



# Walsh Property Community Planning Committee (WPCPC)

**Remote Meeting: September 6, 2023 | 6:00 – 8:00 PM**

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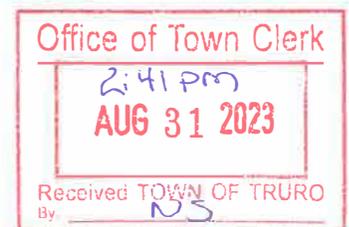
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## MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve August 30, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Town Staff Updates – (5 min.)
5. Review Frequently Asked Questions for Town Meeting – (10 min.)
6. Review and Process for Compiling Survey Results – (10 min.)
7. Discuss Phasing Memo – (25 min.)
8. Discussion of Recommendations – (40 min.)
9. Consensus on Ad Hoc Committee Formation – (10 min.)
10. Recap Meeting Points, Agreements, Action Items – (5 min.)
11. Proposed Hybrid Meeting Schedule – (5 min.)
12. Public Comment – (5 min.)
13. Other Business
14. Adjourn



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

**Walsh Property Community Planning Committee (WPCPC)**  
**Meeting Minutes**  
**August 30, 2023 | 6:00 p.m.**

**Members Present**

Co-Chairs Ken Oxtoby and Eileen Breslin; Members Betty Gallo, Jane Lea, Jeffrey Fischer, Fred Gaechter, Morgan Clark, Paul Wisotzky, Raphael Richter, Steve Wynne.

**Members Absent**

Russ Braun, Todd Schwebel

**Also Present**

Darrin Tangeman, Barbara Carboni, Stephanie Rein, Carole Ridley, Sharon Rooney, Allie Koch, Joan Holt; Amy Wolff, Brian Boyle, Candida Monteith, Dan Gessen, Daniel Mierlak, Geoffrey Doherty, Jack Reimer, John Thornley, Sophie Mann-Shafir, Tim Hickey

**Welcome, Roll Call and Agenda Review**

Co-chair Oxtoby read the remote meeting access instructions.

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

Co-chair Breslin led discussion of the minutes of July 26, 2023. Minutes to be amended to show Stephanie Rein as absent, and Todd Schwebel as present. Motion to approve meeting minutes as amended by Co-Chair Oxtoby, seconded by Member Wisotzky. Unanimously approved.

Tonight's agenda was reviewed.

**Public Comment**

Candida Monteith: Educator (Masters and PhD). Expressed concern there has been no discussion on impacts on the school system (class size, staffing, supplies, classroom, traffic increases). Encourages serious discussion on financial concerns and alternatives. Jack Reimer: Truro Voter. Noted overwhelming call for 40-80 units max at previous meetings; Viability? Burden to taxpayers? Cost analysis? Appreciative of the WPCPC's efforts doing the best with the data provided. Geoffrey Doherty: Thanks to the WPCPC. Abutter to the landlocked isolated property where the proposed water tower is indicated on plans. Asked for this to be included in the discussion. Participated in the meeting and is interested to see how the plans will be revised. Jim Hickey: Attended forum; overwhelmingly stated we need 40-60 units. Disconnect on "A" affordable. Clarity requested on who this housing is for.

**Town Staff Updates**

To date, there have been 286 survey responses. Analysis will begin when survey is closed. A request was made to send a Truro alert out before the weekend. The Select Board considered a new charge for the WPCPC. This change consisted of the determination to keep the committee size of 11; Member Fischer was appointed as a primary, Member Richter as alternate. Town Staff is currently determining options for the cottages – move, sell, or demo.

**Outreach Events to Date**

Ms. Ridley provided an overview of the recent public forum at the Community Center and other tabling events (transfer station, church, etc.). There were a number of consistent comments, and unique comments. General

themes: too much affordable housing in one location; less housing and more space for recreation; too dense. There is recognition of the need for community housing, however, questions were raised on the Housing Production Plan. Consistent comments indicated 252 units is too many, despite the need for affordable housing/housing in general. Questions included who these homes for are, would single family lots be deed restricted, how many bedrooms, how does the lottery system work, how many students would be added to school system, how would Town manage who lives in these units, how would Town ensure these stay affordable, what is the timing of this process/phasing, can the public be involved in future decision making, what will the taxpayer be responsible for, what are costs of all this work. The WPCPC determined that these questions can be answered via informational memo or within the report.

WPCPC Members provided feedback on the forum and tabling events. The events have been highly attended and feedback is coming in; however, a shift in focus towards communities not reached to date is critical – families with children; service workers; Jamaican community; Seniors; farmers; low income families. It's critical to collect more diverse feedback to create actual quality data. WPCPC Members called attention to overwhelming support for housing at tabling events hosted at the church and by individuals/families in need. Generally, it appears there is no outright opposition to housing; it's a matter of how much, and where.

### **Review of Warrant Article**

The draft warrant article for the October 21, 2023 Town Meeting was reviewed. Stephanie Rein, Select Board liaison, encouraged the best chance for success for the acceptance of the warrant article is to provide a range of numbers, 50-80 units, for example, and incorporate a range within the report. There will be future opportunities for public involvement. Clarity was requested on the difference between the report and an RFP subsequent to the vote at Town Meeting. Should the plan be accepted by the Town, there would be some evaluative process down the line between phases of work, such as an update to the HPP to determine if need has changed. Clarity was provided on the meaning of "adoption". Mr. Tangeman clarified that to adopt means that the Town would vote on it and would make it the Town's recommendation as well. An RFP would be presented to the Select Board after they've voted on the plan, the RFP would be published, and proposals would come in. Ms. Rein noted that citizen petition was reviewed by counsel and found to not be in the proper form. She noted that Select Board wants to honor the petition and prepare its own article for an ad hoc committee to advise the process and implementation of Phase 1 of Walsh development, evaluation process, and continued feedback collection and research. The committee's support for such an article at a future meeting was suggested.

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

The WPCPC will submit the plan for review by the Select Board on 9/19/23. Limited time remains for edits to the plan. Discussion of WPCPC weekly meetings. Solid feedback has been received to date and WPCPC should continue reaching diverse groups. WPCPC to develop a FAQ sheet/link with resources to date, and to cull questions from survey and forum responses to address in responses. Survey responses will also be analyzed and reported on at next meeting. Agreement to hold weekly meetings through September as needed.

### **Public Comment**

Joan Holt: Expressed concern that the decisions will only be advisory. All of this work could be ignored.

Tim Hickey: Expressed extreme concern that the WPCPC and Select Board are not inclusive or reaching the community in the right ways.

### **Adjourn**

A motion to adjourn was made by Member Gallo, seconded by Member Wisotzky. Adjourned at 8:15pm.

## Comments on Phased Implementation memo:

I will not be at this Wednesday's meeting so I thought I would offer comments on the thoughtful memo prepared by Paul and Fred:

Everyone has heard me rattle on regarding my thoughts on phasing, but the public has spoken and, for this project to proceed, phasing needs to be memorialized. I get that. That being said I see a number of practical issues arising:

- Who installs the sewage treatment facility and operates it? The town? The developer? ?If this is a phased project there is a possibility that we will never have more than than 60 units. Do we build the sewage treatment facility for a projected number that we don't know? If I was the developer of Phase 1 and responsible for the construction of a sewage plant for the entire project, with no assurance that I will develop subsequent phases, why would I want to do that? Maybe smaller phase specific treatment plants should be considered.
- Similar concerns regarding the water system. This is not going to be a simple run-the – line-in-from-the street system. With this many units the system will require various loops, both for domestic use and fire protection. How will this work with potential for multiple developers? Who owns, pays and operates?
- The same thing applies to the streets and recreational amenities.
- I don't know if there are other Cape or regional developments of this nature but in other areas of the country where large scale (much larger than Walsh) planned developments are not uncommon, there is often a development company that puts in the main infrastructure and recreational amenities and then portions off various segments of the property to subdevelopers, typically with many design and performance requirements. Is it the sentiment of the town to be this “master developer” or to have one private developer who commits to a phased approach ? If the later, given Section 3 of the memo how does the town keep a developer interested during the evaluation period? We need clarity on this.
- If the former, will a new RFP have to be developed for each phase? Will that require new local and regional approvals? How will the Phase 1 developer be evaluated?

## Comments on “ 1.General b. -

- How was the maximum number of units per building determined? Why 9? If building scale is the reason it would make more sense, to me, to limit the size of the floor plate, say, to 3500-4000 sf. If desired I can show examples that are reasonably scaled.
- Accessibility is important and required, no doubt, but I would not dictate how that is to be achieved. Elevators are quite costly, both to construct and maintain and that should be up to the developer, especially if we are going to limit the size of buildings. That requirement should be eliminated.

### Comments on section “3. Design and Development...”

The way I understand this, the town has a year in which to form a study committee after the completion and occupancy of the prior phase and then the committee has another year to complete the work- two years total! I believe this is onerous and will waste valuable time. Better and more efficient would be to create the committee early and to commence study based on a certain percentage of the units either occupied or under agreement (80%?). By the time the work of the committee is underway and organized the phase will that much further complete and various environmental and infrastructure effects should be measurable.

Although the list of evaluation criteria is only suggested and inserted as an appendix, I suggest to keep the list more simple, general and broad -

- Local and regional market conditions – demand, inventory, future plans (see items i, v, ix)
- Infrastructure – traffic, other previously unconsidered items (item vi)
- Environmental - effects on water, wastewater, storm water, flora and fauna (items ii, iii, iv)
- Community impacts – property taxes, public safety, schools, other town facilities (items v, iiv, iiiv)

Please understand that, even if you do not agree, that these comments do not come out of “left field” as some suggested at a previous meeting. These are based on many years of experience in real estate development. One project was a multi-phased, multi-year development on former federal and city land, involved 300 + units of big and little A affordable housing.

## **Walsh Property Infrastructure and Phasing Plan**

Development of the 29-acre Walsh Property Area A will occur in phases according to the phasing guidelines specified in the Request for Proposals. As described below, the Town (led by the Department of Public Works) will work with the developer selected for Phase 1 (“Phase 1 developer”) to design, permit and install water, wastewater and road/stormwater infrastructure for full development of Area A.

### **Water and Wastewater**

The Phase 1 developer will be responsible for providing stamped engineering plans that show the roadway layout for full Area A development, and the location of Phase 1 development requiring water and wastewater service. The Phase 1 developer will work with the Town’s consultant to locate the wastewater treatment system to serve Phase 1, future phases of development and, potentially, the Truro Central School and adjacent private properties. The developer will design the wastewater treatment plant with sufficient capacity for all phases of development. The system would need to be sited so as not to interfere with future phases of development.

Once the Town obtains stamped plans from the developer, it will apply for local permits needed to install the water main, and will obtain an estimate of cost for installation.

Once the wastewater treatment system is designed, the Town will also seek to obtain local and state permits needed to build the wastewater treatment facility, and will obtain an estimate of cost for installation.

Once the water main and wastewater treatment system are designed and permitted, and estimates for installation costs are obtained, the Town will apply for state grant funding (e.g., MassWorks) to hire a contractor(s) to install the water main and build the wastewater treatment facility for Phase 1 and subsequent phases. Funding could be provided by a single grant (preferred) or multiple grants. It is important that the grant performance period(s) be aligned with the developer’s construction schedule. It is envisioned that the Town’s consultant costs for design and permitting of water and wastewater infrastructure could be funded through a contribution of the Affordable Housing Trust.

### **Roadway and Stormwater Management**

The installation of water main would result in clearing and rough cutting of the roadway. The Phase 1 developer would be responsible for completing construction of the roadway and stormwater management for development under Phase 1. Construction of remaining portions of the roadway would be the responsibility of developers selected for future phases of development. Alternately, could the Town could seek grant funding to complete the roadway construction beyond the phase 1 portion, provided stamped plans for that road work are provided.

### **Phase 1 Developer to Compete for Future Development Phases**

Notwithstanding the Phase 1 developer’s role in designing the layout of road, water main and wastewater treatment for all phases of development, they will need to compete in future solicitations for the right to develop subsequent phases.