



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: July 26, 2023 | 6:00 – 8:00 PM

Please join the meeting from your computer, tablet or smartphone:

<https://meet.goto.com/356679341>

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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve June 28, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Town Staff Updates – (5 min.)
5. Review and accept revised Executive Summary and Full Report – (40 min.)
6. Homestead concept (10 min)
7. Survey- Review and approve questions (open ended; quantitative) (20 min)
8. Further Discussion on Outreach Activities – (15 min.)
August 16th event
Sign up for tabling and other committee event (link)
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



Conceptual Master Plan #1



Plan Data

Commercial	- 1-Story	- 10,000 SF Commercial	
Elevator Apartments	- 3-Story	- 600-950 SF	198
Townhouses	- 2-Story	- 1,250 SF	21
Single Family	- 1 1/2 Story	- 1,600 SF + 1 Car Garage	31
Open Space	- Not including potential school transfer		40.2 AC
Total			260

Notes:
 1. Topography shown is from MassGIS.
 2. Secondary egress/access may be required depending on the rights of the town.

Conceptual Master Plan
Walsh Property
 Truro, Massachusetts

June 29, 2023

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

Conceptual Master Plan #2



Plan Data

■ Commercial	
- 1-Story	
- 10,000 SF Commercial	
■ Elevator Apartments	198
- 3-Story	
- 800-950 SF	
■ Townhouses	21
- 2-Story	
- 1,250 SF	
■ Single Family	31
- 1 1/2 Story	
- 1,600 SF + 1 Car Garage	
■ Open Space	40.2 AC
- Not including potential school transfer	
Total	260

Notes:
1. Topography shown is from MassGIS.
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Conceptual Master Plan
Walsh Property
Truro, Massachusetts

June 29, 2023

Tighe & Bond
One University Avenue, Suite 100
Westwood, MA 02090
(781) 708-9620



Existing Conditions Review



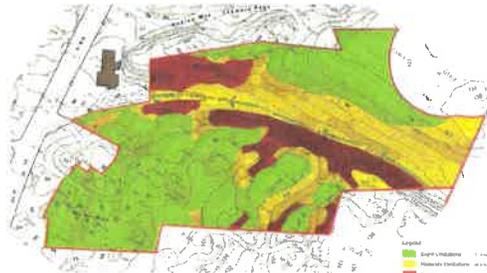
Project Locus & Existing Topography



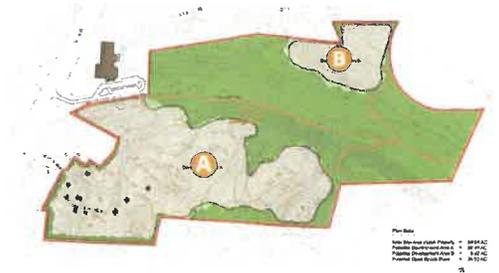
Water Resources



MA Natural Heritage & Endangered Species
Estimated Habitat for Rare Species/Wildlife



Walsh Development Constraints



Potential Development Areas - A & B

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 Community Planning Committee (WPCPC)

Meeting Minutes

July 12, 2023 | 6:00 p.m.

Members Present

Co-Chairs Eileen Breslin and Ken Oxtoby; Fred Gaechter, Paul Wisotzky, Raphael Richter, Morgan Clark, Jeff Fischer, Jane Lea, Betty Gallo, Russ Braun, Steve Wynne, Todd Schwebel

Also Present

Others: Barbara Carboni, Carole Ridley, Sharon Rooney, Anne Greenbaum, Brian Boyle, Caller 03, Caller 05, Ron Fichter, Mark Gebhart, Stephanie Rein.

Welcome, Roll Call and Agenda Review

Co-chair Oxtoby read the remote meeting access instructions and read the roll call and committee members present identified themselves.

Co-chair Breslin led discussion of the minutes of June 28, 2023. Motion to approve meeting minutes as written by Member Gaechter, seconded by Member Gallo, unanimously approved.

Tonight's agenda was reviewed.

Public Comment

None

Eileen thanked committee members for their work in pulling together materials for executive summary, some blanks still remain on rare species acreage etc. that will be completed.

Carole reviewed executive summary and full report with committee members.

Executive Summary:

Comments or questions about exec summary - headers/cover needed for both documents. Member Wynne, tremendous work, others contributed more. CCC section: however, the level of traffic etc. statement, should reference CCC recommendations with more information. Member Fischer noted there should be consistency between summary and full document. Discussion of statement that 41 acres will be preserved - instead preserve land as necessary in executive summary (4th bullet point)

Discussion of revising statement to read more generally and not refer to specific acreage. Consensus is to not use a number in this bullet, but to state that "Significant amount of property will be set aside as open space to meet regulatory requirements." And to make sure this item is also addressed in main report. Committee members also noted existing residential structures should be described in main body of report. Committee reached consensus on exec summary with these changes as discussed.

Main report:

Introduction:

Co-Chair Oxtoby: on-bottom of pg. 2 xx insert page #. Site description: add info about cottages

Planning Principles:

No comments

Site Considerations:

Member Wisotzky - clarify rare species issue; almost entirely within mapped habitat - correct to majority of property. Make figures/maps bigger, brighter throughout. Confirm 2:1 ratio for turtle habitat.

Selection of Development Areas:

Clarify Provincetown water supply well section - Provincetown water supplied to Truro
Top of pg. 7 - question of acres - don't refer to acreage, generalize language
Also bottom of pg. 7 41 acres change to significant acreage remove #

Community Input on Development:

Co-Chair Breslin: add early input wish and worry session to document. Member Wisotzky - HPP documented more than 252 units, Walsh committee decided on 252; delete reference to 30 years; 2035 is correct, may need to add one year. Member Wisotzky – town-wide survey, add that it was collaborative effort between LCPC, housing authority and Walsh committee. Add that survey was open between Oct. - Dec. 2021. Outreach event (pizza party) was omitted/left out? - add event at TCS. Leave out visual survey.

Town Engagement: no comments

Proposed Development Plan:

Relocate fig. 6 out of place

Overall: List same information as executive summary.

Note that adjacent neighborhood access roads - Andrew Way, Quail Ridge, etc. have been eliminated

p. 12 - site access; clarify other options w/Darrin

p. 13 - extra bullet

Town Counsel - bottom of p. 12 not council. Member Gaechter - housing and Central school - add that these will be year-round residential units; add year-round after 252 on 2nd line. Explain TCS land better; also continue to use for active/passive recreation if state considers this area a buffer/not built upon but only to satisfy land area requirements for expansion.

Member Fischer - add buildings constructed to maximize energy efficiency and to utilize renewable energy (not just solar) wherever feasible etc. add bullet on energy efficiency, sustainability - keep open ended. Co-Chair Oxtoby - open space consistent with other language

Transportation - change CCC language as CCC didn't say traffic wasn't a major concern; add that public expressed concern about traffic.

However, given feedback from community, more rigorous analysis is needed.

Water supply, treatment - clarify that water will be provided by Provincetown - clarify that water tower is to add pressure not supply - also no township. Member Wisotzky - add that water is in process, needs to be negotiated w/Provincetown water and sewer board - development plan is based on assumption that public water supply will be available.

Suggestion on photos, reduce size and add a few more examples; consistent use of terms, use apartment buildings throughout of no more than 3 stories high.

Committee reached consensus on document with changes as discussed.
Member Fischer has editorial comments will forward.

Phasing

Carole discussed preparing a high-level statement that development would occur in phases; number of benefits associated with phasing. Committee desired more exploration of phasing.

She asked if phasing guidelines should be included in report or separate section for town administration in RFP.

Feedback on adopting guidelines for phasing:

Member Braun - not in favor of this approach; phasing is a business decision, doesn't think this is needed. Member Gallo - disagrees; talking with people who think 252 units will be built on day 1, thinks statement is important. Member Wynne agrees w/Member Gallo, outline of what we're thinking about. Member Gaechter agrees also; marketing tool as well as technical explanation; Member Wisotzky thinks is important from a community perspective, and offers control to the community. Member Fischer supports also.

Discussion of whether to include this in report – Member Gaechter suggested the following:
35% - Fred thinks Phase 1 would be larger and doesn't want to lock in specific % requirement; concerns about how the project gets built out. Member Gallo - make clear that 1st phase is infrastructure, describe Jarrod's proposal about nitrate-removing wastewater system, thinks each phase should have each type of housing, with infrastructure in place before starting construction. Carole clarified that need road layout to design wastewater infrastructure. Member Braun - one RFP for each developer? Hasn't been decided. If separate RFPs no way that scattered development would work; phases need to be geographically clustered.

Majority of support for including phasing guidelines in report, with removal of 35% - adding ref to infrastructure discussion w/Jarrod; Russ didn't agree - Morgan leaned toward Russ's opinion but agreed to move forward.

Carole suggested formation of subcommittee to work out language of phasing guidelines. Fred, Russ, offered to be a small group to work out before report goes out; or leave language in and work on further and describe at meeting; Russ suggested even higher level than what is proposed

Keep introductory language - appoint subcommittee to provide refined language

Paul - suggested this is a draft report; keep language in as draft, work in progress for feedback; possible guidelines?

- Remove 35%
- Note that report is draft

Vote to include: 10 in favor, Russ opposed.

Survey questions: two sets of questions, closed questions and open-ended questions

Member Wisotzky noted that Betty, Paul and Eileen worked on survey questions; different degrees of engagement anticipated. Morgan, Steve, and Jeff also provided questions that helped frame survey. Open-ended questions will be used at events, give people information along w/questions. Should only ask questions that we are willing to do something about.

Member Wisotzky asked who will be doing the analysis of survey, writing the report? Member Gaechter concerned about how we will use the results. Consultants will need to look at scope as to level of support available.

Member Fischer - committee didn't agree to exact layout; report indicates same, question #2 should reflect this. Member Gallo - protocol needed to ask questions in same way, will be harder to quantify open-ended responses. Co-Chair Oxtoby: % acreage not specified; some # needs to be included; % of property. Member Clark - requested that questions about homesteading be combined/included in survey - open ended and closed questions. Member Gallo - ok with one or two questions only; ask one of survey drafter to work w/Morgan to craft those questions. Co-Chair Breslin - survey being rushed, not enough time and need another meeting. Member Braun: provide clear definition of what homesteading means. Eileen raised question re: another meeting. Committee agreed. Carole - suggestion to postpone public meeting; committee agreed.

Next meeting on July 26, schedule public meeting for 8/16 instead. Modifications to draft survey for next meeting.

Discussion of resignation process

Stephanie Rein stated that all resignations need to be in writing; Trudi Brazil (acting Town Clerk) prefers hard copy with original signature; if letter goes to Chair 1st, asked that copy be provided to the Town Clerk.

Mark Gebhart not clear on what wastewater treatment facility would look like, seeking clarification.

Member Wisotzky made a motion to adjourn, Member Lea 2nd, all in favor, meeting adjourned at 8:21 p.m.



Walsh Property Executive Summary Progress Report for Community Outreach

Tighe & Bond

HALVORSON
Tighe & Bond



Walsh Property Community Planning Committee

7/29/2023 DRAFT

SUMMARY OF KEY FINDINGS AND PLAN COMPONENTS

This is a summary of the key findings and components of the proposed draft community uses of the property. Further explanation of the process, data collected and decisions made are included in the body of the report and appendix.

- The Walsh property includes 8 existing uninhabited residential structures. Based on a report by Weston & Sampson commissioned by the Town that assessed the structures, the committee made a non-binding recommendation (memo dated May 11, 2021) to the Truro Select Board indicating that the committee did not want to address the use of the existing structures separate from the master planning process. In addition, if the cottages were removed the Town could more efficiently use the space for housing. The Select Board unanimously accepted this recommendation. The disposition of the cottages is still under consideration by the Truro Select Board and Town Manager.



Potential Development Areas - A & B

- The committee agreed on two primary areas of development for the property. Development Area A (28.5 acres on the southwest plateau) and Development area B (5 acres on the northeast plateau). These areas were chosen based on several factors including topography and the need to preserve a significant portion of the property as open space for endangered species protection.
- The committee agreed to focus this initial master plan on Development Area A. Development B is on hold due to planning is currently underway for a potential new water source for the Towns of Truro and Provincetown that could make this unsuitable for future development.

- The committee agreed that a significant portion of the property would be preserved as open space to meet regulatory requirements but this area could also include passive recreation and a wastewater treatment facility.



Protected Open Space & Priority Rare Habitat

- The committee agreed to prioritize housing in Area A and based this decision on the well documented housing crisis and data from the recently completed Truro Housing Authority Needs Assessment and Housing Production Plan. The Committee decided on a target

of 252 residential units in Area A, consisting of 152 housing units affordable to households earning less than 50% of Area Median Income (AMI) up to 120% of AMI. The 152 units equated to meeting approximately 60% of the housing need identified in the THA report. In addition, the Committee felt it was important to provide 100 units of community housing available to those who fall above 120% of AMI including opportunities to help families stay within the community. This need for this type of housing regionally, including Truro, is well documented in the 2022 report Housing Market Overview and Economic and Fiscal Benefits of Housing Development in Barnstable County conducted by the Concord Group for the Housing Assistance Corporation.



Walsh Development Constraints

SUMMARY OF KEY FINDINGS AND PLAN COMPONENTS

- The committee agreed to include a small amount (10,000 sq. ft.) of community oriented mixed use/commercial development within Area A as it long as it did not displace desired housing goals. This recommendation is based on data from the Truro Economic Development Committee; a request by Truro Community Kitchen; and, conversations with businesses in Truro conducted by the WPCPC consultants. Community oriented mixed use/commercial could include day care, youth center, food pantry/kitchen; small scale retail; and/or live-work spaces for trades, artists, or other businesses. (Please see the conceptual plans below)



- The committee agreed to include multi-use athletic field/community outdoor event space in Area A, provided this does not displace desired housing units. This use is supported by a request from the Truro Recreation Committee as well as the Town of Truro. (Please see the conceptual plans below)

- At the request of the Truro School Committee and administration, the Walsh committee agreed to set aside 7 acres of the parcel for potential Truro Central School expansion or replacement which is required by the State of Massachusetts.
- The committee agrees that development of Area A needs to occur in phases.
- Public water is available to the site but the details of that arrangement with the Town of Provincetown/Provincetown Water and Sewer Board have yet to be determined along with the cost and funding sources.
- Based on expert input to the committee by Truro's wastewater consultant Scott Horsley it is possible to design and create a treatment system to fully address wastewater needs and potentially even improve nitrogen loading in the area. Further study of wastewater treatment is ongoing.

- Preliminary traffic analysis conducted for the Town by the Cape Cod Commission indicate that while traffic will increase based on the development including increased wait times of approximately an average of three minutes to enter route 6 particularly in summer months. However, the level of increase does not warrant the addition of a traffic signal. Further traffic study is needed and underway as the initial study did not include current summer traffic conditions.
- At this time there is only one point of access for area A – Walsh Way. Access via private roads adjacent to the property on the south (Short Lots Lane/Quail Ridge Road) and north (Andrews Way/Leeward Passage) is not possible according to Town Counsel. Further study of access is ongoing.



Conceptual Master Plan #2

This is just a brief summary of the key decisions and recommendations of the committee. We encourage you to keep reading for a more robust description of the process to date, key issues and data, decisions made and recommendations for consideration and feedback.

Executive Summary

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Introduction

In 2019, the Town of Truro purchased the approximately 69-acre Walsh property located along Walsh Way in Truro for general municipal purposes. Voters instructed the Truro Select Board to form a diverse, citizen-based committee that would be charged to guide the development of plans for the development of the property that would be brought to Town Meeting voters for approval.

A Community-based planning process was initiated to evaluate potential uses that could include open spaces, housing, recreation, commercial and municipal functions. Initially, the Town engaged Consensus Building Institute (CBI) to assist with ensuring a diverse and representative Walsh Planning Community Planning Committee (WPCPC) membership, facilitating how the committee would function and assisting the committee in engaging community input. Unlike other Town committees, the Walsh Property Community Planning Committee was charged to operate primarily under a consensus model, but voting was used when the co-chairs determined consensus could not be achieved.

The WPCPC was seated initially with sixteen members with liaison Select Board member Stephanie Rein. Currently, it has 11 members and 2 alternates. It held its first meeting in February 2021. Since 2021, there has been 34 public meetings. A current roster of Committee members is included in this document.

Subsequently, the Town engaged Tighe & Bond/Ridley & Associates to assist the WPCPC in developing a Master plan for use of the Property. If approved, the plan would provide a roadmap for future uses and a basis for soliciting interest from developers.

This document describes the process the WPCPC used to evaluate possible uses of the property and presents a draft for public comment. This draft plan is intended to inform community discussions about the future use of the Property and inform development of a final plan that will be presented at the October 21, 2023 Town Meeting. If approved by Town Meeting, the plan would provide the basis for soliciting interest from development entities. The document provides development guidelines which contractors must follow, but actual development on the property may be different, depending on contractor bids.

At the end of this report is a list of questions about aspects of the proposed plan of uses. Please read through this information and then provide your responses to the questions. Your responses can be provided electronically [or by via](#) email, as indicated on page xx of this report.

Commented [SR1]: Add page # when have link; will people be able send responses by regular mail also?

Thank you for taking time to learn about the Walsh Property Community Planning Process and to provide your input.

Site Description

The Walsh Property is wooded and undeveloped, primarily on its eastern side. Currently, there are 8 small uninhabited ~~seasonal cottages~~ residential structures in the southwestern portion of the site, which contain asbestos. Given the Weston & Samson Report (2022) commissioned by the Town that assessed the structures, the Walsh Committee made a non-binding recommendation memo dated May 11, 2021 to the Truro Select Board to not treat the houses as separate from the master planning process — In addition, if the cottages were removed the Town could more efficiently use the space for housing. The Select Board unanimously accepted this recommendation. The disposition of the cottages is still under consideration by the Truro Select Board and Town Manager.

Access to the site is from Walsh Way via U.S. Route 6 to the west of the Property. The Truro Central School (School) is located directly north. The Cape Cod National Seashore (Seashore) is located to the east. Single-family residential developments serviced by private roads are located north (Andrew Way and Leeward Passage) and south (Short Lots Lane and Quail Ridge Road) of the Property. Small commercial developments are across Route 6, to the west.

Commented [SR2]: Ask Jarrod to confirm this

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Commented [CR3]: Jarrod requested meeting with the WPCPC to report that one of the cottages is being relocated to another lot.

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Project Locus & Existing Topography

Figure 1. Site-Property Location

Planning Principles

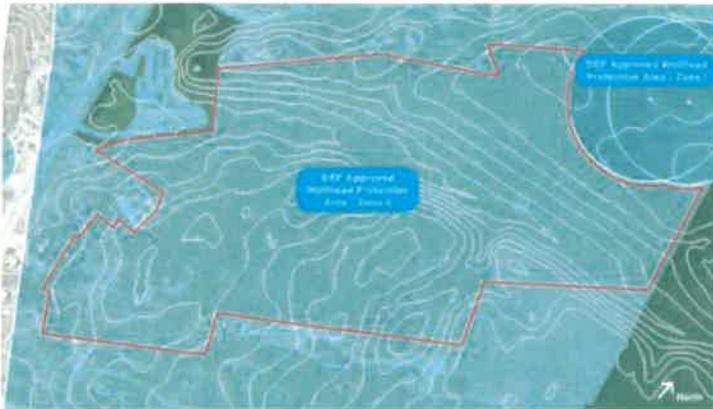
The Walsh Property Community Planning Committee (WPCPC) adopted the following planning principles to guide its evaluation of future use of the Property (10/22):

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.

The following factors influence the development potential of the property:

Public Water Supply - The Property is entirely within a Zone II groundwater supply protection area which means certain land uses, such as hazardous waste and landfills, are restricted. The property is directly adjacent to a Zone I (400-foot protected radius) groundwater protection for the Town of Provincetown's public water supply wells [that provide some public water to Truro](#).

The Property has also been identified by the Cape Cod Commission as a potential future public water supply area. Thus, any development on the property needs to consider how best to protect the groundwater resource. The Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property.



Water Resources

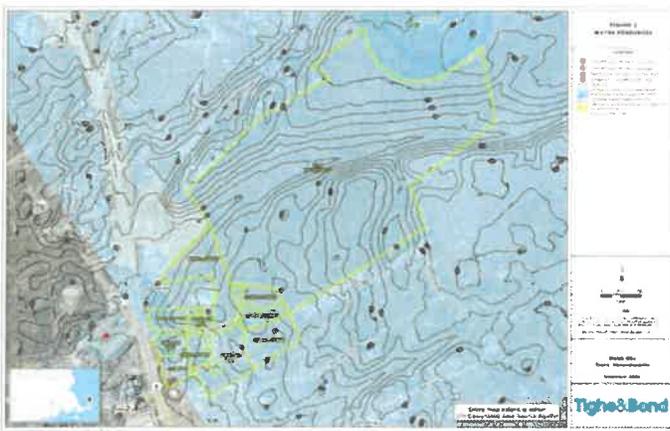


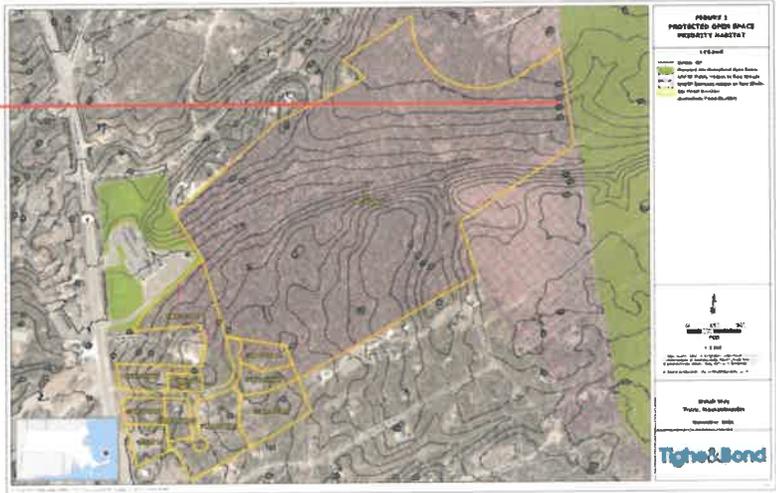
Figure 2. Water Resources

Rare Species Habitat
- Approximately half

The majority of the Property is mapped by the Massachusetts Natural Heritage and

Endangered Species Program (MA ANNHESP) as priority habitat for ~~rare~~ State-listed species. ~~The majority of this habitat is located on the eastern upland side of the property as shown in Figure 3 below.~~ This designation requires onsite or offsite mitigation in a ratio of 21.5:1 (~~1.52x~~ mitigation for 1x development) for any portion of mapped habitat that is disturbed by development. On-site protected open space is preferred.

Commented [SR4]: Map to be revised; clearer image



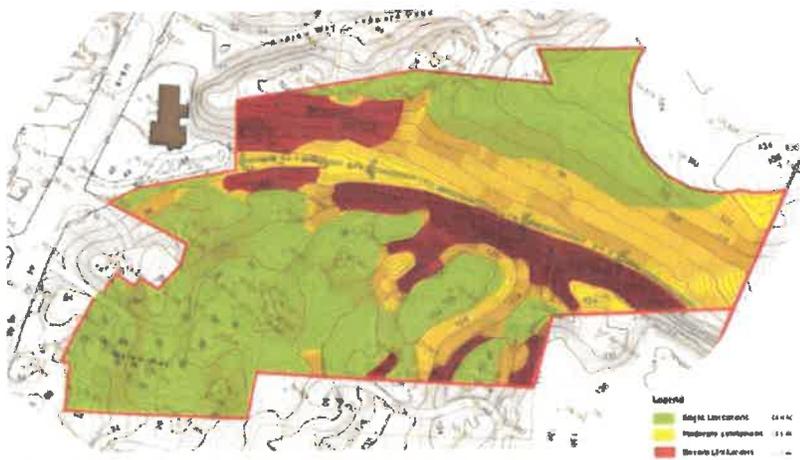


MA Natural Heritage & Endangered Species Estimated Habitat for Rare Species/Wildlife

Figure 3. Rare Species Habitat

Variable topography - Topography may limit development potential. Earth work would be required to clear small areas slated for development. Nearly 27 acres of the site has slopes of 10-15%; 30.7 acres of the site has slopes of 15-25%, and 11.5 acres of the site has slopes greater than 25%. A large, steep ravine runs in a northwesterly direction from the Seashore toward the School.

The Property includes two broad plateaus that offer the primary opportunities for development. One 28-acre plateau is located on the southwest side of the property. Another 5-acre plateau is located on the northeast portion of the Property, closer to existing water supply wells.



Walsh Development Constraints

Figure 4. [Site Analysis Property Development Constraints](#)

Selection of Development Areas

Any development of the Walsh Property must take into consideration the constraints listed above (water supply, rare species, and topography). The two broad plateaus would likely provide the primary opportunities for development. The 28.5-acre plateau, located on the southwest side of the property, is referred to as area A. The 5-acre plateau located on the northeast portion of the Property, closer to the Provincetown water supply wells, is referred to as area B, both as shown in Figure 5.

Based on site conditions and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28.5-acre southwestern plateau located closest to Route 6, known as Area A. The 28.5-acre Area A was calculated based on land with grades of less than 25%. Clustering development in Area A allows the majority (41 acres) significant acreage of the 69 acres to remain in a natural state, allowing for future open space requirements to be met on site. Planning for the approximately 5-acre northeast plateau, known as Area B, is on hold pending the location of a possible future water supply well closer to the Provincetown water supply wells.

In consultations with Massachusetts Natural Heritage and Endangered Species Program MA NHESP, approximately 22 acres of the vast majority of undeveloped land on the upland eastern side of the property are identified as critical habitat for the endangered Eastern Box Turtle, a State-Listed Species of Special Concern. The area with the existing cottages may also have some habitat value. Further consultation with NHESP Staff will be needed on the recommended site development and the amount of open space mitigation required. Therefore about 22 acres of this area need to be preserved under any proposed development. Parts of the property that were previously developed, primarily on the western end, were exempt from this requirement. Designation as critical habitat does not preclude passive recreation, such as hiking paths or picnic tables in these areas. The State may place restrictions on the type of activities that may occur on any land protected through a Conservation Restriction.

As mentioned, the property resides in a groundwater protection area. It has also been identified by the Cape Cod Commission as a potential future public water supply area and is being evaluated by the Towns of Provincetown and Truro as a potential site for a new water supply well. In addition, the Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property, to be negotiated with the Town of Provincetown. The tower will provide water for any development on the property, and also help supply pressure to existing town buildings and for fire safety. Any tower or future well would require a 400-foot radius protective zone where no development could occur. For this reason, the Committee agreed not to propose any development on the eastern upland portion

Commented [SR5]: This statement is incorrect. Our consultation with NHESP recommended and our 9/28/22 presentation to WPCPC included the following:
... - Conduct desktop analysis of cottage area to calculate residual habitat value

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

Commented [SR6]: Permanently restricted land (protected open space) may have limitations on type(s) of passive recreation that can take place. Concerned about making a blanket statement here that may be incorrect

Commented [CR7]: Is it the CCC that made this determination?

Commented [SR8R7]: Yes

Commented [CR9]: Confirm tower and well have the same buffer requirement?

of the property at this time, including the 5-acre area B. Much of this area would have been dedicated to critical habitat protection anyway.

Based on conditions cited above, and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28-acre southwestern plateau located closest to Route 6, known as Area A. Clustering development in Area A allows 41-significant acreages to remain undeveloped, allowing for critical-priority habitat open space mitigation requirements to be met on site. Planning for the approximately 5-acre northeast plateau, known as Area B, remains on hold pending the location of a future water supply well.

Figure 5. Potential Development Areas A & B



Community Input on Development

Add section on 2019 input (wish and worry session) here – need information from Town/WPCPC

From December 2022 through April 2023, the Committee and consultants gathered information from the community on desired uses of the Property, and information from Town staff and advisors regarding water use, wastewater management, town needs, site access and traffic impacts. Highlights of this process included:

- A presentation from the Housing Authority on the draft Housing Production Plan, documenting the need ~~over the next 30 years (from 2023-2035)~~ for affordable housing. The draft 2023 Housing Production Plan documented the need for 252-260 units of varied sizes and units of housing for households earning between 30% and 120% of area median income (AMI).
- A presentation by the Recreation Commission identified the top three recreation priorities for the town: new field space if Snows Field is displaced; after-school recreation and program space; and general availability of a portion of the Property for active and passive recreational use.
- Members of the Economic Development Committee discussed the need identified in the Truro Economic Development Strategy for affordable housing to enable local businesses to retain workers; a shortage of commercially zoned land in Truro; and the need for additional space for trades-oriented businesses.
- A presentation by the DPW Director identified the need to site a new water tower adjacent to the Property; the need for public outdoor meeting space for large community events; possible need for a new public water well; and described the site selection process for the new DPW facility.
- A presentation from the Town's consultant on wastewater management described options for meeting demand for wastewater treatment on the Property.

Commented [SR10]: May need to extend to 2036; to be confirmed

Please refer to the Walsh Committee Resources page for reports and data considered:

[add link to Town website]

In addition to these presentations, the Committee benefited from extensive community input as a result of outreach efforts conducted for the Town's Local Comprehensive Plan (Plan) update. These efforts included the following:

- As part of early outreach for the Plan update in October 2022, a Town-wide survey was prepared through a collaborative effort among the Local Plan Committee, WPCPC, and Truro Housing Authority Committee. The survey included questions seeking input from the

community on key issues facing the Town, including the Property. Approximately 58% of the respondents were year-round residents, with over 35% part-time residents. The survey [was open between October – December 2022 and](#) garnered over 600 responses.

Responses on the three most important considerations for the Property were: housing (44%); environment (37%); and year-round community sustainability (31%). Water quality and climate change were also important considerations. Housing and open space were ranked as the highest priority uses for the Property. Overdevelopment of the Property was listed as the greatest concern in an open-ended question. [MORE HERE](#)

- [A visioning session for the Truro LCP Plan update was held in December-October 2022.](#) The LCP Committee hosted an Open House at the [School Truro Community Center](#). As part of this visioning session, participants were invited to provide input on proposed uses and development types for the Property in a poster board session. One of the key topics that came out of the Open House was whether the Property should accommodate commercial uses in combination with housing.

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Interviews were conducted with ten development professionals with expertise and experience planning, developing or financing affordable housing. Interviewees (list?) were asked to comment on:

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- Market feasibility of the desired density and mix of uses
- Ability to obtain financing necessary to achieve desired levels of affordable housing
- Adequacy of site access
- Feasibility of a phased development approach
- Other observations or suggestions

Below is a list of key take-aways from the ten experts. (list is in appendices)

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- Density of housing units is closely correlated with cost of development. Townhouses are approximately 30% more expensive to build than a three-story, single loaded corridor building.
- Affordable rental units would need to be developed in phases of approximately 40-60 units over a period of years. There is no state subsidy source for affordable homeownership units.
- The Town should expect to contribute Community Preservation Act and short-term rental tax receipts to underwrite development costs, in addition to a \$0 land lease. These contributions have ranged from \$30,000-\$50,000 per unit in other towns.
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- While some community-oriented commercial space is desirable, the amount should be carefully planned in light of limited financing available for this use.
- Live work/trades and/or storage spaces were received with skepticism as potentially a concern to tax credit investors and potentially incompatible with residential units and Zone II requirements.
- Based on the input received, the WPCPC agreed to consider commercial uses for the Walsh property, provided that this use did not displace desired residential units. Tighe & Bond prepared an additional concept plan that included 252 residential units and 32,000 square feet of commercial space. Based on developer input received May 2023 and public comments on the concept plan, the WPCPC agreed to reduce the commercial use to 10,000 square feet.

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In February 2023, the Town of Truro, through the Town Manager's office, requested transportation technical assistance from the Cape Cod Commission to support the Committee's work. The project study area included Route 6 from Castle Road, north to Bayside Hills Road/Andrew Way and its intersections with: Castle Road , Whitmanville Road, Cabral Farm

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Services requested through Local Technical Assistance included:

- Review of study area limits
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- Prepare LOS/capacity analysis for existing and future build conditions
- 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

It should be noted that the transportation analysis was based on 260 residential units and 32,000 square feet of commercial use [as shown in Figure 6. Figure 6. April 2023 Concept Plan](#)



[Figure 6. April 2023 Concept Plan](#)

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in February, summer conditions were estimated by developing an adjustment factor based on periodic traffic counts conducted at Route 6 at the Wellfleet/Truro town line.

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Figure 6. April 2023 Concept Plan

Proposed Development Plan

Based on the information gathering and community outreach described above, the Committee identified the following priority uses for Area A:

- **Housing** - Housing at different income levels and life stages is the priority use of the Property. The WPCPC decided on a target of 252 year-round residential units in Area A, consisting of 152 housing units affordable to households earning less than 50% of Area Median Income (AMI) up to 120% of AMI. The 152 units equated to meeting approximately 60% of the housing need identified in the draft 2023 Truro Housing Production Plan. In addition, the WPCPC felt it was important to provide housing targeted to individuals and families with incomes in the approximate range of 120% -250% of AMI) to help families stay within the community. An additional 100 units were targeted for this use. The total of 252 units will require buildings with higher density than is typically found in Truro, yet comparable to other affordable housing development projects on the Outer Cape. Building types would range from 2-3 story apartment buildings with elevators, to townhouses, and single-family homes.
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- **Recreation** – The Committee agreed to include space for multi-use athletic fields and/or a community outdoor event space, provided this does not displace desired housing units. This area would be located adjacent to the school. Walking trails that are accessible to the public would be located throughout the site and link undeveloped land with area A and could potentially extend into the National Seashore. Other small recreation opportunities interspersed in Area A for the public use are also desired. Passive recreation will also be included in open space designated as wildlife protection.
- **Open Space** - Permanently protected on-site open space of ### acres to meet State regulatory requirements for endangered-State-listed species. ~~It~~ On-site open space also provides a valuable resource for residents and the public for passive recreation such as hiking and picnics adjacent to the National Seashore.

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← **Land for Truro Central School** – A set aside of approximately 7 acres of land to the School is included to make it eligible for State building funds to expand or renovate. This land could continue to be used for active/passive recreation if the land is considered by the State as needed only to satisfy land area requirements for expansion. The 7 acres could also be the location of a large athletic field/community outdoor space.

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Other Site Development Considerations:

• **Site access** -The only established access to the Property via Walsh Way. The town is exploring alternative means of access. The private roads (Andrew Way/Leeward Passage, Quail Ridge Road/Short Lots Lane) on the north and south sides of the Property have been determined by Town ~~Council~~ Counsel to be inappropriate for primary and secondary access and have therefore been eliminated from consideration. The Town is reviewing other options for additional access to the Property.

• **Transportation** – Traffic into and out of the site was a major concern for the Committee. The public also expressed concerns about traffic.

← The only established access to the Property is via Walsh Way. A preliminary traffic study was conducted by the Cape Cod Commission Transportation Staff at the request of the Town. indicated the amount of proposed development would not be a major concern. However, the

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• Given feedback from the community, the Committee felt more rigorous analysis is needed and that traffic alternatives, such as a roundabout, should be considered. This study is currently being conducted. The Town is also exploring alternative means of access.

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• **Water supply, treatment, and runoff** - As mentioned previously, water supply at the site will need to be negotiated with the Provincetown Water & Sewer Board. The development plan is based on the assumption that public water supply will be available. be provided by the township from a water tower that is to be built. The A proposed new water tower is proposed by the Town of Truro to be located adjacent to the Property is also intended to ensure necessary water pressure for fire suppression for the Property and in nearby areas.

To accommodate the desired density of uses, protect the groundwater resource, and meet public water supply (Zone II) requirements advanced wastewater treatment will be needed at the site. The primary water quality concern is nitrate. Scott Horsley, Water Resources consultant for the Town, has recommended a potential shared wastewater treatment system with the School and/or other adjacent properties. A wastewater treatment system that

services new development on the Property as well as the school would meet nitrogen loading requirements. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load in the Zone II, providing an overall public benefit through greater protection of the water supply. Treated water would be filtered at the site to recharge the groundwater.

Development at the site will produce runoff from impervious surfaces. To mitigate runoff effects on downslope owners and recharge the aquifer, infiltration basins will be located throughout area A. Goals would be to have no runoff leave the site and have it recharge the aquifer.

- **Funding** – It is anticipated that development of housing and commercial space at the site would be funded through grants, much as was done at the Clover Leaf Development. Any affordable housing funded with State or Federal tax credits (the primary source of funding for affordable housing) would be deed-restricted to ensure they remain affordable.

Phasing

The WPCPC believes that development on the Walsh property should occur in phases over a period of years, rather than all at once. Phasing of development achieves a number of important community planning objectives:

- Eligibility for important sources of financing for affordable housing
- Allows for absorption of housing units into the local market
- Helps to manage construction-related disturbance on local roads
- Allows the town to plan for any infrastructure and services needs
- Provides the ability to adapt the proposed development plan based on community experience or market conditions.

The WPCPC recognizes that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

In light of the benefits of phasing, and recognizing that it is not feasible to stipulate phasing details at this time, the WPCPC offers the following draft guidelines to be factored into the formulation of phases of development. It is the WPCPC's hope that the Town will include these guidelines, as they may be amended based on public input, in any solicitation of proposals to develop the property.

Phasing Guidelines

1. Phasing of development of the Walsh Property should be required.
2. Each phase of development should be designed to:

- A. Meet market demand for proposed housing units and non-residential space that is supported by appropriate market research
- B. Include housing units that are affordable to a mix of income levels, ranging from 30% to 120% of Area Median Income.
- C. Include a mix of rental and homeownership housing opportunities
- D. Create a visual and functional sense of community on the Walsh Property, and in relation to the Town
- E. Install water, wastewater, stormwater, and roadway infrastructure needed to support development in the proposed phased and enable efficient connectivity to prior/subsequent phases.
- F. Include green spaces or trails that are accessible to residents of the Walsh Property and the general public.
- G. Minimize construction-related impacts on local roads, including built sections on the Walsh Property.

~~The proposed uses listed above would be developed in phases. Phasing of development is required for a number of reasons:~~

- ~~← Financing for affordable housing are limited and would not cover the entire development at once~~
- ~~← Facilitates gradual absorption of housing units into the local market~~
- ~~← Helps to manage construction-related disturbance on local roads~~
- ~~← Enables the town to plan for any infrastructure and services needs~~
- ~~← Permits adapting the proposed development plan based on community experience or market conditions.~~

~~The following conceptual plans for locating the desired uses on Area A of the Property are intended to help the community visualize how the uses described above could be located on the site. Actual development on the property would be based on bids received and may be different from these conceptual illustrations.~~



Figure 8. Alternative Concept Plan 2

Conclusion

Based on community feedback to this document, a revised development plan will be presented to Town meeting. If approved, that plan will be incorporated into guidelines for solicitation of proposals to develop the site. The actual development plan for the site will be the result of discussions between the Town and prospective developers when proposals are submitted in the future.

Examples of what future development of the Walsh property could look like are provided below as illustrations.

Townhouses

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Figure 9. 95 Lawrence Road, Wellfleet Townhouses



Figure 10. 95 Lawrence Road Wellfleet Aerial View



Single-Family Home Examples

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Figure 12. Single-Family Home Examples

Apartment Building Examples

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Figure 13: ~~Elevator Building Example~~ Apartment Building Examples

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Figure 14: Small-Scale Commercial Buildings Examples

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Community Input on Guidelines for Use of the Site
Please share your thoughts and ideas regarding the following:

Additional Resources

[Add links to additional resources]

Executive Summary

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Introduction

In 2019, the Town of Truro purchased the approximately 69-acre Walsh property located along Walsh Way in Truro for general municipal purposes. Voters instructed the Truro Select Board to form a diverse, citizen-based committee that would be charged to guide the development of plans for the development of the property that would be brought to Town Meeting voters for approval.

A Community-based planning process was initiated to evaluate potential uses that could include open spaces, housing, recreation, commercial and municipal functions. Initially, the Town engaged Consensus Building Institute (CBI) to assist with ensuring a diverse and representative Walsh Planning Community Planning Committee (WPCPC) membership, facilitating how the committee would function and assisting the committee in engaging community input. Unlike other Town committees, the Walsh Property Community Planning Committee was charged to operate primarily under a consensus model, but voting was used when the co-chairs determined consensus could not be achieved.

The WPCPC was seated initially with sixteen members with liaison Select Board member Stephanie Rein. Currently, it has 11 members and 2 alternates. It held its first meeting in February 2021. Since 2021, there has been 34 public meetings. A current roster of Committee members is included in this document.

Subsequently, the Town engaged Tighe & Bond/Ridley & Associates to assist the WPCPC in developing a Master plan for use of the Property. If approved, the plan would provide a roadmap for future uses and a basis for soliciting interest from developers.

This document describes the process the WPCPC used to evaluate possible uses of the property and presents a draft for public comment. This draft plan is intended to inform community discussions about the future use of the Property and inform development of a final plan that will be presented at the October 21, 2023 Town Meeting. If approved by Town Meeting, the plan would provide the basis for soliciting interest from development entities. The document provides development guidelines which contractors must follow, but actual development on the property may be different, depending on contractor bids.

At the end of this report is a list of questions about aspects of the proposed plan of uses. Please read through this information and then provide your responses to the questions. Your responses can be provided electronically via email, as indicated on page xx of this report.

Thank you for taking time to learn about the Walsh Property Community Planning Process and to provide your input.

Site Description

The Walsh Property is wooded and undeveloped, primarily on its eastern side. Currently, there are 8 small uninhabited residential structures in the southwestern portion of the site, which contain asbestos. Given the Weston & Samson Report (2022) commissioned by the Town that assessed the structures, the Walsh Committee made a non-binding recommendation (memo dated May 11, 2021) to the Truro Select Board to not treat the houses as separate from the master planning process. In addition, if the cottages were removed the Town could more efficiently use the space for housing. The Select Board unanimously accepted this recommendation. The disposition of the cottages is still under consideration by the Truro Select Board and Town Manager.

Access to the site is from Walsh Way via U.S. Route 6 to the west of the Property. The Truro Central School (School) is located directly north. The Cape Cod National Seashore (Seashore) is located to the east. Single-family residential developments serviced by private road are located north (Andrew Way and Leeward Passage) and south (Short Lots Lane and Quail Ridge Road) of the Property. Small commercial developments are across Route 6, to the west.



Project Locus & Existing Topography

Figure 1. Property Location

Planning Principles

The Walsh Property Community Planning Committee (WPCPC) adopted the following planning principles to guide its evaluation of future use of the Property (10/22):

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.

The following factors influence the development potential of the property:

Public Water Supply - The Property is entirely within a Zone II groundwater supply protection area which means certain land uses, such as hazardous waste and landfills, are restricted. The property is directly adjacent to a Zone I (400-foot protected radius) groundwater protection for the Town of Provincetown's public water supply wells that provide some public water to Truro. The Property has also been identified by the Cape Cod Commission as a potential future public water supply area. Thus, any development on the property needs to consider how best to protect the groundwater resource. The Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property.



Water Resources

Figure 2. Water Resources

Rare Species Habitat - The majority of the Property is mapped by the Massachusetts Natural Heritage and Endangered Species Program (MA NHESP) as priority habitat for State-listed species as shown in Figure 3 below. This designation requires onsite or offsite mitigation in a ratio of 1.5:1 (1.5x mitigation for 1x development) for any portion of mapped habitat that is disturbed by development. On-site protected open space is preferred.

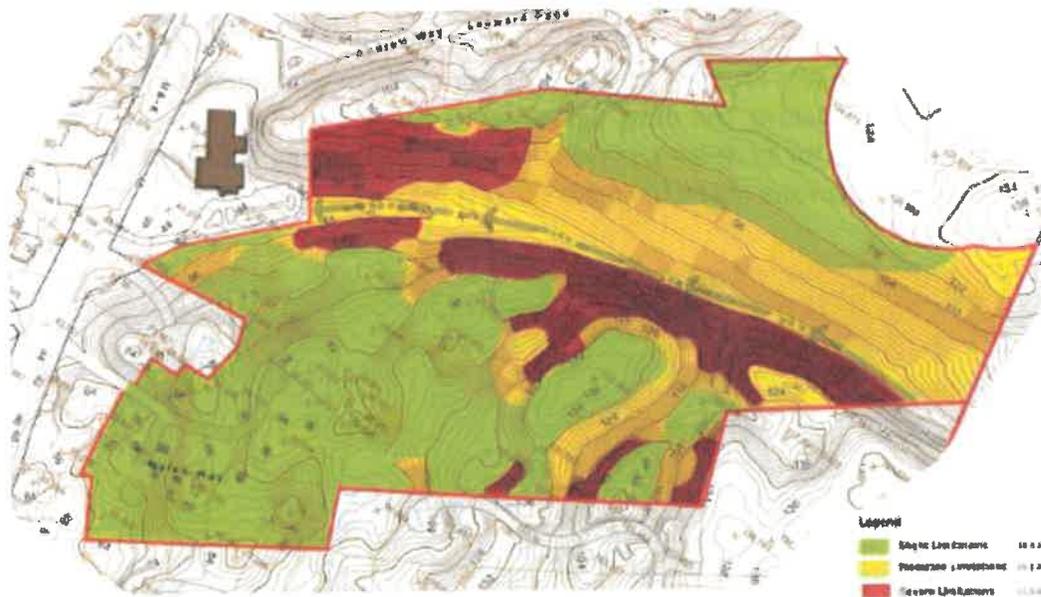


MA Natural Heritage & Endangered Species Estimated Habitat for Rare Species/Wildlife

Figure 3. Rare Species Habitat

Variable topography - Topography may limit development potential. Earth work would be required to clear small areas slated for development. Nearly 27 acres of the site has slopes of 10-15%; 30.7 acres of the site has slopes of 15-25%, and 11.5 acres of the site has slopes greater than 25%. A large, steep ravine runs in a northwesterly direction from the Seashore toward the School.

The Property includes two broad plateaus that offer the primary opportunities for development. One 28-acre plateau is located on the southwest side of the property. Another 5-acre plateau is located on the northeast portion of the Property, closer to existing water supply wells.



Walsh Development Constraints

Figure 4. Property Development Constraints

Selection of Development Areas

Any development of the Walsh Property must take into consideration the constraints listed above (water supply, rare species, and topography). The two broad plateaus would likely provide the primary opportunities for development. The 28.5-acre plateau, located on the southwest side of the property, is referred to as area A. The 5-acre plateau located on the northeast portion of the Property, closer to the Provincetown water supply wells, is referred to as area B, both as shown in Figure 5.

Based on site conditions and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28.5-acre southwestern plateau located closest to Route 6, known as Area A. The 28.5-acre Area A was calculated based on land with grades of less than 25%. Clustering development in Area A allows significant acreage to remain in a natural state, allowing for future open space requirements to be met on site. Planning for the approximately 5-acre northeast plateau, known as Area B, is on hold pending the location of a possible future water supply well closer to the Provincetown water supply wells.

In consultations with MA NHESP, the vast majority of undeveloped land on the eastern side of the property is mapped as priority habitat for the Eastern Box Turtle, a State-Listed Species of Special Concern. The area with the existing cottages may also have some habitat value. Further

consultation with NHESP Staff will be needed on the recommended site development and the amount of open space mitigation required. Designation as critical habitat does not preclude passive recreation, such as hiking paths or picnic tables in these areas. The State may place restrictions on the type of activities that may occur on any land protected through a Conservation Restriction

As mentioned, the property resides in a groundwater protection area. It has also been identified by the Cape Cod Commission as a potential future public water supply area and is being evaluated by the Towns of Provincetown and Truro? as a potential site for a new water-supply well. In addition, the Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property, to be negotiated with the Town of Provincetown. The tower will provide water for any development on the property, and also help supply pressure to existing town buildings and for fire safety. Any tower or future well would require a 400-foot radius protective zone where no development could occur. For this reason, the Committee agreed not to propose any development on the eastern upland portion of the property at this time, including the 5-acre area B. Much of this area would have been dedicated to critical habitat protection anyway.

Based on conditions cited above, and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28-acre southwestern plateau located closest to Route 6, known as Area A. Clustering development in Area A allows significant acreage to remain undeveloped, allowing for priority habitat open space mitigation requirements to be met on site. Planning for the approximately 5-acre northeast plateau, known as Area B, remains on hold pending the location of a future water supply well.



Figure 5. Potential Development Areas A & B

Community Input on Development

Add section on 2019 input (wish and worry session) here – need information from Town/WPCPC

From December 2022 through April 2023, the Committee and consultants gathered information from the community on desired uses of the Property, and information from Town staff and advisors regarding water use, wastewater management, town needs, site access and traffic impacts. Highlights of this process included:

- A presentation from the Housing Authority on the draft Housing Production Plan, documenting the need from 2023-2035 for affordable housing. The draft 2023 Housing Production Plan documented the need for 260 units of varied sizes and units of housing for households earning between 30% and 120% of area median income (AMI).
- A presentation by the Recreation Commission identified the top three recreation priorities for the town: new field space if Snows Field is displaced; after-school recreation and program space; and general availability of a portion of the Property for active and passive recreational use.
- Members of the Economic Development Committee discussed the need identified in the Truro Economic Development Strategy for affordable housing to enable local businesses to retain workers; a shortage of commercially zoned land in Truro; and the need for additional space for trades-oriented businesses.
- A presentation by the DPW Director identified the need to site a new water tower adjacent to the Property; the need for public outdoor meeting space for large community events; possible need for a new public water well; and described the site selection process for the new DPW facility.
- A presentation from the Town’s consultant on wastewater management described options for meeting demand for wastewater treatment on the Property.

Please refer to the Walsh Committee Resources page for reports and data considered:

[add link to Town website]

In addition to these presentations, the Committee benefited from extensive community input as a result of outreach efforts conducted for the Town’s Local Comprehensive Plan (Plan) update. These efforts included the following:

- As part of early outreach for the Plan update in October 2022, a Town-wide survey was prepared through a collaborative effort among the Local Plan Committee, WPCPC, and Truro Housing Authority. The survey included questions seeking input from the community on key issues facing the Town, including the Property. Approximately 58% of the respondents were year-round residents, with over 35% part-time residents. The survey

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Proposed Development Plan

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- **Energy-Efficiency/Renewable Energy** – The buildings are oriented to maximize the potential for solar gain and the buildings would be constructed to maximize energy efficiency and to utilize renewable energy wherever feasible.

- **Community-oriented commercial** – The Committee agreed to include up to 10,000 square feet of non-residential/community uses in Area A, provided this does not displace desired housing units. Non-residential uses could include space for community-oriented businesses (e.g. day care, youth center, food pantry/kitchen); small scale retail; and/or live-work spaces for trades, artists, or other businesses.
- **Recreation** – The Committee agreed to include space for multi-use athletic fields and/or a community outdoor event space, provided this does not displace desired housing units. This area would be located adjacent to the school. Walking trails that are accessible to the public would be located throughout the site and link undeveloped land with area A and could potentially extend into the National Seashore. Other small recreation opportunities interspersed in Area A for public use are also desired. Passive recreation will also be included in open space designated as wildlife protection.
- **Open Space** - Permanently protected on-site open space to meet regulatory requirements for State-listed species. On-site open space also provides a valuable resource for residents and the public for passive recreation such as hiking and picnics adjacent to the National Seashore.

Land for Truro Central School – A set aside of approximately 7 acres of land to the School is included to make it eligible for State building funds to expand or renovate. This land could continue to be used for active/passive recreation if the land is considered by the State as needed only to satisfy land area requirements for expansion.

Other Site Development Considerations:

- **Site access** -The only established access to the Property via Walsh Way. The town is exploring alternative means of access. The private roads (Andrew Way/Leeward Passage, Quail Ridge Road/Short Lots Lane) on the north and south sides of the Property have been determined by Town Counsel to be inappropriate for primary and secondary access and have therefore been eliminated from consideration. The Town is reviewing other options for additional access to the Property.
- **Transportation** – Traffic into and out of the site was a major concern for the Committee. The public also expressed concerns about traffic. The only established access to the Property is via Walsh Way. A preliminary traffic study was conducted by the Cape Cod Commission Transportation Staff at the request of the Town. Given feedback from the community, the Committee felt more rigorous analysis is needed and that traffic alternatives, such as a roundabout, should be considered. This study is currently being conducted. The Town is also exploring alternative means of access.

- **Water supply, treatment, and runoff** - As mentioned previously, water supply at the site will need to be negotiated with the Provincetown Water & Sewer Board. The development plan is based on the assumption that public water supply will be available. A new water tower is proposed by the Town of Truro to be located adjacent to the Property to ensure necessary water pressure for fire suppression for the Property and nearby areas.

To accommodate the desired density of uses, protect the groundwater resource, and meet public water supply (Zone II) requirements advanced wastewater treatment will be needed at the site. The primary water quality concern is nitrate. Scott Horsley, Water Resources consultant for the Town, has recommended a potential shared wastewater treatment system with the School and/or other adjacent properties. A wastewater treatment system that services new development on the Property as well as the school would meet nitrogen loading requirements. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load in the Zone II, providing an overall public benefit through greater protection of the water supply. Treated water would be filtered at the site to recharge the groundwater.

Development at the site will produce runoff from impervious surfaces. To mitigate runoff effects on downslope owners and recharge the aquifer, infiltration basins will be located throughout area A. Goals would be to have no runoff leave the site and have it recharge the aquifer.

- **Funding** – It is anticipated that development of housing and commercial space at the site would be funded through grants, much as was done at the Clover Leaf Development. Any affordable housing funded with State or Federal tax credits (the primary source of funding for affordable housing) would be deed-restricted to ensure they remain affordable.

Phasing

The WPCPC believes that development on the Walsh property should occur in phases over a period of years, rather than all at once. Phasing of development achieves a number of important community planning objectives:

- Eligibility for important sources of financing for affordable housing
- Allows for absorption of housing units into the local market
- Helps to manage construction-related disturbance on local roads
- Allows the town to plan for any infrastructure and services needs
- Provides the ability to adapt the proposed development plan based on community experience or market conditions.

The WPCPC recognizes that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

In light of the benefits of phasing, and recognizing that it is not feasible to stipulate phasing details at this time, the WPCPC offers the following draft guidelines to be factored into the formulation of phases of development. It is the WPCPC's hope that the Town will include these guidelines, as they may be amended based on public input, in any solicitation of proposals to develop the property.

Phasing Guidelines

1. Phasing of development of the Walsh Property should be required.
2. Each phase of development should be designed to:
 - A. Meet market demand for proposed housing units and non-residential space that is supported by appropriate market research
 - B. Include housing units that are affordable to a mix of income levels, ranging from 30% to 120% of Area Median Income.
 - C. Include a mix of rental and homeownership housing opportunities
 - D. Create a visual and functional sense of community on the Walsh Property, and in relation to the Town
 - E. Install water, wastewater, stormwater, and roadway infrastructure needed to support development in the proposed phased and enable efficient connectivity to prior/subsequent phases.
 - F. Include green spaces or trails that are accessible to residents of the Walsh Property and the general public.
 - G. Minimize construction-related impacts on local roads, including built sections on the Walsh Property.



Figure 7. Alternative Concept Plan 1



Figure 8. Alternative Concept Plan 2

Conclusion

Based on community feedback to this document, a revised development plan will be presented to Town meeting. If approved, that plan will be incorporated into guidelines for solicitation of proposals to develop the site. The actual development plan for the site will be the result of discussions between the Town and prospective developers when proposals are submitted in the future.

Examples of what the buildings could look like are provided below:



Figure 9. 95 Lawrence Road, Wellfleet Townhouses



Figure 10. 95 Lawrence Road Townhouses Wellfleet Aerial View



Figure 11. Single-Family Home Examples





Apartment Building Examples



Figure 12: Apartment Building Examples



Figure 13: Small-Scale Commercial Buildings Examples

Community Input on Guidelines for Use of the Site

Please share your thoughts and ideas regarding the following:

Additional Resources

[Add links to additional resources]

The Walsh Property Community Planning Committee has developed a draft master plan for development of the 69 acre property. We are seeking your input on this draft. We encourage you to read our draft proposal prior to answering this survey. The report and an accompanying executive summary are available [INSERT WHERE/HOW ETC...].

[INSERT INSTRUCTIONS FOR ONLINE OR PAPER]

The WPCPC thanks you in advance for your time and your opinions. We will take all feedback into consideration as we continue to develop the proposal for presentation to Town Meeting on Saturday, October 21.

1. The WPCPC is currently proposing that of the total approximate 69 acres, 28.5 acres or 41.3% of the entire property will be devoted to housing. Included in this area is approximately one-quarter acre or 10,000 sq. ft. of mixed use/commercial development. 40.2 acres or 59.4% of the property will be open space that will include passive and active recreation. Also included in this area is a set aside of seven acres for the Truro Central School and five acres for possible future development or well-head protection.

Do you think this proposed allocation of land has too much, just right or too little of each use. Please select one.

Land Allocation	Too Much	Just Right	Too Little	Don't Know
Housing (28.5 acres/41.5%)				
Mixed/Use Commercial (.23 acre/>1%)				
Open Space (40.2/58.5%)				

Please provide any additional feedback or suggestions for the committee on the proposed allocation of land:

2. The WPCPC is proposing 252 units of housing in the 28.5 acre Development Area A that will be developed over time in a number of phases. There will be housing for rent as well as purchase. The current two proposals include:
 - 21 townhouses (single-family units that share walls with other similar units)
 - 5 or 7 apartment buildings of no more than three stories with elevators. Each proposal will provide 198 apartment units of various sizes.
 - 31 single family homes
 - 10 lots that are smaller than the current single family lot size for individuals or families to build their own homes (build your own home or BYOH lots).

The low-rise apartment buildings are proposed because they meet community need at the scale necessary and

at a reduced cost, up to 30% less than townhouses according to developers. “Build Your Own Home” (BYOH) would create opportunities for individuals to construct their own housing on small lots.

All the proposed housing would be distributed through a lottery system and would be subject to restrictions such as year-round occupancy, as well as any income eligibility requirements tied to funding sources.

Please tell us whether there is too much, too little, or just enough of each housing type.

Use	Too Much	Just Enough	Too Little	Don't Know
Townhouses				
Apartment Buildings				
Single Family Homes				
Build your own home (BYOH) lots				

Please provide any additional feedback or suggestions for the committee on the quantity of each housing type or other details you think the committee should consider:

- The committee is proposing that the housing development occur in at least three phases for a variety of reasons including developer feedback, funding availability and evolving community need. The first phase of any development would need to include necessary infrastructure in addition to housing that will address the crisis Truro is facing. Developers have indicated that 40 – 60 units of housing per phase would be best. Are you comfortable with a first phase that includes this amount of housing?

Yes No Don't Know

If no, please tell us the amount of housing units you would support in the first phase? _____ # of units.

Please provide any additional feedback or suggestions for the committee on project phasing:

4. Preliminary traffic studies by the Cape Cod Commission for the property indicate that traffic will increase based on the maximum proposed development including increased wait times of an average of three minutes to enter Route 6 from Walsh Way particularly in summer months. According to the study, the level of increase does not warrant the addition of a traffic signal under State regulations. Further traffic study is needed and underway as the initial study did not include current summer traffic conditions.

Based on what we know from the Cape Cod Commission at this time, how concerned are you about traffic?

Very concerned Concerned Somewhat Concerned Not Concerned Don't Know

Please provide any additional feedback or suggestions for the committee on traffic and safety:

5. Experts have advised the committee that it is possible to create a wastewater treatment system for the current level of proposed development on the Walsh property that would cause no increase in nitrogen levels and could even cause a net improvement in the nitrogen levels for the surrounding area if the system were designed to serve existing homes that surround the Walsh property.

Yes No Maybe Don't Know

Please provide any additional feedback or suggestions for the committee on wastewater treatment, drinking water, and impacts on water quality.

6. The plan is still under development and will be responsive to feedback from citizens as well as ongoing data collection and studies. However, we would like to know, in general, how supportive you are of the plan as it stands right now?

Very Supportive Supportive Somewhat Supportive Not Supportive Don't Know

7. Please tell us in a sentence or two what you like the most about the current proposal?

8. Please tell us in a sentence or two what concerns you most about the current proposal?

9. Do you have any other feedback for the committee at this time?

Lastly, please tell us a little about yourself?

What is your Truro residency status?

Full-Time Truro Resident Part-Time Truro Resident Visitor to Truro Other:

If you are a Full-time resident, do you own or rent your home?

Own Rent No Answer

Please tell us what age range you fall within:

Less than 18 years old

18 – 25 years old

26 – 40 years old

41 – 65 years old

66 years or greater

Thank you for your responses! [DIRECTIONS FOR SUBMISSION.]

Open Ended Survey:

This instrument is intended for use at tabling, group interviews, house parties, and outreach events where it is interviewer or facilitator driven. This is not intended to be a self-administered survey. The open-ended questions are meant to stimulate conversation and back forth between the interviewer/facilitator and in the instances of groups, between and amongst group members. These questions parallel the same set of questions being asked in the self-administered online survey.

HOUSING:

1. The WPCPC is currently proposing that of the total approximate 69 acres, 28.5 acres or 41.3% of the entire property will be devoted to housing. Included in this area is approximately one-quarter acre or 10,000 sq. ft. of mixed use/commercial development. 40.2 acres or 59.4% of the property will be open space that will include passive and active recreation. Also included in this area is a set aside of seven acres for the Truro Central School and five acres for possible future development or well-head protection.

What is your reaction to this? Please feel free to share any positives or negatives or unanswered questions you have related to the allocation of land.

2. The WPCPC is proposing 252 units of housing in Development Area A that will be developed over time in a number of phases. There will be housing for rent as well as purchase. The current two proposals includes:
 - 21 Townhouses
 - 5 – 7 apartment buildings of no more than three stories with elevators. Each proposal will provide that would provide 198 apartments of various sizes.
 - 31 single family homes
 - 10 lots that are smaller than the current single family lot size for individuals or families to build their own homes (build your own home or BYOH lots) lots available for single family home construction).

The low-rise apartment buildings are proposed because they meet community need at the scale necessary and at a reduced cost, up to 30% less than townhouses according to developers. “Build Your Own Home” (BYOH) would create opportunities for individuals to construct their own housing on small lots.

All the proposed housing would be distributed through a lottery system and would be subject to restrictions such as year-round occupancy, as well as any income eligibility requirements tied to funding sources.

Please tell us what you think about the number of each type of housing. Please feel free to share any positives or negatives or unanswered questions you have related to housing type.

PHASING:

The committee is proposing that the housing development occur in at least three phases for a variety of reasons including developer feedback, funding availability and evolving community need. The first phase of any development would need to include necessary infrastructure in addition to housing that will address the crisis Truro is facing. Developers have indicated that 40 – 60 units of housing per phase would be best.

Are you comfortable with a first phase that includes this amount of housing?

Yes No Don't Know

If no, please tell us the amount of housing you would support in the first phase.

Please provide any additional feedback or suggestions for the committee on project phasing.

TRAFFIC:

Preliminary traffic studies by the Cape Cod Commission for the property indicate that traffic will increase based on the maximum proposed development including increased wait times of an average of three minutes to enter Route 6 from Walsh Way particularly in summer months. According to the study, the level of increase does not warrant the addition of a traffic signal under State regulations. Further

traffic study is needed and underway as the initial study did not include current summer traffic conditions.

Based on what we know from the Cape Cod Commission at this time, what are your concerns about traffic and road safety.

WASTEWATER:

Experts have advised the committee that they believe it's possible to create a wastewater treatment system for the current level of proposed development that would cause no increase in nitrogen loading levels and could even cause a net improvement in nitrogen levels for the surrounding area if the system were designed to serve existing homes that surround the Walsh Property.

If you have any ongoing concerns about wastewater, please tell us about those concerns.

CURRENT SUPPORT

This plan is still under development and the committee will be responsive to feedback from citizens as well as ongoing data collection and studies. However we would like to know, in general, how supportive you are of the plan as it stands right now and why?

What do you like most of the current proposal?

What concerns you most about the proposal?

Is there anything else you would like to share about the development of the Walsh property?

Lastly, please tell us a little about yourself.

What is your Truro residency status?

Full-Time Truro Resident Part-Time Truro Resident Visitor to Truro Other

DRAFT – FOR DISCUSSION PURPOSES REV. 7-23-23

If you are a Full-time resident, do you own or rent your home?

Own Rent No Answer

Please tell us what age range you fall within:

Less than 18 years old

18-25 years old

26-40 years old

41-65 years old

66 or greater

Thank you for your responses!