



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: March 29, 2023 | 6:00 – 8:00 PM

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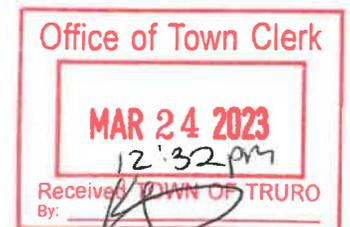
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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve March 1, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Recap on Data Gathered from March Focus Groups – (20 min.)
5. Consensus on Inclusion of and General Configuration of Commercial Uses – (40 min.)
6. Revisions to Visual Survey – (5 min.)
7. Questions on Updated Workplan – (10 min.)
8. Outline of Impact Assessment – (20 min.)
9. Recap Meeting Points, Agreements, and Action Items – (5 min.)
10. Review Next Meeting Agenda – (5 min.)
11. Public Comment – (5 min.)
12. Other Business
13. Adjourn



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

Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

March 1, 2023 | 6:00 p.m.

Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Russell Braun, Eileen Breslin, Morgan Clark, Betty Gallo, Jane Lea, Christine Markowski, Ken Oxtoby, Todd Schwebel, Steve Wynne, Jeffrey Fischer

Members Absent

Raphael Richter

Also Present

Consultants (Carole Ridley, Sharon Rooney, Allie Koch), Barbara Carboni, Jarrod Cabral, Katy Ward, Anne Greenbaum, Ellen O'Connell, Chris Lucy, Darrin Tangeman

Welcome, Roll Call and Agenda Review

Co-chair Wisotzky read the remote meeting access instructions.

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

Co-chair Gaechter led discussion of the minutes of February 15, 2023. Motion to approve meeting minutes as written by Co-Chair Wisotzky, seconded by Member Wynne. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Anne Greenbaum, Truro Voter and Chair of Planning Board. Speaking today as a community member.

Expressed appreciation for the qualities and skills of a good Chair and provided thanks for the Co-Chairs hard work and leadership.

Consensus Opinion on Appointing New Co-Chairs

Co-Chairs reported having meeting with Members Oxtoby and Breslin to brief them on chairperson duties and actively participated in a team meeting with consultants and Town staff to discuss responsibilities and supported tonight's agenda development. Co-Chair asked for any objections to Members Oxtoby and Breslin as Co-Chairs. No objections or concerns shared. Co-chairs Wisotzky and Gaechter declared consensus and provided a personal thanks to Eileen and Ken.

Town Staff Updates

Water Tower Siting – Mr. Cabral: Previous sites and modeling were provided for proposed water tank from Provincetown. Horsley & Witten have reviewed previous modeling for water demand, fire flow, and water pressure. Evaluation of the Walsh site is almost complete for water tank. Part of this analysis was to compare the Walsh site with a previously recommended alternative, 340 Route 6. There was a meeting with Provincetown staff and Truro Town staff last fall. Provincetown has been completing a demand analysis assessment/future buildout for their water system. This prompted Truro to sign on with Environmental Partners (their consultant) and prompted Horsley & Witten to change the strategy with Truro. New numbers incorporating Provincetown's future needs will dictate size and location of the tower and will include projections based on housing needs assessment. The final report from Horsley & Witten will be available by the end of March depending on how quickly and efficiently Env Partners moves along with Provincetown's scope of work. The final report will contain proposed water tank locations, size, overall system pressure, and other infrastructure details.

Two locations under consideration for the Walsh site include the northeastern portion of the site and the central/southwestern portion where elevations are the highest.

Questions: Member Wisotzky – how much space will this infrastructure require in SF, acreage? Response: The infrastructure would need to be controlled up to 400 feet around the tower (fenced in area). Member Fischer: Could the tower be sited within the existing wellhead protection area (Zone 1)? Will water lines run through the site? Response: Water lines would be directed towards the Provincetown property to the wellhead. The tower could be in the Zone 1. Co-Chair Breslin: What are the top 2-3 considerations for this placement of tower? Elevation? Size of land? Response: design criteria are elevation and close proximity to the wellhead on the Provincetown parcel. Member Braun: Does this analysis include the cost of connecting this tower to the water system? Response: No this is strictly for the water tower itself. No lines are included in current cost. The greater the distance from the wellhead, the greater the cost. Member Schwebel: How will access / egress / roadways be configured to build and maintain the tower? Response: TBD – conceptually, a road may continue through the Walsh site but consultants will prepare a design recommendation. They might utilize the existing Walsh Way. Member Gaechter: How comparable are the elevations? Response: Assessors map shows elevations. The higher point is closer to the wellhead area, and it's a little higher than 340 Route 6. Member Gaechter: The northeast area on Walsh might be in the habitat protection area. Have species protection been considered? Response: Yes, future consultation with MESA planned. Clover Leaf, for example, had mitigation options, construction limits, and protective measures for species. Clarification: This placement could affect the area for species mitigation. Member Gallo: Where is the road that leads to the Provincetown wellhead? Response: It's off Old Kings Hwy. Once the study is done, Provincetown and their consultant will review. It is unclear on thoughts on road access. Deliverables will go to the Select Board. Presentations on March 8, 2023, 5:00-8:00pm.

Workplan Discussion

Carole Ridley provided a recap of work to date and noted that ongoing processes will impact and inform the current workplan. The committee has decided to move forward with housing uses; municipal uses have been discussed; DPW considerations and recreational uses have been shared; commercial and community uses have been discussed, and connections with CCC to review accessways into the property are in progress. A lot of progress has occurred so far. With outgoing and incoming Co-Chairs, she provided a review of an updated workplan based on previous decisions with a focus on meetings from now through end of spring when we hope to have draft master plan ready. She described an updated workplan with objectives for each meeting including the visual survey, and which community forums would be most beneficial.

Goals for this meeting included reaching consensus on data collection for commercial uses, decision on visual survey, and understanding water tower requirements. Information collected will take time. Consultants recommending series of focus groups to gather additional information on potential commercial uses. Ms. Ridley went on to describe the remainder of the spring meetings with 3/29 meeting objectives including data collected from focus groups for commercial uses; discuss town updates on DPW facility and outdoor event space; review outline of impact assessment for water, wastewater, trip generation, and community fiscal impacts. Goal is to reach consensus on commercial uses and outdoor event space which are necessary to inform traffic analysis at the 3/29 meeting.

Member Braun encouraged the WPCPC to recognize the Town is carrying a multi-million dollar project and a financial analysis is needed. It would be simple for an experienced developer to analyze the site and set a financial floor for whatever master planning the committee does. Ms. Ridley noted there will be future conversations with developers. April Meeting Objectives: Consultation with Police and Fire, anticipate preliminary results of CCC traffic analysis, review background summary report and outreach plan.

Member Gallo encouraged the committee to clarify non-residential commercial uses to ensure committee is collecting appropriate information. Member Braun inquired if March can be designated as end of data gathering? Member Clark: If the consultants are preparing a workplan and draft master plan, continued outreach is necessary. Discussion about additional data collection/outreach. Member Clark inquired about data on home occupations The Chamber might have information on this, it's not tracked by the assessor. It could be useful to assess and identify current at-home businesses ex) therapist office spaces, etc. Some type of hearing along with public outreach could be extremely useful information to collect. This will serve as additional data. Member Gaechter: There needs to be clarification on "commercial" versus "community" uses or mixed-uses. EDC report has not identified a lack of commercial space. We need definitions and clarifications.

Town Manager Tangeman noted a real need for a tradesman park, depending on what it houses like tech work or mechanical work, versus more non-compatible uses like a garage, for example. Member Wisotzky: WPCPC is spending so much time and effort and needs to ask clearer questions to improve overall efficiency. There are benefits to focus groups, this can be very informative, folks tend to be more candid, and this is a great source for information collection. Co-Chair Breslin noted it would be helpful to hear from the committee on who can assist with the information collected from the public. There are opportunities to reach communities that have not yet been heard.

Discussion of Continuing Outreach

Katy Ward discussed launch of new engagement tool called EngageTruro.org., an informational hub geared towards engagement. Ms. Ward is working on methods to collect information and share comments with the committee members. She is in the process of getting this off the ground. Member Wisotzky noted people register online in order to start submitting responses. This is a tool for folks who cannot attend these public meetings. This is a one stop shop kind of deal for town members to provide feedback. Ms. Ward is happy to continue coordinating with the committee for future outreach and public feedback. Anything on EngageTruro will link back to the Town's website, and there is potential to create a specific link to direct the public to the Walsh site. Member Clark: This is a great tool for the public planning process. There is an opportunity to post polls, show public hearing dates, etc. She recommended the committee consider what types of outreach (in person, virtual, hearing, visual survey) will be most useful.

Visual Survey Updates

Ms. Rooney noted that consultants have held off on making additional changes to the visual survey and have taken in comments and suggestions from committee members. She asked for confirmation that the committee agrees the visual tool would be useful. Ms. Ward noted possible collaboration with EngageTruro to host the survey. Committee members noted the visual survey intention was not clear last time, at the poster event. Member Clark asked if the visual survey could include preferences for mixed use, community spaces. Member Braun noted that we will be dealing with the kinds of housing types that don't exist in Truro. Believes we need to look at other developments for inspiration. Member Wynne: Supports the visual survey, perhaps we could be looking what is outside of Truro to be innovative, show new options for development to maximize housing, and how will this be reflective of the Town's community character right off Route 6. Co-Chair Breslin, members Clark and Braun can assist Ms. Rooney with review of revised survey.

Transportation Analysis: Ms. Rooney noted that Town Manager Tangeman has requested high level support from the CCC. Scope will include crash history to inform safety concerns that exist; they'll provide recent traffic counts, and capacity analysis for Route 6. All of this information will inform level of service analysis and future build options (rec, open space, housing, etc.). Traffic counting is underway at school driveway and trips

can be adjusted for summer months. Member Clark asked if the CCC will make recommendations for improvements. Ms. Rooney noted that due to the CCC's regulatory review they will not make specific recommendations for changes, but the analysis will inform future recommendations.

Preparation for next meeting

Co-Chairs and consultants are in the process of updating the work plan; committee reached some consensus on next steps to gather information from public outreach meetings (focus groups); Co-Chairs and Members Clark and Braun will work with Tighe & Bond on visual survey.

Public Comment

Ms. Carboni: Thanked the committee for revisiting mixed use.

Ellen O'Connell: What is the scope of coverage for the water tower? Is it only for the Walsh property, or it is extending to other properties in town? Does Truro define tiers of commercial property?

Adjourn

A motion to adjourn meeting as written by Member Wisotzky, seconded by Member Braun. All in favor.
Adjourned at 8:00pm.

Notes from March 20, 2023 listening session on commercial space

Attending:

Barbara Bond
Karen Kuehl
Ted Malone
Ellen O'Connell
Anne Greenbaum
Robin Prout
Lisa Panero
Bob Panesitti
Stephanie Rein
Bob Montano
Laurie Lee
Amanda Gregoire
Jay Pateakos
Ellen English
Sophie Mann-Shafir
Mark Farber
DHOEF
Nancy Garrity
Mark Gephardt
Carol Washawsky

WPCPC

Eileen Breslin
Ken Oxtoby
Christine Markowski

Comments:

There is a tremendous need to growing address food insecurity. Truro Pantry facility is too small. 1,500 – 2,000 sf needed for food storage, prep, distribution, etc.

Agrees with need for food pantry. Also would like to see a small affordable grocery store for year round families.

Would like to see trade spaces for people who live at Walsh property – plumbers, electricians, etc, for storage. Could be live/work space.

Truro relies on property tax revenue and needs economic activity to support the tax base and also provide services needed by year-round community and other businesses. Development can be compatible with environmental protection.

EDC plan shows a need for a cultural center, for a commercial district (like Truro Treasures), and for more trades space. Only 2% of Truro is zoned commercial, and there is no under used commercial space. There is demand. We need services to support businesses and a year-round community. Truro is becoming a wealthy community.

Would like to see year-round businesses to serve the community not seasonal businesses.

Would like to see controls on what type of commercial activity is allowed. Does not want to see box stores, fast food, strip malls. Truro already has a number of commercial areas. Is this needed at Walsh?

Planning Board purposely has not taken action because they are waiting for the masterplan to identify whether any zoning changes are needed. Focus should be on what type of commercial activity on the Walsh property makes sense for the town. Can we learn from examples in other communities that have had success with live work space, etc.? The food pantry could work. A small store might cut down on traffic trips.

Housing is the number one need and would not want to see housing production slowed down because of uncertainty about commercial needs. If you have more people living in the town year-round, existing businesses may be able to stay open longer because there is more business. Housing is needed or businesses will not be able to survive.

Success with artist studios and residential uses. Art studios are treated like office space in zoning and don't generate a lot of wastewater flow. These can be a source of rental income for the project. 2400 two story structure can provide 4-6 studios. Commercial/catering kitchens and office space also can be compatible, with apartments above.

MassDevelopment provided a link to a community housing project in Northampton that is very successful. There are grant programs that are available for the buildout of commercial kitchens and other types of commercial uses that could be compatible. This process is probably a year away from being ready for those programs. Happy to talk more about this.

<https://www.massdevelopment.com/what-we-offer/real-estate-services/development-projects/village-hill-northampton>

Food service start up entrepreneurs have a hard time finding space to practice - can't at home, need licensed commercial kitchen. A "food service incubator" so to say. Other non-profit office space has very low impact on sewage capacity as well.

Concerned that planning is not making a distinction between year -round and seasonal needs. How will that be decided?

Notes from March 22, 2023 listening session on commercial space

Attendees:

Ken Oxtoby, Eileen Breslin, Co-Chairs
Carole Ridley, Sharon Rooney, consultants
Steve Wynne, member
Hank Keenan
Peter Sullivan
Hank Keenan
Peter Sullivan
Raphael Richter
Jon Nahas
Nola Glatzel
Bri Smith
Holly Ballard-Gardner
Bart Mitchell
Denise Mullen
Fred Fehlau
Luanne Grossman
DHOEF
Emily Hoeflinger
John Cellucci

Space needs/non-residential uses that should be considered?

Consideration of compatibility of uses, with human services agencies sharing an office space for office hours

Not a shortage of cemetery plots; but restriction in terms of locations that are sold out already (Snow or Pine Grove); people want wide open landscapes; perhaps part of Walsh could be set aside for future cemetery/green burial sites that preserve open space and protect water quality; acreage desired Truro total = 24 acres; 3-4 acres would be desirable. Town cemeteries do provide an income stream, they do pay for themselves; all cemeteries are open 24/7

Has athletic facility been considered including swimming pool? Carole - yes athletics is under consideration, rec comms has identified immediate needs, everything is on the table

Early learning childhood center at Walsh associated with older children at TCS, currently renting space; connection to open space; space needs would depend on # of children, 400 s.f. now; plus outdoor space; could be available to other early childcare centers

Project space for junior high/HS students to work on team projects; place for students to meet and work; look carefully at use of library as a partner and potential space at library; opportunity

to engage students with businesses or mentors through projects and NP design-based learning; there are ways to program space

Location for consolidation of town offices mentioned in Selectboard strategic plan; functions dispersed now in different locations

Consider compatibility of different uses esp. with TCS next door; industrial storage or DPW operations don't seem compatible.

Strong need to program space; participants noted that food/café/coffee shop associated with shared space; childcare or other uses food essential

Will there be internet service at Walsh? Don't overlook this

Can do mixed-use properties for assessment purposes

Visibility on the school side that have different peak times as school for parking also

Retail would be tough to develop; industrial space where someone could live above the work space - 10/20 units on the site; bays for contractors etc. 1000-1500 s.f. with apartments upstairs

ULI can provide tech assistance for determining market feasibility

Any examples of community space integrated with housing that participants are aware of?

YMCA in West Newton also runs all kinds of community activities and outreach at the facility; Suburban YMCA (W. Barnstable YMCA also a model)

Group in Pasadena started out with art-based assisted living/community center that was multi-generational; e.g. younger people teach older population computer skills; older gen can provide childcare; art studios

A mixed-use development that integrated market rate housing, retail, commercial, and community kitchen on a re-use historic site that was seen as being successful:

<https://mercadodistrict.com>

Meeting Date	Meeting Prep & Tasks	Outreach Prep & Tasks	Consensus/Understanding
Achieve Consensus on Draft Masterplan			
Mar 1	<ul style="list-style-type: none"> • Discuss water tower siting requirements • Discuss data needed relative to commercial uses • Summary of Cape Cod Commission Traffic Analysis 	<ul style="list-style-type: none"> • Discuss/finalize timeline for visual survey • Discuss future outreach for commercial uses and master plan 	<ul style="list-style-type: none"> • Consensus on data collection for commercial uses • Consensus on visual survey • Understanding of water tower siting requirements
Mar 15 Propose no WPCPC meeting		<ul style="list-style-type: none"> • Conduct focus groups for commercial uses • Conduct focus groups with housing development interests 	
Mar 29	<ul style="list-style-type: none"> • Discuss data collected from focus groups for commercial uses and housing development • Discuss Town updates on DPW facility and outdoor event space • Review outline of impact assessment: water, wastewater, trip generation and community fiscal impacts 	<ul style="list-style-type: none"> • Discuss outreach plan for draft masterplan 	<ul style="list-style-type: none"> • Consensus on commercial uses* • Consensus on outdoor event space* <p>*Necessary to inform traffic analysis</p>
Apr 19	<ul style="list-style-type: none"> • Consultation with Police and Fire Depts. re traffic and access • Preliminary results of Cape Cod Commission traffic analysis. • Review progress on draft masterplan concept and draft outline of summary report • Discuss public outreach plan 	<ul style="list-style-type: none"> • Finalize outreach plan for draft masterplan 	<ul style="list-style-type: none"> • Consensus on outreach plan for public review of draft masterplan
April 25 ATM			

*Town officials to lead task

Meeting Date	Meeting Prep & Tasks	Outreach Prep & Tasks	Consensus/Understanding
May 17	<ul style="list-style-type: none"> • Submit draft impact assessment of water, wastewater, traffic generation and community fiscal impacts • Submit draft masterplan to WPCPC • Submit draft summary report and modifications to draft masterplan as needed • Review draft masterplan and draft summary report 	<ul style="list-style-type: none"> • Discuss implementation of public outreach plan for masterplan 	
May 31	<ul style="list-style-type: none"> • Meetings with regulators: Cape Cod Commission, NHESP, etc. • Discuss draft masterplan and draft summary report 	<ul style="list-style-type: none"> • Prep for outreach for draft masterplan 	<ul style="list-style-type: none"> • Consensus on draft masterplan and summary report
Public Outreach on Draft Masterplan			
June 14	<ul style="list-style-type: none"> • Meetings with regulators: local boards, Cape Cod Commission, NHESP, etc. 	<ul style="list-style-type: none"> • Present draft masterplan to Select Board • Implement outreach plan 	
June 28	<ul style="list-style-type: none"> • Meetings with regulators: local boards, Cape Cod Commission, NHESP, etc. • Discuss public review of draft masterplan 	<ul style="list-style-type: none"> • Implement outreach plan 	
July 12	<ul style="list-style-type: none"> • Meetings with regulators: local boards, Cape Cod Commission, NHESP, etc. • Discuss public review of draft masterplan 	<ul style="list-style-type: none"> • Implement outreach plan 	
Recommend Final Masterplan			

*Town officials to lead task

Meeting Date	Meeting Prep & Tasks	Outreach Prep & Tasks	Consensus/Understanding
Aug 16	<ul style="list-style-type: none"> Discuss summary of comments on draft masterplan Discuss potential refinements to draft masterplan 	<ul style="list-style-type: none"> Summary of public input on draft masterplan 	<ul style="list-style-type: none"> Consensus on refinements to draft masterplan
Aug 30	<ul style="list-style-type: none"> Submit revised masterplan Submit final masterplan report Discuss final masterplan and report 	<ul style="list-style-type: none"> Submit outreach plan for recommended masterplan Discuss outreach plan for recommended masterplan Summarize outreach plan for recommended masterplan Submit request for special Town Meeting and presentation to Select Board 	<ul style="list-style-type: none"> Consensus on recommended masterplan and report Consensus on public outreach for masterplan and report
Public Outreach for Recommended Masterplan			
Sep 20	<ul style="list-style-type: none"> Meetings with regulators: local boards, Cape Cod Commission, NHESP, etc. 	Implement outreach plan	
Oct 11	<ul style="list-style-type: none"> Meetings with regulators: local boards, Cape Cod Commission, NHESP, etc. 	Implement outreach plan	
Oct 25	<ul style="list-style-type: none"> Submit draft presentation for Town Meeting Discuss presentation for Town Meeting 		<ul style="list-style-type: none"> Consensus on presentation for Town Meeting
Nov 8,29	---Date of Town Meeting TBD--		<ul style="list-style-type: none"> Town Meeting approval of recommended masterplan and report
Dec 13,27			

*Town officials to lead task

Estimated Housing Production

- The estimated number of housing units to be generated by the masterplan will be identified.
- Units (~159) specifically designated to address demand identified in the Housing Production Plan will be described by unit size and income level in proportion to the HPP.
- Recommendations for size/configuration of market rate units (~100) will be developed based on input from interviews with regional housing developers.

Estimated Jobs

- The estimated number of jobs supported by a commercial space on the property (these may not be new jobs in the community).

Municipal Services (fire, police, schools)

- Emergency services considerations will be identified based on discussions with Police and Fire Departments.
- Estimated number of school age children that could live on the property will be identified (these may not be new to the community).

Property Values and Municipal Tax Impact

- Current assessed value of the property.
- Average valuation of comparable units and/or commercial space in Truro or nearby towns based on input from Town Assessor.
- Estimated range of tax levy based on projected development.

Natural Resources

- Potential impacts to priority and estimated habitat as defined by MA Natural Heritage and Endangered Species Program.

Noise

- Identify receptors sensitive to construction noise (school, adjacent residential areas)
- Identify best management practices to limit construction-related noise (work hour limitations, prohibit use of jake brakes, etc.)

Traffic

- Tighe & Bond: trip generation estimates based on proposed land uses
- Cape Cod Commission transportation analysis
 - Conduct safety analysis – crash history
 - Provide traffic counts available from regional or corridor studies prepared by CCC or others.
 - Conduct traffic counts at the intersection of Route 6 at the Great Hollow Way/Truro Central School driveway to complete LOS/Capacity Analysis
 - Prepare LOS/Capacity analysis for existing and future build conditions for the potential access points onto Route 6 (intersection with Scrub Oak Way/Truro Central School driveway and the intersection with Great Hollow Road/Walsh Way).

- Provide inventory of existing and/or planned alternative transportation modes/facilities in the project area (transit, on and off-road bike paths, etc.)
- Attendance at up to two (2) public meetings

Water and Wastewater

- Identify Zone I and II to public water supply
- Estimate water consumption based on proposed uses
- Estimate wastewater generation based on proposed uses

DRAFT