



**Walsh Property Community Planning Committee (WPCPC)**  
**Summary for Meeting #3**

April 28, 2021 | 6:30 – 8:30 PM  
Zoom Webinar

**Meeting in Brief**

The Walsh Property Community Planning Committee (WPCPC) met virtually on April 28, 2021, from 6:30 to 8:30 PM on the Zoom webinar platform. This third meeting of the WPCPC included a discussion of what WPCPC envision for Truro's future, decisions on how the WPCPC will operate moving forward, and an overview of next steps.

**Action Items**

Who	What
WPCPC Members	<ul style="list-style-type: none"><li>• Send comments / corrections for this (April 2021) meeting summary to Maggie Osthues, CBI by <b>Friday May 21, 2021</b></li></ul>
Town Staff & Facilitation Team	<ul style="list-style-type: none"><li>• Once approved in the May 2021 WPCPC Meeting, post this meeting summary on the Town of Truro website along with the recording of this meeting (available to watch <a href="#">here</a>)</li><li>• Connect with Truro's concurrent LCP committee to facilitate coordination between processes</li><li>• Develop a draft outline for a public engagement and outreach plan for further discussion at the May meeting</li><li>• Develop an overview of Bang the Table web platform</li><li>• Address the Town Charter requirement that town committees contain an odd number of members</li></ul>

***Find details on upcoming WPCPC meetings, as well as prior agendas and materials at <https://www.truro-ma.gov/walsh-property-community-planning-committee-0>***

**WPCPC Members in Attendance**

Russ Braun  
Eileen Breslin  
Morgan Clark  
Fred Gaechter  
Kevin Grunwald  
Susan Howe

Hannah King  
Jane Lea  
Christine Markowski  
Craig Milan  
Kenneth Oxtoby  
Janice Parky

Ryan Schmidt  
Todd Schwebel  
Paul Wisotzky  
Steve Wynne

*Town of Truro Select Board Liaison Stephanie Rein; Town of Truro staff Barbara Carboni, Darrin Tangeman, and Kelly Clark; and Consensus Building Institute (CBI) facilitation team Stacie Smith and Maggie Osthues were also in attendance, as were many members of the public.*

## I. Welcome

*Due to impacts from COVID-19, Governor Charlie Baker issued an executive order on March 10, 2020, suspending certain provisions of Massachusetts's Open Meeting Law, allowing for online meetings open to the public in lieu of in-person gatherings. Meeting #3 of the WPCPC took place on the Zoom online webinar platform, with access information shared in the agenda posted with the public meeting notice on the Town of Truro's website.*

Following a brief review of how to engage effectively on the Zoom webinar platform, Stacie Smith, CBI facilitator, opened the third meeting of the WPCPC, welcoming attendees, calling roll, and reviewing the topics to be addressed in the meeting. WPCPC voted to approve the meeting summary from their second meeting on March 31, 2021, available to view on the Town website [here](#).

## II. Discussion: Committee Members' Visions for Success

Following the welcome, Stacie Smith, CBI facilitator, opened a committee discussion to lift up WPCPC members' visions for this process. WPCPC members each spoke briefly to share what they love most about Truro, what they think Truro needs the most, and what those values and needs mean for this process and the Walsh Property. Below is a brief synthesis of this conversation, organized alphabetically by topic.

**What members love the most:** Many members named similar aspects of Truro that they love, especially: its people and shared community, its natural beauty and connectedness to natural resources, and its history and culture.

### **What members would like to see in Truro:**

- **Accessibility:** Members raised the desire for Truro to ensure that natural resources and recreation opportunities are accessible to the entire community. One suggested that Truro should abide by the principles of universal design to ensure that anything it creates is accessible to all. Suggested recreational spaces that Truro could pursue included a year-round pool, a splash pad, and tennis courts.
- **Housing Affordability:** Many members noted that the Truro workforce, younger families, and older generations cannot afford to live or rent in Truro. Suggested improvements for Truro included creating attainable, year-round housing and rental options as well as options for affordable childcare.
- **Sense of Community:** Several members stated that Truro does not have a "downtown" area and shared a desire to create more opportunities and spaces for people to gather and connect.
- **Sustainability:** Sustainability was a major theme among member comments, as essential to ensuring that future generations are able to enjoy Truro. The principle of sustainability was highlighted across a range of considerations, including environmental, economic, and generational. Speaking to food sustainability and food justice, one member suggested incorporating a food farm into the uses for the Walsh Property.

**Implications for this process and the Walsh Property:** Asked to identify connections from the above, members offered the following take-aways:

- **Balance between nature and development:** Things people love about Truro lie both in its people and its natural environment, and members wish to protect natural resources and also increase opportunities for housing and other resident needs. This committee will need to remain cognizant of how to balance those needs and promote sustainability.
- **Diverse needs:** WPCPC members identified a multiplicity of needs for the Truro community, representing the diversity of audiences and expertise within the community and the WPCPC.

Successful development of the Walsh Property would need to address this range of needs and experiences.

- **Information gathering:** WPCPC should learn more to better understand the feasibility of potential uses for the Walsh Property, perhaps through mini presentations at future meetings. One member cautioned that the WPCPC should be aspirational but remain grounded in the reality of what uses are feasible for the property. Another raised concern that WPCPC members will need to build a shared knowledge base about the potential options for the property before beginning to engage the public on their wants and needs.
- **Regional collaboration:** Truro is not an island and that the WPCPC should consider opportunities to create uses that attract and serve the broader Cape community, as well as build on other regional assets. There could be opportunities to combine and maximize resources regionally.

### III. Committee Process Decisions

Stacie Smith, CBI facilitator, shared a brief presentation to frame up a discussion on multiple aspects of the WPCPC's operations: its decision-making process, leadership, and liaisons. Below is a brief synthesis of Ms. Smith's presentation and results of this discussion, organized by topic.

**Decision-Making Protocols:** Ms. Smith reviewed the existing decision-making protocols for the WPCPC and clarified the process of consensus decision-making. She highlighted that the goal is to reach consensus on the ultimate recommendations to the Town, recognizing that not all members will be equally satisfied with the outcome. Ms. Smith noted the importance of members presenting alternatives in situations of disagreement and shared that, if consensus cannot be reached, the WPCPC will include the majority view, explain areas where members' opinions differed, and include alternative approaches from dissenting members.

Members provided the following guidance for how consensus decision-making could apply to the WPCPC:

- Silence should not be interpreted as acquiescence. Members should feel encouraged to voice disagreement, even if they don't have an alternative ready to present to the group. Once the group has explored its options and the conversation progresses towards a decision, members should be able to voice why they would be withholding consensus.
- Straw polls and go-arounds could be useful tools to assess how aligned the WPCPC is on topics.
- Not all decisions need to be made through consensus, but the WPCPC's final recommendation will be developed with the consensus decision-making protocols.
- To avoid this process dragging on as WPCPC aims for consensus, it will be important to identify when the group is stuck, when no new ideas are being shared, or when it may be time to present the majority view and acknowledge alternative approaches from dissenting members.
- This process is adaptable to the needs of the WPCPC.

**Committee Leadership:** Ms. Smith revisited the roles, responsibilities, and selection process for co-chairs. Following the March 31, 2021, WPCPC meeting discussion, members Paul Wisotzky and Fred Gaechter volunteered to serve as co-chairs, citing their experience with the town, history of collaborating together, and responsibility to the Truro community. In a roll call vote, members unanimously voted to approve Mr. Wisotzky and Mr. Gaechter as co-chairs and thanked them for their service to the WPCPC.

**Committee Liaisons:** Ms. Smith presented the roles and responsibilities of liaisons, as well as entities that the WPCPC could invite to appoint a liaison. Stephanie Rein is currently serving as a liaison to the Select Board, which is required for all town committees.

Members shared the following guidance for how the WPCPC should approach liaisons:

- The WPCPC is a large group and identifying all relevant liaisons could quickly transform this into a much larger group. Adding in more liaisons could also make this less of a community-driven process and more of a Board or Commission.
- The WPCPC may need to rely on outside expertise that is not capture on other Boards or Committees (e.g., contractors). Town staff that are already attending WPCPC meetings and helping plan meetings are also a resource for the WPCPC.
- Liaisons and additional outside expertise should be invited to join WPCPC meetings and provide input to WPCPC on an as-needed basis (e.g., inviting chairs from other entities to meet with WPCPC or comment on documents).

#### **IV. Public Comment**

No members of the public provided comment.

#### **V. Next Steps**

Stacie Smith, CBI facilitator, closed the meeting, describing the next steps for the group. The next meeting of the WPCPC is Wednesday, May 26, from 6:30-8:30 PM ET. The May meeting will include continued discussion of a community engagement and outreach plan for the WPCPC, planning for a site visit to the Walsh Property, and revisiting discussion around the WPCPC's data and informational needs. Ms. Smith ended by thanking the WPCPC members for their time and engagement and adjourned the meeting.

Respectfully submitted,



## Appendix A: Meeting Chat Transcript

00:43:03 Stacie Smith: What I love most about Truro is \_\_\_\_\_. What I think we most need in Truro is \_\_\_\_\_. (What I wish we had/could do in Truro is \_\_\_\_\_.)

02:12:27 Stacie Smith: 935 6325 5993

