



# Walsh Property Community Planning Committee (WPCPC)

**Remote Meeting: September 28, 2022 | 6:00 – 8:00 PM**  
**(Please note time change)**

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## MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve September 14, 2022 Meeting Minutes
3. Public Comment (10 min.)
4. Staff Updates (10 min.)
5. Site Development Discussion (60 min.)
  - o Sustainable Planning Principles
  - o Site Access and Circulation
  - o Habitat Considerations
  - o Site Development Envelope
  - o Potential Site Uses
6. Update on Select Board meeting's agenda items relating to the Walsh Committee (5 min.)
7. Update on October 15, 2022 Workshop and Additional Outreach (15 min.)
8. Recap Meeting Points, Agreements, and Action Items (5 min.)
9. Review Next Meeting Agenda (5 min.)
10. Public Comment (10 min.)
11. Other Business
12. 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

September 14, 2022 | 6:00 p.m.

### Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Russell Braun, Eileen Breslin, Morgan Clark, Betty Gallo, Susan Howe, Jane Lea, Christine Markowski, Craig Milan, Steve Wynne

### Members Absent

Todd Schwebel, Kenneth Oxtoby

### Also Present

Darrin Tangeman (Town Manager), Jarrod Cabral (Truro DPW Director), Damien Clements (Truro Rec/Beach Director), Carole Ridley (Ridley Associates), Sharon Rooney (Tighe & Bond), Allie Koch (Tighe & Bond), Jeff Fischer, Denise Nover, Dede, Susan Roderick, Stephanie Rein, Mark (last name unknown)

### 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 August 31, 2022. Motion to approve meeting minutes as written by Member Gaechter, seconded by Member Howe, unanimously approved.

Tonight's agenda was reviewed.

### Public Comment

Susan Roderick – Chair of the Bikeways and Walkways committee discussed a survey conducted to obtain feedback about making roads safer for users. 684 participants. Opened April 26<sup>th</sup>, ends September 30<sup>th</sup>. One question included on Walsh property in survey. Respondents indicate support for dedicated walking and hiking trails, pedestrian and bike facilities on site, and bike and pedestrian pathways along Route 6. Ms. Roderick encouraged committee to incorporate these facilities into master planning. Highest participation in the survey is recreational, second highest participation is road bikers.

### Presentation and Discussion on Potential Uses

Town Manager Tangeman kicked off a presentation on municipal and recreational uses, including possible DPW uses. Mr. Jarrod Cabral, DPW Director, discussed possible uses and general needs and/or uses of the Walsh property: DPW facility; remote/satellite beach parking; water tower. Internal roadways would need to be brought up to Town standards. Mr. Cabral noted that water supply protection, stormwater management, and I/A system for wastewater should be incorporated into the master plan. Water tower tank storage cost and capacity study for Walsh property is currently being conducted by Horsley & Witten. Modeling will be compared with other local facilities. Stormwater runoff should ideally have on-site infiltration no matter what development occurs. If homes are developed, a treatment system will be required; it could be tied to the school, adjacent properties, etc. Design should be ADA-compliant.

Co-chair Gaechter asked what the water tower would serve. Mr. Cabral responded it's challenging to predict future use, but the DPW is working with Provincetown and the consultant to determine possible future uses but water tower is needed for water pressure for fire suppression. DPW is waiting on

consultant calculations to determine what capacity and infrastructure is needed. Ms. Ridley inquired on the amount of land these possible uses would take up, and if physical limitations been considered. Mr. Cabral noted this is still under consideration but indicated that a 26,000 s.f. DPW facility is being considered; water tower should be at high point of site possibly SE corner of site just behind Valentine Road. Mr. Tangeman noted that cellular could be added to a water tower. Offsite beach parking approximately 60 spaces had been considered.

Other municipal uses discussed included creation of a Town Center for vendors, maker, artist studio, and working space with wifi; others include cell tower, healthcare or senior care facility, higher education satellite location, transit location, community solar, and cemetery. DPW is exploring feasibility assessment to determine how to improve broadband and cell tower service, and positive impacts to emergency services and response times. Town Manager Tangeman noted town Energy Committee is evaluating community solar and cemetery. Additional assessments will inform master planning.

Mr. Clements, Recreation/Beach Director described a very basic wish list for recreational use ideas obtained from parents, local committees, and survey results. No costs determined. Ideas include hiking/walking trail (also for visually impaired), pickleball, basketball, or tennis courts, driving range, mountain bike trail, amphitheater, outdoor fitness circuit/trail, climbing wall/towers, high ropes, obstacle course, picnic area, bicycle rental, skateboard park, summer camp facility with seasonal employee housing, soccer fields, baseball fields, playground. Mr. Cabral described that some ballfields on Snow's Field which is being evaluated for additional water supplies would be located in the Zone I and need to be eliminated or reconfigured depending on positioning of public water supply and potentially relocated to the Walsh property. Acreages for different recreational uses are currently under consideration.

Member Clark inquired about Provincetown and Truro combining DPW services and facilities. Mr. Cabral replied that this option was explored but this no cost savings resulted from combining facilities. Member Braun inquired about a seasonal or year-round facility for recreation. Town Manager Tangeman will provide Bike and Pedestrian survey results with the committee at their next meeting.

Mr. Tangeman noted that the Truro Housing Authority is working with JM Goldson to prepare an updated Housing Production Plan. The Truro Economic Development Committee is working with Carole Ridley to prepare an economic development strategy. The Open Space Committee is working with Jeff Thibodeau to update the Town's open space and recreation plan. Outreach will include focus groups, interviews, forum, and community survey. He also noted that commercially zoned areas in Town are limited. Zoning for mixed use would allow for housing and economic opportunity on the Walsh Property.

The committee also discussed additional outreach efforts, including: recirculating the community survey; focus groups, and a poster board session at a LCP visioning workshop scheduled for October 15. Concerns were expressed by Member Markowski that planned events were not reaching a diverse audience. Co-Chair Wisotzky noted opportunity for Walsh to bring the community back together and how it will support the overall vision for town. He noted that a pasta supper night was being planned in November for specific outreach on Walsh property visioning.

Ms. Ridley reminded members on previous interest for an in-person meeting for focused outreach. There's a real opportunity to leverage the LCP event on October 15th with Walsh property

conversations. A remote option is offered the following Monday, October 17<sup>th</sup>. Still concern with reaching communities (Jamaican, religions, workforce, other).

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

Details of the October 15<sup>th</sup> visioning event are to be fleshed out but agreement on a poster session available at this workshop, with specific workshops to get more community input on Walsh property to be scheduled. Future discussions will continue regarding reaching out to Truro Treasures, tabling at transfer stations. General agreement that an in-person workshop is a good first step. Next meeting will focus on site development planning principles, including Low Impact Development.

### **Public Comment**

There was no public comment.

### **Adjourn**

A motion to adjourn was made by Co-chair Paul Wisotzky and seconded by Member Lea. The meeting concluded at 7:52 p.m.

**From:** [Joan Holt](#)  
**To:** [Fred Gaechter](#); [Paul Wisotzky Business](#); [Carol Ridley](#); [Sharon Rooney](#); [Elizabeth Sturdy](#); [Craig Milan](#); [Wynne Steve](#); [Morgan Clark](#); [Ryan Schmidt](#); [Susan Howe](#); [Jane Lea](#); [Christine Markowski](#); [Eileen Breslin](#); [Betty Gallo](#); [Violet Rein Bosworth](#); [Braun Russell](#); [Kenneth Oxtoby](#)  
**Cc:** [Kristen Reed](#); [Robert Weinstein](#); [Susan Areson](#); [Stephanie Rein](#); [John Dundas](#); [Darrin Tangeman](#); [Kelly Clark](#); [Barbara Carboni](#)  
**Subject:** For distribution to the Walsh Committee  
**Date:** Saturday, September 24, 2022 9:15:15 PM

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As we think about Truro's future and start planning for the Walsh property, there are at least two groups of Truro residents not being heard: people of color and what I will call "Oldtimers." Christine has spoken eloquently and forcefully about the failure to bring people of color to the table. Here, I want to note that there is another group in our community thin Truro or have lived here so long that they are no longer considered "wash ashores." They have witnessed changes in Truro that have made their hometown almost unrecognizable to them. It's not just that the trees have come back during their lifetimes. A lot else has changed as well.

Many Oldtimers are still alive and living among us. But they not often recognized nor their opinions sought. Most in this group have given up trying to make their voices heard. They've stopped coming to Town Meeting—no longer a gathering of neighbors exchanging ideas, arguing perhaps, and ultimately casting their votes and accepting the outcome. Now what we have is a well-orchestrated and tightly managed event posing as "the most democratic form of government." Oldtimers are not much heard on Town Committees either. I wouldn't be surprised if very few Oldtimers are represented in the Community Survey results—or whether it's even possible to tease out results for this group of long-time senior residents, as distinct from seniors who have retired here relatively recently. Chronicle age does not tell us how long a person has lived in Truro. So, we may not know if Oldtimers are underrepresented in the way we know that certain age groups are.

I am well aware that it is right and good that young people take over the reins as they mature and we elders go into decline. Nevertheless, we still have something to contribute and should not be rendered silent because we are old. As a person approaching 90, I know what it's like to feel replaced and ignored, despite all the common platitudes about "wisdom" and "life experience." I served on town committees for some 25 years, I still speak out, I respond to surveys, I vote in every election, and I take very seriously the idea that when citizens don't take civic rights and responsibilities seriously, democratic governance is threatened. But trying to be heard and make a difference is difficult and, more often than not, discouraging. Many Truro elders have stopped trying and I may soon join them.

I have friends and acquaintances who are Oldtimers and I know that they feel alienated from town government. I've heard comments like "They'll do what they want anyway" "Taxes will keep going up and I may have to leave like \_\_\_\_\_ and \_\_\_\_\_ and \_\_\_\_\_ had to." It's not only young families that are being forced out by the high cost of living in Truro. The acquisition of the Walsh property and the prospect of costly uses is something many older residents (including retirees on fixed incomes) greatly fear—spending they simply cannot afford.

I completely share Christine's frustration about the unheard voices of Truro (the economically stressed and people of color) and I note that, though the Walsh Committee is an impressive group of community representative, there is not a single member of color and not a single Oldtimer.

How to reach out effectively to these unheard groups? As a former community organizer, I can attest to what Christine and others have pointed out: time, place, and the informality that comes

with sharing food can go a long way toward making people feel comfortable talking together. [In the past a community dinner was a standard part of Town Meeting night.] There are steps the Committee can take to reach and listen to the under-represented. First, though **THERE MUST BE A COMMITMENT TO BE INCLUSIVE** and an acceptance of the fact that It will take time and determination. Surveys, cards, public meetings, computer notices and alerts will not bring those to the table who believe they are not part of the in-group

Here's what can make "public engagement" mean more than words:

1. Identify the residents of Truro who don't typically speak out or come to public events. Since a comprehensive Town census, doesn't exist, and if it did might not protect privacy, an alternative approach is required. First, people who are connected to members of the community whose voices have not been heard, and who are willing and able to devote time and energy to reaching out to their friends, co-workers, other parents, church members, neighbors, etc., should be recruited to help out.

2. Once individuals have been identified whose ideas and opinions are needed for a truly inclusive reading of the community, they should be invited by individual phone calls or personal invitation (not by public notices) to a small gathering, at someone's home, to talk informally about what should be done with the Walsh Property. The invitation should include what is the most successful inducement to a gathering—beverage and dessert, other refreshments, or even a light meal (e.g. pizza or sandwiches, juice and soda). Pot-lucks, though great for bringing people together can take up an entire evening or afternoon, leaving little time for conversation, especially those with little time to spare.

3. At the gathering there should be a note taker and someone who will start things off with some background information, such as how the Town got the land, some general information about the property, the Committee, the consultants, the planning process, what community input has occurred and what is missing, and, finally, what sort of things the Committee hopes to learn from the group, some questions to get the conversation rolling. The presenter and the notetaker should not be the invited folks you want to hear from, but volunteers from the Walsh Committee.

**If the Committee (and Town Government) is seriously committed to inclusion of all groups in the community, this kind of deliberate and time-consuming effort is absolutely necessary. Anything less amounts to lip service and window dressing.** Frankly, the timeline envisioned in the RFP and reflected in the process laid out by the consultants, one leading to a comprehensive "Master Plan" ready for the 2023 Town Meeting, does not allow for what it will take to get a valid reflection of the community. **EITHER THE ENTIRE COMMUNITY WILL BE HEARD OR DECISIONS WILL BE BASED ON THE OPINIONS OF THE FEW MOST VOCAL TRURO RESIDENTS.** If the extra mile is not taken to achieve inclusion and consensus building, it will be the Powers That Be (a predictable cast of characters) that decide for the rest of us.

Early on, the Committee, the Master Planners, the Town Manager, and the Select Board must confront this fact and decide what's most important, speed or inclusivity. **Because affordable housing is such a crisis, perhaps that must be fast-tracked, but surely planning for the rest of the property can be slowed down in the interest of inclusion of the underrepresented.**

**Joan Holt**

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# Tighe&Bond

Engineers | Environmental Specialists



# WALSH PROPERTY MASTER PLAN SITE DEVELOPMENT CONSIDERATIONS

Sharon Rooney, AICP/RLA – Tighe & Bond  
Gordon Leedy, RLA – Tighe & Bond  
September 28, 2022

# SUSTAINABLE PLANNING PRINCIPLES



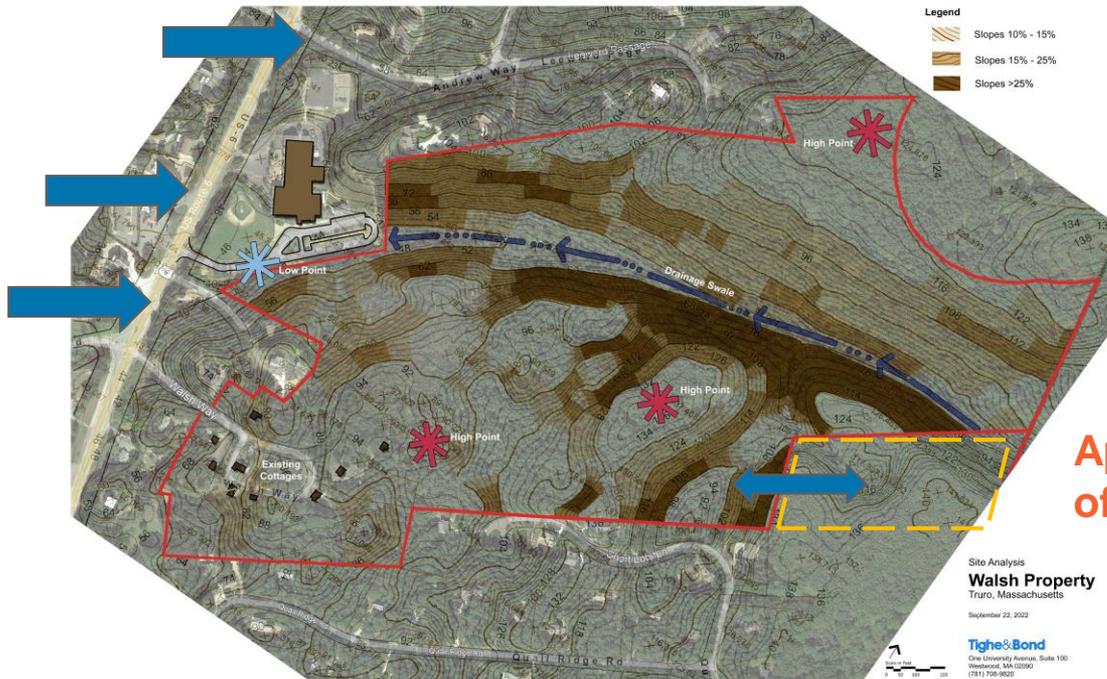
Protect	Protect water resources from impacts of development
Connect	Provide walking/biking connections to/from and within site
Compact	Utilize compact building forms
Blend	Blend site development with existing topography
Cluster	Cluster buildings to minimize land clearing and vegetation removal
Protect	Protect habitat for rare and endangered species
Avoid	Avoid steep slopes to minimize earth removal/grading/land disturbance
Provide	Provide common spaces/gathering areas
Preserve	Preserve scenic views and vistas of natural landforms
Reduce	Reduce energy consumption through green building design
Incorporate	Incorporate LID stormwater management practices

# SITE ACCESS AND CIRCULATION

- 1) Walsh Way
- 2) Combined access w/school
- 3) Andrew Way/Leeward Passage

## Considerations:

- Nearby connections to bike routes/trails
- Swale/ravine may provide natural connection/corridor
- Access to 0 Quail Ridge Road through Walsh property



Approximate location of 0 Quail Ridge Road

# HABITAT CONSIDERATIONS

- Meeting held with MA NHESP Staff on 9/23/22

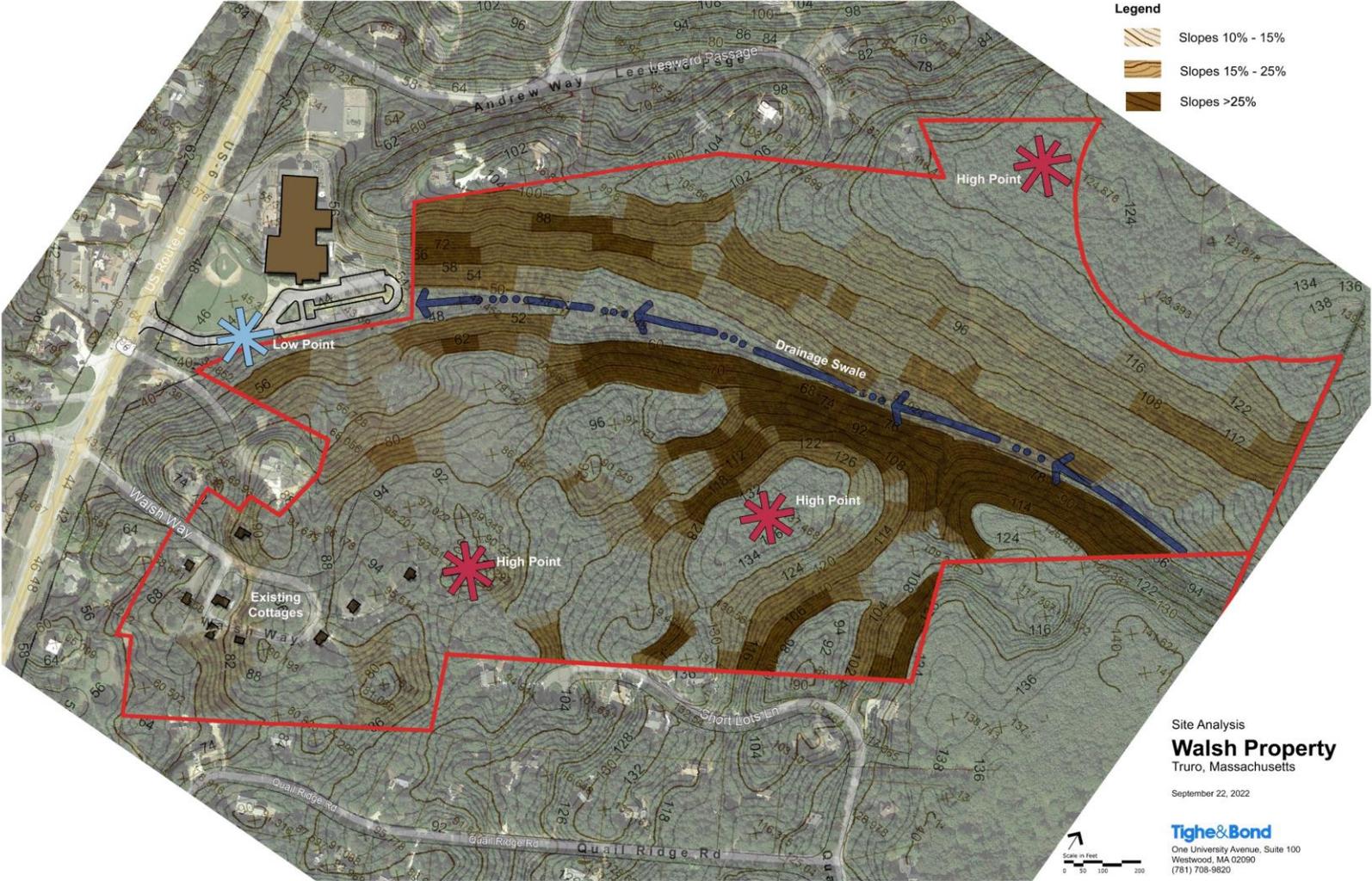
## Key Outcomes:

- Site is priority habitat for State-listed species
- Eastern Box Turtle - Species of Special Concern
- Conservation Management Permit likely required w/mitigation
- Issue permit for entire site to avoid segmentation
- 5 – 10-year permit, possible extension
- On-site protected open space preferred, mitigation ratio of 1.5:1
- Tie mitigation to phases of development
- Determine residual habitat value of area w/cottages

Next Steps: Conduct desktop analysis of cottage area to calculate residual habitat value

Further consultation with NHESP Staff on recommended site development envelope(s)

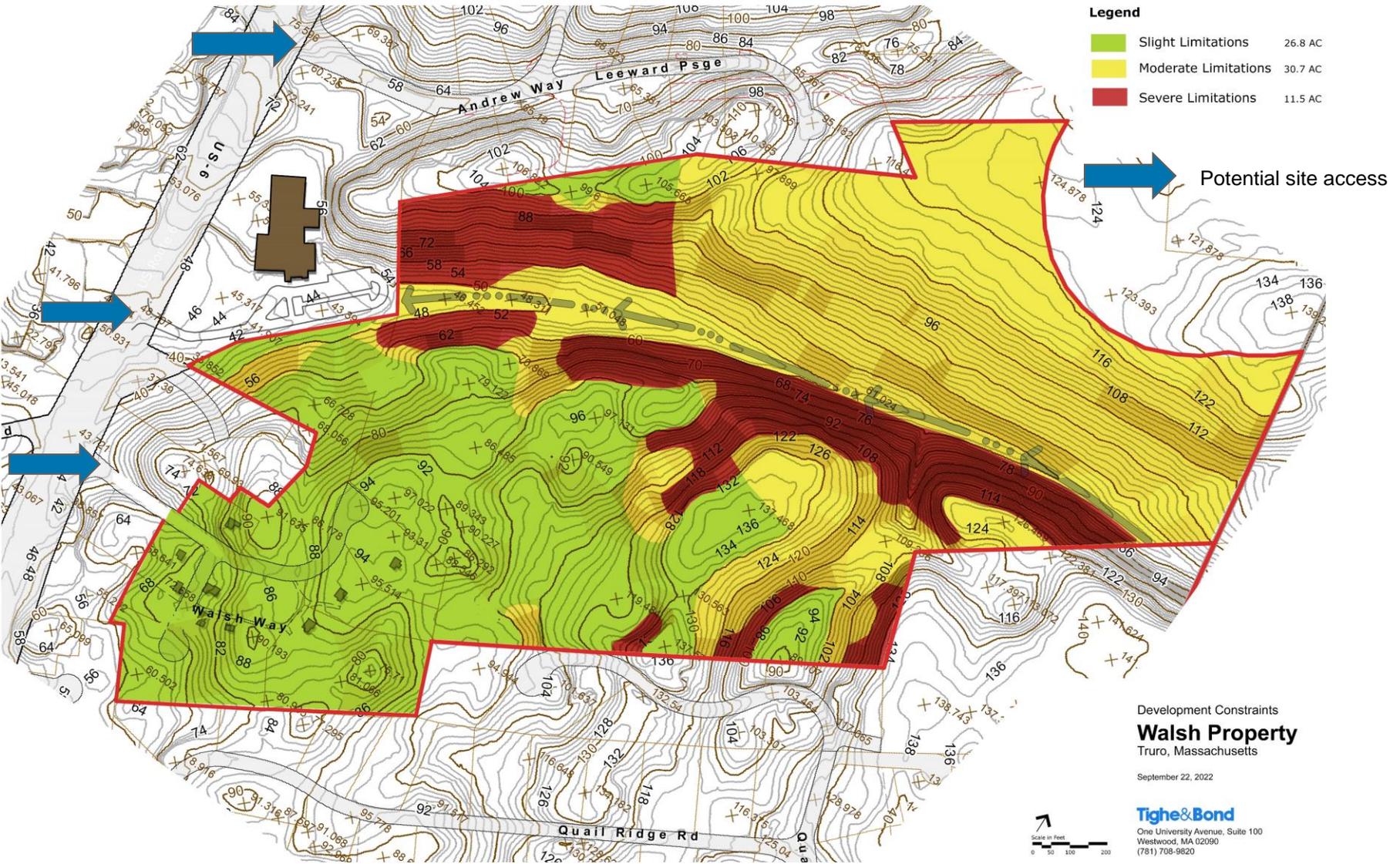
# SITE SLOPES



Site Analysis  
**Walsh Property**  
 Truro, Massachusetts  
 September 22, 2022

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

# SITE DEVELOPMENT CONSTRAINTS





# QUESTIONS AND DISCUSSION

## Walsh Property Master Plan

Sharon Rooney, [srooney@tighebond.com](mailto:srooney@tighebond.com)  
Carole Ridley, [cr@ridleyandassociates.com](mailto:cr@ridleyandassociates.com)