available by May.

Motion to adjourn was made by Member Wynne; all members were in favor.

Respectfully submitted,

Christine Markowski

WALSH PROPERTY COMMUNITY PLANNING COMMITTEE MEETING MINUTES

MARCH 30, 2022

6:30 P.M.

Members present: Paul Wisotzky and Fred Gaechter, co-chairs; Christine Markowski; Craig Milan; Kenneth Oxtoby; Russ Braun; Betty Gallo; Steve Wynne; Morgan Clark; Todd Schwebel; Susan Howe; Violet (student member); Stephanie Rein (Select Board liaison).

Members absent: Jane Lee; Ryan Schmidt; Eileen Breslin.

Also present: Barbara Carboni, Town Planner and Land Use Counsel; Town Manager Darrin Tangeman; and Jarrod Cabral, Director of the DPW.

Chair Wisotzky read the remote meeting access instructions.

Committee members identified themselves.

Chair Gaechter reviewed the agenda and suggested moving the Weston & Sampson report to the second item on the Agenda so there would be time for discussion. The Agenda was approved.

There was no public comment offered during the Public Comment time of the agenda.

The meeting proceeded with the first item on the Agenda:

1. Updates on Reports and Consultant's Work (Presenters: Darrin Tangeman, Town Manager; Barbara Carboni, Town Planner and Land Use Counsel)
- Tighe & Bond Analysis of Talk to Us: Community Survey
  - Hiring Master Planning Consultant Service

Town Planner Carboni reported that the consultant Sharon Rooney of Tighe & Bond was preparing a presentation on the Survey results, which will be shared with the committees that participated in creating the Survey.

Town Planner Carboni reported that she is preparing an RFP for a Master Planner Consulting Services and that she is in communication with the Town of Eastham which hired a Master Planner and had a positive experience.

The next item on the agenda was: Presentation, Review and Discussion of Weston & Sampson Report on the Existing Structures (Presenter: Darrin Tangeman, Town Manager).

Town Manager Tangeman thanked John, who is the lead from Weston & Sampson (WS). The WS report was developed over several months and addresses the viability of the existing structures on the Walsh Property.

WS reported that the eight cottages in the Walsh Property have been vacant for the past five years with sporadic maintenance. For the most part, the cottages have been neglected for the past decade.

The WS team evaluated foundations, asbestos (3 samples came back positive, mostly for sheet flooring—it is suspected that a more extensive asbestos study will need to be undertaken with any renovations or removals), rooflines, etc.

A general overview of the Walsh cottages: The cottages are Sears & Roebuck cottages, ordered from a catalog and shipped. The cottages were constructed atop prepared foundations and those foundations are substandard, with no frost walls. The original (300-500 sq. ft.) box structures were then enlarged by porches, additional rooms, and expanded living areas.

Three options for the Walsh cottages were presented:

1. Renovate the cottages in place; keep the footprint. Each cottage would need a new septic system, a new foundation, recladding, insulation, and upgrades to heating systems. You may not be required to bring everything up to code, but the list would be extensive.
2. The second option is to build all cottages as new.
3. The third scenario is a hybrid. Two of the newer cottages would be renovated, while the other six would be demolished and rebuilt as new, with an increased footprint to 900 Sq. ft.

A cost estimate was developed.

Member Howe asked if there was any possibility of moving the cottages to another location.

At the moment, the cottages are in bad condition, and it would be a challenge to move one even a few feet without shoring up the structure.

Member Braun said that the key to affordability in housing is density and the cottages on the Walsh property make no sense, especially given the size of the cottages. Further, if the cottages are to be lifted from their foundations, they can be moved hundreds of feet and perhaps clustered within new build. Also, who will own these houses? The Town? The Housing Authority? A builder?

Town Manager Tangeman responded that after researching that question from similar workforce housing on the cape and islands, the houses are best run by a nonprofit.

WS responded to the question on density, stating that new septic systems could support @thirty-four (34) bedrooms, on the 7.29 acres.

Town Manager Tangeman said one idea had been discussed: Additional Dwelling Units (ADUs) being phased in over time to increase density.

Member Gallo asked if any of the buildings were habitable in the short term for seasonal workers, etc.

Town Manager Tangeman said that 10 & 13 are in the best condition, and they would need some work.

Possibility of renovating 10 & 13 enough to house seasonal workers while the Committee works on a Master Plan? Cost of such renovation would be @\$400,000 per unit, \$800,000 for both units.

Member Wynn said that the cottages inhabited the best piece of property within Walsh, with roads, and access. What could be possible if the cottages were demolished? What could be built?

WS estimates the cost of demolition would be @\$20,000 per unit; \$160,000-\$200,000 for all eight units. Outbuildings and asbestos removal off Cape would add to the cost.

Member Oxtoby said that the existing structures do not seem salvageable, particularly to put 34 bedrooms on the lot, perhaps with shared septic, and upgraded water delivery.

Chair Wisotzky thanked Weston & Samson for the report and said it was a vital part of the Walsh Property Master Plan, and said there was at least an Option 4, which is: What can we do on that piece of property to maximize its use for housing?

Chair Gaechter asked if the estimates for renovation and/or rebuild including bringing the access roads up to code.

The roads are not included in the estimates.

Chair Gaechter asked, with the problems described by WS, how the cottages could be under 50% renovation. WS explained that building codes change on things like “use” and what is being renovated.

Member Braun pointed out that 34 bedrooms on that plot would result in two units an acre, which is relatively small. He said that he agrees it is prime property and it should be something special, so maybe the property could showcase the historical cottages in some way.

Member Howe suggested selling the cottages for \$1 and make ADUs on purchaser's property.

Chair Wisotzky asked about municipal uses of the buildings and adherence to ADA and other required accommodations for municipal buildings.

WS responded that federally funded buildings would have to be retrofitted for accessibility (i.e., reinforced shower wall in case bars need to be installed).

Jarrold Cabral, Director of the DPW, stated that the existing buildings would not have to be made accessible; it would be at the Town's discretion.

Member Howe encouraged all plans for buildings include universal design (wider doorways, hallways, etc.).

Town Manager Tangeman was then asked to present on Truro's Municipal needs. Horsley Witten is scheduled to speak with the Committee at a future meeting about water needs of the property, Town water, and a water tower/storage tank.

Town Manager Tangeman spoke about the need for seasonal housing, that Truro is competing with the National Seashore (which can provide some housing) for lifeguards, that summer staff for the Town and local businesses is a big challenge because of this lack of seasonal housing. There is an immediacy to this need.

Chair Gaechter stated that Truro needs housing, the question is: what type of housing? The Committee seeks a Needs Assessment (seasonal, senior, rental, accessible). Member Gallo said the Truro Housing Authority plans to have a draft of a current needs assessment by June. The Ryan 2015 Needs Assessment is informative.

We must be careful when addressing immediate housing needs, that we do not sabotage future housing needs, said Chair Gaechter.

The next Walsh Committee meeting is scheduled for April 13, 2022.

Motion to adjourn was made by Member Oxtoby, all members in favor.

Respectfully submitted,

Christine Markowski

# Walsh Committee Meeting Minutes

4-13-22

- In attendance: Susan Howe, Barbara Carboni, Betty Gallo, Christine Markowski, Steve Wynne, Craig Milan, Paul Wisotzky, Russ Braun, Darrin Tangeman, Fred Gaechter, Jane Lea, Stephanie Rein, Morgan Clark, Kelly Clark, Todd Schwebel, Emily Beebe
- The meeting was called to order at 6:33 PM and attendance was taken. A quorum was present.
- There was a discussion about committee members taking minutes. Susan Howe volunteered to take the minutes for this month. Previous minutes are being prepared by Fred, Betty and Christine.
- Public comment: NONE
- A meeting will be held on April 19 at 6:30 PM about the survey with participating groups: Local Comprehensive Plan, Walsh Property, Housing Authority and Economic Development Committee
- T W and S report: a lengthy discussion ensued about the existing cottages on the Walsh property site. Town Manager Darrin Tangeman would like them to remain and be rehabilitated for work force housing that is sorely needed. Members of the committee were sympathetic to the housing needs Darrin brought up but also want to determine the best way to use the whole property. The area where the cottages are located is considered the best place for development since it is relatively flat and close to Route 6. Darrin said that he will explore the idea of moving the cottages to another town owned site so they can be renovated for workforce housing.
- The committee is hopeful that a master plan consultant can help facilitate this decision making. Barbara Carboni reported that an RFP for bids for Master Planning consulting services is being worked on at the present time. Estimated time of release is the end of April.
- None of the members of the committee were in favor of forgoing the master plan in favor of using the cottages for workforce housing although all would like to see a creative short-term use be created. One participant suggested that perhaps the two best cottages could be rehabilitated to be used in the short term until a master plan for the property is created and approved by the town voters since any development on the site would be five years out.

- The idea of trailers on the site was briefly explored and Barbara Carboni, town planner, explained that trailers are will not be allowed without a change to our bylaws. This would need to be done at a special town meeting.
- Committee chairs Paul and Fred will provide an update to the Select Board at the April 26, 2022 meeting. Fred and Paul will write a summary for the Select Board stating that the consensus of the committee is that we cannot make a decision about demolition of the cottages without first having a master plan. This will be shared at the next meeting before being presented to the Select Board.
- Fred and Paul reported that they were interviewed by a **Provincetown Independent** reporter but the information they provided wasn't written in the article. Steve was not asked before he was quoted.
- Assorted messages were shared about the need for help at the town election and about upcoming meetings such as Candidates Night (4-14-22).
- The meeting was adjourned at 8:04 PM with a motion from Paul and a second from Morgan. The motion passed unanimously.

Respectfully submitted,  
Susan Howe

## MEMORANDUM

May 9, 2021

To: Truro Select Board

From: Walsh Property Community Planning Committee (WPCPC)

Re: Recommendation on Walsh Cottages

Dear Truro Select Board,

The Truro Walsh Property Community Planning Committee (WPCPC) received a report and presentation of a Weston & Sampson study – Walsh Way Property Assessment Report, March 2022. The report analyzed the condition and potential uses of the eight existing wood-frame dwellings on the Walsh property “for additional housing for Town employees, seasonal staff, and others” based on direction provided by Town staff. The report was presented to the WPCPC jointly by Town Staff and a representative from Weston & Sampson at our March 30, 2022 meeting.

The report concluded by offering three possible scenarios (Options 1, 2, and 3) for providing year-round housing on the Walsh property with all or some of these dwellings. All options included a cost estimate, a sanitary system analysis also with options, and the pros and cons of each, but no conclusive recommendation.

Option #1 describes the renovation and repair of all eight existing cottages.

Option #2 describes the demolition of the existing cottages and construction of eight new “in-kind” houses.

Option #3 describes a combination of the demolition of six cottages, phased reconstruction of six new houses, and the rehabilitation of two existing cottages.

The WPCPC members had an opportunity to review the entire report individually prior to the presentation, listened to the presentation, offered questions of clarification, discussed the report and presentation during a virtual meeting on March 30 and then again at the following WPCPC meeting on April 13. At that meeting the committee reached an uncontested consensus on a recommendation for the Select Board. It is clear from the deliberation that the members understand the urgent need for this type of housing. There is no disagreement there. However, in the context of the Committee’s charge to develop a master plan, the WPCPC does not feel it could endorse any of the three options in the report.

**The WPCPC recommendation is to not implement any of the three described Options, at this time.**

The principle rationale for this recommendation is that, absent a Master Plan for the Walsh property, the permanent construction of any of the three Options would restrict the WPCPC’s study of and public input to the potential uses for the entire Walsh property which is the Committee’s charge by removing

the involved portion of the property from further consideration in the context of a Master Plan and the work of the Master Planner. This may inhibit the best possible long-term plan for the property.

The WPCPC thanks the Select Board for the opportunity to present our recommendation on the content of the Weston & Sampson report.

Respectfully Submitted,

Fred Gaechter, Co-Chair

Paul Wisotzky, Co-Chair

On the behalf of the Walsh Property Community Planning Committee



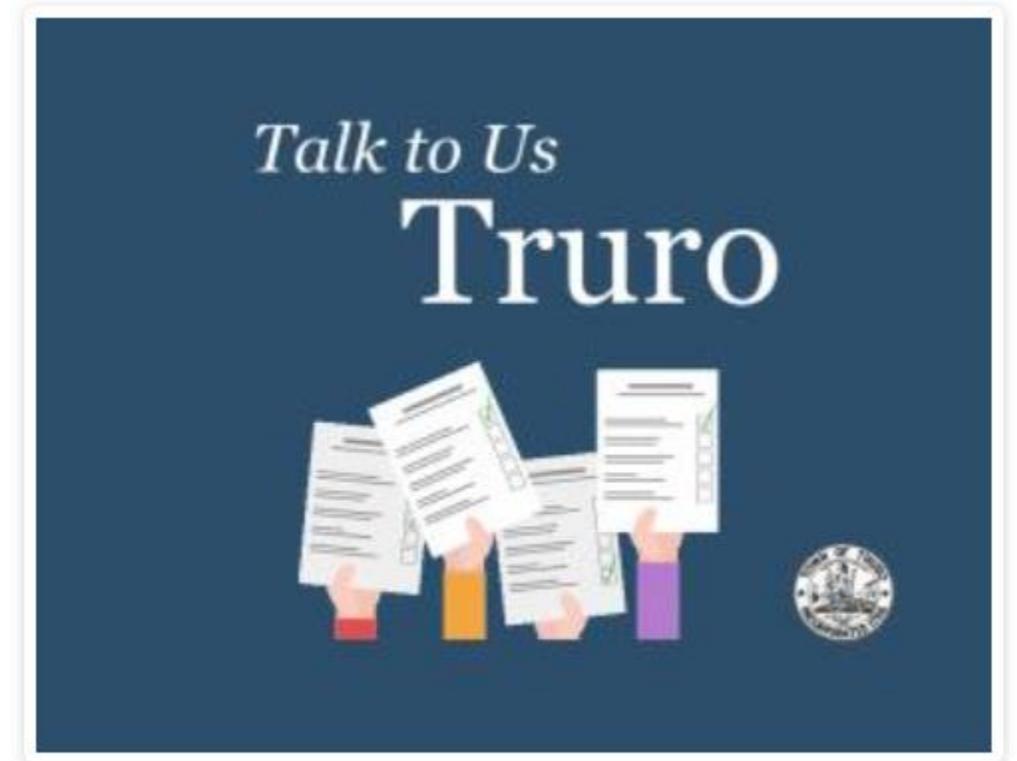
# Truro Community Input

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2022 SURVEY RESULTS

# Purpose of Survey

- Input on overall community vision for LCP
- Input on key issues:
  - Economic development
  - Walsh property
  - Housing



# Contributors

Town Staff

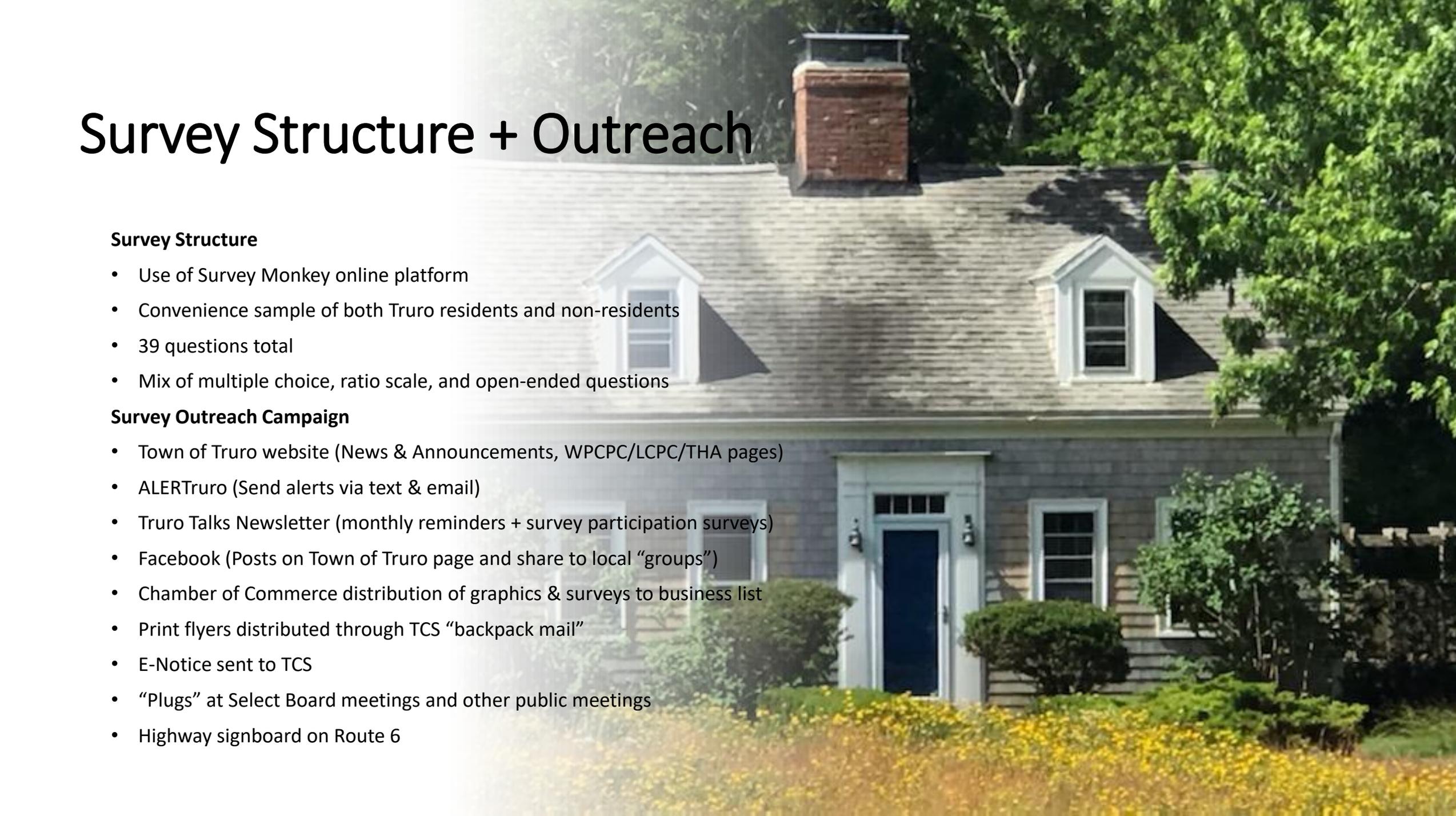
Town Committee Chairs

- Local Comprehensive Plan
- Walsh Property
- Housing Authority
- Economic Development

Tighe & Bond, LCP consultant



# Survey Structure + Outreach



## Survey Structure

- Use of Survey Monkey online platform
- Convenience sample of both Truro residents and non-residents
- 39 questions total
- Mix of multiple choice, ratio scale, and open-ended questions

## Survey Outreach Campaign

- Town of Truro website (News & Announcements, WPCPC/LCPC/THA pages)
- ALERTruro (Send alerts via text & email)
- Truro Talks Newsletter (monthly reminders + survey participation surveys)
- Facebook (Posts on Town of Truro page and share to local “groups”)
- Chamber of Commerce distribution of graphics & surveys to business list
- Print flyers distributed through TCS “backpack mail”
- E-Notice sent to TCS
- “Plugs” at Select Board meetings and other public meetings
- Highway signboard on Route 6

# Survey Responses

## A Snapshot

- Opened October 2021; Closed January 2022
- 611 Total Respondents (n=611)
- 46% of questions were answered by all respondents, no skips
- Response numbers wane as the survey progresses, especially for responses requiring fill ins – typical response pattern



# Data Analysis

## Overview of Process

- Review for recurring themes
- Analysis of open-ended comments for themes, pro/con sentiment
- Additional analysis through word clouds for frequently used words



# Respondent Demographics

## Residency

- 58.43% year-round
- 35.52% part-time
- 9.33% Truro business owners
- Other: school families, renters, ties to Truro

## Homeownership

- 85.43%

## Employment Status

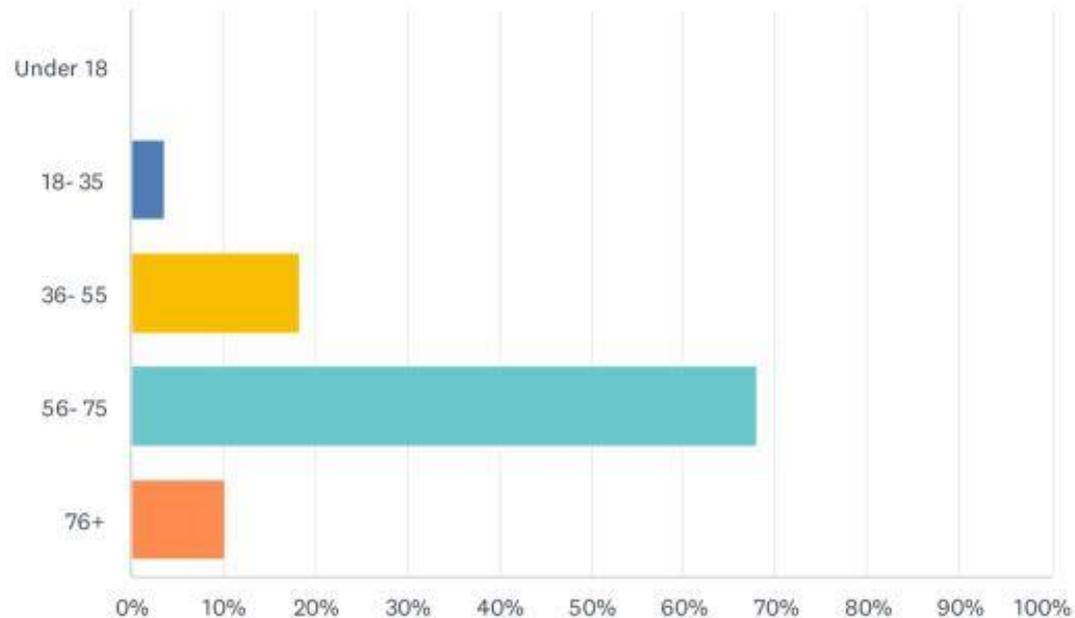
- 36.82% retired

# Respondent Demographics – What is your age group?

N=611

- Over 55 = 78%
- 55 and under = 22%

Survey Respondents by Age

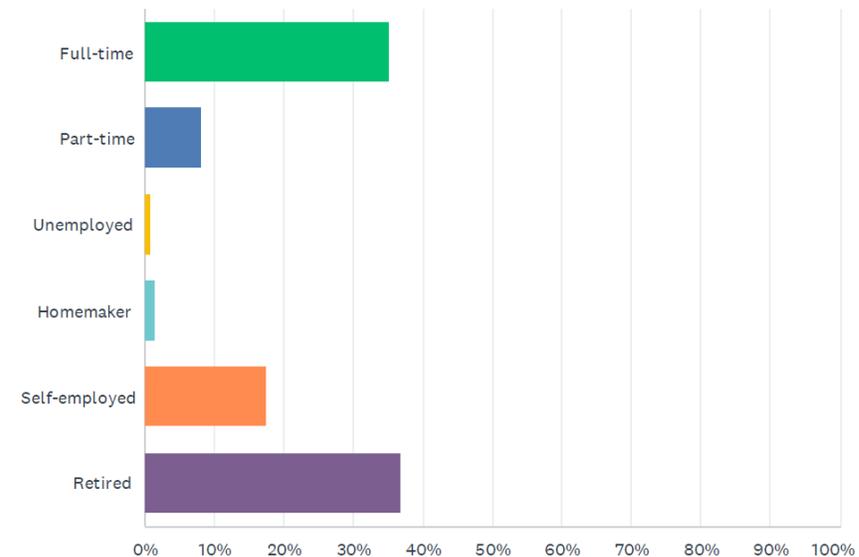


Full-time = 35%

Part-time = 8%

Self-Employed = 17.5%

Employment Status

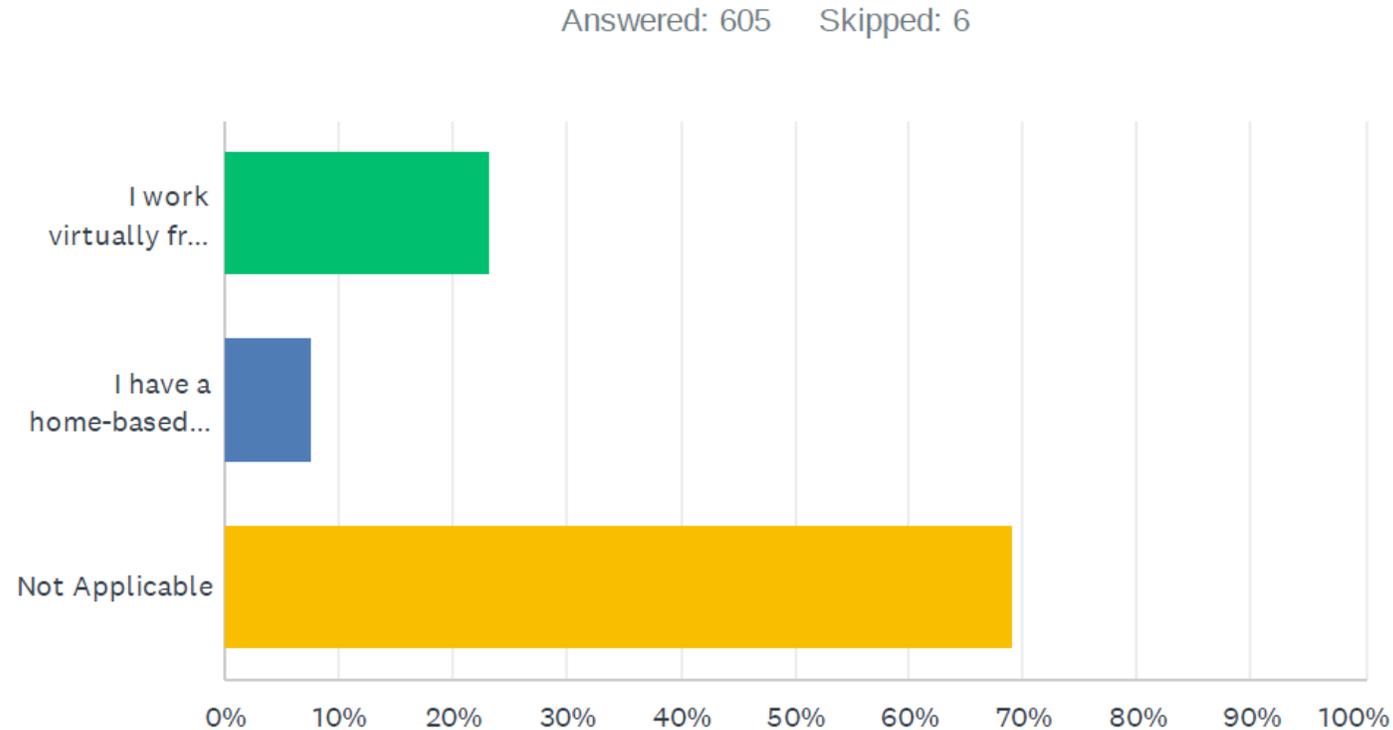


# Do you currently work from home in Truro or have a home-based business in Truro?

N=605

Work virtually from home = 23%

Home-based business = 7.8%



A photograph of a lighthouse and a house on a hillside. The lighthouse is a tall, cylindrical tower with a white exterior and a dark top section. The house is a two-story building with a dark roof and several dormer windows. The scene is set on a grassy hillside with some trees in the foreground. A semi-transparent grey overlay covers the entire image, and white text is centered on it.

## Primary Survey Sections:

Community Values  
Community Issues  
Finances & Growth  
Walsh Property  
Housing

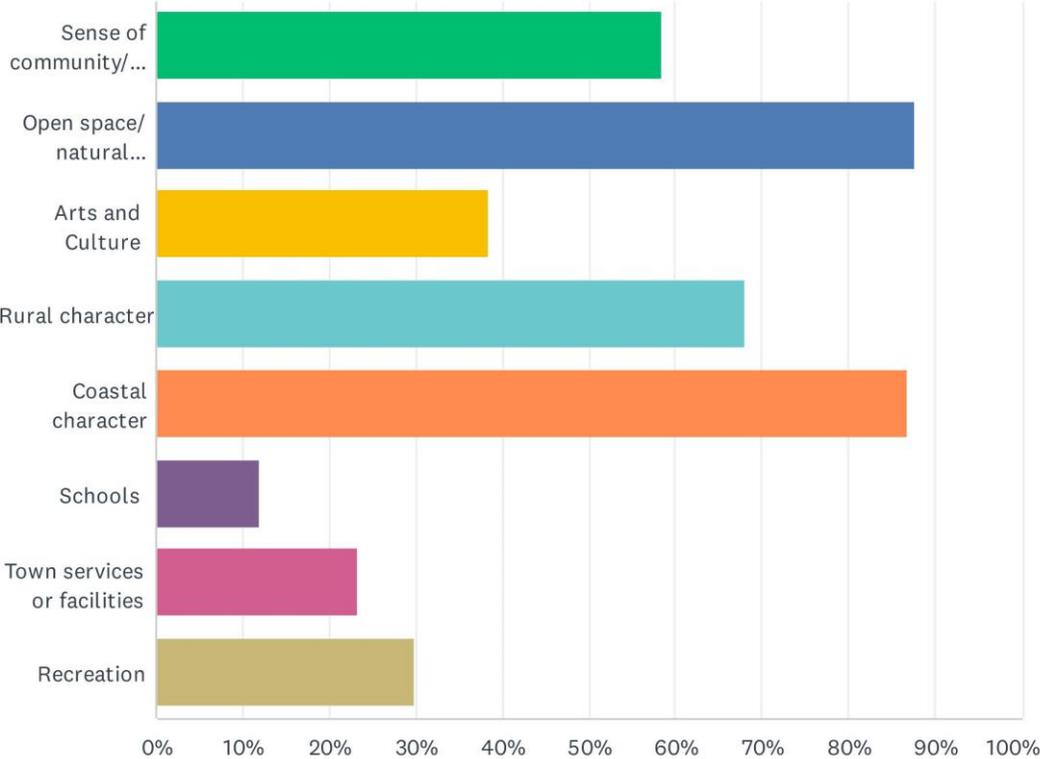
A scenic view of a coastal area. In the foreground, there is a rocky shoreline with large, light-colored rocks. The water is a deep blue with gentle ripples. In the middle ground, there is a small sandy area with some reddish-brown debris or shells. In the background, a grassy hill rises, topped with a large, multi-story house with a brown roof and a porch. The sky is clear and blue.

# Community Values

# What do you value most about Truro? Check all that apply.

N=611

ANSWER CHOICES	RESPONSES
Sense of community/ small- town feel	58.43%
Open space/ natural environment	87.56%
Arts and Culture	38.46%
Rural character	67.92%
Coastal character	86.74%
Schools	11.95%
Town services or facilities	23.24%
Recreation	29.95%



# What do you value most about Truro? Check all that apply.

## Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Beauty
Quiet
Low-density
Local Businesses
Nature Environment
Preservation
Town Services
Historical Resources
Scenic Resources
Beaches
Recreation
Sense of Community
Schools
Arts & Culture
Coastal Character
Rural Character
Open Space



# What do you value most about Truro? Check all that apply.

## “Other” Responses Comments N=49

- "It is a quiet town as well which I have gotten used to. It would be a good thing to keep the rural quality and ban gas driven garden and landscaping machines."
- "Although recreation, education, sense of community, small town feel, Town services and facilities are all important to me, I didn't check them because the thing that will best grow and guide them is for us to wake up to the crises converging upon us and start working together to rapidly transform Truro into an inspiring, zero-carbon, socially and economically sustainable eco-town. What could be more fun, educational, and community-building than that?"
- "Open Space in North Truro and Beach point. Accessible design for all public buildings and commercial establishments. Clean beaches. Clear communication. Workforce housing. Sidewalks."
- "History of the Outer Cape."
- "Diversity of residents."
- "Library."

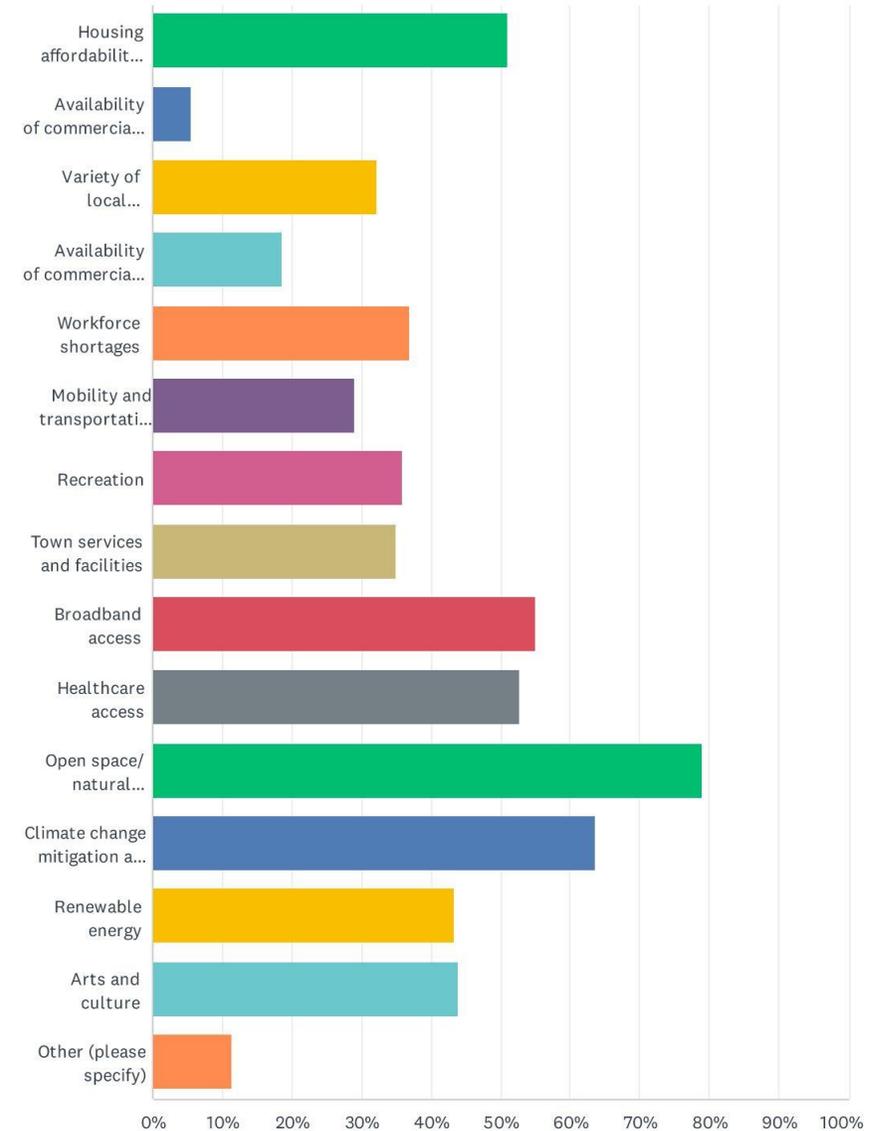


# Community Issues

# What issues are important to you? Check all that apply.

N=611

ANSWER CHOICES	RESPONSES
Housing affordability/ availability	51.06%
Availability of commercial space	5.56%
Variety of local businesses	32.24%
Availability of commercial services	18.49%
Workforce shortages	36.82%
Mobility and transportation (traffic, parking, biking and walking, transit)	28.97%
Recreation	35.84%
Town services and facilities	35.02%
Broadband access	54.99%
Healthcare access	52.70%
Open space/ natural resources	78.89%
Climate change mitigation and adaption	63.50%
Renewable energy	43.37%
Arts and culture	43.86%
Other (please specify)	11.29%



# What issues are important to you? Check all that apply.

## Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Education
Commercial Space Availability
Workforce Shortages
Water
Transportation
Town Services
Taxes
Renewable Energy
Recreation

Local Business Variety
Arts & Culture
Open Space
Home Affordability
Healthcare Access
Density
Climate Change
Broadband Access
Planning



# What issues are important to you? Check all that apply.

## “Other” Responses Comments N=82

- "Lack of local businesses for entrepreneurship of younger adults, especially with families."
- "It is of great concern to us that some essential services, especially healthcare and emergency services, are barely surviving in Truro. This is likely to become a more serious problem for everyone unless some changes are made, such as increasing taxes to support emergency services, and finding a way to attract more doctors to the area."
- "Keeping the rural character of Truro."
- "Water quality and supply, fostering small agriculture, traffic safety along Route 6, attracting/nurturing new small businesses."
- "Keeping Truro a place for all people, not just the rich who can afford a second or investment home. Truro needs to be a place for everyone."
- "Available/affordable housing is MOST IMPORTANT, so that we can maintain and build our community, need to be able to have housing for families."

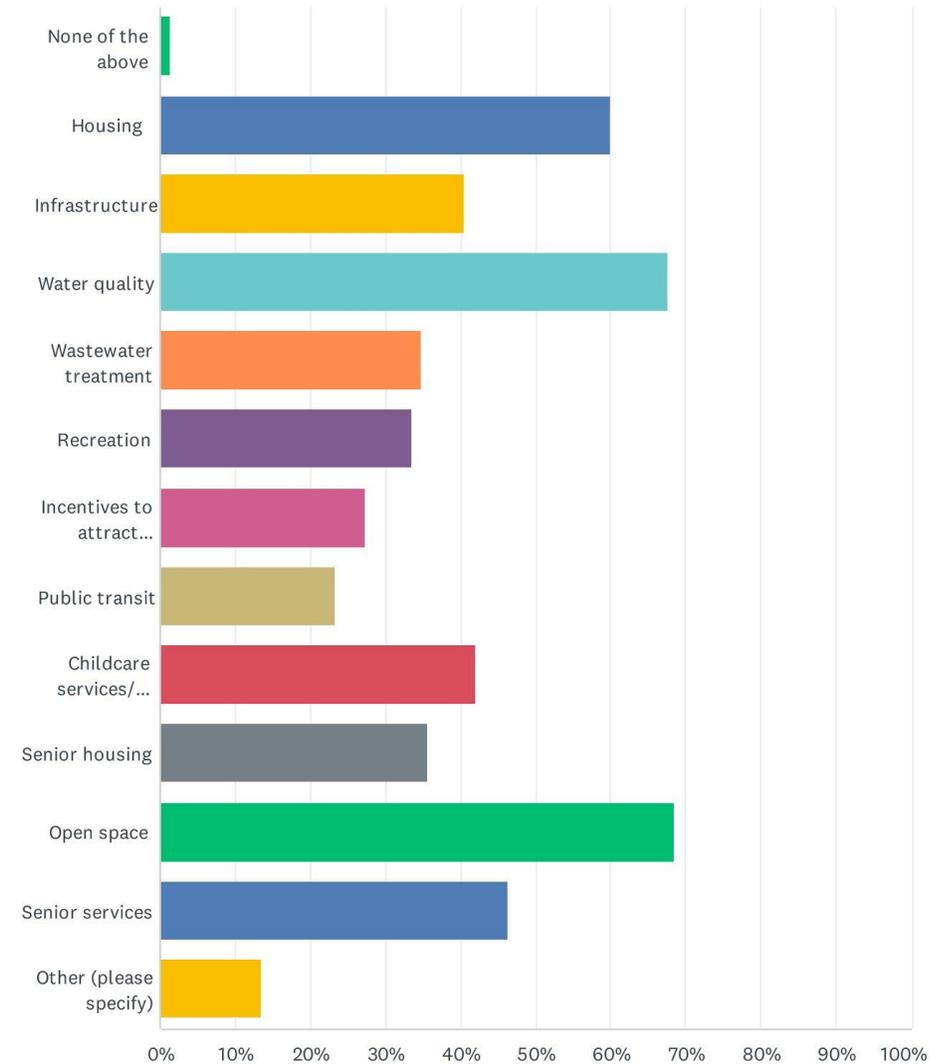
# Finances & Growth



# Do you support the Town dedicating financial resources to develop or secure any of the following: Check all that apply.

N=611

ANSWER CHOICES	RESPONSES
None of the above	1.31%
Housing	59.90%
Infrastructure	40.43%
Water quality	67.59%
Wastewater treatment	34.70%
Recreation	33.55%
Incentives to attract businesses	27.33%
Public transit	23.24%
Childcare services/ facility	42.06%
Senior housing	35.68%
Open space	68.41%
Senior services	46.32%
Other (please specify)	13.42%



# Do you support the Town dedicating financial resources to develop or secure any of the following:

Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Affordable Housing
Infrastructure
Open Space
Seasonal Worker Housing
Water Quality
Childcare Services
Senior Services
Wastewater Treatment
Agriculture
Market Rate Housing
Public Transit

Recreation
Senior Housing
No Growth
Retail
Re-Zoning
Healthcare Facilities
Resiliency Measures
Renewable Energy
Public Safety
Broadband Access



# Do you support the Town dedicating financial resources to develop or secure any of the following:

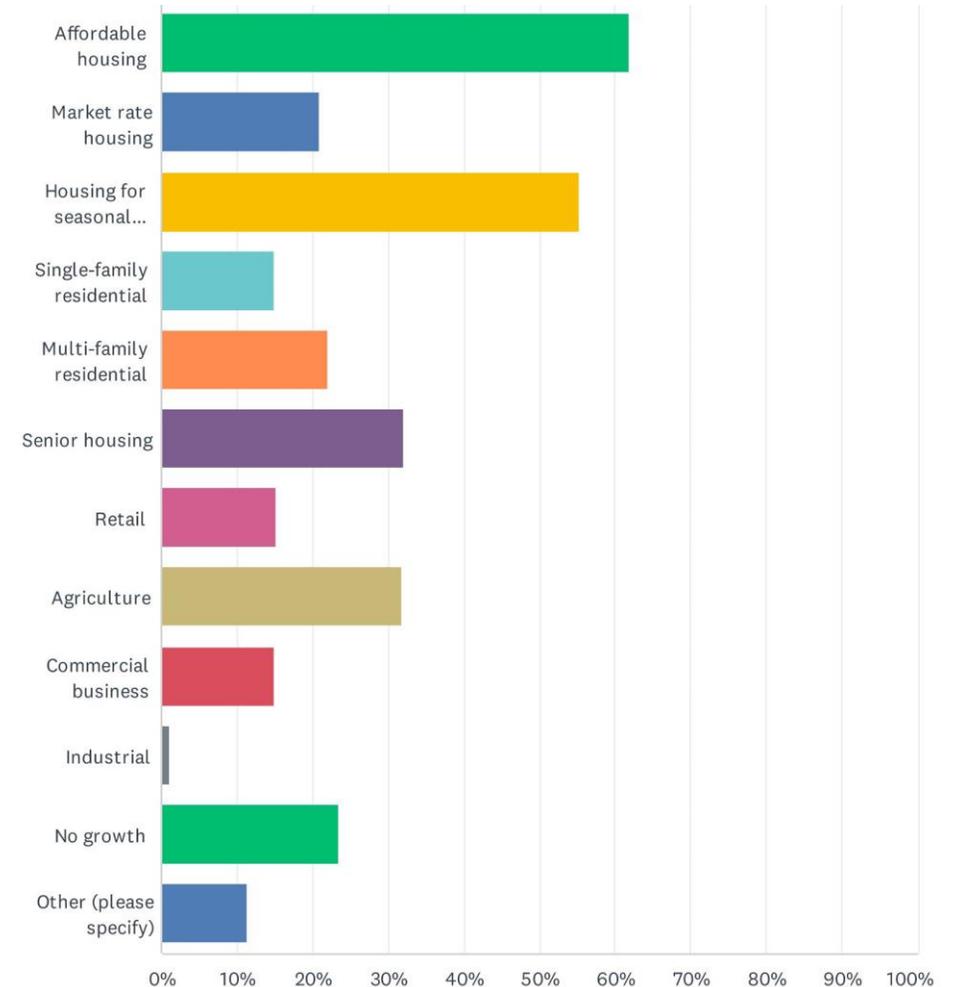
## “Other” Responses Comments N=82

- "Incentives to help retain year round residents. Thank you for the residential tax exemption! It's important and makes a difference for those of us who own a home and live here year round."
- "Public year-round rental housing (not private, for-profit 40B development), public health, habitat protection and restoration, community farming. We need to protect the quality of our drinking water through education about composting toilets and up-to-date septic systems that minimize degradation of our water table, and about what NOT to send down our drains,. We cannot and should not raise taxes to create a sewer system or tap into Provincetown's chemically treated water. Doing that would open the town to more harmful for-profit development and force more people to leave because of higher taxes."
- "I support commercial and retail businesses that serve the year-round population (like Montano's and Atlantic Spice), but not those that are open only in the summer."
- "Imagine if "Walsh Village" existed with walkable streets, a mix of uses and housing, and open space?"
- "I support senior services, but only certain kinds of senior housing (e.g., assisted living units, and intergenerational co-housing)."

# Which types of growth, if any, should the Town focus on developing? Check all that apply.

N=611

ANSWER CHOICES	RESPONSES
Affordable housing	61.87%
Market rate housing	20.95%
Housing for seasonal workers	55.16%
Single-family residential	14.89%
Multi-family residential	21.93%
Senior housing	32.08%
Retail	15.06%
Agriculture	31.75%
Commercial business	14.89%
Industrial	0.98%
No growth	23.40%
Other (please specify)	11.29%



# Which types of growth, if any, should the Town focus on developing? Check all that apply.

Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Affordable Housing
Market Rate Housing
Seasonal Working Housing
Single-Family Residential
Multi-Family Residential
Senior Housing
Retail
Agriculture
Commercial Business
Community-Based Space

Online Businesses
Recreational
Healthcare Services
Year-Round Businesses
Infrastructure
Open Space
Climate-Based Infrastructure
Industrial
No Growth



# Which types of growth, if any, should the Town focus on developing? Check all that apply.

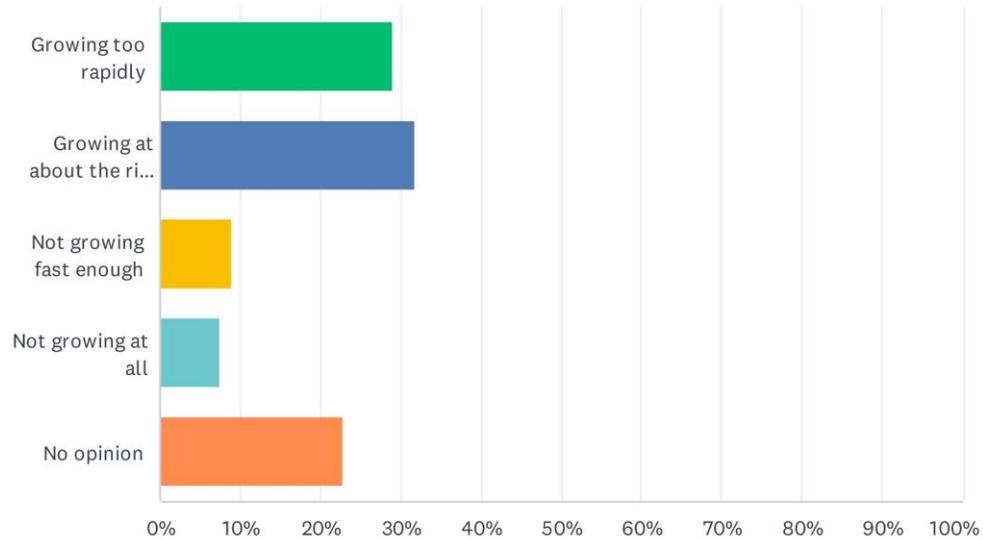
“Other” Responses Comments N=69

- “SHI’s in the form of ADU’s emphasizing diverse low impact development absent municipal infrastructure.”
- “Affordable housing.”
- “Local businesses to support the community year-round.”
- “Decent restaurants, better retail (food and clothing).”
- “A community-based space downtown.”
- “Adaptation to mitigate climate change impact.”
- “Protecting open space.”
- “Community center catering to seniors and families (like a YMCA).”
- “Any future business growth should adopt a business model incorporating adequate housing for employees provided by business owner.”
- “Businesses with a small footprint.”
- “Affordable and great-quality grocery store.”

# Residential/Commercial Growth in Truro is: Select the response that best fits your opinion.

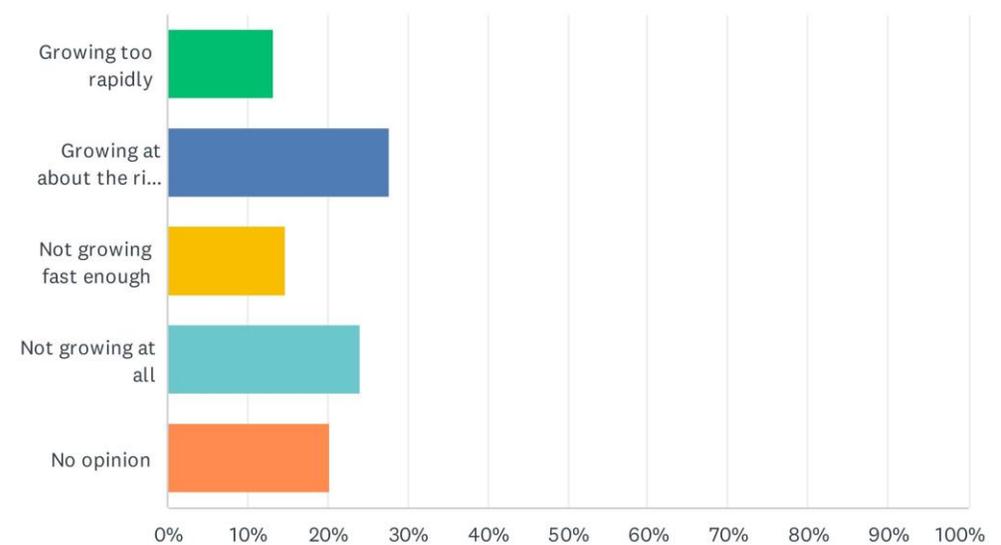
N=611

## Residential



ANSWER CHOICES	RESPONSES
Growing too rapidly	28.97%
Growing at about the right rate	31.75%
Not growing fast enough	9.00%
Not growing at all	7.36%
No opinion	22.91%

## Commercial



ANSWER CHOICES	RESPONSES
Growing too rapidly	13.26%
Growing at about the right rate	27.66%
Not growing fast enough	14.73%
Not growing at all	24.06%
No opinion	20.29%

An aerial photograph of a property, likely a residential estate, surrounded by dense green and brown trees. The property features two main buildings: a larger house with a dark roof on the left and a smaller, more rectangular building on the right. A paved driveway leads from the bottom center towards the larger house. A white car is parked on the driveway near the larger house, and a dark car is parked near the smaller building. A dirt road or path is visible in the upper left quadrant. The text "Walsh Property" is overlaid in white in the center of the image.

Walsh Property

As the Walsh property Community Planning Committee continues its work, what are the three most important things that you want to make sure the WPCPC accounts for and considers as it develops proposals for the use of the property. Please choose up to three options.

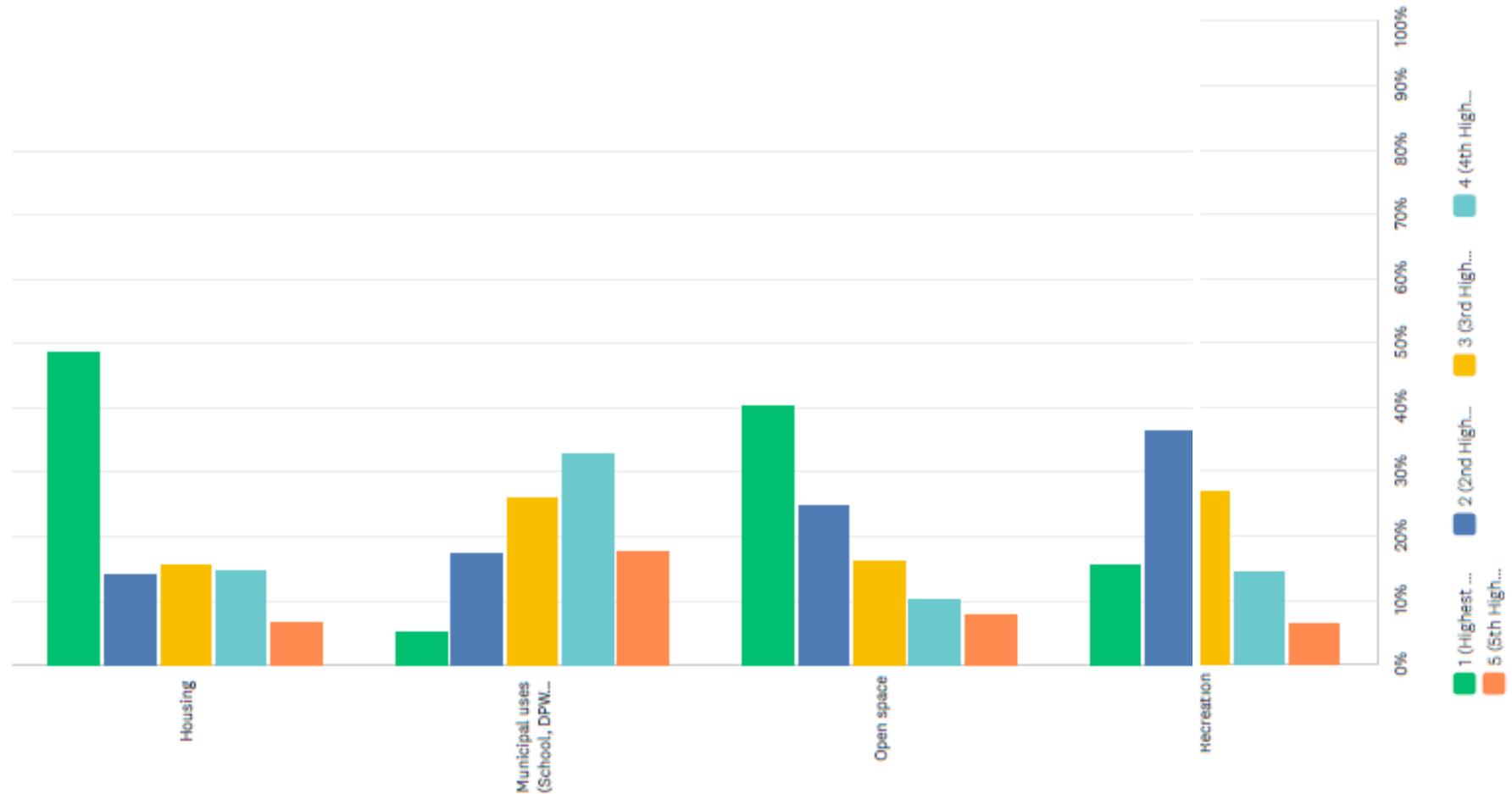
N=611

Three most important things that you want to make sure the WPCPC accounts for?

ANSWER CHOICES	RESPONSES
Agriculture/ Food systems	11.95%
Arts and culture	8.18%
Climate change	24.06%
Community gathering and event space	11.13%
Economic development	5.40%
Educational system	2.62%
Employment recruitment and retention	4.75%
Environment	37.64%
Families	11.95%
Housing	43.70%
Parking	0.49%
Recreation	21.77%
Seniors	8.67%
Socio economic diversity in the community	12.60%
Taxes	7.20%
Tourism	2.78%
Town budget	7.36%
Traffic	7.20%
Water quality	22.26%
Year-round community sustainability	31.10%
Other (please specify)	5.40%

Potential uses of the Walsh property include the following. Please rank in order of the highest priority for the Town with the number one being the highest priority.

N=611



Potential uses of the Walsh property include the following. Please rank in order of the highest priority for the Town with the number one being the highest priority.

### Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Affordable Senior Housing
Commercial Space
Net Zero Development
Open Space
Community Garden
Conservation Land
Trails
Water Tower
Art Center

Cell Towers
Courts and Fields
Grocer
Indoor Pool
No Development
Playground
Solar Energy
Subdivide
Tax Credit Housing



# When you think about the Walsh property and how it might be used, what concerns you the most? (Open-ended question)

N=425

Survey themes implemented into a word cloud:

Over Development
Septic Impacts
Affordable Housing
Commercialization
Crowded
Housing Density
Loss of Wildlife Habitat
Predatory Developers
Slow Bureaucracy
Strip Commercial

Traffic
Water Quality
Impact Scenic Resources
Increased Taxes
Loss of Rural Character
Municipal Spending
NIMBY Attitude
Pollution
Poor Quality Housing



# Walsh Property Potential Uses and Concerns

## Respondents Preferences Comments

### **Potential Uses “Other” Responses (N=80):**

- "Housing that is affordable and for seniors that don't want to leave the town but can't maintain their current residence not dependent on net worth. Open space that will create an attractive community unlike the density planned at the Cloverleaf."
- "Enclosed swimming pool with waves. Charge in the summer. Free to kids all winter. Tourist attraction on shoulder season. For people who are afraid of sharks but want to swim. Fee for parking, etc. Motels could give passes."
- "Truro Rec would be a great fit on the Walsh property because kids wouldn't need transportation after school. The COA is a great fit with the library and should stay. Using the Community Center for adult education, business resources, business classes – maybe tied to the library."

### **Potential Concerns “Other” Responses (N=425):**

- "1. Cutting down trees. 2. Rushing the community engagement process and skipping over involving every segment of the community in IN-PERSON, small-group dialogues and tried-and-true visioning exercises."
- "The cost of this project is concerning. The Town purchasing a property they have no use or need for. That ship has sailed. The Walsh property should be commercially developed to generate the highest taxes and the least amount of environmental impact, i.e. a solar farm would be a perfect application. No water use, no wastewater, can be installed to not affect wildlife. Can be installed to allow hiking and recreational use of the property."

# Housing



# What are Truro's most critical housing needs?

## Check all that apply.

N=557

ANSWER CHOICES	RESPONSES	
No critical housing needs.	35.08%	194
Rental housing	4.16%	23
Affordable housing (defined by housing costs not exceeding one-third of income for households earning 80% or less of the Barnstable County Area Median Income)	5.24%	29
Moderate income housing	6.69%	37
Single-family housing	24.41%	135
Multifamily housing	2.89%	16
Senior housing, with or without supportive services	34.72%	192
Home ownership opportunities for young families	6.51%	36
Other (please specify)	3.98%	22

# What are Truro's most critical housing needs?

## Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Moderate Income Housing
40B For-Profit Developments
Affordable Housing
Preserve Density
Rental Housing
Seasonal Worker Housing
Senior Housing
Young Family Home Ownership

Multifamily Housing
Residential Re-Zoning
Seasonal Tourist Housing
None
Single-Family Housing
Cohabitation Arrangements
Condominiums



# What are Truro's most critical housing needs?

## "Other" Responses Comments N=36

- "The town should start purchasing existing homes whenever possible. It should wage creative, aggressive campaigns to encourage and incentivize: 1) winter rentals of summer homes 2) secondary rentals where winter renters can comfortably double up during summer, and 3) cohabitation arrangements, such as young couples moving in with elders and providing care and companionship in exchange for part of the rent."
- "I don't think that Truro should be trying to promote or subsidize residence by senior citizens. The town is an hour away from the nearest hospital and not well served by medical specialists."
- "Supporting home ownership opportunities for young families - our future nurses, teachers, carpenters, electricians, plumbers, mechanics, landscapers, emergency responders - will better serve not only senior residents, but all residents."
- "Give major tax incentives to those willing to do year-round rentals. Do not allow ADUs to be built unless people are willing to rent them out at affordable rates for a period of no less than 5 years after building is completed. Or designate ADUs as affordable rental properties for a period of no less than 5 years after building is completed. Then enforce your regulations. Put a freeze on tax increases for seniors on fixed incomes."

# Summary of Findings

Key needs and concerns identified in the survey revolve around:

- Housing
  - Balance between existing low density, rural housing structure and providing affordable units, especially for the aging population that is being priced out of their homes.
- Open Space
  - Make open space a priority. Residents want to retain the rural character of Truro and worry that large housing developments would damage this character, especially for 40B housing developments.
- Recreation
  - Many residents are interested in providing a recreation center that offers a number of services for residents, including a fitness center, pickleball courts, indoor swimming pool, etc.
- Health Services
  - The aging population, which is Truro's predominant population, worries about the inadequate health services in the community. Many residents supported a new health facility/services or transportation services to nearby services.
- Retain the Youth
  - The residents are concerned about the longevity of the Town and the lack of many younger people to fill roles of tradesmen and medical services, as there is currently a limit number of people in these fields in the lower Cape region.

# Next Steps

- What does this survey tell us? Where do we need more information?
  - Survey is just the beginning for public input opportunities
  - Future efforts will be focused on less represented community members
  - Additional outreach/engagement on community vision and LCP goals
- Postcards with a question for quick feedback on specific issues
- Use of ALERTruro to send a text message question that can be responded to by text
- Stakeholder/public engagement workshops/pop-up events



A coastal scene featuring waves crashing onto a sandy beach. The foreground is dominated by tall, golden-brown grasses. The ocean is a deep blue, and the waves are white with foam. The word "Questions?" is overlaid in white text in the center of the image.

Questions?