



Walsh Property Community Planning Committee (WPCPC)

Office of Town Clerk
DEC 12 2022
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Remote Meeting: December 14, 2022 | 6:00 – 8:00 PM

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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve November 30, 2022 Meeting Minutes
3. Selectboard Vote on Committee Charge
4. Public Comment – (5 min.)
5. Re-Cap of December 8th Outreach Event – (30 min.)
6. Summary of Housing Production Plan Update – (30 min.)
7. Update/Comment from EDC – (10 min.)
8. Community Kitchen Request from TCK Food Pantry – (10 min.)
9. Committee Consensus on Truro Central School Space Needs – (10 min.)
10. Further Discussion of Municipal Uses – (10 min.)
11. Content for Visual Survey – (10 min.)
12. Recap Meeting Points, Agreements, and Action Items – (5 min.)
13. Review Next Meeting Agenda – (5 min.)
14. Proposed 2023 Meeting Calendar – (5 min.)
15. Public Comment – (5 min.)
16. Other Business
17. Adjourn

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

Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

November 30, 2022 | 6:00 p.m.

Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Betty Gallo, Christine Markowski, Eileen Breslin, Jane Lea, Jeff Fischer, Kenneth Oxtoby, Raphael Richter, Steve Wynne, Todd Schwebel

Members Absent

Russel Braun; Morgan Clark

Also Present

Darrin Tangeman, Stephanie Rein, Chelsea A Loughran, Susan Areson, Vida Richter, Kristi Griffin, Kevin Grunwald, Ellen O'Connell, Jack Riemer, Chris Lucy, Amy Wolff; Sharon Rooney and Allie Koch (Tighe & Bond), Carole Ridley (Ridley Associates), Caller 05, Scott Horsley; Violet Rein

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 November 9, 2022. Member Breslin proposed further revision on density discussion in minutes. Member Wynne proposed change in wording to the minutes – language says generally there was agreement for higher density, however consensus was not reached. Member Wynne proposed it might be more accurate to say “there was an agreement by some members that higher density is needed on the Walsh site”. The existing language implies that there was consensus when there was not. Motion to approve minutes as amended by Member Breslin, seconded by Member Wynne. Opposed by Members Richter and Schwebel.

Tonight's agenda was reviewed.

Public Comment

- Ellen O'Connell expressed concerns about accessibility, access, and egress from the site. Access to Short Lots Lane is through Quail Ridge Road which is a private road. Doesn't meet town standards for a Town road. Lack of discussions with property owners. Walsh Property is large enough to gain secondary access or emergency access through the property itself. The nearby intersection is an accident-prone area, with schools and shops. Any study for cost implications, or traffic study? How will they handle the sewer?
- Kevin Grunwald: Very impressed with progress of work to date. Excited to see that there's a community forum being held. He has been following committee and has been hearing concerns raised related to impact of density of proposed housing to the character of Truro. Without the national seashore, the cape would be very different. Mr. Grunwald bought a lot in 1984 and prices have changed quite dramatically since that time. The character of the Cape has changed dramatically, and it will continue to change. The question is how it's going to change.
- Chelsea L: Chair of rec advisory committee, coaches and teaches at Snow's field/athletic field property. Fully in support of housing, but encourages consideration of effects of other decisions happening in town including siting of DPW. A new well would have to be installed to support the area. If DPW is moved elsewhere, there wouldn't be any impact on Snows field. It would be really difficult to tell kids they have no fields. Dedicating some of the Walsh property for rec uses for TCS could have additional benefits.

Town Manager Darrin Tangeman responded that the Town is still analyzing the road/access issue. Chelsea is correct in terms of her analysis – if DPW is kept at its current location, it will have an impact on the use of Snows field. It would eliminate a large portion of the field.

Ms. Ridley provided a review of the last WPCPC Meeting. Area A (SW quadrant of the site) is the primary area for evaluation at this time. There was a note that density should be tied to community-documented needs. Density will be further defined by visual preference, water, wastewater, traffic, and other needs.

Reviewing the Master Plan Content & Next Steps

Ms. Rooney provided a brief overview of what is typically included in a master plan.

Ms. Ridley provided framework for discussion of outstanding issues, including density, mixed use, and recreation preferences; what town uses are compatible on the site given strong preference for housing; how much of the housing need identified in the Housing Production Plan should be met in Area A. These outstanding issues will need to be evaluated and refined based on traffic, water and wastewater impacts, which require answers to the following:

- Calculation of Water use/Wastewater generation and other siting conditions
- Town clarification on options for primary and secondary access

Ms. Rooney provided overview of Town Survey results on recreation needs for the committee. She noted public engagement activities are scheduled for December and January to continue collecting feedback from the community on key issues including density and building form, recreation, and mixed use.

Town Manager Tangeman briefed the committee on high-priority municipal uses. A meeting was held with Water & Sewer Board in Provincetown. Provincetown is involved in a detailed analysis of water supply, and how to plan, design, and permit additional capacity to support the community. Provincetown and Truro are actively working to determine what future demand would be and seek solutions for the future.

Mr. Tangeman included a description of Town-staff recreation ideas (DPW facility, water tower, WWTF, hiking walking trails for visually impaired, multiuse outdoor space, fitness area), as well as other Town-presented priorities (pickleball courts, high ropes, bike rental, sports fields, playground, dog park, picnic area, etc). There is a high demand for summer activities and seasonal housing for those employees, but there are difficulties in hiring staff for summer camps. Mr. Tangeman also noted support for an outdoor space for concerts, community gatherings, performances, etc. that meets safety requirements. Mr. Tangeman notes EDC has received feedback for multi-use spaces and housing to support contractors such as plumbers, painters, etc. Truro Food Pantry (now at COA)/Truro Community Kitchen requested the committee consider space in a building on the Walsh Property. This will be addressed at the next meeting.

Mr. Tangeman noted DPW facility location is being determined, study results out in January. Member Fischer inquired on the future use of Quail Ridge Road property. Mr. Tangeman noted there is a need for workforce housing/transitional housing. Access and use of the property still undecided. Member Oxtoby inquired on discussions for a community kitchen, shared use spaces, and the need for these vs. housing needs. Member Schwebel inquired if consensus could be reached – if DPW isn't on the lower part of Walsh (existing cottage area), could community housing be built with some space reserved for school? Member Breslin noted that collective group workspaces, or offices for plumbers, tradesmen, need to be specified more clearly. More feedback from the EDC would be helpful. Member Richter agreed with Member Schwebel that the committee should focus on priority needs. Noted that Area A only represents a small portion of the site. Co-chair Wisotzky noted once HPP is released, there will be more finite decisions for Area A. Member Lea responded to Member Richter that the Town is in a holding pattern since the DPW is still deciding on siting for the facility.

Member Markowski encouraged a traffic study. Noted the rec center is under-used, and the Truro school fields are under-used. Suggests adding a community pool to the list, lots of students at the school don't know how to swim. Get a traffic study to determine how many people can live here. Empty storefronts so the need for unique uses on the Walsh Property may be less urgent.

Note: HPP Hearing Monday at 4pm Monday (Dec 5th) open to the public. Boards need to vote. Encourages public comment.

Welcome Scott Horsley

Mr. Horsley introduced himself and noted he is assisting the town as a consultant with developing a water resources strategy. The Walsh site is within a public water supply area operated by Provincetown. He described the 95 Lawrence Road affordable housing project where the Town wanted to propose a high-density project in the most impacted watershed area, and mitigate water quality impacts. This is a rare case where high density housing in a sensitive water area can be provided, and still meet community needs for housing. He described a shared wastewater treatment facility that would remove nitrogen. WWTP can be below ground and can be constructed with minimal visual impact.

In regard to the Walsh site, Mr. Horsley preliminarily identified an area (north) of adjacent residential development (title 5 or pre title 5 on cesspools) nearby that could potentially be tied into a shared WWTP to reduce nitrogen and provide a net benefit. He shared a table with calculations for Walsh with 100, 150, 200, 250 units respectively. He noted that the Walsh site is immediately adjacent to the TCS (with 3100 gal/day existing septic system).

He described construction/maintenance costs including a 30% increase including treatment and disposal costs (infiltration/leaching facilities) as a part of the facility. Operation and Maintenance costs also outlined in his presentation. In the Provincetown/Truro intermunicipal agreement, Paragraph 11 notes watershed management plans (supply). There is a limit to how much groundwater can be taken out of the Pamet area before you run into issues. Paragraph 12 addressed water supply master plan (demand) and addressed how much water supply is there. Both towns are looking at future demands. The intermunicipal agreement seeks to combine data and support.

Committee members asked questions about cost to the homeowner Mr. Horsley noted that what is charged to the homeowner is entirely up to the town. Many towns arrive at 50/50 split, but this would be completely up to the town on how to cost share those costs.

Member Gallo confirmed that Wellfleet got funding for the WWTP. Mr. Horsley noted Truro is eligible to apply for similar grant funding. There are programs for funding, financing, loan forgiveness 25-50% through the Cape Cod Water Trust from short term rental taxes. State funding to be added to this pool of money. There's fairly probable financial assistance for this project. MassWorks funding was used in Wellfleet.

Walsh topography land slopes NE to SW, so we would use as much gravity drainage as possible. The zone 2 boundary wasn't included in the map shared, but those areas are completely in zone 2. Pumping to the southern adjacent properties would take more effort and cost. As you get further away from the wells, the probability and frequency of contaminants getting to the wells goes down. Tying in systems in close proximity makes more sense. There is a sizable leach field at TCS that could be reused if it was a part of the solution. The advantage of using this school area is that it wouldn't take up space on Walsh property.

Co-chair Gaechter noted watersheds across Cape Cod are vulnerable. Mr. Horsley is on the DEP committee proposing advanced treatment for Title 5 systems in nitrogen sensitive areas. WWTPs which are regulated differently. Wastewater treatment at Walsh would require a groundwater discharge permit. Co-chair Wisotzky inquired about potential future wells on the Walsh property. Walsh site is being looked at for additional water supply, but no test wells or permits at this time for official sites at this point. Mr. Horsley also discussed nitrogen allowance: 5mg/L is allowed with CCC guidance to 1ppm for potential public water supply areas. Mr. Horsley suggested approach to achieve a net zero impact.

Public Outreach

Upcoming 12/5 virtual event postponed to January-February, as a visual preference survey will be launched to the community as a whole. Reminder for 12/8 in-person poster session from 4:30-6:30 at TCS. Reminder to make the FB event shareable. What can the WPCPC do to make this event successful? Social media, word of mouth, and committee members can get the word out. WPCPC members to distribute to their own networks. Volunteer sign-up coming soon.

Wrap Up, Future Agenda Items, and Next Steps

Presentation on food/shared kitchens; reach out to EDC on mixed use; info on HPP; feedback from event; school access issues/property use and/or DPW analysis.

Public Comment

Ellen O'Connell: People in her neighborhood don't reference FB, so outreach/postings for upcoming events are encouraged in public areas. Concerns on how to reach nonresident taxpayers for visual survey feedback in the winter. Would possible Walsh site offices for trades be town run business(es)? Has anyone from Andrew Way been involved in the meeting since talking about wastewater management. Thanks to Scott Horsley for explaining who would pay for wastewater management. Didn't hear much about the water supply. Would there be a single well on the Walsh site? Or would each area have a well? Thanks to all.

Adjourn

A motion to adjourn meeting as written by Member Gaechter, by Member Wynne, seconded by Member Oxtoby. All in favor. Adjourned at 8:09pm.

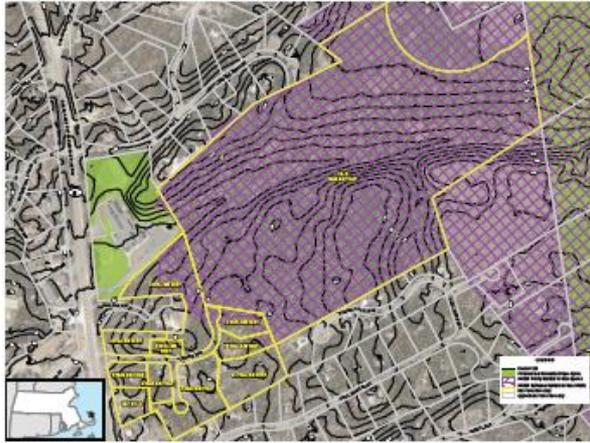


Walsh Property
Truro, Massachusetts

Tighe&Bond
One University Avenue, Suite 100
Westport, MA 02090
(781) 706-9820

WALSH PROPERTY OUTREACH EVENT

December 8, 2022



PROTECTED OPEN SPACE PRIORITY HABITAT



POTENTIAL DEVELOPMENT AREAS - A & B



WALSH DEVELOPMENT CONSTRAINTS

PLANNING PRINCIPLES

At its October 26, 2022 meeting, the Walsh Property Community Planning Committee reached consensus on following planning and design principles to guide future development of the Walsh property:

1. Maximize the impact of development in addressing community needs for affordable housing and other compatible uses.
2. Provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production.
3. Create recreational opportunities and community spaces that are accessible to all in the community.
4. Protect water supplies for future generations.
5. Use land efficiently and integrate development with existing topography.
6. Meet open space and habitat protection requirements of applicable regulations.



WALSH PROPERTY BOUNDARY & AERIAL IMAGE

PURPOSE

At the Spring 2019 Annual Town Meeting, the people of Truro authorized the purchase of the Walsh property by the Town for general municipal purposes. Also in 2019, the Truro Select Board established the Walsh Property Community Planning Committee (WPCPC) to lead a community-wide process in developing plans for use of the property to be presented at a future town meeting for approval. The Walsh property consists of approximately 70 acres of mostly wooded land with 8 existing cottages and outbuildings on the western portion of the site. The property could include a combination of uses such as housing, recreation, municipal, and/or open space.

Drawing on active public engagement as well as data on current and future community needs and environmental considerations, the WPCPC seeks to develop and refine possible uses of the property and achieve consensus on a final master plan for development that will best serve Truro now, and in the future. Your input is very important in helping shape the development of the master plan.

SITE CONSTRAINTS

Future development of the Walsh property will be guided in part by environmental constraints that are present on the site. The Walsh property is within a Wellhead Protection Area for Provincetown water supply wells and the majority of the site is within estimated habitat for rare species. The property also has considerable topography ranging from 90 – 190 feet in elevation, making some areas more challenging to develop. Advanced wastewater treatment will be required to develop the site. Based on these constraints, the WPCPC has identified potential development areas A and B, as shown on the map to the left. Area A will be the focus of the first phase of master plan development, with Area B to be reserved for future uses depending on water supply needs.

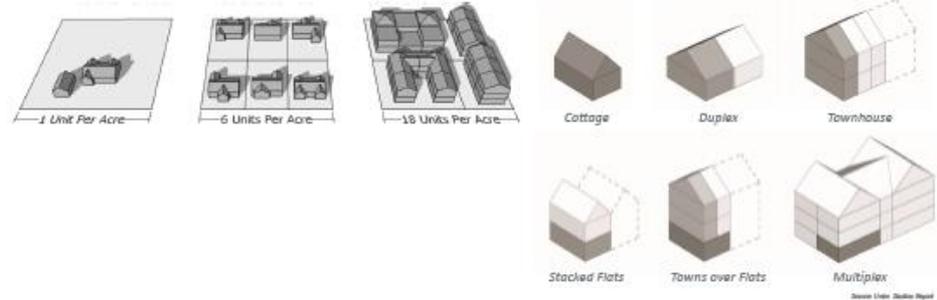
WHAT IS "DENSITY"?

When discussing housing, density is typically described in terms of how many residential units are included per acre of land. It can take many forms.

Based on community input and analysis, the WPCPC and partnering environmental consultants seek to design master plans for the Walsh Property that will stay true to the community character of Truro. The WPCPC is considering a variety of

housing types for the Walsh Property including single family and multi-family homes.

Residential unit types can be mixed and matched to meet the needs of the community. Other features such as community gardens, picnic areas, hiking and walking paths, recreation areas, and more, can be integrated throughout.



"Of the building types you see here, which do you think is more appropriate for the Walsh property?"

(CHOOSE 1 of 2) PLACE YOUR DOT BELOW ONE OF THE TWO BUILDING FORMS FOR EACH TYPE

<p>COTTAGE / SINGLE FAMILY</p>	<p>A OR B</p>		<p>MULTIPLIX</p>	<p>A OR B</p>	
<p>TOWNS OVER FLATS</p>	<p>A OR B</p>		<p>TOWNHOUSE (SINGLE FAMILY ATTACHED UNITS)</p>	<p>A OR B</p>	
<p>DUPLEX (SINGLE FAMILY SEMI-DETACHED UNITS)</p>	<p>A OR B</p>		<p>STACKED FLATS</p>	<p>A OR B</p>	

OPEN SPACE & RECREATION

“Which of the following would you prefer to see on the Walsh property?”

(CHOOSE 3) PLACE YOUR DOTS BELOW YOUR FAVORITES

TOWN STAFF PRIORITIES

SUMMER CAMP FACILITY, WITH SEASONAL EMPLOYEE HOUSING

HIKING & WALKING TRAILS: FITNESS CIRCUIT/TRAIL

HIKING / WALKING TRAILS: FOR THE VISUALLY IMPAIRED

MULTI-USE EVENT SPACE



OTHER TOWN-WIDE PRIORITIES

COURT SPORTS

PICKLEBALL COURTS

BASKETBALL COURTS

TENNIS COURTS

SKATEBOARD PARK



ACTIVE RECREATION

MOUNTAIN BIKE TRAILS

CLIMBING WALL/TOWER

HIGH ROPES

OBSTACLE COURSE



PASSIVE RECREATION

DOG PARK

PICNIC AREA

BICYCLE RENTAL

PLAYGROUND



FIELD SPORTS

SOCCER FIELDS

SOFTBALL FIELDS

BASEBALL FIELDS

GOLF DRIVING RANGE



PLEASE SHARE ANY SUGGESTIONS



WHAT IS MIXED USE?

Mixed use is more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of housing, office, retail, medical, recreational, commercial or industrial components.

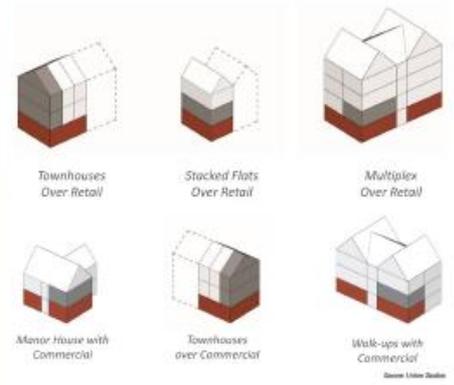
Mixed use is currently not allowed under Truro's zoning bylaw. Salty's Market is an example of a type of development that could not be permitted today.



Truro's Salty Market (mixed-use building)

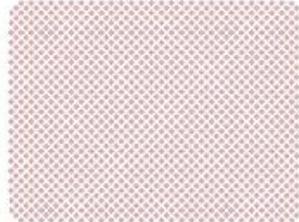
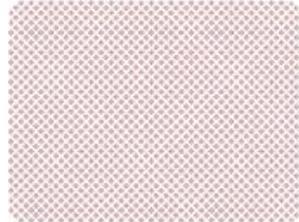
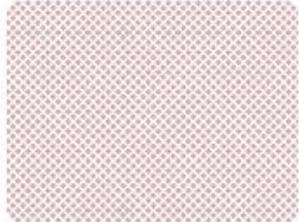
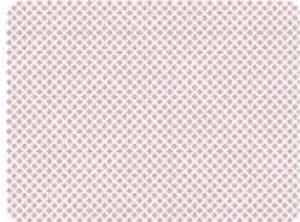
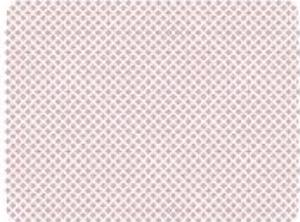
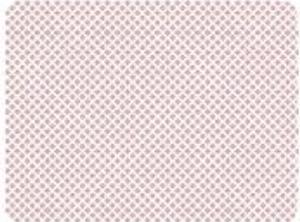


Only 2% of land area in Truro is zoned commercial. Truro has a total of 195,791 square feet of commercial space. Of this amount, 165,032 square feet are located in five districts zoned for commercial activity in Town.



WHICH DO YOU PREFER?

PICK YOUR FAVORITES - PLACE YOUR DOT BELOW THE MIXED-USE BUILDING FORMS YOU WOULD PREFER TO SEE ON THE WALSH PROPERTY.



RESIDENTIAL BUILDING FORM

TRURO
WALSH PROPERTY

RESIDENTIAL BUILDING FORM VISIONING

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COTTAGE / SINGLE FAMILY

MULTI-PLEX

TOWNHOUSE (SINGLE FAMILY ATTACHED UNITS)

DUPLEX (SINGLE FAMILY SEMI-DETACHED UNITS)

TOWNS OVER FLATS

STACKED FLATS

From Walsh Property Community Planning Committee / December 2022

TRURO
WALSH PROPERTY

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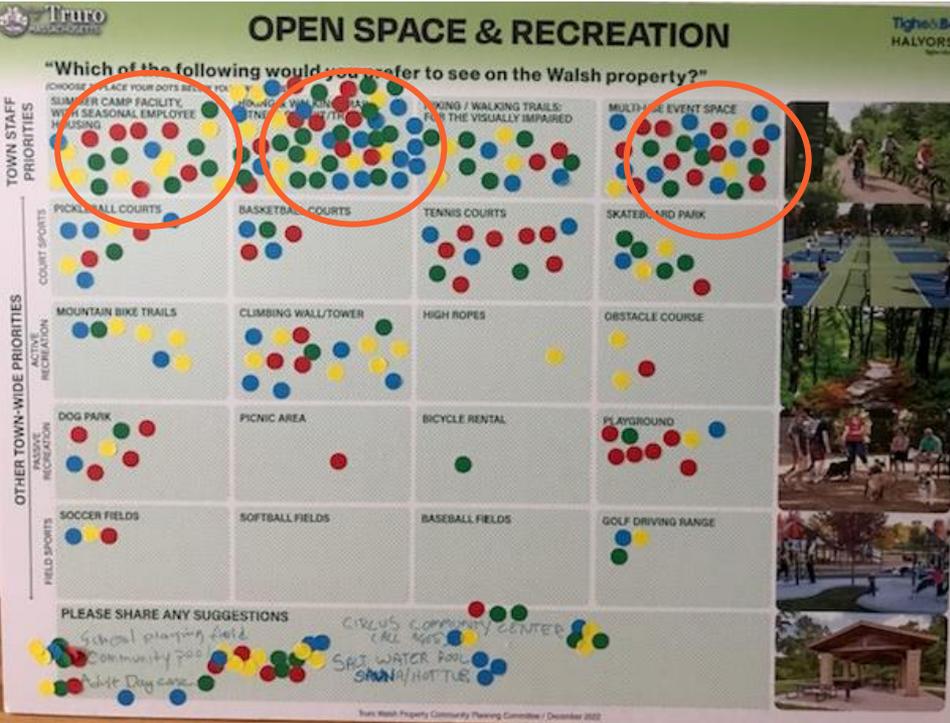
STACKED FLATS

From Walsh Property Community Planning Committee / December 2022

Preferences:

- Cottage/single family, traditional style
- Multi-plex, traditional style
- Townhouse (single family attached units), traditional style
- Duplex, both contemporary and traditional styles

OPEN SPACE AND RECREATION



Preferences:

- Summer camp facility
- Hiking/walking trails: fitness/circuit trail
- Multi-use event space
- Tennis/climbing wall/tower
- Other suggestions:
 - School playing field, community pool, community center
 - Connect Truro/Provincetown bikepaths

MIXED USE

Truro MASSACHUSETTS

MIXED-USE

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Only 2% of land area in Truro is zoned commercial. Truro has a total of 195,791 square feet of commercial space. Of this amount, 161,032 square feet are located in five districts zoned for commercial activity in Truro.

Truro's Salty Market (mixed-use building)

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Truro Walsh Property Community Planning Committee | December 2012

Truro MASSACHUSETTS

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How much of this space is currently occupied?

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Truro Walsh Property Community Planning Committee | December 2012

Preferences:

- Ground floor retail/commercial, apartments above close to street edge
- Building set back from street
- Salty's market!

Mixed Use Comments

I love the idea of mixed use - harkens back to the old days in villages!

Healthcare

Offices

Mixed Use

I prefer not having mixed use

I would prefer no mixed use building

I don't support mixed use - residential only

There is a need for mixed use. A space for laborers to store and fix supplies. Also makers space. Commercial kitchen

I don't want mixed use development

Any mixed use should be to benefit our community and of course the residents of the Walsh property. We don't need more business unless it directly benefits residents

I don't want any mixed use development on Walsh

No commercial business

Mixed use complicates traffic

Protect Truro's future water supply. And consider the wisdom of packing in 600 people into one limited area. This would not integrate these residents into the community.

This is a great idea for Truro! Truro Center? Walsh property

Focus on N. Truro center to create a mixed use walkable village

Retail establishments seem irrelevant in an affordable housing development. Work on building our existing business districts

We need more shop-top housing-could house workers for shops

I would prefer no mixed use building. Use space for housing or open space instead

Small scale commercial would be a great addition to the "village" concept of cluster zoning

Food security building w/apartment above

Open Space/Recreation Comments

Fun area/climbing wall/food/zipline

Pool

Designate some of the open space to use for cultural Native American ceremony/education

Nature/habitat preservation/trails

Space for arts/performing arts

Nature program/education on environmental stewardship - (would be good extra curricular for kids)

Community pool

Property close enough to TCS to keep existing underused (off hours) facilities in mind

Need multi-use communal event space for residents

Not commercial space, housing is needed, and not single-family-density of apartments is appropriate. Not garages, nothing fancy. Housing that looks good is ___(couldn't read word)

All these choices are retail. Please include office, studio, light industrial - these are part of mixed use

Choices are confusing, for example which one is townhouses over retail?

Day house for Truro resident with intellectual disabilities

Mixed use 25%; housing 75%

Residential Comments

A mix of townhouses, duplex, multiplex and cottage single family would be nice

Co-housing, sheltered housing - Truro desperately needs housing for elderly/infirm people. Many want to downsize but can't. This is not represented in the building types offered.

All building considered must be designed with Universal Design in mind (3 dots next to comment)

Need to create home ownership opportunities - deed restricted for existing Outer Cape/Truro residents - model after Habitat for Humanity

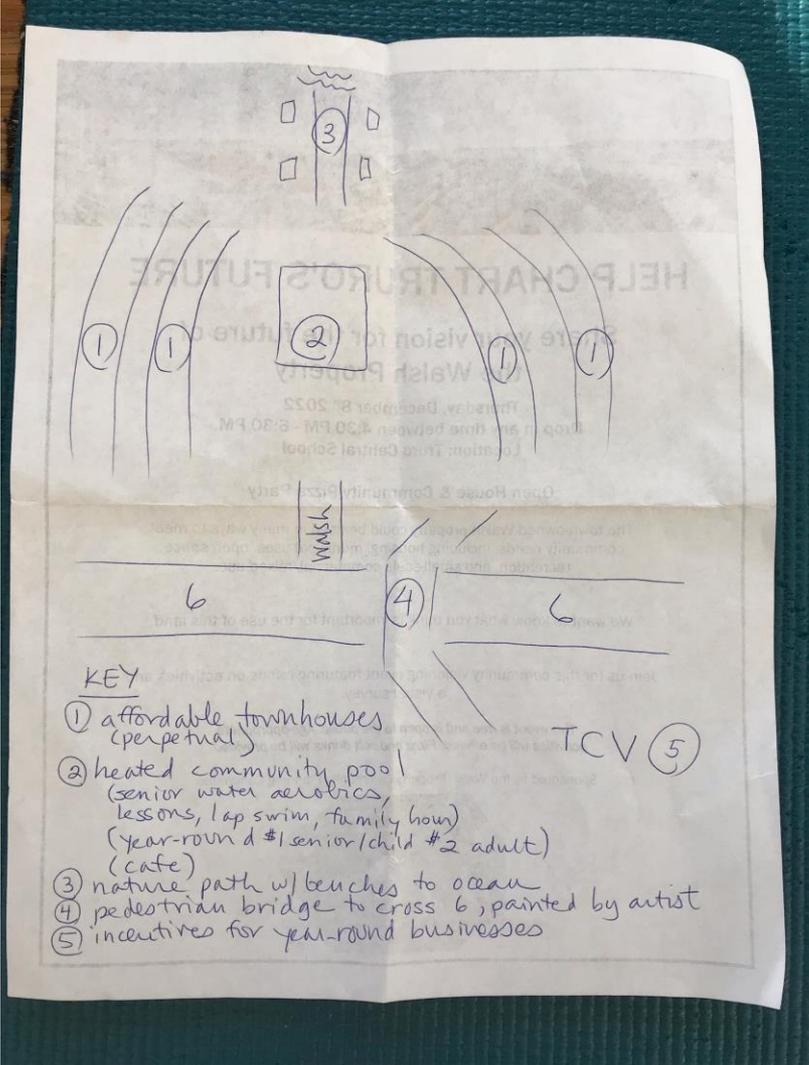
Other

Existing conditions does not show the wells and should! Protect the water

Protect the wells

Just protect the water!

CONCEPT PLAN SUBMITTED



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Small scale commercial would be a great addition to the "village" concept of cluster zoning

Open Space/Recreation Comments

Fun area/climbing wall/food/zipline

Pool

Designate some of the open space to use for cultural Native American ceremony/education

Nature/habitat preservation/trails

Space for arts/performing arts

Nature program/education on environmental stewardship - (would be good extra curricular for kids)

Community pool

Property close enough to TCS to keep existing underused (off hours) facilities in mind

Need multi-use communal event space for residents

Not commercial space, housing is needed, and not single-family-density of apartments is appropriate. Not garages, nothing fancy. Housing that looks good is ___(couldn't read word)

All these choices are retail. Please include office, studio, light industrial - these are part of mixed use

Choices are confusing, for example which one is townhouses over retail?

Day house for Truro resident with intellectual disabilities

Mixed use 25%; housing 75%

Residential Comments

A mix of townhouses, duplex, multiplex and cottage single family would be nice

Co-housing, sheltered housing - Truro desperately needs housing for elderly/infirm people. Many want to downsize but can't. This is not represented in the building types offered.

All building considered must be designed with Universal Design in mind (3 dots next to comment)

Need to create home ownership opportunities - deed restricted for existing Outer Cape/Truro residents - model after Habitat for Humanity

Other

Existing conditions does not show the wells and should! Protect the water

Protect the wells

Just protect the water!

TOWN OF TRURO

HOUSING NEEDS ASSESSMENT AND PRODUCTION PLAN: EXECUTIVE SUMMARY

FY2023-2027

PREPARED FOR:
Truro Housing Authority
24 Town Hall Road
Truro, MA 02666

PREPARED BY:
JM Goldson LLC

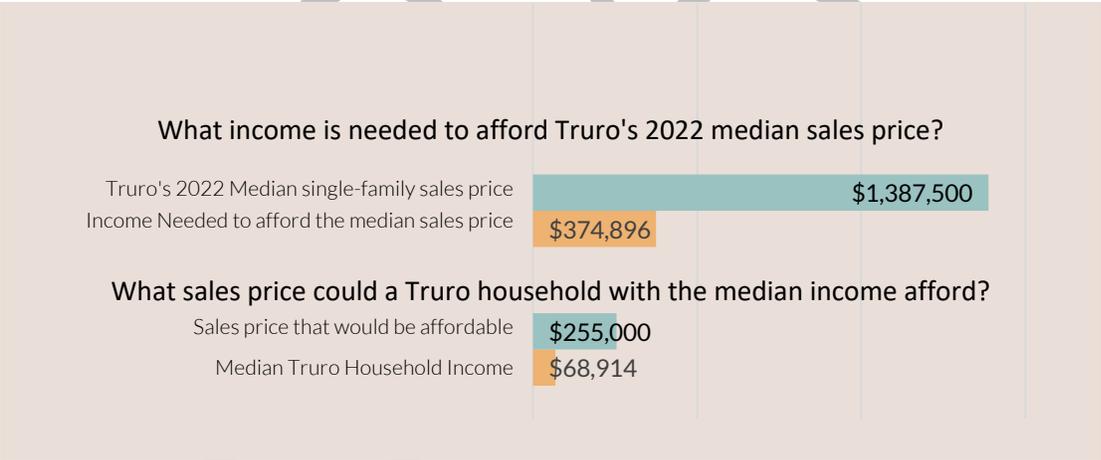
FOR DISCUSSION PURPOSES ONLY
Draft Revised 11/17/22

TRURO'S HOUSING STORY

Truro is in the midst of a housing crisis. There is a rapidly growing lack of year-round housing that is accessible and affordable for those at low to middle and even upper-middle income levels. This includes an extreme poverty of rental housing as well as homes for purchase.

Fifteen percent of Truro's housing stock are rental units. This puts the Town in the category of a "rental desert" according to a study by the Joint Center for Housing Studies at Harvard University. Truro's largest affordable housing development – Sally's Way – offers 16 units of rental housing. Sally's Way is fully occupied and more strikingly has a waiting list of more than 200 families.

For those wanting to purchase a home, the situation has grown increasingly untenable. When homes do become available the prices are very often too high to afford. There is a growing and insurmountable gap between income and sales price. The median sale price of a single-family home in 2022 is nearly \$1.4 million. To afford to buy a home at that price an individual or family would need to earn almost \$375,000 annually, however the median household income in Truro in 2020 was \$68,914. Individuals and families hoping to purchase a home would need to earn more than three times as much as they earn currently. This gap is truly impossible to bridge.



What is affordable and available for purchase in Truro? A household with median income level could afford a home priced at \$255,000. When this report was written there were no homes available for sale at or below that price.

The fact is Truro has a great need for more year housing and there are several significant development constraints that are getting in the way. These include environmental constraints, restrictions on development in the National Sea Shore, and the lack of sewer infrastructure in the Town.

Other challenges to development have to do with competing priorities. Most people in Truro agree that there is a housing crisis and that more year-round housing is needed, but there are differing opinions in how to address the problem. However, the HPP engagement process revealed that many are willing to meet in the middle on these opinions.



Habitat for Humanity Development

For example, a recent survey conducted with a focus on the Walsh property reveals some of the differing opinions. Many respondents want to see the property used for housing. Housing was ranked the highest among survey respondents when they were asked about their opinions of what the property could be used for. However, many respondents also shared that they are worried about overdevelopment, high density development, and housing that doesn't fit the character of Truro.

Priority Uses for the Walsh Property Truro Community Survey 2022

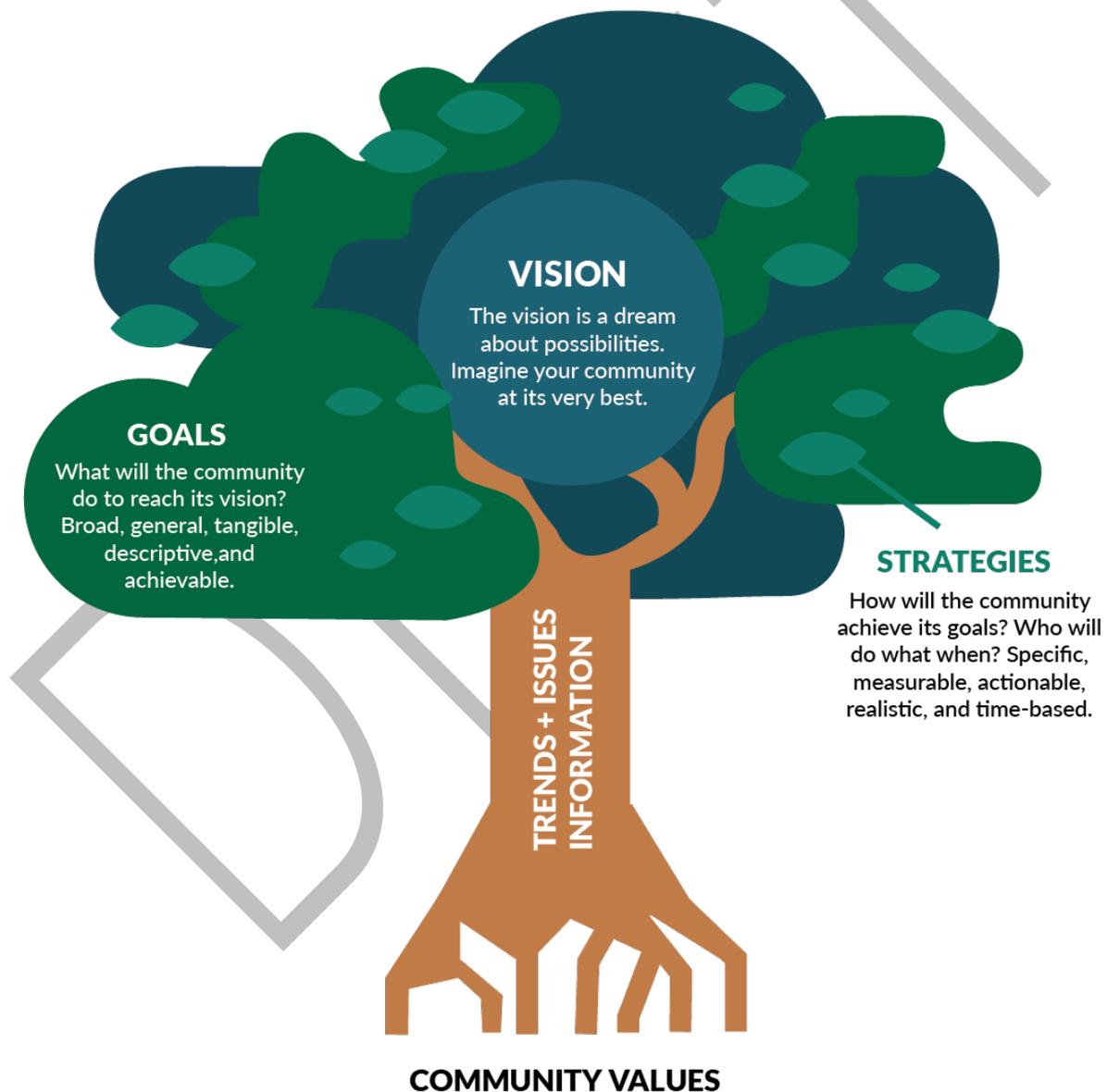
N=661

	1 (HIGHEST PRIORITY)	2 (2ND HIGHEST PRIORITY)	3 (3RD HIGHEST PRIORITY)	4 (4TH HIGHEST PRIORITY)	5 (5TH HIGHEST PRIORITY OR NOT APPLICABLE)	TOTAL	WEIGHTED AVERAGE
Housing	48.60% 243	14.20% 71	15.60% 78	14.80% 74	6.80% 34	500	2.17
Municipal uses (School, DPW, Offices)	5.34% 26	17.45% 85	26.28% 128	33.06% 161	17.86% 87	487	3.41
Open space	40.55% 223	24.91% 137	16.36% 90	10.36% 57	7.82% 43	550	2.20
Recreation	15.67% 84	36.38% 195	27.05% 145	14.55% 78	6.34% 34	536	2.60

The survey also revealed that the other competing priorities in the Town are open space, natural resources, and climate change mitigation before housing affordability and availability.

TRURO'S HOUSING VISION, GOALS, AND STRATEGIES

The vision, goals, and strategies outlined below and detailed in the full Housing Production Plan guide the decisions that the Housing Authority and Town of Truro will make regarding housing. The vision is a statement that is hopeful, but realistic. The goals are conditions that the Town is aiming for, and the strategies are specific actions that will help the Town reach its goals.



TRURO'S HOUSING VISION

Truro will have a balanced and diverse mix of housing types to support and strengthen the community economically, socially, and demographically. Affordable and community housing will support a vibrant workforce along with individuals and families at all stages of life. Housing solutions will strive to maintain the small-town character and coastal beauty of Truro. Truro will have more than ten percent of its housing stock listed on the Subsidized Housing Inventory as we know more than this target is needed to fully address the need and guarantee a thriving future for Truro.

To actively address its housing needs, Truro will foster connections and collaborations between the Housing Authority and various boards and committees to align the Town's housing vision and goals. For instance, one of the Select Board's goals for FY2023 is to "create more affordable year-round places for people to live and work," which is a goal that is supported by the vision and goals of this HPP.

DRAFT

TRURO'S HOUSING GOALS & STRATEGIES

A Housing Production Plan can help communities shape the location and type of future housing development and address housing needs. This plan emphasizes the need to increase Truro's year-round market rate and affordable housing options to meet local and regional needs. The HPP's goals and strategies are intended to provide guidance for local housing policies and initiatives but do not bind future actions or decisions of local officials or Town Meeting. The following question is at the heart of this planning effort:

How should Truro create balanced strategies to create housing options that recognize complicated dynamics between housing needs, the local economy, environmental and infrastructure constraints, and market realities?

HOUSING GOALS

QUANTITATIVE GOALS

The below goals have been established for Truro based upon the data presented in the 2022 Housing Needs Assessment, the Community outreach, forums, and focus groups that were part of the 2022 housing study process, the March 2018 Department of Housing and Community Development (DHCD) approved Town of Truro Housing Production Plan, and the September 2015 Community Housing Needs Assessment prepared by John Ryan of Development Cycles.

Of note, the DHCD 10% goal is a minimum goal. Truro's Housing Goals by-pass this minimum, as the goal is not just meet a minimum, but to create a variety of housing opportunities that will foster Truro's vibrancy, preserve the fabric of our community, and maintain Truro's unique character.

Community Housing Need by AMI and Type Truro, 2022 - 2035

	Units Needed by 2035	Less than 50% AMI	50% to 80% AMI	Over 80%, up to 120% AMI
Rental	175 units	50 units	85 units	40 units
Homeownership	85 units	0 units	55 units	30 units
Total:	260			
		2022 50% AMI is up to \$43,500 for a 2-person household	2022 80% AMI is up to \$69,600 for a 2-person household	2022 120% AMI is up to \$110,976 for a 2-person household

**Community Housing Need by Bedroom Size
Truro, 2022 - 2035**

	Units Needed by 2035	Studio and 1 Bedroom	2 Bedroom	3+ Bedroom
Rental	175 units	30%	50%	20%
Homeownership	85 units	<5%	60%	35-40%
Total:	260			

QUALITATIVE GOALS

1. Create year-round housing opportunities that are affordable for very low, moderate, and middle-income households including through the conversion existing buildings into year-round affordable housing.
2. Create seasonal housing options for employees of the Town and local businesses to support and sustain the seasonal elements of the local and regional economy more effectively.
3. Create differing types of affordable housing to meet and then exceed the State’s goal of 10% of all housing being affordable to assure the stability, diversity, and growth of the community, with a minimum average of 20 units annually to reach the 2030 qualitative housing goal of 260 units by 2035.
4. Assure that all housing developed includes a diversity of housing types and sizes to respond to the full spectrum of need facing Truro.
5. Create more affordable year-round housing for: families with children, senior housing options, and individuals with special needs, including accessible and supportive housing to respond to the diversity of need across population type.
6. Increase Truro’s public and private capacity to implement local and regional housing initiatives to assure attainment of Truro’s housing vision.
7. Promote greater public awareness and understanding of Truro’s housing crisis including encouraging enhanced housing advocacy by a broad cross section of the community to solidify and build community support for all future housing development efforts.

STRATEGIES

THE WALSH PROPERTY

Strategy 1

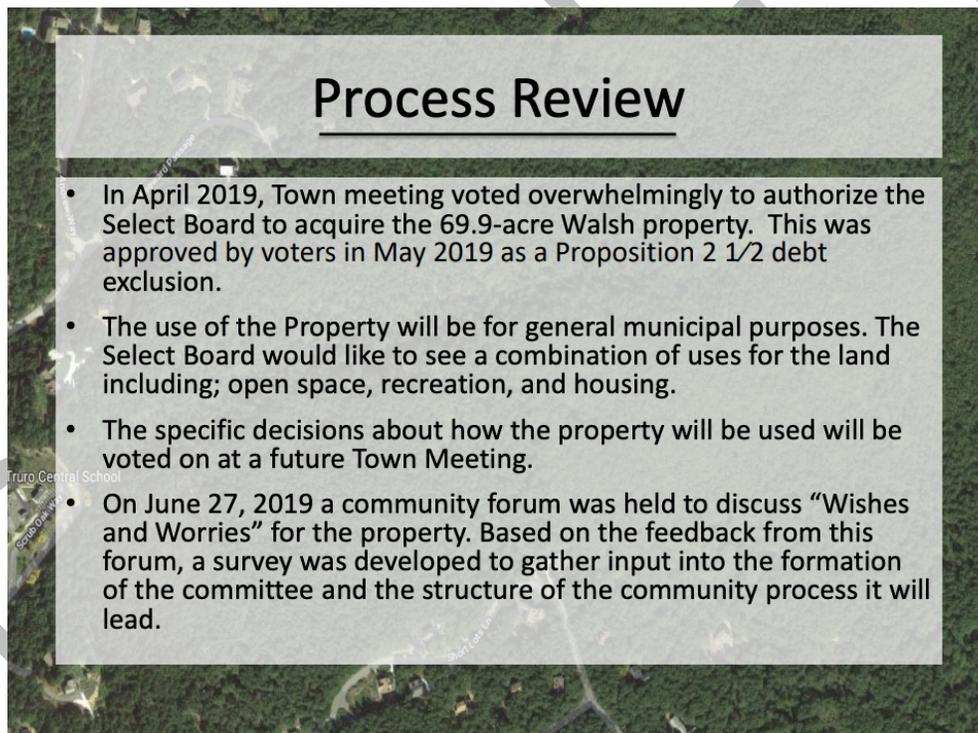
Consider regulatory mechanisms to support the vision of the pending master plan for the Walsh property to create clustered mixed-income affordable year-round housing and mixed uses.

Strategy 2

Secure funding to help support wastewater treatment, drinking water, and other utility needs to realize the community's vision for the Walsh property per the pending master plan.

Strategy 3

Based on the Walsh property master plan, issue RFP to select a developer to create a new mixed-income year-round housing and mixed-use community.



Process Review

- In April 2019, Town meeting voted overwhelmingly to authorize the Select Board to acquire the 69.9-acre Walsh property. This was approved by voters in May 2019 as a Proposition 2 1/2 debt exclusion.
- The use of the Property will be for general municipal purposes. The Select Board would like to see a combination of uses for the land including; open space, recreation, and housing.
- The specific decisions about how the property will be used will be voted on at a future Town Meeting.
- On June 27, 2019 a community forum was held to discuss “Wishes and Worries” for the property. Based on the feedback from this forum, a survey was developed to gather input into the formation of the committee and the structure of the community process it will lead.

Presentation Slide from the Walsh Property Community Forum, 2/24/21



PLANNING, POLICIES, AND ZONING IDEAS

Strategy 4

Implement the real estate transfer tax that Town Meeting adopted, if enabled through state legislation. Allocate revenue to the Truro Affordable Housing Trust to support local affordable housing initiatives.

Strategy 5

Consider adopting special legislation to allow property tax abatement to incentivize property owners to offer units as year-round rentals for low/moderate income households that meet nitrogen loading criteria.

Strategy 6

Consider adopting best practices in coordinating and streamlining permitting processes to incentivize creation of year-round and affordable year-round housing for increased efficiency, providing nitrogen loading limits can be met.

Strategy 7

Study potential benefits to allow affordable single or duplex housing units on undersized lots with approved septic capacity approval.

Strategy 8

Investigate and clarify policies that would allow for increased septic capacity for individual properties to make the construction of more ADUs feasible while protecting groundwater.

Strategy 9

Amend Section 40.1 of Zoning bylaw to allow by-right duplex and conversion of single-family dwellings to add one apartment for year-round units and reduce requirement for one acre lots meeting septic requirements.

Strategy 10

Work with the Board of Health to investigate enhanced alternative and innovative individual or shared wastewater treatment systems to foster creation of housing in appropriate locations.

Strategy 11

Ensure successful development for the approved 40B comprehensive permit development of 39 mixed-income housing units at the Cloverleaf property.

Strategy 12

Support the ongoing initiative to create affordable housing at the 181 Route 6 property.

LOCAL INITIATIVES AND PROGRAM IDEAS

Strategy 13

Create a grant program that supports rehabilitation needs to improve and legalize existing accessory apartment units for property owners who agree to rent year-round at affordable rent level to low/moderate income households for specific minimum term.

Strategy 14

Work with the US National Park Service/Cape Cod National Seashore to consider property transfer of individual vacant homes to the Truro Housing Trust to convert to affordable housing units or seasonal housing for Town employees and to consider transfer of the North Truro Air Station for mixed-income affordable year-round housing including employee and seasonal workforce housing options.

Strategy 15

Acquire vacant and/or underutilized properties, cottage communities, and condominiums to create affordable year-round housing such as the condemned Truro Motor Inn and others private properties.

Strategy 16

Seek locations for co-living housing for the Town's seasonal employees or transitional housing for Town employees to live in while searching for a permanent home in Truro.

Strategy 17

Assess the feasibility of town-owned properties, such as 14 Old Firehouse Road, and find the highest and best use, including affordable housing.

Strategy 18

Explore feasibility for an extension of Provincetown's sewer infrastructure to serve areas or specific sites in Truro and promote new year-round and affordable housing development in a variety of housing types.

Strategy 19

Encourage Universal Design for affordable housing and mixed-income housing developments on town-owned property or supported with town funds.

Strategy 20

Work regionally to explore innovative housing strategies and programs and consider implementing pilot programs or initiatives.

CAPACITY, EDUCATION, AND COORDINATION IDEAS

Capacity

Strategy 21

Work with the CPC to promote a CPA target allocation policy to allocate 60 percent of CPA funds to the housing trust to support local initiatives to create year-round affordable housing.

Strategy 22

Consider issuing municipal bonds and/or bonding CPA funds to provide additional funding to the Truro Affordable Housing Trust to fund local affordable housing initiatives that create year-round affordable housing.

Education

Strategy 23

Work with the Truro Conservation Commission to convert or create homes on conservation areas to create permanent year-round and/or affordable housing options.

Strategy 24

Continue to collaborate with local housing agencies such as CDP, Habitat for Humanity, and Highland Affordable Housing in addition to exploring additional partnerships.

Strategy 25

To enhance collaboration with other Town boards to broaden opportunities for allowing affordable housing conduct a bi-annual housing roundtable with all key local and regional entities supporting housing policy and initiatives in Truro.

Strategy 26

Increase outreach to potentially eligible Truro residents and those with a connection to Truro to apply for affordable housing including at Cloverleaf and future housing opportunities.

As requested, I am reaching out to you as Co-Chair of the Walsh Committee to request consideration that a piece of property be used to house a “food security” joint facility for the Truro Food Pantry (the Pantry) and Truro Community Kitchen (TCK). We want to be clear that both TCK and the Pantry are strongly in favor of the use of the property for affordable housing, and do not want to do or request anything that would have the effect of significantly decreasing the number of units available for that purpose. We are not intending to endorse any of the concepts currently being discussed; rather, we believe that housing and food insecurity are often two sides of the same coin and it is with that in mind that we ask for your consideration. This request for consideration is intentionally broad in scope, to gauge public interest in the concept of a centrally located “food security building” and to inspire creative thinking and commentary.

I. WHO WE ARE

TRURO COMMUNITY KITCHEN

TCK is a certified 501(c)(3) nonprofit that was founded at the start of the pandemic with the specific mission of providing fresh, nutritious, home-cooked meals to those in need. We have expanded our weekly meal deliveries to include sandwiches, bagels and other items that can be stored and eaten later in the week without any additional preparation. We recognize that need looks different to different people, for example, in addition to being food insecure, people might need our meals as a way to have social connection in an otherwise relatively isolated life. So, we do not require our clients to qualify themselves in any way to receive a meal, nor do we require them to identify themselves (beyond providing us with the address to which meals should be delivered). We have received feedback from our clients indicating that this aspect of anonymity is part of the reason people are comfortable accepting meals from us, especially when they may have been hesitant to accept meals from other support services. Our volunteer-led team serves roughly 75 households (100 people) each week. Our guiding principle has been since the outset, and remains, that we are “by the community and for the community” and we are grateful for the many ways in which our community members have demonstrated their commitment to each other and the clients we serve through in-kind donations, collaborative fundraising, and outreach support.

Since about two months after we set up the 501(c)(3), we have had a successful collaboration with the Christian Union Church, which has allowed us the use of their non-commercial kitchen that is roughly 11 feet by 28 feet. We also have the use of CUC’s meeting room which is roughly 34 feet by 35 feet in size, and which we use to prepare and package food that does not need to be cooked as well as place it in the bags that are delivered to our clients. Much as we have thrived at CUC, it is uncertain how long CUC will be in a position to continue to provide us with access to its facilities (totaling about 1500 square feet), or how long those facilities will be sufficient to meet what we expect to be a growing need for our services (more on this later).

TRURO FOOD PANTRY

- The Pantry is a service supported by the Greater Boston Food Bank and the Lower Cape Outreach Council (LCOC) that provides groceries to Truro residents who meet LCOC’s modest eligibility requirements. The Pantry has been in existence for over 16 years and

currently shares space with the Council On Aging. We operate out of a 160-square foot corner of COA's kitchen at the back of the Community Center,. We are bursting at the seams. The Pantry serves an average of 30 to 35 Truro households weekly. This year nearly 60 households signed up for our annual Thanksgiving dinner giveaway. We offer our clients, at no cost, canned goods, packaged and dry food and other shelf-stable groceries that we store on shelves in the Pantry, while meats and dairy products, eggs, fruits and vegetables are kept in our freezer or refrigerator. We are entirely staffed by a small but dedicated group of volunteers, and as a result the Pantry is only open 5 hours weekly; this sometimes means we are unable to serve clients who seek food outside those 5 hours. The Pantry's current space constraints allow it to efficiently serve only 2-3 shoppers at a time. A larger space with expanded volunteer support would allow us to more effectively accomplish our mission of serving those in Truro community with food insecurity.

II. WHAT WE ARE ASKING THE COMMITTEE TO CONSIDER

We propose a shared space between the Pantry and TCK so that together we can offer Truro's residents access to a centrally located, and therefore convenient, consistent free supply of groceries and prepared meals, all in a welcoming and non-judgmental setting that challenges the cultural and other stigma that are often associated with accepting food assistance.

The building's main floor would be divided between the Pantry and TCK. The second floor would be available for rent as one (or more) affordable housing units. The building's intended atmosphere would be friendly, supportive, and community-enhancing. The pantry portion of the building could look and feel like a "general store" featuring shelf-stable canned and dry goods, locally-sourced shellfish, fresh produce, and other locally-produced and seasonally available items, hopefully in collaboration with local farmers and Sustainable CAPE, as well as food provided by LCOC. The TCK space would include a commercial-grade kitchen, its own adequate storage for refrigerated, frozen and shelf-stable food products, as well as at least as much space as we currently have outside the kitchen area to prepare and package food; ideally we could also begin serving meals in person to those seeking community and companionship.

If we are permitted to use a green space for gardening, we could collaborate with Sustainable CAPE and serve (at TCK) or distribute (at the Pantry) food that is grown in the garden.

Neither the Pantry nor TCK has the financial means to pay for the development of this building or for rent as such. Given the growing need in Truro, and the services the building would provide Truro residents, we are hopeful that funding would come from the Town.

III. WHY WE FEEL THIS IS AN APPROPRIATE USE FOR A PART OF THE WALSH PROPERTY AND TRURO AT LARGE

Housing is the crisis everyone talks about but food insecurity and its related public health costs demand attention, too. We believe that Truro currently faces three crises – housing, food, and health, particularly social isolation, - that must be addressed together in order for Truro to thrive.

Commonly defined as “A lack of consistent access to enough food for every member in a household to live an active, healthy life,” food insecurity and unaffordable housing often go hand in hand. If you don’t have money for rent, you probably don’t have money for food either. Often food is the expense that is compromised when cash is also needed for housing, childcare, medicine or healthcare. The very real health impact of food insecurity – the stress of not having enough to eat, settling for easily accessible, cheap but often highly processed food, coupled with the shame of asking for help is a problem growing in the shadows. Food insecurity can directly impact a child’s ability to learn and achieve developmental milestones, and social isolation can be detrimental to those of all ages and income levels.

IV. A COMBINED FOOD SECURITY BUILDING AT WALSH WOULD BE BENEFICIAL TO THE TRURO COMMUNITY FOR MULTIPLE REASONS:

- Address Increased Need for Food Assistance
-

Both TCK and the Pantry believe that our respective facilities, as they currently stand on their own, will be insufficient to meet the demand that is likely to increase significantly as more affordable housing is built in Truro. The Commonwealth has mandated that 10% of every town’s year-round housing must qualify as affordable. Cloverleaf’s affordable units are expected to increase Truro’s ratio from its current 2.5% level to over 5% and the development of the Walsh property will likely meet Truro’s 10% goal. Given the correlation between housing insecurity and food insecurity, the four-fold increase in affordable housing residents logically leads to a comparable four-fold increase in demand for food assistance.

Even without a significant increase in Truro’s population, cost of living increases and other economic forces have contributed to a dramatic increase in demand for help from local food pantries and similar support services on the Cape.

With approximately 160 square feet of space now, the Truro Food Pantry is ill-equipped to adequately meet such a surge in demand. A four-fold increase in demand would dictate a need for approximately 640 square feet for the Pantry’s use. Appliances with appropriate capacity would be needed to serve demand and storage requirements. Additionally, a larger space would make the Pantry notably more accessible to individuals with mobility issues and/or families with young children.

As noted above, the long-term ability of TCK to operate out of the Christian Union Church is uncertain. In addition, the kitchen is small, and is not a commercial-grade kitchen. TCK would greatly benefit from walk-in freezer space, more fridges, storage facilities, commercial ovens and a dishwasher, none of which our current space in the CUC can support. All of these resources would allow us to increase the number of meals we serve (as well as increase the size of each meal) to meet the inevitable rise in need for food assistance.

[Sharing space would also allow our volunteers to collaborate so that our organizations could better support each other. Since TCK operates on Tuesdays, our volunteers could staff the Pantry that day, increasing the Pantry's hours by freeing up the Pantry's Tuesday volunteers to work on a day that the Pantry would otherwise be closed.]

- Improve Accessibility

Since housing and food insecurity often affect the same group, we expect that much of the increased demand for the services we both provide will come from the affordable housing to be built on the property. This argues in favor of having the Pantry and TCK in the same place, and in particular in a place that is readily accessible to those most likely to need its services.

Placing the food security building within walking distance of the school makes it a convenient location for parents. It also sets a strong example of collaboration and community support for the kids who attend school nearby, who could, themselves, volunteer at our organizations or in a community garden.

- Health Benefits of Combined Property

With adequate facilities TCK hopes to be able to offer in-person meals at least once/week, which will help address the crisis in mental health associated with social isolation on the outer Cape. TCK regularly receives feedback from our clients that our food, so clearly prepared and delivered with TLC, is a comfort to those who are experiencing social isolation. We trust that offering in-person community meals for our clients would provide an even greater comfort, helping strengthen social support systems that have been stretched thin by the pandemic.

If we had a larger joint space, we hope that in the future we could provide other health resources, such as blood pressure checks, etc. TCK already collaborates quite often with Outer Cape Health so this would be a natural extension of our collaboration.

A combined facility would enable us to increase output if there were to be a weather emergency or disaster, and possibly to allow for the town to shelter people.

Situating the building near where Walsh residents live will create an opportunity for them to give back through volunteer efforts. We feel that the opportunity to be a part of the program that provides them with support will help minimize some of the stigma that serves as a barrier for some to accept help.

If a garden were included, it could offer healthy, fresh produce while also creating a mechanism to foster greater community engagement and interaction. Voluntarily tended by Walsh and other town residents, the garden could be a chance to give back in service to the wider Truro community. Neighbor helping neighbor, being

part of something bigger that extends beyond Walsh could facilitate a demonstration of “small town values” being applied practically, in small as well as big ways.

If the pantry moves out of the COA space, it will free up space for some additional community engagement activities to combat social isolation.

Providing chairs and picnic tables, could further encourage a greater sense of community and foster a supportive, positive atmosphere that benefits everyone.

- Decrease Waste

Having a central location would permit the Pantry and TCK to more readily share food/supplies with each other.

If we are able to shift even partially to in-person meals, TCK could significantly reduce the waste caused by the packaging used to deliver meals each week. In addition, we could ensure that the majority of the money we raise goes directly towards food costs, as opposed to currently, where packaging is a significant portion of our expense. On average, one third of TCK’s weekly budget is spent on packaging supplies for delivered meals; we would very much like to change this startling statistic so that we reduce unnecessary expenditures, reduce plastic waste, and most effectively direct our limited resources towards purchasing food itself.

December 14, 2022

To: WPCPC Members, Town staff, Select Board Liaison

From: WPCPC Co-Chairs

Re: **Advancing Discussion of Potential Municipal Uses on the Walsh Property**

Background

The WPCPC was charged to seek public input on potential uses for the Walsh property and consider that input along with other data in order to develop a Master Plan recommendation for the use of the property to Annual Town meeting. The group was directed to consider four primary uses - Housing, Open Space/Conservation, Recreation, and Municipal Uses/Town Needs. This consideration does not preclude the group from considering other uses such as mixed or commercial use.

Unlike every other Town committee, the WPCPC operates under a consensus model. Indicators of the committee's progress are not measured by motions and votes but rather by consensus statements. Two consensus agreements we believe are indicators that the group has largely done its job of considering two of the potential uses – Housing and Open Space. The group reached consensus on development principles the first of which states - "Maximize the impact of development in addressing community needs for affordable housing and other compatible uses." The group also reached consensus on the primary area for development known as development area A. Several issues related to this agreement remain unresolved, e.g., access, traffic, density, wastewater treatment. Housing (and other development) is allocated approximately 40% of the southern half of the 70-acre property in development area A. The remaining 60% includes a 7-acre set aside for school expansion with the remainder for open space/conservation as required by State, County, and local development restrictions due to wild life habitat and water system/supply protection.

While the group has not articulated this by consensus, our belief is that many of the recreational opportunities, such as hiking trails, can be accommodated within the open space/conservation areas as "passive recreation". Additional "active recreational" uses, if deemed best provided on the Walsh property might require space allocation with the area designated for development. We plan to "check-in" with the group on this assumption in order to formally reach consensus.

Moving Forward – Municipal Uses and Recreation

Given our work to date, we want to advance the discussion on the other two, less defined, potential uses – recreation and municipal uses. Informing and advancing this discussion with more clarity is the goal of this memo. Hence, we include some specific recommendations, many thoughts, and many questions for clarification and a better understanding. To be clear, the recommendations we offer have not been put to the test

of consensus but have been developed through active listening to the committee as it discusses these issues.

This memo is not a proposal, but a source document for the advancement of discussion on the Town's proposed High Priority uses that we have not focused on but require resolution in order to reach consensus on an overall Master Plan.

We use the document "High Priority Municipal Uses" presented by our Town Manager at our last WPCPC Meeting – 11/30/2022, as our guide and framework. We will offer thoughts on each listed potential use in order of their appearance. A further aim here is to delineate whether any of these could be located outside of development area A to help us fulfill our planning principle of maximizing the use of the development area for housing.

Passive Recreation on Designated Conservation Land

Since several uses discussed below may or may not be intended for placement on a portion of the Walsh property designated, by Commonwealth and/or Cape Cod Commission mandate, as open space/conservation land, it might be helpful to know the definition of "passive outdoor recreation" as used by the Commonwealth, in 301 CMR 5.0, for authorized open space/conservation land use. It reads: " Any outdoor activity that occurs in a natural setting with minimum disturbance of the natural and cultural resources and that is consistent with quiet enjoyment of the land including but not limited to hiking, nature study, outdoor education, cross-country skiing, snowshoeing, horseback riding, trail bicycling, hunting, fishing, picnicking, canoeing, ice-skating, community gardening in existing fields, swimming in a natural water body with minimal site development, or informal sports activities on an open natural field".

Town of Truro's Identified Highest Priorities

1. **DPW Facility** – although still on the Town Manager's and the Select Board's list of potential sites, the WPCPC members have expressed opposition to the use of the Walsh property for this purpose. However, no formal consensus on this potential use has been reached by the WPCPC.
2. **Water Tower** – preliminary presentations by the Town and its consultants have concluded the need for a water tower on or in close proximity to the Walsh property. The need is mostly for water pressure concerns for Walsh property development and potentially for the surrounding neighborhood, including the Truro central school. Discussions to date have focused on a location for the tower along the eastern edge of the Walsh property, abutting the National Seashore, and operationally close to the Provincetown well sites. Such a siting would preclude any impact on the area of the Walsh property described for development. Additionally, due to its minimal land clearing requirements, it's might be acceptable on conservation-designed land. It

would be helpful to know a more specific location, the approximate size of the tower, the area of land required for its location, a clarification of the ability for it to be placed on land designated as open space/conservation land, and whether it could actually be placed on one of the four Town-owned properties adjacent to the Walsh property, i.e., 241,243,245 Old King's Highway (10.84 acres combined and in close proximity to the two well sites), and 0 Quail Ridge Road (9.4 acres), thereby removing its potential impact on the Walsh property entirely. The Old King's Highway properties appear to have access from that road by sharing the use of Provincetown's access to their adjacent property containing the two well sites.

3. **Wastewater Treatment Facility** – this is a definite requirement for the development of the Walsh property. The open questions are its location and size. One option being discussed places it on school property. Alternatively, could the facility be built on the 7-acre set aside for school expansion, understanding that this use is not intended for physical expansion of the school but as a required buffer zone for a rebuilt or expanded school on its existing property? The location and size estimates should consider the potential for a phased development of the Walsh property, i.e., will the facility be built initially to the Walsh property's anticipated eventual buildout or would it be expanded if/when new phases are developed?
4. **Summer Camp Facility (A) with Seasonal employee Housing (B)** – it would be helpful to have an understanding of the physical requirements for such a facility (A) and the type of activities that would be offered at the camp – some activities might be considered passive recreation and could be conducted on conservation land, while others would be active recreation and not allowed on conservation land, thereby, required space within the area identified for development. The statement for this use seems to imply that the employee housing (B) associated with it would be collocated with the camp. Is that the intention or are other housing locations possible?
5. **Hiking/Walking Trails** – this passive recreation use is currently intended for inclusion in the Master Plan and implementation on lands designed for open space/conservation.
6. **Hiking/Walking Trails for the Visually Impaired, Outdoor Fitness Circuit/Trail (with Exercise Equipment)** – this use could also be accommodated within the open space/conservation area as passive recreation. Would portions of these trails be constructed also for citizens with other physical challenges, e.g., mobility challenged? This use, if it is to be for general public access,

i.e., not just Walsh property residents, will require a parking area which is generally not authorized on land designed for conservation.

7. **Multi-Use Outdoor Space for Events, Concerts, Performances That Meets Public Safety Requirements** – it would be helpful to know how much land would need to be cleared to provide event space and parking and if any infrastructure is necessary. This use would require space within the area designated for development unless another location, with public access, could be identified. A possible alternate location could be at the relatively flat land at the east end of the school parking area, the area identified as the potential location of the 7-acre “buffer” set aside for future potential school expansion. Discussion with the School Board would be required to determine the impact, if any, on applying this land to future “buffer” consideration. Would most of the functions for such a facility be outside of normal school hours, e.g., evenings, weekends, and the summer season?

**2023
WALSH PROPERTY
COMMUNITY PLANNING COMMITTEE**

**MEETINGS
(Wednesday at 6:00 pm)**

January 4	January 18
February 1	February 15
March 1	March 15
March 29	
April 19	
May 3	May 17
May 31	
June 14	June 28
July 12	July 26
August 16	August 30
September 20	
October 11	October 25
November 8	November 29
December 13	December 27

2023

Notes:

Jan 01	New Year's Day
Jan 02	New Year's Day
Jan 16	M L King Day
Feb 14	Valentine's Day
Feb 20	Presidents' Day
Apr 05	Passover
Apr 07	Good Friday
Apr 09	Easter Sunday
Apr 17	Patriots' Day
May 14	Mother's Day
May 29	Memorial Day
Jun 18	Father's Day
Jun 19	Juneteenth
Jul 04	Independence Day
Sep 04	Labor Day
Sep 15	Rosh Hashanah (Sundown) thru
Sep 17	Rosh Hashanah (Sundown)
Sep 24	Yom Kippur (Sundown) thru
Sep 25	Yom Kippur (Sundown)
Oct 09	Columbus Day
Oct 31	Halloween
Nov 10	Veterans' Day (Obs)
Nov 11	Veterans' Day
Nov 23	Thanksgiving Day
Dec 07	Hanukkah
Dec 25	Christmas

March

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Truro Planning Board

2023 Hearing/Meeting Schedule

HEARING/MEETING (Wednesday at 5:00 pm)	FILING DEADLINE (Monday at Noon) (If holiday, then Tuesday at Noon*)	SUPPLEMENTAL FILING <i>Electronic and Paper</i> (Due by Tuesday 4:00 pm of the prior week)
January 11	December 12, 2022	January 3
January 25	December 27, 2022*	January 17
February 8	January 9	January 31
February 22	January 23	February 14
March 8	February 6	February 28
March 22	February 21*	March 14
April 12	March 13	April 4
April 26	March 27	April 18
May 10	April 10	May 2
May 24	April 24	May 16
June 7	May 8	May 30
June 21	May 22	June 13
July 5	June 5	June 27
July 19	June 20*	July 11
August 9	July 10	August 1
August 23	July 24	August 15
September 13	August 14	September 5
September 27	August 28	September 19
October 4	September 5*	September 26
October 18	September 18	October 10
November 1	October 2	October 31
November 15	October 16	November 7
December 6	November 6	November 28
December 20	November 20	December 12

Additional material for a hearing, *electronic and paper*, shall be received
no later than **Tuesday 4:00 pm** of the *prior* week

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

Please check the Town Website www.truro-ma.gov for any changes in the schedule