



Walsh Property
Community Planning
Committee

February 24, 2021

Process Review

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

Process Commitment

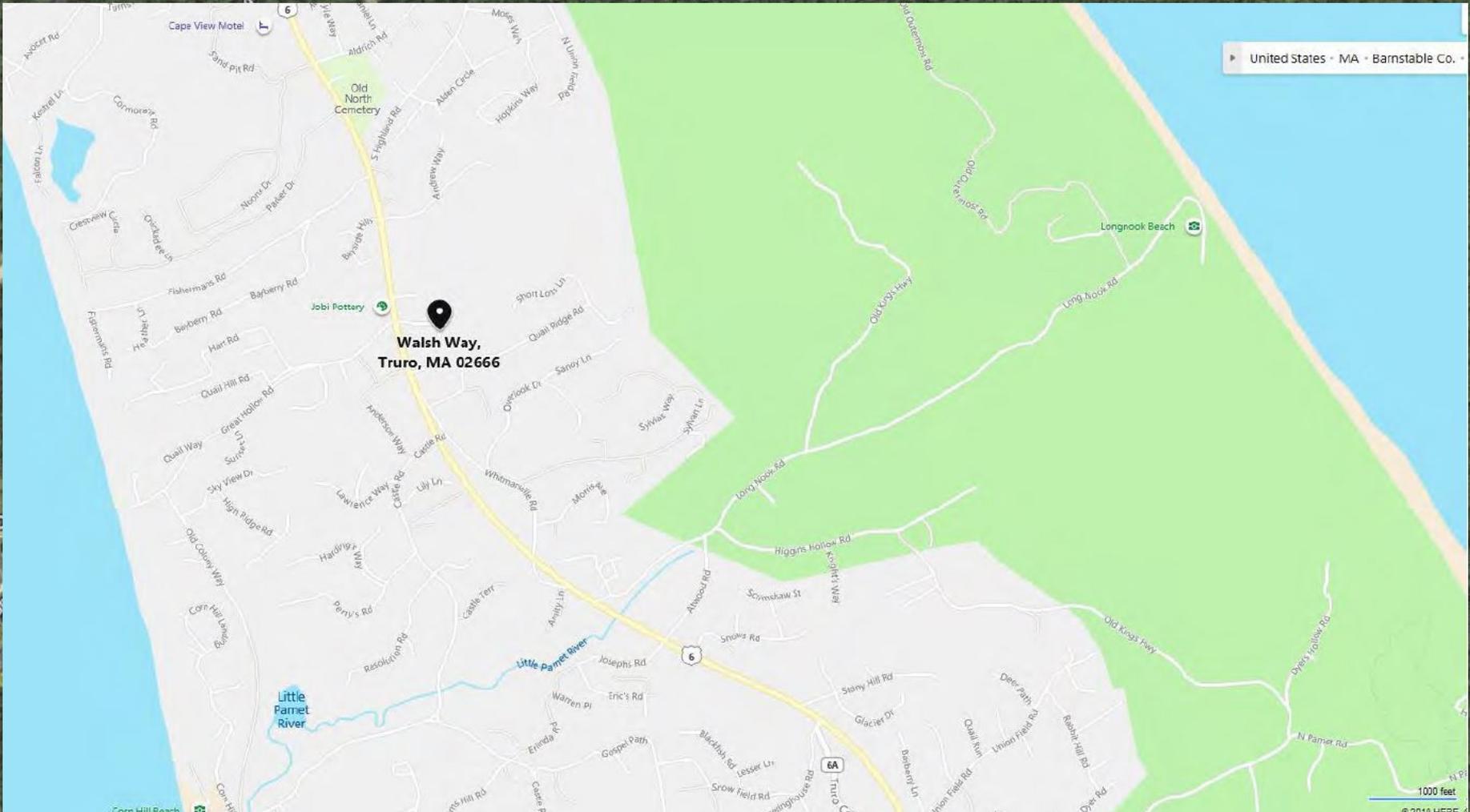
The Board of Selectmen is hereby authorized and directed to

- create a committee, which
- shall include citizen representatives from diverse sectors of the community. The committee 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 for approval.

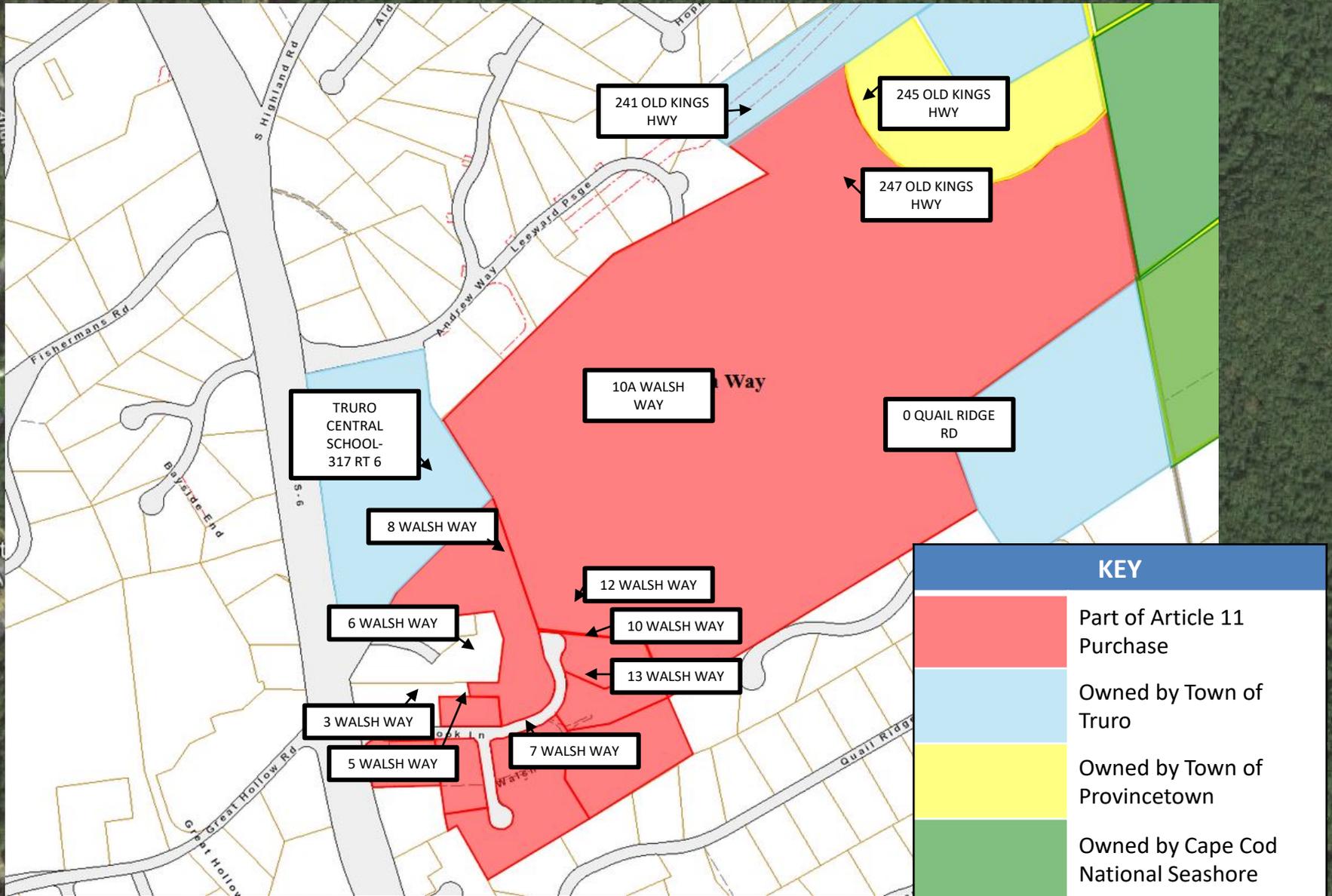
Quick Facts

- 3, 5, 6, 7, 8, 10, 10A, 12, 13 Walsh Way
- One of the last, large undeveloped parcels of land in Truro
- 69.895 acres, including several cottages
- Negotiated purchase price of \$5,100,000.00
- Select Board created a committee (YOU!), which includes stakeholders/residents, to develop a plan for the use(s) of the land to present at a future Town Meeting for approval.

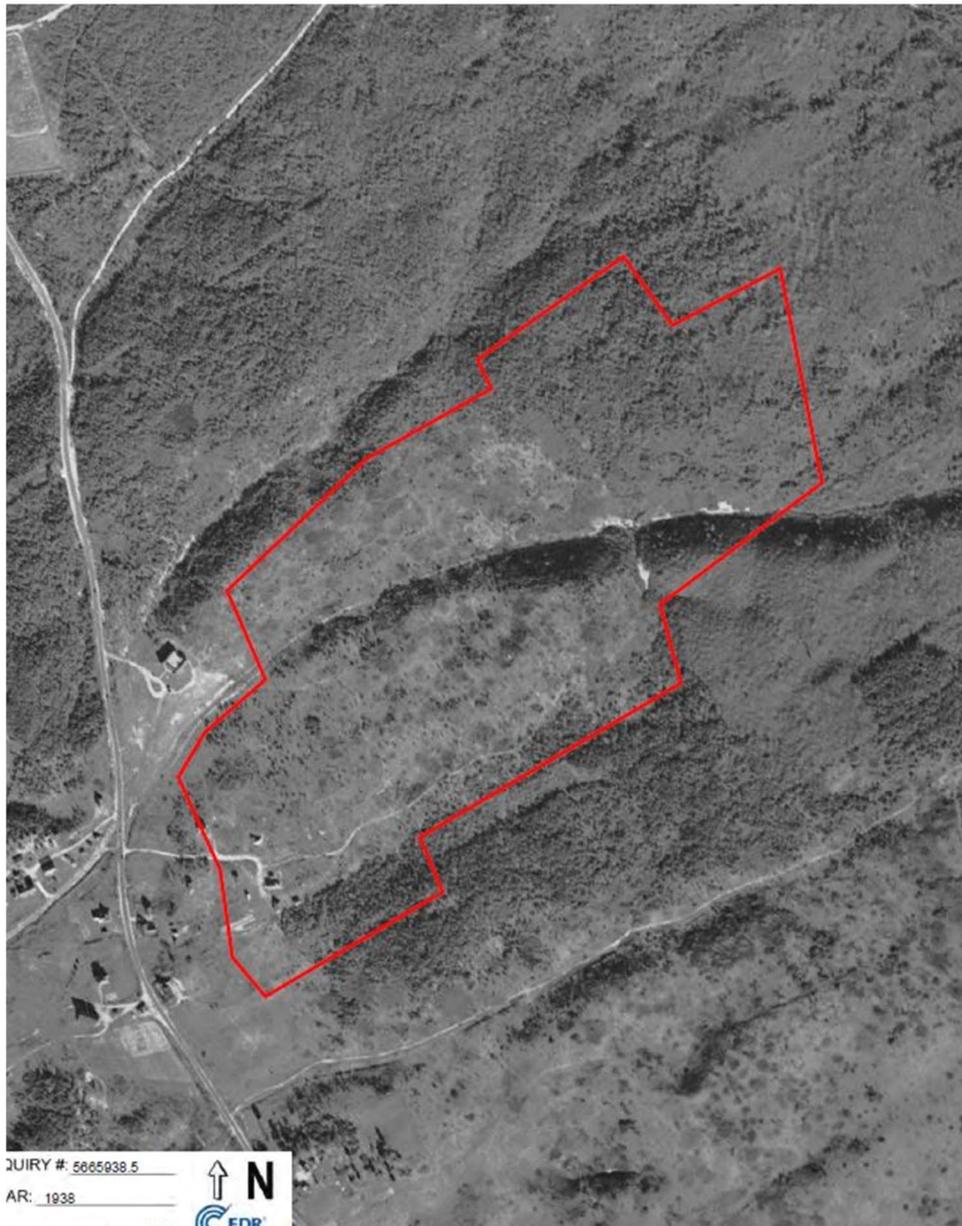
Google Map



Town of Truro Assessor's Map



1938 Map



Cottage Images from Appraisal



3 Walsh Way exterior



5 Walsh Way exterior front



6 Walsh Way front- sloping lot

Cottage Images from Appraisal



7 Walsh Way cottage #1 rear exterior



7 Walsh Way cottage #2 front



7 Walsh Way cottage #3 front

Cottage Images from Appraisal



10 Walsh Way - front



13 Walsh Way front exterior

APPRAISAL

(2019)

APPRAISAL (2019)

- Goal: To develop the market value of the subject properties as a whole.
 - To develop the opinion of value of the subject property as a whole, the appraiser considered large vacant developable land throughout Barnstable County, and estimated the number of developable lots that could be created out of the whole property, then examined sales of single lots in Truro and then deducted the cost of development to arrive a net market value.
- Appraiser also estimated the “as is” market value for each property.
 - To develop the “as is” opinion, the appraiser examined sales of small residential lots in Truro for 2 bedroom, single family lots, houses, and condominiums in Truro that are restricted to 2 bedrooms.
- The immediate neighborhood for the property includes the state highway, Cape Cod National Seashore, and Truro Central School. The Neighborhood is primarily residential with entrance to the parcel from route 6.
- Number of buildings: 8, plus 5 sheds and 3 garages.
- Market value: \$3,700,000 (page 5)

Limits/ Constraints

- Zoning and Land Use Regulations: Property is located within the Residential (R) zone.
- In a Zone II Wellhead Protection Zone (page 69, Appraisal, 2019)
- No Wetlands and no Flood Zone
- Natural Heritage & Endangered Species Program: portions are in NHESP Estimated Priority Habitat of Rare Species

LIMITED ENVIRONMENTAL SITE ASSESSMENT

(2019)

- Evaluated the land and the structures.
- No release of hazardous materials were found at the site. (Page 2)
- Buildings constructed between 1920 and 1940 (Page 11)
- No analysis was performed to determine the presence of asbestos, radon, formaldehydes, PCBs or lead paint associated with building materials (Page 37)
- No Recognized Environmental Conditions were found on site in soil analysis.
- Solid waste and demo that was safely accessible has been removed by the DPW

Pending Surveys/ Data

STRUCTURAL EVALUATION AND TOPOGRAPHY STUDY

- BSC Group conducting evaluation and study.
- Estimated completion date: Mid-March.
- Structural evaluations are complete and reports are being prepared. Field information to be processed and plan will be prepared.

Funding

- Currently: short- term borrowing until the use(s) of the property is determined.
- Cannot permanently bond the property until this use is determined as the use determines the interest rate.
- When the plan comes to Town Meeting, and the uses are approved, the Town can move forward with permanent bonding.
- Town Charter specifies that Town Meeting is the last Tuesday in April. The plan could be presented at a Special Town Meeting if necessary/ if there is one scheduled.

Questions

