



# Walsh Property Community Planning Committee (WPCPC)

**Remote Meeting: August 31, 2022 | 6:00 – 8:00 PM**  
**(Please note time change)**

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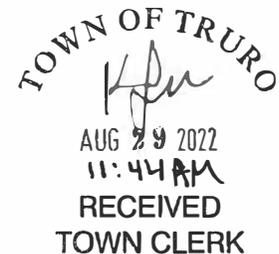
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## MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve August 17, 2022 Meeting Minutes
3. Public Comment
4. Staff Updates
5. Review of Existing Conditions/Environmental Site Assessment
6. Further Discussion of Outreach Strategy
7. WPCPC Member Term Expiration and Reapplication
8. Recap Meeting Points, Agreements, and Action Items
9. Review Next Meeting Agenda
10. Review 2022 Meeting Calendar
  - o December meeting
11. Public Comment
12. Other Business
13. Adjourn



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

# Walsh Property Community Planning Committee (WPCPC)

## Meeting Minutes

August 17, 2022 | 6:00 p.m.

### Members Present

Paul Wisotzky and Fred Gaechter, co-chairs; Russell Braun, Eileen Breslin, Elizabeth (Betty) Gallo, Craig Milan, Kenneth Oxtoby, Steve Wynne, and Christine Markowski.

### Members Absent

Morgan Clark, Susan Howe, Jane Lea, Peter Cook, Ryan Schmidt, and Todd Schwebel.

### Also Present

Darrin Tangeman (Town Manager), Carole Ridley (Ridley Associates), Sharon Rooney (Tighe & Bond), and Allie Koch (Tighe & Bond).

Lucy Clark, Joan Holt, Paul Kiernan, Glen Pasanen, Greg ?, Jack Riemer

### 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 Gaechter led discussion of the minutes of May 25 and July 20, 2022. Motion to approve meeting minutes as written by Member Oxtoby, seconded by Member Gallo, unanimously approved.

Tonight's agenda was reviewed.

### Public Comment

There was no public comment.

### Review of Proposed WPCPC Walsh Property Workplan

Ms. Ridley shared workplan for consensus building around the master plan. She provided a thorough review of dates and topics to be covered at upcoming meetings.

August meetings will review site conditions, topography, developed areas, resource overlays, and open space considerations. Goal of meetings are to identify considerations to be top of mind as planning continues.

**Action Item:** Think about public meeting schedule for Master Plan Concepts (Oct-Nov) and Master Plan Scenarios (Jan-Feb).

**Action Item:** Add discussion of existing structures/cottages as early workplan item.

September meetings will focus on potential uses and location of uses on property, preferred and municipal uses, economic development considerations, and determination of areas for (re)development. These will be taken to community for discussion. Feedback will determine path forward to adjust design plans. HPP may provide insight. Economic Development Committee interested in planning effort and impacts of housing on local labor.

**Action Item:** Members to send ideas, strategies, etc. to reach underrepresented groups to Fred & Paul via email.

Discussion to prepare robust presentation for public covering topics that will naturally fall into preexisting framework of uses (open space, recreational areas, housing, etc.)

October meetings will focus on review of conceptual plans, areas of open space, (re)development, access/egress. Discussions planned for possible site uses and proposed locations, and results of interviews, and plans for public workshop and focus groups. Wastewater and water use will impact site uses and possible development locations.

Member Gallo inquired about project costs. Carole/Sharon agreed costs will become clearer as plans become clearer and concepts are developed. A future report or technical memo with an estimate of probable project costs will be included with the final master plan.

If there are things that committee would be particularly helpful for deliberations going forward, additional workshops can be held and developed.

November meetings will be a review of feedback from community – what went over well, what didn't, what WPCPC should think about carrying forward for master plan scenarios. There will be additional focus groups for development interests, regulatory bodies, etc. WPCPC can determine what additional focus groups would be helpful to have more insight.

Focus groups will inform evaluation of master plan alternatives. Feedback will help WPCPC finalize master plan and think about RFQ for development interests that identify with the type of development in this location.

Russ Braun inquired if there's anything sorely lacking that the committee needs to address. Water, wastewater, traffic. These have been built into the framework and will be in upcoming conversations. No major glaring gaps of information. Carole Ridley highlighted importance of boiling down key points to carry forward from August 31 meeting.

### **Community Survey Feedback**

Co-Chair Wisotzky provided overview of community survey feedback (i.e., general trends on agreement/disagreement.) Regardless of residency status, respondents generally agreed on priorities for the site. Member Gaechter and Wisotzky highlighted this was a self-selected sample. There was no effort to get responses across different demographics.

General results indicated 583 responded to question on full time, part time, or former resident. Majority of respondents were full time residents. Majority of respondents were between 56-75 y/o. Categories included under 18 y/o up to 75+ y/o. Business ownership respondents (5) own business on Outer Cape. The question, "What do you value most about Truro?" Top 3: Open Space/Natural Environment; Coastal Character; Rural Character. Full time and part time residents' responses aligned. Walsh Property was discussed. Full time residents issue rated the highest is housing; part time residents is open space/environment. The question "What are the 3 most important things that the Walsh Property includes?" Full time is housing, part time is environment. Survey included questions on "How to engage with WPCPC" and "Should the town take actions to encourage year-round residency"?

### **Community Outreach Framework**

Early Stages (Sept – Oct) Up to 15 phone interviews with key stakeholders, and town staff. WPCPC to discuss list of possible interviews and key questions. Conduct efforts to reach underrepresented 18 – 35 demographic. There's an opportunity to target younger members of the population, ex. elementary schools (younger families who participate in town and use facilities).

Member Gaechter inquired if there is a way to reach out to the workforce in town? Ex., young children's parents are likely in the workforce if they are not unemployed and/or retired. Betty indicated that the Housing Authority hosted focus groups including different age groups for the HPP update. She agreed to share data with committee/consulting team.

(Sept – Oct) Telephone interviews and focus groups could include marketing via social media, newspapers, and target ads towards the groups by age category. Betty indicated that the Housing Authority hadn't reached out to the Jamaican community, she has some contacts. **Action Item:** Committee members to email Liz Sturdy before next meeting with suggestions on underrepresented populations and ideas for social media use, etc. to start creating focus groups. Share thoughts, ideas, names and suggestions for next meeting.

(Nov – Dec) Complete site visit with WPCPC and abutters. Committee members agreed invitees should be expanded to neighborhood surrounding site. Craig Milan: has had an experience with abutters coming out of the woodwork with concerns for previous projects, so it's best to have folks involved as soon as possible. **Action Item:** Start brainstorming invitees and list of folks to participate in a site visit. Think about how to present plans and when to start involving the public for feedback.

(Jan – Feb) community workshop planned. Attendees can look at a plan and suggest some alternatives. It can be more of a give and take.

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

Member Gaechter reminded those who intend to continue on committee must re-apply before early October (expiration 10/13). **Action Item:** Notify Fred/Paul of reapplication. Co-chairs will provide guidance on how to proceed. Additional holiday timeframe meeting dates can be determined via email, along with reapplication information from Fred and Paul. **Action Item:** WPCPC should start developing 2023 calendar and come to next meeting or two prepared to discuss. Reminder that Liz Sturdy is the attendee keeper. If you cannot attend, please let her know. Review of action items are outlined in blue above.

### **Adjourn**

A motion to adjourn was made by Member Wynne and seconded by Member Oxtoby. The meeting concluded at 7:45 p.m.

Community Outreach Framework  
Draft 8/26/22

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. Re-open community survey to reach under-represented demographics:
  - 18-35 year olds
  - Jamaican community

This would entail targeted outreach through schools, housing authority, childcare voucher recipients, local businesses, and the faith community. The survey would be opened to all for 2-3 weeks, beginning in mid September.

2. Up to fifteen (15) phone interviews or 1-2 focus groups with key stakeholders, including liaisons to the WPCPC and key Town Staff. To be discussed with WPCPC:
  - List of possible interviewees/focus group attendees
  - Key questions

**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 – this would be a session where participants would review and discuss concept plans to provide feedback and share ideas for further consideration.

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

6. Public meeting

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"> <li>• List of possible interviewees</li> <li>• ID efforts to reach under represented groups</li> </ul>
August 31	Review Site Assessment Information <ul style="list-style-type: none"> <li>• Resource Overlays</li> <li>• Topography</li> <li>• Developed areas &amp; surrounding land uses</li> <li>• Open Space Considerations</li> <li>• Transportation and utilities</li> </ul> Discuss potential areas for development/redevelopment or open space	Update on Outreach Activities	What additional site assessment information do we need?  Dates for public meetings: <ul style="list-style-type: none"> <li>• Master plan concepts (Oct - Nov)</li> <li>• Master plan scenarios (Jan-Feb)</li> </ul>
September 14	Information about on potential uses (order does not indicate priority): <ul style="list-style-type: none"> <li>• Municipal uses – staff presentation</li> <li>• Affordable/workforce housing – preliminary report on Housing Production Plan</li> <li>• Open space and recreation – priorities of Truro OSRP</li> <li>• Economic development considerations</li> </ul>	Update on Outreach Activities	What additional information do we need related to uses?

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
September 28	<p>Review potential areas for site development/redevelopment and open space.</p> <p>Identify and discuss site access and egress issues.</p>	<p>Status of efforts to reach under represented groups</p>	<p>What are the areas that are best suited for development/redevelopment and open space?</p> <p>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?</p>
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	<p>Review conceptual plans showing areas of open space, development/redevelopment, access/egress and mix of uses; review additional information related to mix of uses</p>	<p>Preparation for public workshop</p>	<p>What additional information is needed to inform conceptual plans?</p> <p>Confirm plan for focus groups</p>
November 9	<p>Review conceptual plans showing areas of open space, development/redevelopment, access/egress and mix of uses; review</p>	<p>Preparation for public workshop</p>	<p>What type of public input/feedback on the conceptual plans would be most helpful?</p>

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
	additional information related to mix of uses		
		Public Workshop re concept plans	
November 30	Discuss public input/feed back on concept plans		What aspects of the concept plans should be incorporated into master plan scenarios?
December 14	Discuss possible master plan scenarios	Discuss results of focus groups	What information do we need to inform master plan scenarios?
December 21	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		Are we ready to finalize master plan?

Meeting Date	Planning	Outreach	Potential Consensus Questions and/or Information Needs
	Discuss Request for Qualifications and Interest		What additional information do we need related to the RFQ&I
March	Finalize master plan  Finalize Request for Qualifications and interest		



# Tighe&Bond

Engineers | Environmental Specialists



# WALSH PROPERTY MASTER PLAN TRURO, MA – SITE ASSESSMENT

Sharon Rooney – Tighe & Bond  
Carole Ridley – Ridley & Associates  
August 31, 2022

# OVERVIEW OF SITE CONDITIONS

## Site characteristics:

- 8 parcels totaling ~70 acres
- Primarily wooded and undeveloped
- Topography ranges from +/- 50' to over 140'
- 7 wood-framed seasonal dwellings and outbuildings (developed area)

## Summary of Site Conditions:

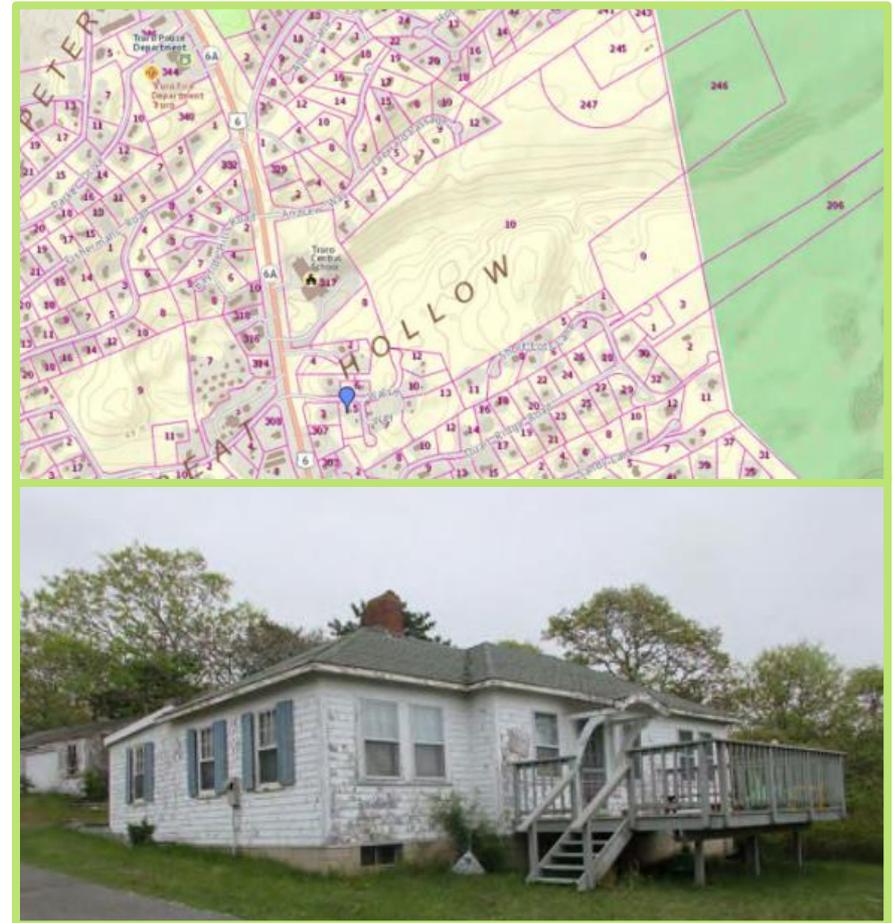
- Utilities: No easements on site; electrical/cable service available;
- FEMA Flood Zones: not present
- Wetlands: No bordering vegetated wetlands on or near site
- Water Supply: within Zone II Wellhead Protection Area & sole source aquifer
- Endangered Species Habitat: Mapped rare species habitat on majority of site, except for developed area
- Hazardous Materials: No evidence of major spills or releases
- Solid Waste: Present in developed area (existing dwellings, outbuildings, cesspools)

# SITE AND SURROUNDING LAND USE



# ENVIRONMENTAL ANALYSIS

- Surface Water and Wetlands
- Soils and Topography
- Utilities
- Water Supply
- Hazardous Waste and Disposal Management
- Wastewater
- Plant and Wildlife Habitat
- Developed Area
- Traffic and Transportation



# SURFACE WATER AND WETLANDS

- No known surface water bodies or bordering vegetated wetlands or vernal pools on or adjacent to Site.



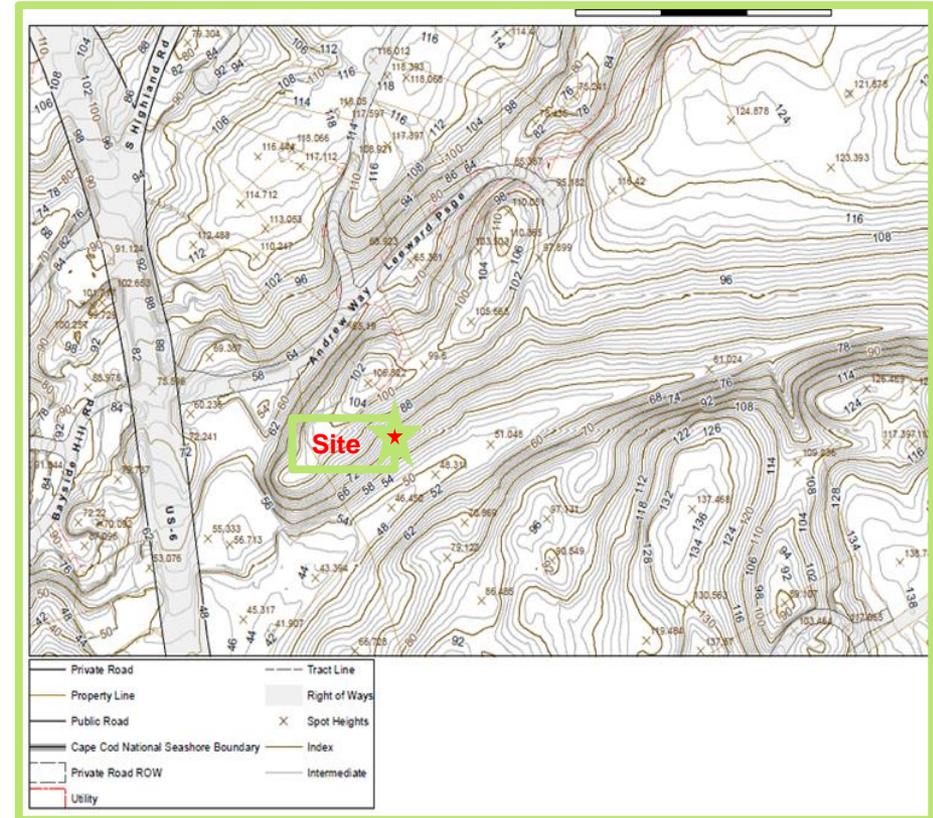
## Next Step:

1. Consultation with Truro Conservation Agent to determine if/when further investigation is warranted.
2. Surface water and wetlands do not appear to pose a limiting factor to development on the Site.

# SOILS AND TOPOGRAPHY

- Site soils: deep, excessively drained, & sandy.
- Site topography: Two broad plateaus (one on NE and one on SW of Site) are bisected by a large, steep ravine running from the National Seashore in a NW direction towards the school property.
- Moderate to severe slopes:

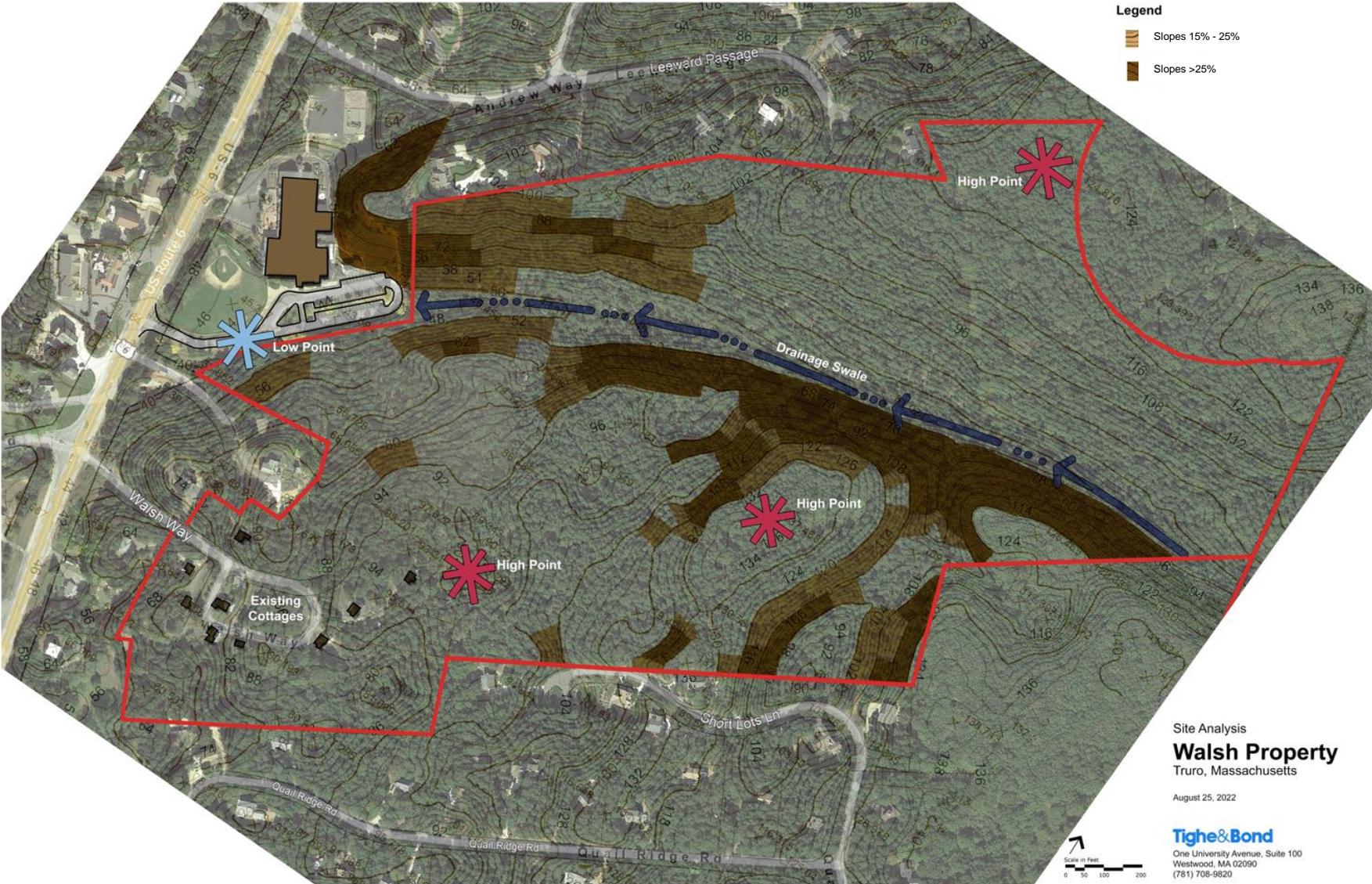
10.5% of Site	>25% slope
10% of Site	15-25% slope



## Key Findings:

1. Challenging topography on over 20% of the Site may impact development potential
2. Development on moderate to severe slopes would require excessive earth work and clearing

# SITE TOPOGRAPHY



- Legend**
- Slopes 15% - 25%
  - Slopes >25%

Site Analysis  
**Walsh Property**  
Truro, Massachusetts

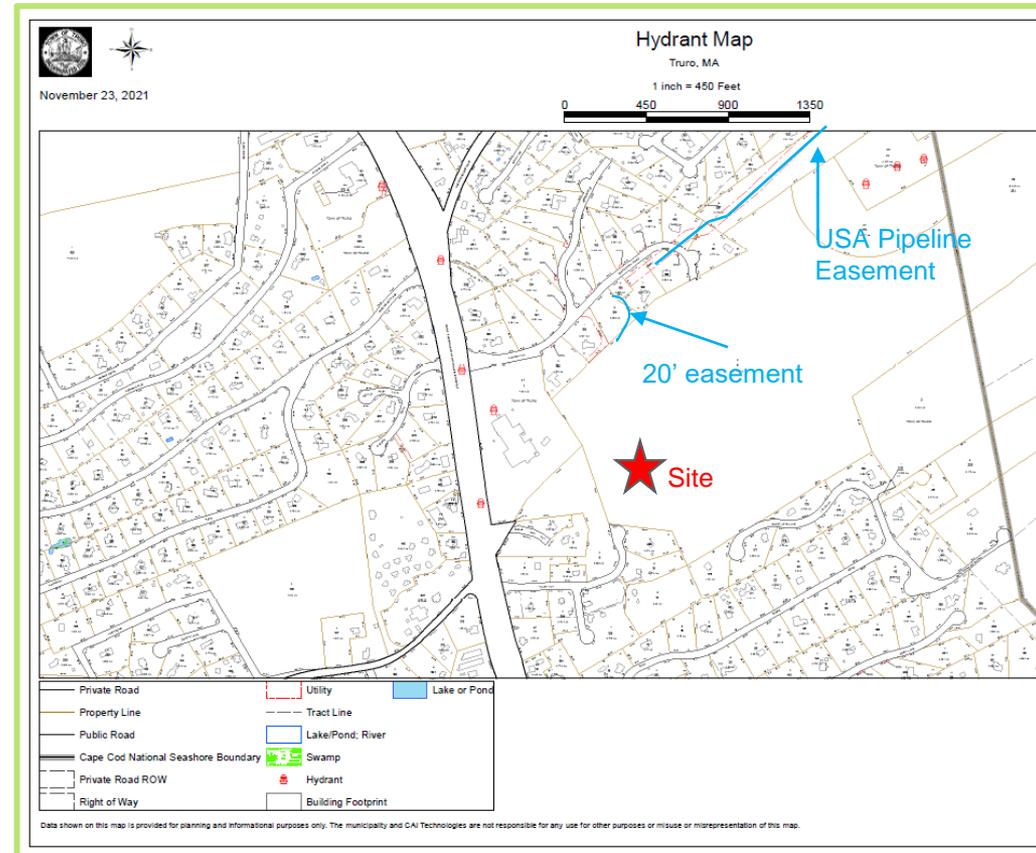
August 25, 2022

**Tighe & Bond**  
One University Avenue, Suite 100  
Westwood, MA 02090  
(781) 708-9820



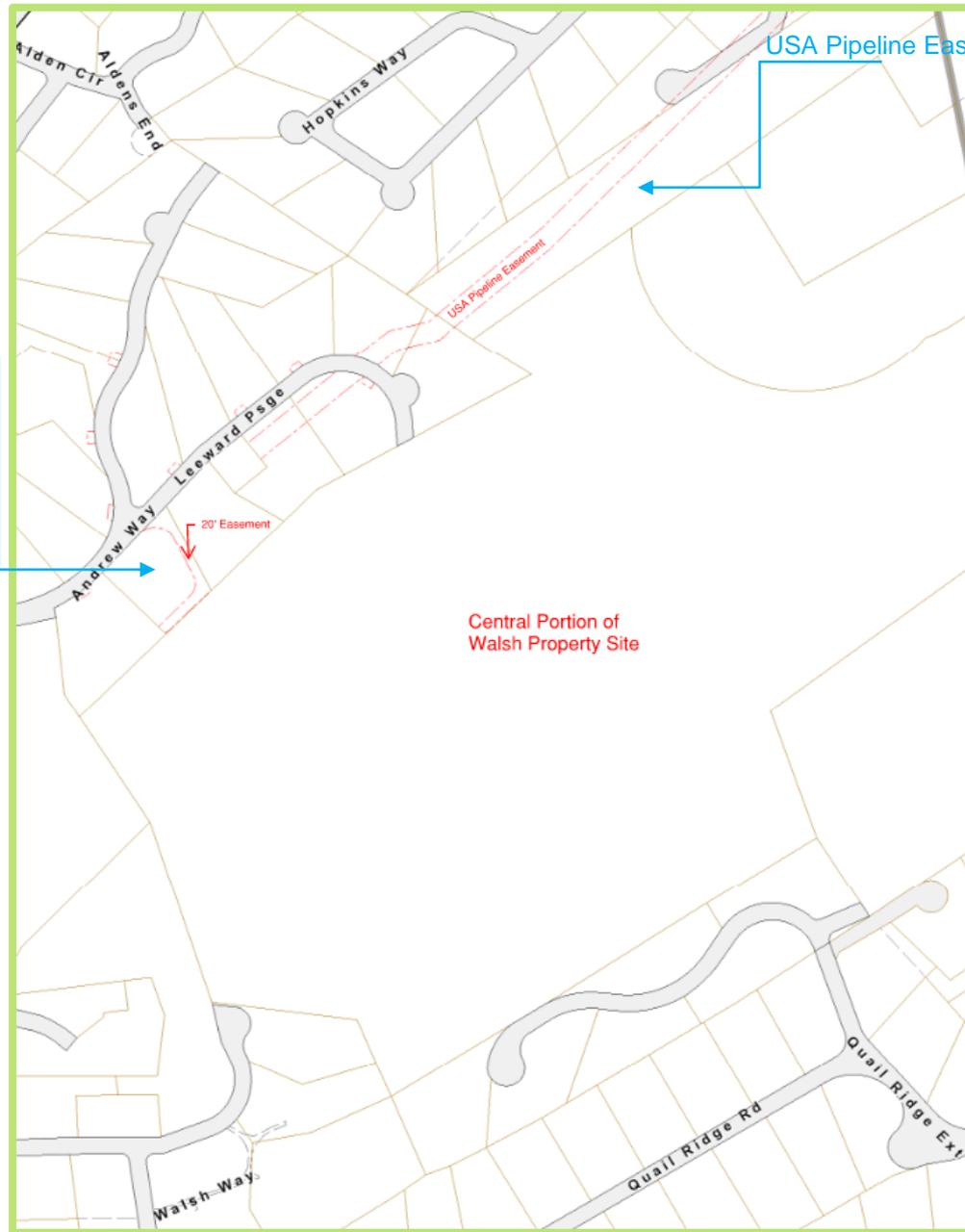
# UTILITIES

- No existing identified easements or rights-of-way on Site
- USA Pipeline Easement runs east-west outside of Site to the North
- Existing cottages serviced by above-ground propane tanks
- Electrical service provided by NSTAR Electric d/b/a Eversource Energy
- Overhead electrical wires along Route 6, underground service on Walsh Way to cottages
- Comcast cable/Internet service available to Site



Note: See next slide for clearer imagery.

USA Pipeline Easement



USA Pipeline Easement

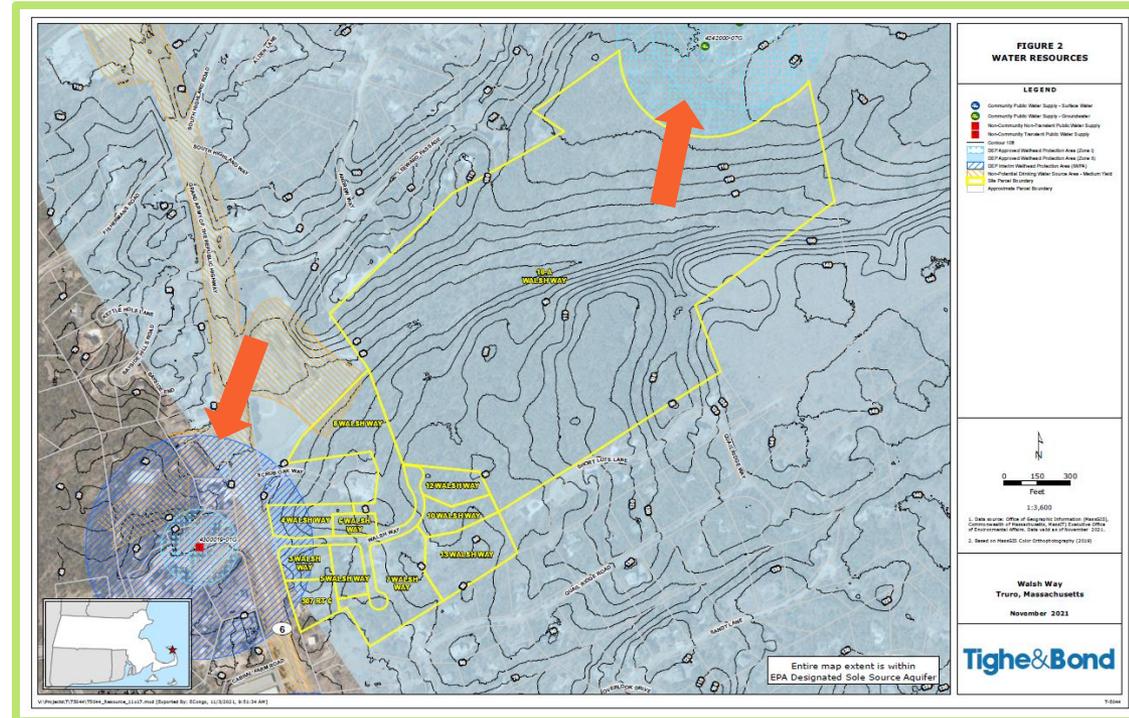
Central Portion of  
Walsh Property Site

# WATER SUPPLY

- Project Site within MA DEP Wellhead Protection Area (Zone II) for Provincetown wells to the North
- Non-community transient public water supply across Route 6 to the South
- Public water main located on Route 6
- Unclear if Route 6 water main has ample pressure and capacity to meet future development needs
- Private water supply may be needed for future development

## Next Steps:

1. Further consultation will be needed with the Provincetown Water and Sewer Board on water pressure / supply issues and available alternatives.



# HAZARDOUS WASTE AND DISPOSAL MANAGEMENT

- No hazardous waste disposal sites are located on Site. DEP open/closed sites exist surrounding Site.



## Key Findings:

- Any remaining soil and/or groundwater impacts from open or closed DEP sites are not likely to impact the site, as groundwater flows in a southwesterly direction away from the site.
- Access to public water vs. private wells will influence development potential.

# WASTEWATER

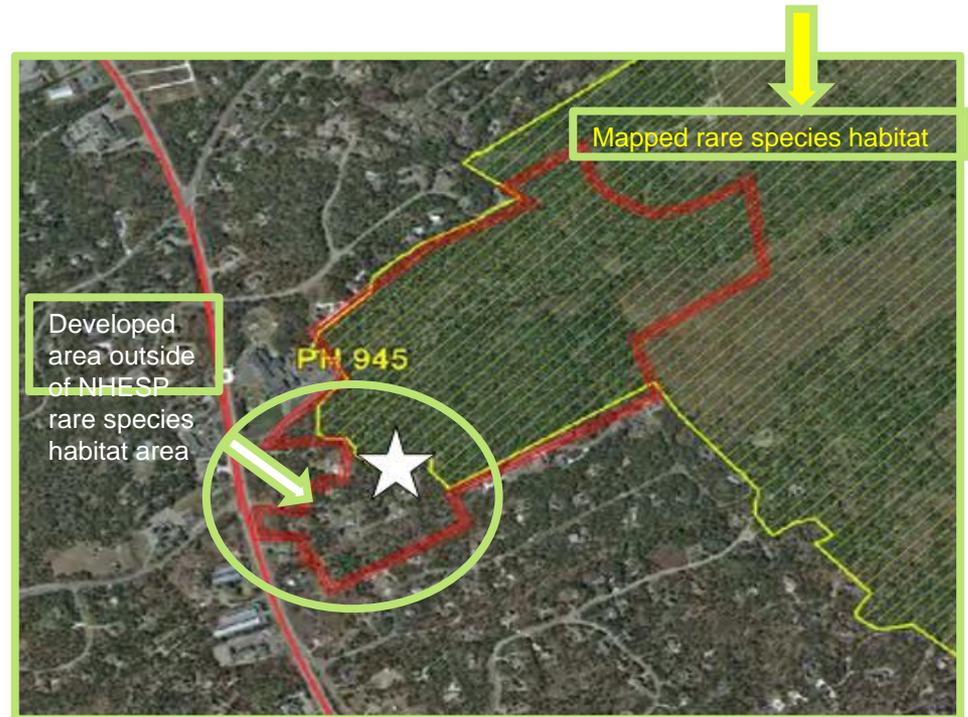
- Project Site is within a nitrogen sensitive zone; septic development will need to meet current Title 5 and MADEP nitrogen removal requirements.
- Town nitrogen loading requirements specify a minimum of 10,000 sf of leaching area for each proposed bedroom if private water supply, which would limit development potential.

## Key Findings:

1. Centralized collection and treatment system will likely provide greater development options than individual septic systems.
2. The project proposal must comply with the CCC's Section 208 Area Wide Water Quality Management Plan and pending MA DEP nitrogen sensitive area regulations.

# PLANT AND WILDLIFE HABITAT

- Site located within MA-mapped Natural Heritage & Endangered Species Program (NHESP) Priority Habitat of Rare Species (PH 945).



## Key Findings:

1. Early consultation with NHESP and Truro Conservation Agent needed to explore potential limitations and implications for development on the site.
2. Additional assessments may be required to confirm or deny presence of specific species on site, & need for specific mitigation measures
3. Developed area is located outside of the NHESP priority habitat area and will pose far fewer development limitations.

# DEVELOPED AREA

- Existing development consists of cottages, outbuildings, 12-foot single-lane roadway, cesspools, private well(s)



## Key Findings:

- WPCPC recommended not to implement any of the three options presented in Weston & Sampson report
- Developed area likely to be prime developable area for master plan
- Walsh Way provides existing site access/egress

## Next step:

- Demolition of structures and cesspools will be necessary. Confirmation and location of existing private well(s) by Town.

# TRAFFIC & TRANSPORTATION

- Cape Cod Commission traffic volume data from 2018 indicates that the Average Daily Traffic (ADT) volume near the Truro Central School is approximately 20,300 vehicles per day (vpd) during peak summer months, which exceeds typical capacity of 20,000 vpd.
- MassDOT indicates Route 6 in the vicinity of Walsh Way has “medium” potential for everyday biking, and “medium” potential for walkable trips.
- Route 6 may have a 150’ layout in this area (per MassDOT layout plans) providing room to accommodate potential turn lanes and additional bicycle accommodation.

## Key Findings:

1. Future coordination with Cape Cod Commission needed re: timing and scope of traffic impact assessment
2. Depending on volumes and trip generation from site development, additional turn lanes may be required
3. Based on a preliminary review there do not appear to be any sight distance concerns on Route 6 at Walsh Way or Scrub Oak Way.

# SUMMARY

- Surface water and wetlands – Further consultation with Conservation Agent recommended
- Challenging topography on portions of site
- Consultation with the Provincetown Water and Sewer Board on water pressure / supply issues and available alternatives
- Wastewater – centralized treatment with nitrogen removal likely to be required
- Plant and wildlife habitat – Mapped habitat present on most of site, early consultation with the NHESP and Town Conservation Agent recommended
- Traffic and transportation: Route 6 at peak summer capacity, traffic mitigation likely required with increased volumes, need to consult with Cape Cod Commission on scope and timing of traffic analysis



# QUESTIONS AND DISCUSSION

## Walsh Property Master Plan

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Carole Ridley, [cr@ridleyandassociates.com](mailto:cr@ridleyandassociates.com)