



# Walsh Property Community Planning Committee (WPCPC)

Hybrid Meeting: September 13, 2023 | 6:00 – 8:00 PM

## AMENDED

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/86816694551>

Dial in using your phone: +1-646-931-3860 ; +1-305-224-1968

Meeting ID: 868 1669 4551; Passcode: 671491

Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website. Click on the green "Watch" button in the upper right corner of the page. Note that there may be a slight delay (15-30 seconds) between the meeting and the livestream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in to help us manage multiple callers effectively.

## MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve September 6, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Town Staff Updates – (5 min.)
5. Discussion and Consensus on Draft Recommendations (90 min.)
6. Recap Meeting Points, Agreements, Action Items – (5 min.)
7. Public Comment – (5 min.)
8. Other Business
9. Adjourn

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

TOWN OF TRURO

SEP 12 2023

RECEIVED  
TOWN CLERK

8:35 am (EV)

**Walsh Property Community Planning Committee (WPCPC)**  
**Meeting Minutes**  
**September 6, 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, Todd Schwebel, Paul Wisotzky, Raphael Richter

**Members Present**

Russ Braun, Steve Wynne, Violet Rein Bosworth

**Also Present**

Stephanie Rein, Darrin Tangeman, Barbara Carboni, Stephanie Rein, Carole Ridley, Sharon Rooney, Allie Koch, Joan Holt; Bob Higgins-Steele, Catherine Potenza, Mark Levine

**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 August 30, 2023. Motion to approve meeting minutes by Member Gaechter, seconded by Member Wisotzky. Unanimously approved.

Tonight's agenda was reviewed.

**Public Comment**

Catherine Potenza: Does not believe 252 units is viable or feasible. Please review feedback from the community to ensure all points of view are considered. Mark Levine: Inquired on the split vote 9-3 to recommend 252 units. Interested to hear from the members who voted against this consensus idea. A conversation of alternatives recommended would be appreciated. Bob Higgins-Steele: Encouraged WPCPC to see a second opinion on the master plan proposal. Grants are available. Planning Principle 2 notes sustainability and using renewable energy, this doesn't appear to be included on the conceptual plans. Additional commentary was provided regarding the connection of this site to the greater grid.

**Town Staff Updates**

A total of 525 surveys were collected. Town staff and consultants met with NHESP staff today for continued consultation for species protection and mitigation.

**Frequently Asked Questions**

A FAQ was developed, focusing on questions that emerged from events over the last several weeks. The WPCPC needs to discuss and reach consensus on what it wants to say about the number of units and phasing. Additional FAQs addressed number of phases and bedrooms, rental unit occupancy eligibility, plans for monitoring affordability, income limits, definitions of AMI, limits of BYOH lots, open space protection, commercial and rec space uses, taxes and taxpayer costs, possibility of grants, impacts to local school system, and clarification on what Town Meeting is being asked to approve. Capital "A" and lowercase "a" affordable should be defined on the FAQ sheet. Member Gaechter inquired on expected volume of children for a development such as Cloverleaf and anticipated number/percentage increase we could anticipate. Member Fischer called attention to lack of comment on traffic. Member Wisotzky

encourages a chart that has income range of 100%-120% to assist/clarify AMI numbers. Can we give examples of salaries for those who live and work in the outer cape region so people have a sense of who the people are who might qualify for this? We have the answers to those questions. Members agreed affordability needs to be defined. "Attainable" housing may be a more flexible term that could be used. When considering wage earners here, this could be used to cover more ground than affordable and the term "work force".

### **Survey Results**

Tighe & Bond presented the responses rates and results from each survey question. Key issues surveyed included Land Allocation, Housing, Phasing, Traffic, Wastewater, Level of Current Support. Paper and electronic surveys were distributed. Land Allocation trends: 63% said housing was too much, mixed use: 42% or less said too much, and 8% said too much open space. General themes and quotes were collected for WPCPC review. General themes of housing: too many apartment buildings. General themes of phasing: too much or just enough. Traffic: about 70% are very concerned. Survey Monkey limits IP addresses that are connected to a device (to reduce duplicates). Members volunteered to assist with additional Survey Monkey analysis.

### **Comments on Phased Implementation Memo**

Phasing was discussed. Two key items for discussion within this memo are number of units, and who would determine Phases 1, 2, and 3. This memo is a starting place for discussion, to begin discussing current feedback from the public and possible alternatives. These are a response to questions from the community and Town. The memo provides a list of themes heard so far. Some members noted possible concerns with phasing. There could be great benefit to having a smaller number of units within the phases or in general to actually get the project done. The majority of members agreed that the project may not be passed without considering phasing. The needs assessment will change, and flexibility is important for future changes in needs. It will be critical for the WPCPC not to pigeonhole themselves for future work. Ms. Rein noted going into detail about too many things may sidetrack the Selectboard's review process.

### **Ad Hoc Committee Census**

Ms. Rein: This is an arduous process, but she is thankful for the work done to date. Time is incredibly short. She would love to get consensus on a proposal by the Selectboard for an ad hoc committee to be established after Town Meeting. This is a proposal for how the WPCPC would move forward. If there is consensus tonight, Stephanie can bring this to the 9/12 Select Board meeting. Proposal of 5 members, 1 alternate, with committee members appointed by Select Board for a 2-year term (can be extended). It would be a diverse membership that reflects and supports the needs of the community. The ad hoc committee would be a liaison between the community and town staff. The ad hoc committee would also support RFP evaluation and phasing plans for the future. Quarterly progress reports as needed, and to counsel Town Staff moving forward.

One member notes this may add a layer of additional delay and encourages the committee to seriously consider this and how this would hold up timing moving forward. The need for certain members with expertise hasn't been discussed at length. Members noted that they do not want the development of an ad hoc committee to slow things down. Engaging the Select Board in the process will inform the work that actually gets done. Ms. Rein notes they want to involve the WPCPC in the RFP process. The Committee reached consensus on the concept of an ad hoc committee.

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

The consultants will share all raw Survey Monkey data and tonight's presentation with the WPCPC. A small group of volunteers will assist with additional qualitative analysis, with the understanding that limited time remains for edits to the plan. The phasing memo presented a nice transition into how draft recommendations will be developed. Members to digest the survey results and be prepared to discuss recommendations at the next meeting.

**Public Comment**

Joan Holt: Wants to know if the warrant article has any substance, and will the town staff be the deciding entity?

**Adjourn**

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

**Draft Recommendations of the Walsh Property Community Planning Committee organized by  
Planning Principle**

**1. Maximize the impact of development in addressing community needs for affordable housing and other compatible uses.**

R1. Address the need for affordable housing documented in the Housing Production Plan by making year-round affordable housing the primary developed land use. Of the 69-acre property 28.5 acres or 41.3% will be devoted to year-round affordable housing.

R2. Within the 28.5-acre developed area, provide for a development that includes year-round affordable rental housing for seniors, families and others.

R3. Within the 28.5-acre developed area, provide opportunities for year-round affordable homeownership.

R4. Commit to development of no more than          units of residential development and          s.f. of non-residential community space within Area A that will be developed in phases of          to          units based on sub-regional and local market demand and absorption rates.

R.5 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.

R.6 Housing units on the property be a mix of types of year-round housing to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

R.7 Truro residents should be given preference for housing to the maximum extent allowed by regulation and funding requirements.

**2. Provide for compatible uses within the 28.5-acre developed area:**

R8. Meet the need for community space by providing for a development that includes community-oriented space within Area A that could be used for daycare, meeting space, community kitchen, live-work space or similar community use including ancillary outdoor space for public use/recreation such as a park or playground.

R9. Make available 7 acres to Truro Central School to make the school eligible for State building funds to expand or renovate if needed in the future. 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.

R10. Provide space for multi-use athletic fields and/or a community outdoor event space, adjacent to the school.

**3. Provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production.**

R11. Orient buildings to maximize the potential for solar gain and the buildings would be constructed to maximize energy efficiency and to utilize renewable energy wherever feasible.

**4. Create recreational opportunities and community spaces that are accessible to all in the community.**

R12. Of the 69-acre property, 40.2 acres or 59.4% of the property will be permanently protected open space through a conservation restriction while allowing passive recreation opportunities.

R13. Within the 40.2 acres, provide walking trails that are accessible to the public and located throughout the developed and undeveloped portions of the site, and could potentially extend into the National Seashore.

**Protect water supplies for future generations.**

R14. The property should be serviced by Town Water. 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.

R15. Development on the property will require an advanced wastewater treatment system. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load, providing an overall public benefit through greater protection of the water supply.

R16. Permanently protected on-site open space will protect existing and potential future water supplies for present and future generations.

**5. Use land efficiently and integrate development with existing topography.**

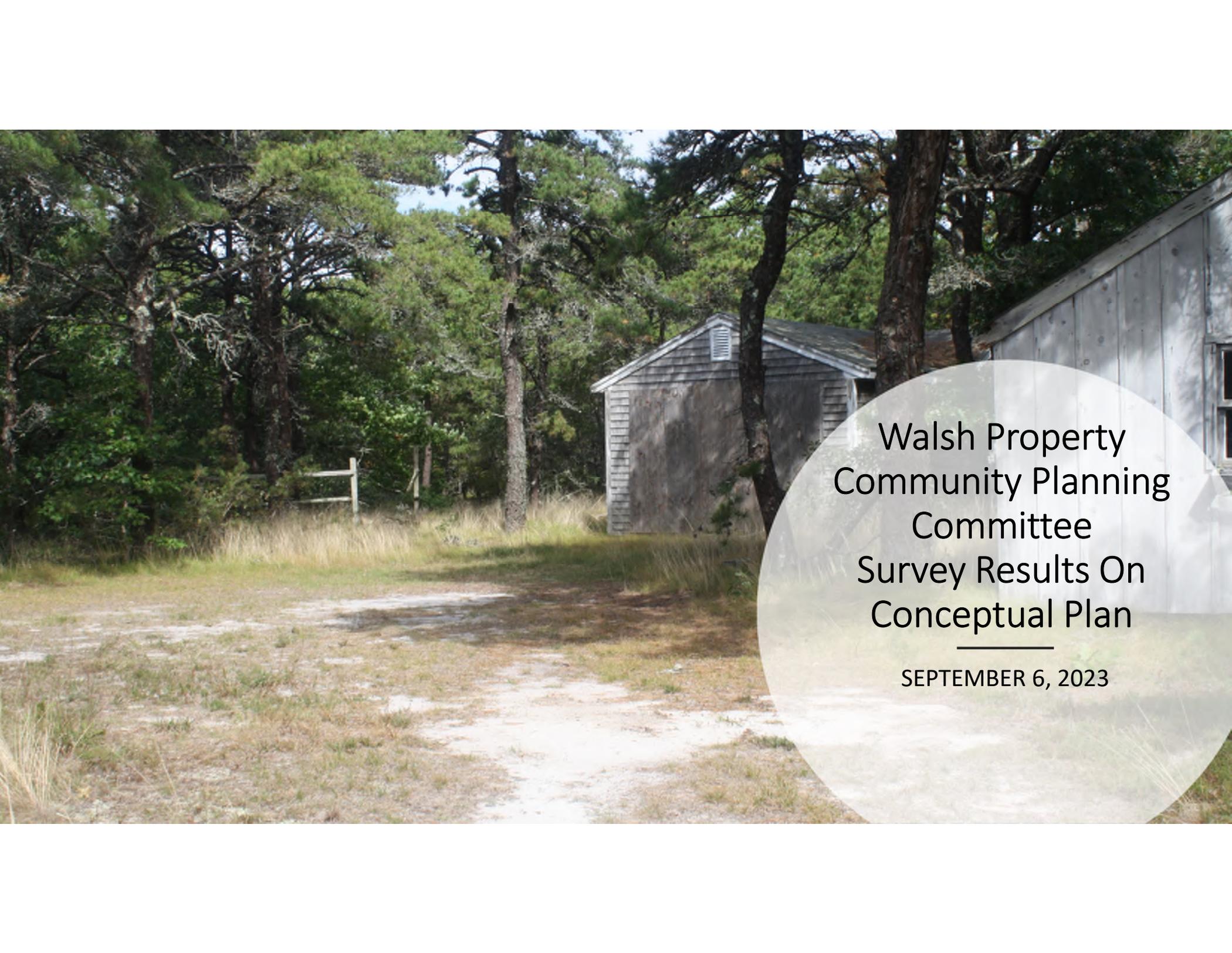
R17. Based on site conditions and the Planning Principles for the Property, the Committee agreed to focus development in the 28.5-acre southwestern plateau located closest to Route 6, known as Area A. The 28.5-acre Area A was calculated based on land with grades of less than 25%. Clustering development 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.

R18. All development on the property will utilize Low Impact Development (LID) principles such as using natural systems to manage stormwater and decrease the impact of development, using trees and other vegetation to filter and infiltrate water and provide shade and cooling; reducing impervious surfaces; and supporting retention of naturally vegetated buffers along wetlands and waterways (adapted from <https://www.massaudubon.org/our-work/climate-change/local-climate-resilient-communities/land-use-rules>)

R.19 The Town continue to study and address the traffic and egress concerns of the parcel development and encourage creative solutions using all the Town's adjacent parcels, including Truro Central School to design a comprehensive traffic solution that addresses both the potential bottleneck at Walsh Way and the existing bottleneck at Truro Central School

**6. Meet open space and habitat protection requirements of applicable regulations.**

R.20 There will be 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.



Walsh Property  
Community Planning  
Committee  
Survey Results On  
Conceptual Plan

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SEPTEMBER 6, 2023

# Purpose of Survey

- Obtain input on draft master plan prepared for the 69-acre Walsh Property
- Key issues:
  - Land Allocation
  - Housing
  - Phasing
  - Traffic
  - Wastewater
  - Level of Current Support
- Optional open-ended comment boxes



# Survey Structure + Outreach

## Survey Structure

- Use of Survey Monkey online platform
- 17 questions total
- Mix of multiple-choice and open-ended questions

## Survey Outreach

### Online:

- Town of Truro website (News & Announcements, WPCPC/LCPC/THA pages)
- ALERTruro (Send alerts via text & email)

### Paper:

- Truro Public Library, Community Center, Town Hall
- In-person distribution by WCPC members at tabling events
- August 16, 2023 Community Meeting



# Survey Responses A Snapshot

- Opened August 2023; Closed September 2023
- 525 Total Respondents (n=525)
- Multiple-choice questions - 97% of respondents answered all except homeowner/rental demographic question, where 70.5% of respondents answered
- Open Ended questions - 36.6% of respondents answered all, with an average of 53.5% response rate





# Respondent Demographics

## Residency (n=525)

- 57.9% year-round
- 39.2% part-time
- 2.9% Truro visitor

## Homeowner (n=370)

- 84.3%

## Renter (n=370)

- 5.1%

## Top respondent age range (n=510)

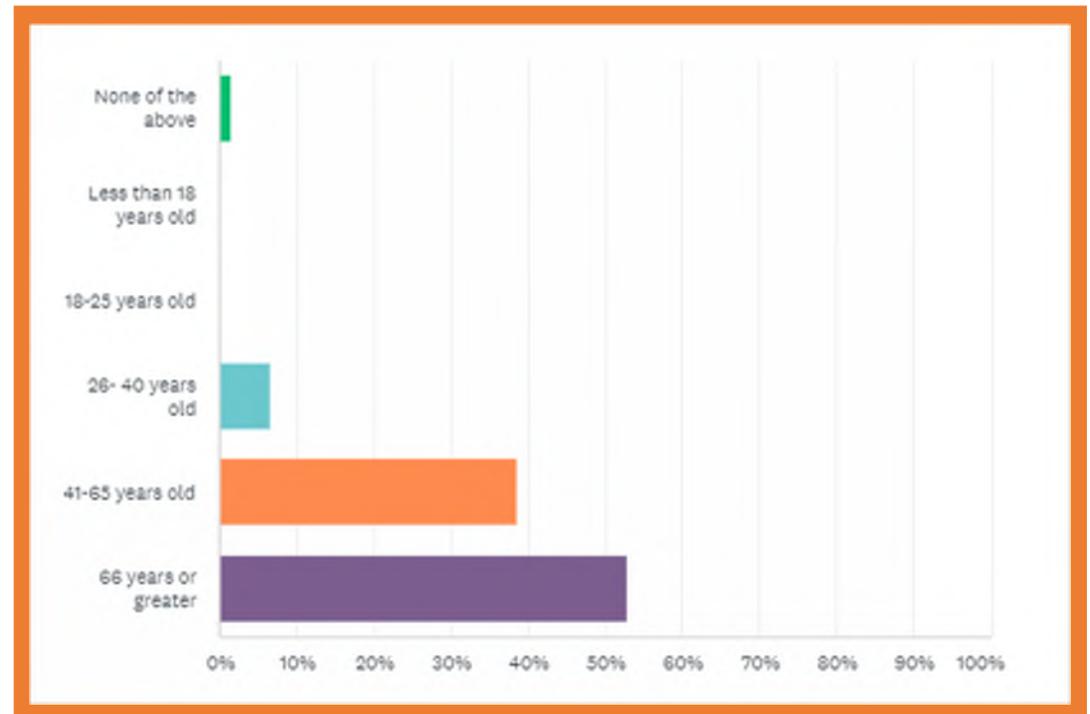
- 66 years or greater (52.9%)

# Respondent Demographics – What is your age range?

N=510

- 66 or greater = 52.9%
- 65 and under = 47.1%

Survey Respondents by Age





Survey Sections:  
Land Allocation  
Housing  
Phasing  
Traffic  
Wastewater  
Level of Current Support



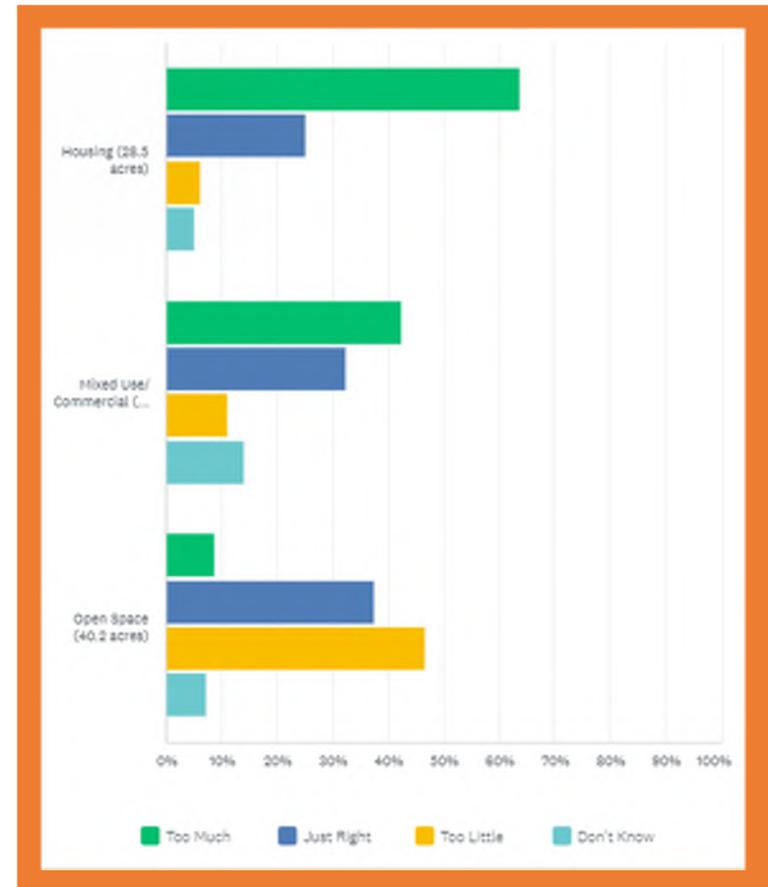
# Land Allocation

The WPCPC is proposing that 28.5-acres of the property's 69-acres 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 will be open space that will include passive and active recreation, of which 7-acres will be set aside for the Truro Central School and 5-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 response for each type of land allocation.  
 N=519

	TOO MUCH	JUST RIGHT	TOO LITTLE	DONT KNOW	TOTAL	WEIGHTED AVERAGE
Housing (28.5 acres)	63.71% 330	25.10% 130	6.18% 32	5.02% 26	518	1.53
Mixed Use/ Commercial (.23 acre)	42.52% 219	32.43% 167	11.07% 57	13.98% 72	515	1.97
Open Space (40.2 acres)	8.77% 45	37.43% 192	46.59% 239	7.21% 37	513	2.52



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

Recurring themes N=192

**In Support**

Good mixed-use allocation
Provide Summer workforce housing options
Provide only essential commercial services
More affordable housing
Approve cluster development
Consider aquifer care
Phase housing development
Limit commercial development

**Opposed/Concerns**

Too Dense
Keep as is
Environmental impact study
Reduce units (<100)
Financial analysis
Prevent development
Maintain rural character
Water resource protection

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

Quotes from open-ended comments N= 192

## In Support

- "Would love to see even more space for housing, with more housing provided. Would not be in favor of maintaining the same number of units spread out over more space, but rather maintaining or increasing the density proposed."
- "I think the main priority should be affordable housing and mixed use for that housing."
- "Recreation activities for seniors, as well as youth and adults. Hiking trails, a pool (since ocean and bay have sharks/seals and ponds have bacteria)."
- "This seems like a good balance between housing and land preservation, although I do not see the need for any commercial development."

## Opposed/Concerns

- "Way too much density for this small town. Environmental effects could be very significant."
- "Cramming 252 units into that area with 3 story structures is WAY too much. 50 affordable, low income dwellings should be the MAXIMUM"
- "Less housing units. I support low income housing, but the quantity proposed is way too much for the rural town of Truro, and our overloaded Rt. 6 to handle."
- "Need for so much housing is unsubstantiated, cost is prohibitive, environmental concerns on potable water and waste water are huge"
- "No building should be above 2 stories."



# Housing

The WPCPC is proposing 252 housing units in the 28.5-acre Development Area A that will be developed over time in phases. There will be housing for rent as well as for purchase. The current two conceptual proposals include:

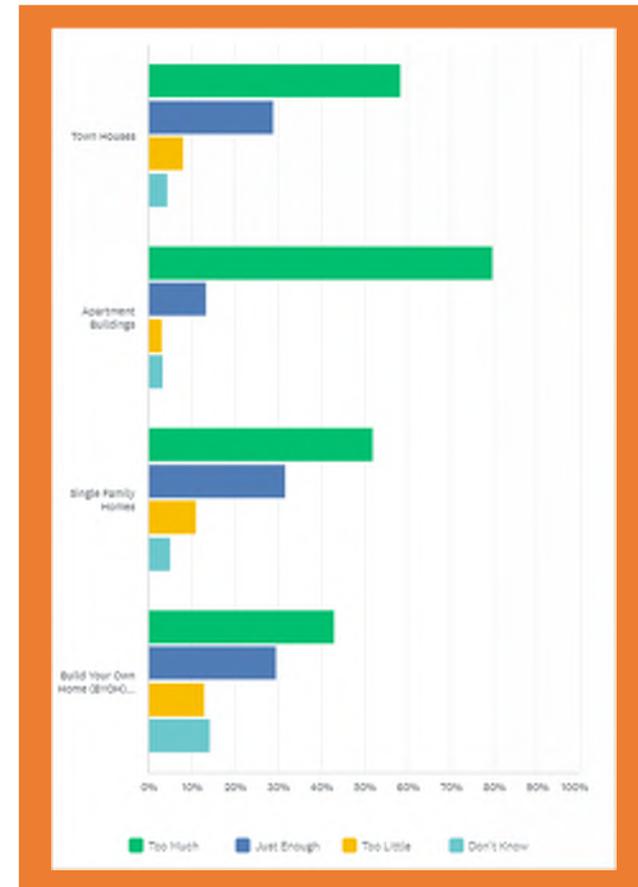
- Approximately 21 townhouses (single-family units that share walls with other similar units)
- Approximately 5 or 7 apartment buildings of no more than three stories with elevators. Each proposal will provide approximately 198 apartment units of various sizes.
- Approximately 31 single family homes
- Approximately 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. 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. Please select one for each housing type.

N=517

	TOO MUCH	JUST ENOUGH	TOO LITTLE	DONT KNOW	TOTAL	WEIGHTED AVERAGE
Town Houses	58.37% 300	28.99% 149	8.17% 42	4.47% 23	514	1.59
Apartment Buildings	79.84% 412	13.37% 69	3.29% 17	3.49% 18	516	1.30
Single Family Homes	52.05% 266	31.70% 162	11.15% 57	5.09% 26	511	1.69
Build Your Own Home (BYOH) Lots	43.08% 218	29.64% 150	13.04% 66	14.23% 72	506	1.58



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.

Recurring themes N=276

**In Support**

Compatible units
Workforce, senior, mixed-income housing needed
Phase development
Deed Restrict for affordability
BYOH restriction clarification
Provide more affordable units
Mix multi-family housing types

**Opposed/Concerns**

Too many units
Development too high
Open space only
BYOH only
Tiny Home lots
Natural resource stress
Not rural type development
No multi-family
Little evidence Truro can support such density

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.

Quotes from open-ended comments N=276

#### **In Support**

- " I strongly believe all structures should be solar powered due to the climate crisis and the fracturing of our current electric grid"
- "I like concept of BYOH but there should be some limits or guidelines. Right?"
- "As to the actual amounts [of people being housed], it would seem that there is actually too little as this proposal only meets 60% of the need? That said, this amount may be the optimal balance in terms of environmental impact? Ultimately, it would seem that the three main things the need to get taken into consideration are: environmental impact, a currently old(er) and aging population, and if housed, where will the inhabitants actually be working?"

#### **Opposed/Concerns**

- "too big increase in truro pop. Total should be 1/2 of proposed"
- "Again, no industry to support people looking for jobs. No jobs no income."
- "Overall, this plan includes too many housing units. In particular, buildings higher than 2 stories should not be allowed, and the total number of housing units should be limited to no more than 80."
- "Rental apartments are not compatible with the current development in Truro. There is no mention of individual condos which are very successful here."



# Phasing

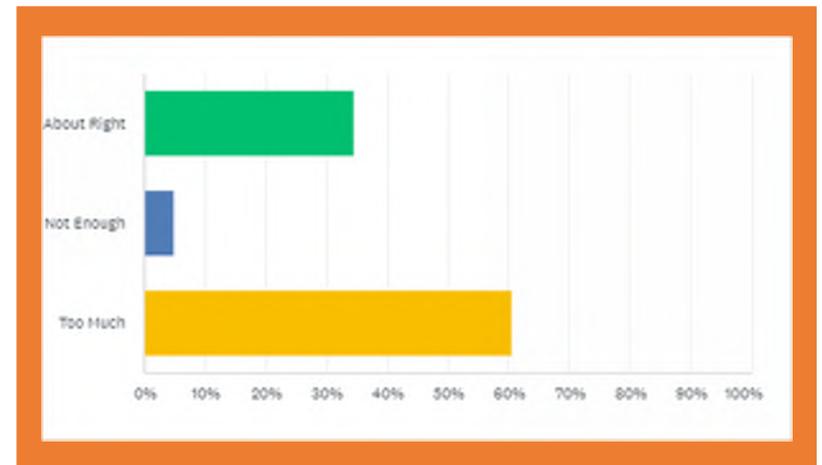
The Committee proposes that housing development occur over multiple phases - at least three - for a variety of reasons, including, but not limited to, developer feedback, funding availability, community feedback, infrastructure buildout, ongoing short- and long-term needs assessment, and deferring landscape clearing until needed. The first phase of any development would need to include infrastructure in addition to adequate housing to address the current crisis that Truro is experiencing. Input from experts and Cape developers suggests that 40-60 units per phase is the preferred construction model.



Based on all the above information, is a first phase that provides 40-60 units about right, not enough, or too much?

N=515

ANSWER CHOICES	RESPONSES	
About Right	34.50%	178
Not Enough	4.85%	25
Too Much	60.58%	312
TOTAL		515



# If you answered, “Not Enough” or “Too Much”, how many units would you propose for the first phase of development?

Recurring themes N=295

None – revisit post cloverleaf
10-15
20-25
30-40
50
40-60
30 townhouses
80 for entire project
100-150; % dedicated to seniors

Varied suggestions:

- No phasing,
- No project at all,
- Delaying phase 1 to see results of Cloverleaf, or
- Keep phasing as proposed

# If you answered, “Not Enough” or “Too Much”, how many units would you propose for the first phase of development?

Quotes from open-ended comments N=295

- "If we consider the Cloverleaf phase 1, we should determine now how many more units are needed to meet the SHI and ensure that is part of the next phase along with a mixture of home ownership options and rental opportunities. Some community facilities should be part of this phase as well. Community need should have as much weight as developer input."
- "that is closer to the total I would want, and if you want to build them all at once (of three different types) then fine. Also, you should be willing to change your mind about continuing with development if after a first phase it seems the impact needs to be cut back."
- "Phasing will increase the cost way too much. I think the whole plan should be built at the same time."
- "Please wait to see what happens with the Cloverleaf development before committing to actual numbers. Perhaps Cloverleaf could be seen as Phase 1?"
- "Given the HPP identifies a need for 250 units by 2035 and that it takes 10yrs to develop and build a project (or for each project phase when phased), it seems we would need at least 250 to meet those needs. At the very least the infrastructure for all 250 needs to be done right away"



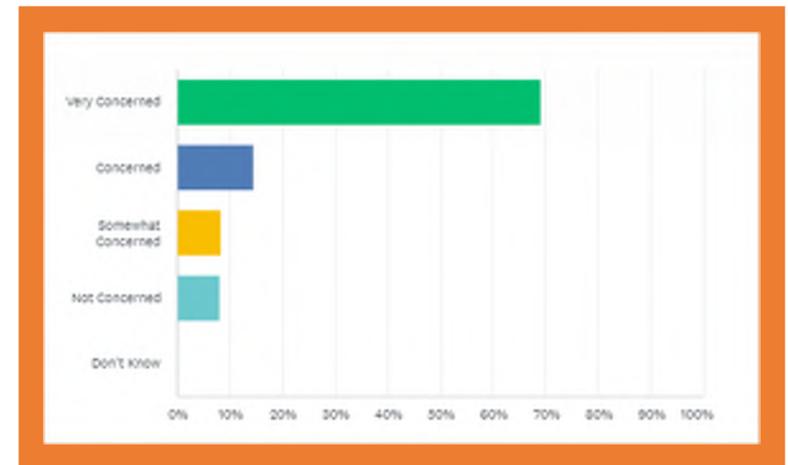
# Traffic

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, how concerned are you about traffic? Please choose one.  
N=520

ANSWER CHOICES	RESPONSES	
Very Concerned	69.04%	359
Concerned	14.42%	75
Somewhat Concerned	8.27%	43
Not Concerned	8.08%	42
Don't Know	0.19%	1
TOTAL		520



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

Recurring themes N=268

Negative traffic impact
Safety concerns
Dangerous
Delays
Summer Delays
Congestion
Negatively impact Whitmanville intersection

Increase cars in Truro
Route 6 overcrowding
Traffic lights
Traffic study during summer
Rotary
EMS Concerns
Second entrance/exit
No left turns

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

Quotes from open-ended comments N=268

- "If you are going to add housing, you MUST provide safe passage with a traffic light. Not to do so would be negligence."
- "Route 6 is already incredibly problematic and dangerous. Everyone in the area knows someone who has been in a serious accident on Route 6. This intersection is already congested and dangerous. After losing a childhood friend who was hit by a car while riding a bike on the shoulder of Rte 6, I'm incredibly hesitant about the traffic implications and want to know how this is going to be made safe."
- "Obviously, a robust study of this site, including summer, must be conducted. A traffic signal could be programmed to operate only during times when it is needed for optimum safety and flow."
- "If we have more workers living here we might have less trucks coming from the Upper Cape to service our homes."



# Wastewater

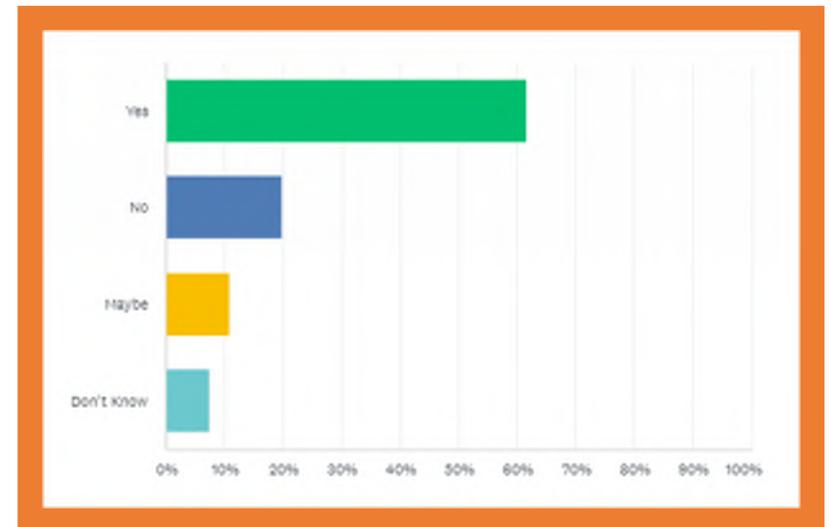
Experts have advised the committee that it is possible to create a wastewater treatment system for the current level of proposed development on the Walsh property that would cause no increase in nitrogen levels and could even cause a net improvement in the nitrogen levels for the surrounding area if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



If this is the case, do you still have ongoing concerns about water quality and protection of water supply? Please choose one.

N=522

ANSWER CHOICES	RESPONSES	
Yes	61.69%	322
No	19.92%	104
Maybe	10.92%	57
Don't Know	7.47%	39
TOTAL		522



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

Reoccurring themes N=225

Environmental Protection
Overdeveloping
Disturbance
Lack of resources
Water supply quality
Future Truro water
Standardized water test reports

Central sewer facility
Wastewater treatment facility
Too much for one aquifer
Account for P-Town water usage
Cost
Proposed wastewater plan
No Septic and wells

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

Quotes from open-ended comments N=225

- "We have only one aquifer and the density of the project is too much."
- "*It is possible* is not good enough. How, what research backs this, and who is going to pay for it?"
- "Proposed wastewater plan is GREAT! Truro should consider expanding wastewater further."
- "Increasing the year-round population with a high density project as proposed by the Walsh Committee and Select Board will need thoughtful engineering to achieve the scale of services for sewer, water, and storm management."
- "I am very concerned about the sheer amount of water that will be required for the proposed scale of this development. Resources are limited and we should be mindful of that. We do not need water shortages in the future because we over built. Nobody will be able to live here if we are not careful."

# Level of Current Support

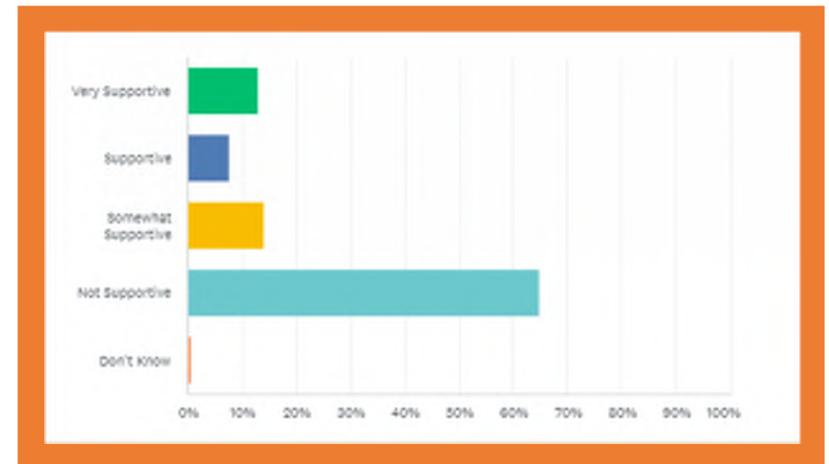
## QUESTIONS FOR DISCUSSION

- Allocation of uses?
- Housing types and amount?
- Pricing?
- Layout/Design/Comments?
- Other?

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? Please choose one.

N=522

ANSWER CHOICES	RESPONSES	
Very Supportive	13.03%	68
Supportive	7.66%	40
Somewhat Supportive	13.98%	73
Not Supportive	64.75%	338
Don't Know	0.57%	3
TOTAL		522



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

Recurring themes N=357

**In Support**

Housing in general
Affordable housing for Truro residents needing assistance
Preserves land
Thoughtfully researched
Mixed-uses
Workforce housing for seasonal and full time workers
Phased approach

**Opposed/Concerns**

High taxes
Too many units
Insufficient research
Not enough Jobs
Water resource protection
Maintain rural character
Too much traffic generated
Limit development

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

Quotes from open-ended comments N=357

## In Support

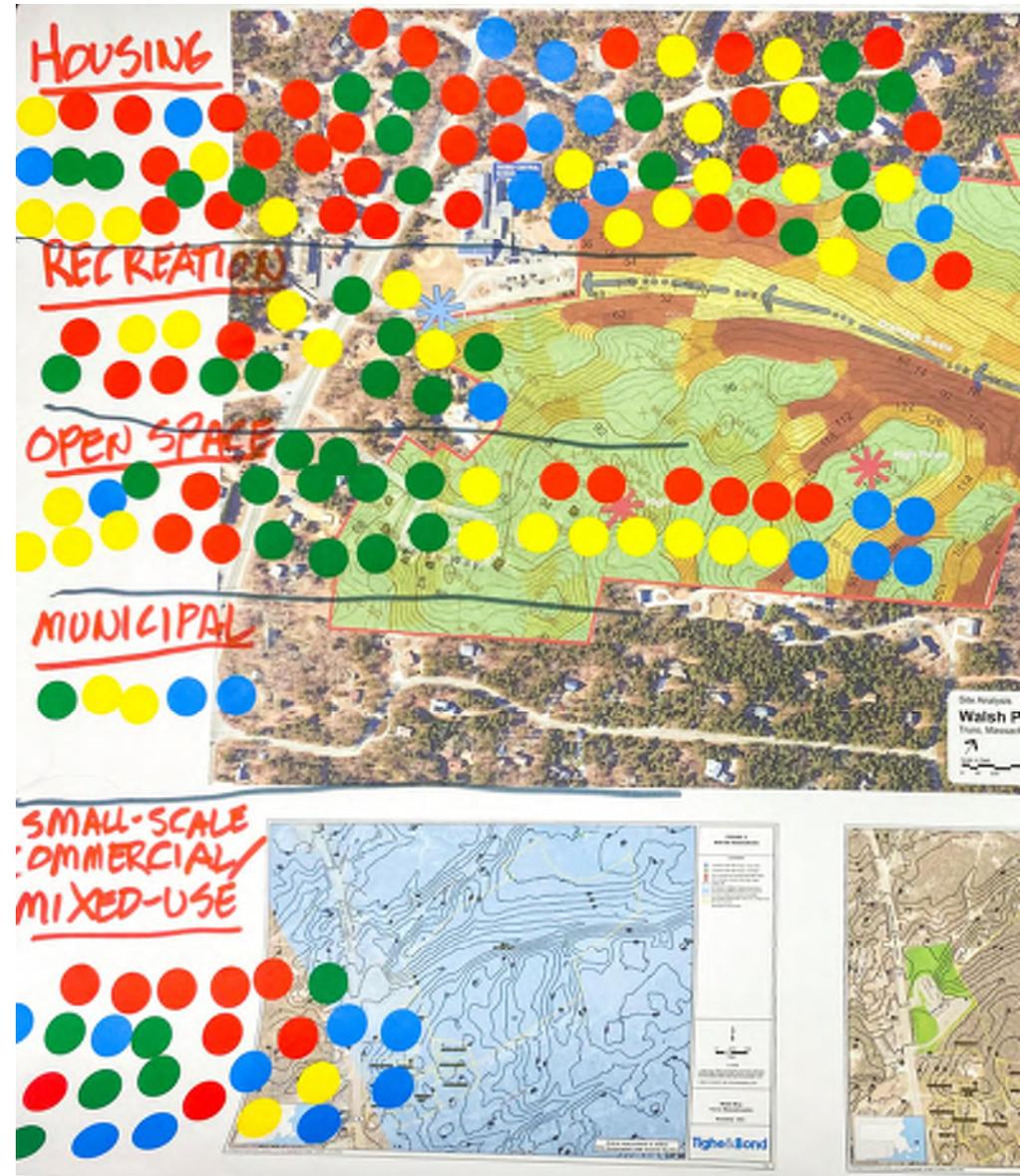
- “It reflects the input of citizens and individuals knowledgeable about the housing needs of Truro. It includes open space and a focus on creating a "livable" community.”
- “It preserves the land and offers affordable housing.”
- “Forward thinking re: # of units. Quantity reflects a cooperative reflection of nearby towns, which Truro relies heavily on year-round. Strongly support a staged approach.”
- “Open space opportunities”
- “Creating Affordable Housing.”

## Opposed/Concerns

- “It will raise our taxes.”
- “Too many units.”
- “Too much too fast.”
- “Too dense, too much. central planning is rarely borne out as envisioned. competence of town staff/commissions a deep concern, both can be whimsical, unprofessional and inconsistent.”
- “I'm concerned about the breadth and speed of this proposal. It feels rushed and insufficiently researched. If this is to be a sustainable, long-term solution, the traffic, wastewater, and environmental impacts need far more attention and care.”

# Upcoming Engagement

- Walsh Property Community Planning Committee weekly meetings in September
- A fact sheet (Frequently Asked Questions) to further inform the public and respond to questions raised at outreach events
- Recommendations/Walsh Planning Principles
- Select Board Meetings on September 19<sup>th</sup> and 26<sup>th</sup>
- Town Meeting on October 21<sup>st</sup>
- Future public engagement opportunities for the public:
  - ASHOC Committee possibility





Questions/Discussion

**WPCPC COMMUNITY SURVEY  
SELECT QUESTIONS BY RESIDENCY STATUS**

**Q1 LAND ALLOCATION:** The WPCPC is currently proposing that 28.5 acres 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 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 response for each type of land allocation.

**Q5 PHASING:** The Committee proposes that housing development occur over multiple phases - at least three - for a variety of reasons, including, but not limited to, developer feedback, funding availability, community feedback, infrastructure buildout, ongoing short- and long-term needs assessment, and deferring landscape clearing until needed. The first phase of any development would need to include infrastructure in addition to adequate housing to address the current crisis that Truro is experiencing. Input from experts and Cape developers suggests that 40-60 units per phase is the preferred construction model. Based on all the above information, is a first phase that provides 40-60 units:

<b>HOUSING</b>	<b>TOO MUCH</b>	<b>JUST RIGHT</b>	<b>TOO LITTLE</b>	<b>DON'T KNOW</b>	<b>N</b>
<b>Full Time</b>	62%	25%	7%	5%	N= 300
<b>Part Time</b>	66%	25%	4%	5%	N= 203

<b>MIXED USE/ COMMERCIAL</b>	<b>TOO MUCH</b>	<b>JUST RIGHT</b>	<b>TOO LITTLE</b>	<b>DON'T KNOW</b>	<b>N</b>
<b>Full Time</b>	44%	30%	7%	5%	N= 297
<b>Part Time</b>	39%	37%	7%	16%	N= 203

<b>OPEN SPACE</b>	<b>TOO MUCH</b>	<b>JUST RIGHT</b>	<b>TOO LITTLE</b>	<b>DON'T KNOW</b>	<b>N</b>
<b>Full Time</b>	11%	36%	46%	6%	N= 297
<b>Part Time</b>	4%	40%	48%	8%	N= 204

**Q3 HOUSING:** 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 conceptual proposals include: Approximately 21 townhouses (single- family units that share walls with other similar units) Approximately 5 or 7 apartment buildings of no more than three stories with elevators. Each proposal will provide approximately 198 apartment units of various sizes. Approximately 31 single family homes Approximately 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

DRAFT - FOR DISCUSSION

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. Please select one for each housing type.

<b>TOWN HOUSES</b>	<b>TOO MUCH</b>	<b>JUST RIGHT</b>	<b>TOO LITTLE</b>	<b>DON'T KNOW</b>	<b>N</b>
<b>Full Time</b>	58%	29%	10%	3%	N= 299
<b>Part Time</b>	60%	29%	6%	6%	N= 200

<b>APARTMENT BUILDINGS</b>	<b>TOO MUCH</b>	<b>JUST RIGHT</b>	<b>TOO LITTLE</b>	<b>DON'T KNOW</b>	<b>N</b>
<b>Full Time</b>	77%	16%	3%	4%	N= 299
<b>Part Time</b>	85%	9%	3%	2%	N= 202

<b>SINGLE FAMILY</b>	<b>TOO MUCH</b>	<b>JUST RIGHT</b>	<b>TOO LITTLE</b>	<b>DON'T KNOW</b>	<b>N</b>
<b>Full Time</b>	50%	31%	15%	4%	N= 296
<b>Part Time</b>	55%	32%	6%	7%	N= 201

<b>BYOH</b>	<b>TOO MUCH</b>	<b>JUST RIGHT</b>	<b>TOO LITTLE</b>	<b>DON'T KNOW</b>	<b>N</b>
<b>Full Time</b>	41%	30%	16%	13%	N= 296
<b>Part Time</b>	47%	29%	8%	16%	N= 200

**Q5 PHASING:** The Committee proposes that housing development occur over multiple phases - at least three - for a variety of reasons, including, but not limited to, developer feedback, funding availability, community feedback, infrastructure buildout, ongoing short- and long-term needs assessment, and deferring landscape clearing until needed. The first phase of any development would need to include infrastructure in addition to adequate housing to address the current crisis that Truro is experiencing. Input from experts and Cape developers suggests that 40-60 units per phase is the preferred construction model. Based on all the above information, is a first phase that provides 40-60 units:

	<b>Full Time Residents N = 297</b>	<b>Part Time Residents N = 203</b>
<b>About Right</b>	35%	34%
<b>Not Enough</b>	6%	4%
<b>Too Much</b>	59%	62%

**Q11 CURRENT SUPPORT:** 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?

	<b>Full Time Residents N = 302</b>	<b>Part Time Residents N = 205</b>
<b>Very Supportive</b>	17%	7%
<b>Supportive</b>	7%	8%
<b>Somewhat Supportive</b>	13%	17%
<b>Not Supportive</b>	63%	67%
<b>Don't Know</b>	0	1%

## Review of qualitative results

115 pages of comments were reviewed by the subcommittee

Written comments substantiated the quantitative findings with more specificity as it related to use of the land. Key highlights

Uses:

### 1)Open space

Comments did indicate further consideration of leaving more open space and/or no development.

### 2)Housing

The issues of number and density of housing emerged for each question.

Some comments have included committee should consider the Cloverleaf Project with respect to overall housing needs.

Support expressed for need for affordable housing.

Comments also mentioned seasonal workforce housing, elder housing, and year round town employee workforce be taken into consideration.

A preference for environmentally sustainable building was evident.

Townhomes and single family homes, and no apartment buildings were explicitly mentioned as desirable.

Mixed comments regarding support for housing to address regional economic/housing needs.

3)Active and Passive Recreation Community: Feedback continued to mention, a community pool, pickle ball and tennis courts. Need for clarification of trails and other passive recreation

4)Mixed/Commercial: Commercial use of property did not seem to have support except for consideration of community space such as for daycare, community kitchen, and nonprofit space.

Other Categories:

Phasing of the Walsh Property development: Comments emerged from the community responses to consider a phased approach to development with evaluation after each phase.

Traffic: Comments were expressed about need for evaluation of traffic during summer. Need to have further study done.

Comments requesting evaluation of need for secondary access to property has been expressed with need for transparent alternatives to community.

Support is expressed for a traffic light.

Water and Waste Water:

Comments were made about quality of water, impact of development on nitrites, and water treatment facility

**For background, the following questions were gleaned from various community outreach events and the community survey. Responses to these questions will be embedded in the WPCPC recommendations, Frequently Asked Questions, and through regulatory processes applicable to development.**

The Walsh Property Committee has been charged to recommend uses for the land. After initial data gathering and a consensus process, a draft report has been circulated for community feedback. Through a variety of outreach mechanisms – at farmers markets, transfer station, churches, community center events, and surveys, the community is providing feedback to the current draft report. Given the analysis of feedback, key questions have emerged which the Walsh Committee should take under consideration in its responsibility to engage with the community.

We are now at stage to focus on the charge.

The Walsh Committee Charge :

The Board of Selectmen is hereby authorized to create a committee, which shall include citizen representatives from diverse sectors of the community. The community will lead a community wide process, beginning in June 2019, to engage a wide range of Truro residents in developing plans for the use of the property to be presented at a future town meeting.

Questions:

1) Land Allocation/Open Space:

Does the committee want to change allocation percentage for open space?

Does the committee want to recommend post office and bus stop?

2)Housing:

Does the committee want to reconsider the number of units?

Does the committee want to weigh in on type of housing?

Does the committee want to recommend phasing of Walsh property? If so, how many phases and what is included?

Does the committee want to address only affordable housing?

Does the committee want to address seasonal workforce housing, elder housing, and year round housing specifically

Does the committee want to consider the Cloverleaf Project with respect to housing need?

3)Active/ Passive Recreation

Does the committee want to recommend consideration of community feedback for a community pool, pickle ball and tennis courts?

Does the committee want to be more specific about trails/ passive recreation activities

4)Mixed / Commercial Use Space:

Does the committee want to recommend commercial use of property specifically for community space such as for daycare, community kitchen, and nonprofit space

Other questions not related to use

Traffic:

Does the committee recommend further evaluation of traffic during summer?

Does the committee recommend evaluation of need for secondary access to property has been expressed with need for transparent alternatives to community.

Does the committee recommend need for a traffic light on Rte 6?

Water:

Does committee recommend further study about quality of water, runoff and impact of development on nitrites

Does committee recommend support of building water treatment facility?