



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: August 17, 2022 | 6:00 – 8:00 PM
(Please note time change)

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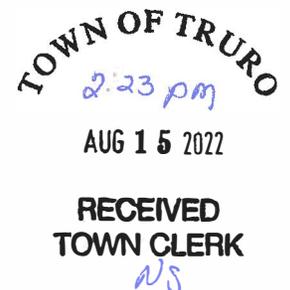
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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve May 25 and July 20, 2022 Meeting Minutes
3. Public Comment
4. Staff Updates
5. Review Proposed Meeting Work Plan
6. Community Survey Update
 - o Review Analysis by Residency Status
 - Discussion: Key Findings and Take-Aways
 - o What demographics are underrepresented in community survey?
7. Discuss Outreach Strategy
 - o Phase 1A: Gathering input from underrepresented in community survey.
 - o Phase 1B: Gathering general feedback – wishes, wants, worries OR are we done with this type of community outreach?
 - o Phase 2: Gathering input in response to developing plans/concepts/values e.g. (see attached outreach framework)
8. WPCPC Member Term Expiration and Reapplication
9. Recap Meeting Points, Agreements, and Action Items
10. Review Next Meeting Agenda
11. Review 2022 Meeting Calendar
 - o Schedule second meeting in November
12. Other Business
13. Adjourn



If you are unable to attend the meeting, please contact Elizabeth Sturdy at: ESurdy@truro-ma.gov

Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

May 25, 2022 | 6:30 p.m.

Members Present

Paul Wisotzky and Fred Gaechter, co-chairs; Russ Braun; Eileen Breslin; Morgan Clark; Elizabeth (Betty) Gallo; Susan Howe; Jane Lea; Christine Markowski; Craig Milan; Kenneth Oxtoby; Steve Wynne

Members Absent

Peter Cook; Ryan Schmidt; Todd Schwebel

Also Present

Town Manager Darrin Tangeman; Truro Select Board Liaison Stephanie Rein, Student Liaison Violet Bosworth

Welcome, Roll Call and Agenda Review

Co-chair Wisotzky read the remote meeting access instructions.

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

Co-chair led discussion of the minutes of May 11, 2022. Member Oxtoby noted that WPCPC members' names were not included with motions and seconds. Town Manager Tangeman confirmed they were needed. Motion to approve by Co-chair Wisotzky, conditional on motions and seconds being updated, seconded by member Oxtoby, unanimously approved.

Tonight's agenda was reviewed.

Public Comment

There was no public comment.

Report on May 24 Select Board Meeting

Liaison Rein reported to the Select Board on the 14-month history of the WPCPC, starting with an initial engagement with a Town appointed team from the Consensus Building Institute (CBI) led by Stacie Smith. CBI was thought to not be a good fit, and the WPCPC has since made significant progress led by Co-chairs Gaechter and Wisotzky. For additional support moving forward, Rein confirmed the need for hiring a Master Planning Consultant.

Members Howe and Breslin stated they did not share the view that CBI was not a good fit, and that in the beginning months, the Committee was on a learning curve.

Co-chair Wisotzky added that he had reviewed in detail the extensive work the WPCPC has done up to this point, noting the Tighe & Bond Potential Site Use Plan, Site Assessment, The DPW Facility FIT Test, the Weston & Sampson Walsh Property Assessment Report March 2022, the Report on the Results of the Community Survey April 19 in a meeting co-sponsored by the Truro Housing Authority, and the WPCPC's Recommendation on Walsh Cottages letter presented to the Select Board on May 24, 2022. Co-Chair Gaechter spoke with more information on the Recommendation on Walsh Cottages letter, saying it was a consensus statement from WPCPC with a recommendation and explanation for the existing cottages on the property. Member Oxtoby asked for more detail and was told the letter stated that there were three options in the Weston & Sampson report for renovation or demolition/rebuilding of the cottages and the letter states "The WPCPC recommendation is not to

implement any of the three described Options, at this time.” Gaechter also noted it was the diversity of people and opinions on the WBCPC that make it work.

Reported that there was no discussion by the Select Board regarding the letter. Liaison Rein stated the Select Board will look at the letter and discuss, stating the WPCPC work is very important to Truro.

Master Plan RFP Update

Co-Chair Gaechter reported on the Select Board meeting discussion on the Master Plan RFP. Liaison Rein has introduced the RFP Plan to the Select Board, with Town Manager Tangeman giving a history of the WPCPC, noting how important it is for the WPCPC work to get accomplished. The timeline for implementing the RFP will be to get responses by the end of June, secure funding for the year through the Reserve Fund, have a Select Committee in place by July prepare a contract and work to have a Master Planning Consultant in place by the third week of July. As Town Manager, Tangeman will review recommendations by the Select Committee and make a final decision.

Liaison Rein stated the Select Committee will be comprised of nine people, the five person Select Board, WPCPC Co-chairs Gaechter and Wisotzky, Town Planner Barbara Carboni, and Health & Conservation Agent Emily Beebe.

The Select Board unanimously approved the Master Plan.

Member Round Robin – *What are your current thoughts on the uses of the Walsh Property based on what you have learned to date?*

Co-chair Wisotzky introduced a discussion by 12 members in attendance and the Student Liaison of their thoughts of uses for the property. A tally of most cited uses mentioned:

Affordable Housing	11 people
Workforce Housing	9 people
Recreation	5 people
Open Space	5 people
Conservation	4 people
Water	2 people
Business	1 person
Municipal	1 person

Member Howe began the discussion by reading from a plan developed by Truro resident Joan Holt for a “Walsh Echo Village” comprising affordable housing, 40 rentals on 20 acres with the remaining land not to be developed for another 20 years. The concept stresses accessibility and echo friendly design principals.

Member Milan stated he felt the exiting cottages could not be saved, that we need to address housing needs and look at conservation and municipal uses.

Member Wynne agreed that the cottages could not be saved and hoped for focus on housing to be closest to the Route 6 side of the property, with recreation and conservation uses extending up toward the National Seashore.

Member Breslin wanted a focus on community space and open spaces, keeping the character of Truro and an “anchor” place for the Town.

Member Gallo wanted a focus on young families and low-income single-family homes, accessibility, and open spaces.

Member Clark agreed with what other’s had notes, but also wanted a higher density plan for the community with day care, pool, and garden options. She noted Massachusetts funding for low-income

housing can be an issue. Also, single-family affordable homes for full time Truro residents working in industries such as fishing and landscaping.

Member Markowski acknowledged that the WPCPC priorities are clear – housing.

Student Liaison Bosworth cited housing needs and developing a community space with a focus on recreation, including basketball or tennis courts.

Co-chair Wisotzky wanted home ownership opportunities, as they represent stability for Truro families. He also considers a water tower as a possibility. He stated we have an opportunity to lead with environmentally sound development and set an example for Truro.

Co-chair Gaechter stated how well the WPCPC is working together to achieve the original goals cited in the warrant to form the committee: Housing, Open Space, and Recreation. Housing is particularly important, both rental and single-family ownership. He referenced the book *Rural by Design: Planning for Town and Country*, by Randall Arendt – and its focus on building community in open spaces.

Resident Joan Holt commented that her referenced “Walsh Echo Village” was written to put ideas in front of the community to think about what might be done with the Walsh property and identify the environment versus housing schism.

Community Outreach

Co-chair Wisotzky, Town Planner Barbara Carboni, and Local Comprehensive Plan Committee member Chris Clark are working on an analysis of the Community Survey, putting raw data into a format so residents and WPCPC members can review all results. They will review with the new Master Planning Consultant and then reach out to the community.

Member Gallo and Howe wants to hear from the community and use the Master Planning Consultant to get the wider community excited and involved. All ideas need to be heard.

Student Liaison Bosworth noted the Survey did not have responses from younger residents of Truro, and she volunteered to reach out to the younger demographic through her school email, or visits to local schools.

Member Breslin wants to continue with the work we have done and volunteered her expertise in data analysis for reviewing raw survey data.

Liaison Rein offered to contact and work with the Truro’s Farmers Market, that starts June 6, for outreach and hosting a WPCPC table.

Member Wynne referenced a flyer created in July 2021 by the WPCPC that could be updated and reused for community outreach.

Wrap Up, Future Agenda Items, and Next Steps

Member Gallo mentioned that the Truro Housing Authority is facilitating five focus groups and will have draft results for their next meeting and will send information to WPCPC members.

WPCPC next meetings are June 15 and June 28

Adjourn

A motion to adjourn was made by member Oxtoby and seconded by member Breslin. The meeting concluded at 7:56 p.m.

Respectfully submitted,

Steve Wynne
WPCPC member

Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
July 20, 2022 | 6:30 p.m.

Members Present

Fred Gaechter; Paul Wisotzky; Eileen Breslin; Elizabeth (Betty) Gallo; Susan Howe; Jane Lea; Christine Markowski; Kenneth Oxtoby; Todd Schwebel; Steve Wynne; Morgan Clark

Members Absent

Craig Milan

Also Present

Town Manager Darrin Tangeman

Welcome, Roll Call and Agenda Review

Co-chair Wisotzky read the remote meeting access instructions.

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

Review and vote on the May 11 minutes was postponed until the August 17th meeting.

Tonight's agenda was reviewed.

Public Comment

There was no public comment.

Procurement Selection

Town Manager Tangeman reviewed the procurement process with members of the committee, noting that Mr. Gaechter and Mr. Wisotzky were selected to represent the committee on the selection panel that also included Sue Areson, Truro Selectboard, Emily Beebe, Conservation Agent, and Barbara Carboni, Town Planner/Land Use Counsel.

He noted that the Town received 30 inquiries about the RFP, but only received 2 proposals: 1) Tighe and Bond and 2) Weston & Sampson. The Town chose to expedite the process to complete the procurement prior to the end of the fiscal year and posted an addendum to the RFP so that firms who sent in inquiries/interest were aware that the timeline had been adjusted.

Mr. Gaechter described the interview process. The selection committee opened the proposals on June 24, 2022. Tighe and Bond attended the interview in person, and Weston and Sampson interviewed virtually. Each respondent provided information in their proposal on their firm's abilities, credentials, and who would be assigned to the project. Based on an evaluation of the two proposals by the selection committee using the selection criteria identified in the RFP, Tighe and Bond was unanimously selected as the consultant of choice.

Mr. Wynn asked how the community will be involved in the master planning process. Mr. Tangeman responded that all actions will be driven by the master planning scope of work.

Ms. Gallo asked why the response to the RFP was so limited. Mr. Tangeman responded that the two firms who submitted have already worked with Truro in the past and had a good understanding of the property and the committee itself. Mr. Gaechter noted that Ms. Carboni intends to send a survey or request to determine why inquiries didn't respond to the RFP.

Ms. Breslin asked what separated the two firms. Mr. Gaechter replied that facilitation was one of the key components. At a technical level, the firms were similar. But the addition of Carol Ridley and her experience in Truro provided additional experience.

Ms. Howe commented that she was disappointed that the committee couldn't watch the process.

Mr. Tangeman responded that the proposal evaluation wasn't covered by an open meeting law requirement and the selection committee was represented by the Co-Chairs.

Introductions of Consultant Team

Sharon Rooney, Tighe & Bond, and Carole Ridley, Ridley and Associates, joined the meeting at 7:00 p.m.

Ms. Rooney provided her background in regional and local planning and landscape architecture and current work for the Town on the Truro Local Comprehensive Plan (LCP). This effort dovetails nicely with this Walsh Property master planning effort.

Ms. Ridley described her firm as Cape-based, and active since the mid-90s. She described her background in community planning, policy analysis, meeting facilitation, strategic planning. Ms. Ridley is currently assisting the Town with the Truro Economic Development Plan.

Question and answers from the committee included Ms. Clark, who asked about the team's credentials in housing and recreation. Ms. Rooney noted her work on the Community Resiliency by Design (for Cape Cod Commission) and support for Town of Eastham inclusionary zoning bylaw. Ms. Ridley noted her background in housing and development as well as prior work for the Boston Redevelopment Authority and Cape Cod Commission on housing and economic development.

Walsh Property Master Plan Presentation

Ms. Rooney provided an overview of Tighe & Bond history and qualifications of the interdisciplinary team assembled for this project. Ms. Rooney and Ms. Ridley provided an overview of project tasks including facilitation of WPCPC work; data gathering and public outreach; Master Plan development; and community adoption.

Questions from committee members included Mr. Gaechter, who asked how Tighe & Bond will facilitate the WPCPC? Ms. Rooney responded that Tighe & Bond will meet with committee Chairs twice a month to prepare agendas, discuss topics to address, questions, additional work

needed, etc. Town staff will participate as needed, and will be included through email, phone calls, etc. Purpose is to stay on task to meet timeline. Carol and Sharon will be co-facilitating. Sharon will serve as liaison to T&Bs technical team.

Ms. Breslin asked the purpose of putting housing production at the forefront when open space is also being prioritized? What's the purpose of an economic development trends/needs assessment?

Ms. Rooney replied that the housing production plan update was recently adopted and will be reviewed as housing is a priority for the Town. The RFP also requested an economic development trends assessment, and many other resources and impacts will be assessed, too. An understanding of economic and community factors will be important to know early in the assessment.

Mr. Wynn asked what uses would be included in conceptual plan development. Ms. Rooney responded that the committee, Tighe and Bond, and community members will be working together to gain consensus on potential uses to include in the master plan. Things such as focus groups, community meetings, etc. will be held to gather input as well as input obtained from the community survey recently completed for the Local Comprehensive Plan.

Meeting Work Plan

Ms. Ridley reviewed a draft work plan with the committee. Ms. Clark asked about developers' involvement. Ms. Ridley replied that we want to engage people in this work who can make this master plan a reality. A goal is to get approvals from community and then engage with developers to see who can make it happen.

Mr. Wisotzky also noted that an RFQ will be prepared after town meeting. We need Town Meeting to say yes to the master plan first. The next steps are to present the master plan to the town, get approval, and see if there are developers out there to assist with project. Ms. Gallo asked if the master plan will include how much the project and construction would cost? Ms. Rooney replied that the master plan will indicate a range of costs for infrastructure development. Developers will be crunching the numbers to see if the project works. Mr. Wynn asked about economic costs to the community. Ms. Ridley replied that a community impact assessment will address concerns at a high level. Development options might include a land lease, so the town might not be paying for these costs.

Wrap Up, Future Agenda Items, and Next Steps

Mr. Gaechter recommended expanding the meetings to 2-hours. Wisotzky made a motion to return to 2-hour meetings from 6-8pm. Mr. Wynn seconded the motion that was approved unanimously. Committee Chairs will meet with the consultants to discuss the next agenda during off weeks.

- Next meeting will address updates to the survey.
- Next meeting is 17th August 2022

- General note: RSVPs for meetings need to go to Elizabeth Sturdy to determine if quorum is available.

Adjourn

A motion to adjourn was made by Mr. Gaechter. X seconded the motion. The vote to adjourn was unanimous. The meeting concluded at 8:00pm.

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
August 17	Review and Discuss Committee Work Plan	Review and Discuss Community Survey Data Review Future Outreach Framework and Objectives.	Consensus on Committee work plan Consensus on outreach framework <ul style="list-style-type: none"> • List of possible interviewees • ID efforts to reach under represented groups
August 31	Review Site Assessment Information <ul style="list-style-type: none"> • Resource Overlays • Topography • Developed Areas • Open Space Considerations <p>Discuss potential areas for development/redevelopment or open space</p>	Update on Outreach Activities	What additional site assessment information do we need? Dates for public meetings: <ul style="list-style-type: none"> • Master plan concepts (Oct - Nov) • Master plan scenarios (Jan-Feb)
September 14	Information and presentation on potential uses: <ul style="list-style-type: none"> • Presentation on municipal uses • Information from draft housing production plan if available • Economic development considerations • Review open space plan 	Update on Outreach Activities	What additional information do we need related to uses?
September 28	Review potential areas for site development/redevelopment and open space.	Status of efforts to reach under represented groups	What are the areas that are best suited for development/redevelopment and open space?

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
	Identify and discuss site access and egress issues.		What additional information do we need in order to fully address access and egress to the site in general and specifically areas of development/redevelopment?
October 5	<p>Review conceptual plans showing areas of open space, development/redevelopment, access/egress; review additional information related to access/egress</p> <p>Discuss mix and location of uses; Review additional information related to uses.</p> <p>Discuss wastewater and water supply capacity.</p>	<p>Discuss results of interviews</p> <p>Discuss plan for public workshop</p> <p>Discuss plan for focus groups</p>	<p>What is the preferred mix and location of uses on the property?</p> <p>Confirm details for public workshop; begin publicity</p>
October 26	Review conceptual plans showing areas of open space, development/redevelopment, access/egress and mix of uses; review additional information related to mix of uses	Preparation for public workshop	<p>What additional information is needed to inform conceptual plans?</p> <p>Confirm plan for focus groups</p>
November 9	Review conceptual plans showing areas of open space, development/redevelopment, access/egress and mix of uses; review additional information related to mix of uses	Preparation for public workshop	What type of public input/feedback on the conceptual plans would be most helpful?
		Public Workshop re concept plans	
November 23	Discuss public input/feed back on concept plans		What aspects of the concept plans should be incorporated into master plan scenarios?

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
December 14	Discuss possible master plan scenarios	Discuss results of focus groups	What information do we need to inform master plan scenarios?
December 28	Review master plan scenarios; review additional information Review outline of community impact assessment	Discuss plan for public meeting to review scenarios; begin publicity	What information do we need related to master plan scenarios?
January	Refine master plan scenarios		What information do we need finalize master plan scenarios?
January	Finalize master plan scenarios Review draft community impact assessment		What additional information do we need related to community impact?
		Public Meeting re scenarios	
February	Discuss public comment on master plan scenarios Discuss comments on community Impact assessment.		What refinements to master plan scenarios are needed based on community feedback?
February	Review final community impact assessment Refine master plan concepts		What refinements to master plan scenarios are needed?
March	Finalize master plan Discuss Request for Qualifications and Interest		Are we ready to finalize master plan? What additional information do we need related to the RFQ&I
March	Finalize master plan Finalize Request for Qualifications and interest		

Community Outreach Framework
Draft 8/12/22

The following community engagement activities are proposed to be undertaken by Tighe & Bond/Ridley & Associates, under the direction of the Walsh Property Community Planning Committee (WPCPC). These activities are open for discussion and refinement.

Early stages: (Sept. – Oct.)

1. Up to fifteen (15) phone interviews with key stakeholders, including liaisons to the WPCPC and key Town Staff. To be discussed with WPCPC:

- List of possible interviewees
- Key questions

2. Conduct efforts to reach under-represented demographics

To review conceptual master plan options: (Nov. – Dec.)

3. Site visit with WPCPC and abutters. To be discussed with WPCPC:

- List of invitees
- Notice and invitations
- Possible dates

4. Up to four (4) focus groups with stakeholders during development of the conceptual master plan to obtain additional input, including:

- a. (2) Developers (including affordable housing),
- b. Regulatory (Cape Cod Commission, planning, zoning, conservation, etc.)
- c. Another group(s) to be identified based on input from the WPCPC.

To be discussed with WPCPC:

- Focus group participants
- Possible dates

5. A public workshop

To review master plan scenarios: (Jan. – Feb.)

6. Public meeting

2022
WALSH PROPERTY
COMMUNITY PLANNING COMMITTEE

MEETINGS
(Wednesday at 6:00 pm) (Effective August, 2022)

April 13	April 27
May 11	May 25
June 15	June 29
July 6	July 20
August 17	August 31
September 14	September 28
October 5	October 26
November 9	November 23
December 14	December 28