

Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
May 25, 2022 | 6:30 p.m.

TOWN OF TRURO
K. J. [Signature]
AUG 19 2022
9:52 AM
RECEIVED
TOWN CLERK

Members Present

Paul Wisotzky and Fred Gaechter, co-chairs; Russ Braun; Eileen Breslin; Morgan Clark; Elizabeth (Betty) Gallo; Susan Howe; Jane Lea; Christine Markowski; Craig Milan; Kenneth Oxtoby; Steve Wynne

Members Absent

Peter Cook; Ryan Schmidt; Todd Schwebel

Also Present

Town Manager Darrin Tangeman; Truro Select Board Liaison Stephanie Rein, Student Liaison Violet Bosworth

Welcome, Roll Call and Agenda Review

Co-chair Wisotzky read the remote meeting access instructions.

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

Co-chair led discussion of the minutes of May 11, 2022. Member Oxtoby noted that WPCPC members' names were not included with motions and seconds. Town Manager Tangeman confirmed they were needed. Motion to approve by Co-chair Wisotzky, conditional on motions and seconds being updated, seconded by member Oxtoby, unanimously approved.

Tonight's agenda was reviewed.

Public Comment

There was no public comment.

Report on May 24 Select Board Meeting

Liaison Rein reported to the Select Board on the 14-month history of the WPCPC, starting with an initial engagement with a Town appointed team from the Consensus Building Institute (CBI) led by Stacie Smith. CBI was thought to not be a good fit, and the WPCPC has since made significant progress led by Co-chairs Gaechter and Wisotzky. For additional support moving forward, Rein confirmed the need for hiring a Master Planning Consultant.

Members Howe and Breslin stated they did not share the view that CBI was not a good fit, and that in the beginning months, the Committee was on a learning curve.

Co-chair Wisotzky added that he had reviewed in detail the extensive work the WPCPC has done up to this point, noting the Tighe & Bond Potential Site Use Plan, Site Assessment, The DPW Facility FIT Test, the Weston & Sampson Walsh Property Assessment Report March 2022, the Report on the Results of the Community Survey April 19 in a meeting co-sponsored by the Truro Housing Authority, and the WPCPC's Recommendation on Walsh Cottages letter presented to the Select Board on May 24, 2022.

Co-Chair Gaechter spoke with more information on the Recommendation on Walsh Cottages letter, saying it was a consensus statement from WPCPC with a recommendation and explanation for the existing cottages on the property. Member Oxtoby asked for more detail and was told the letter stated that there were three options in the Weston & Sampson report for renovation or demolition/rebuilding of the cottages and the letter states "The WPCPC recommendation is not to

implement any of the three described Options, at this time.” Gaechter also noted it was the diversity of people and opinions on the WBCPC that make it work.

Reported that there was no discussion by the Select Board regarding the letter. Liaison Rein stated the Select Board will look at the letter and discuss, stating the WPCPC work is very important to Truro.

Master Plan RFP Update

Co-Chair Gaechter reported on the Select Board meeting discussion on the Master Plan RFP. Liaison Rein has introduced the RFP Plan to the Select Board, with Town Manager Tangeman giving a history of the WPCPC, noting how important it is for the WPCPC work to get accomplished. The timeline for implementing the RFP will be to get responses by the end of June, secure funding for the year through the Reserve Fund, have a Select Committee in place by July prepare a contract and work to have a Master Planning Consultant in place by the third week of July. As Town Manager, Tangeman will review recommendations by the Select Committee and make a final decision.

Liaison Rein stated the Select Committee will be comprised of nine people, the five person Select Board, WPCPC Co-chairs Gaechter and Wisotzky, Town Planner Barbara Carboni, and Health & Conservation Agent Emily Beebe.

The Select Board unanimously approved the Master Plan.

Member Round Robin – *What are your current thoughts on the uses of the Walsh Property based on what you have learned to date?*

Co-chair Wisotzky introduced a discussion by 12 members in attendance and the Student Liaison of their thoughts of uses for the property. A tally of most cited uses mentioned:

Affordable Housing	11 people
Workforce Housing	9 people
Recreation	5 people
Open Space	5 people
Conservation	4 people
Water	2 people
Business	1 person
Municipal	1 person



Member Howe began the discussion by reading from a plan developed by Truro resident Joan Holt for a “Walsh Echo Village” comprising affordable housing, 40 rentals on 20 acres with the remaining land not to be developed for another 20 years. The concept stresses accessibility and echo friendly design principals.

Member Milan stated he felt the exiting cottages could not be saved, that we need to address housing needs and look at conservation and municipal uses.

Member Wynne agreed that the cottages could not be saved and hoped for focus on housing to be closest to the Route 6 side of the property, with recreation and conservation uses extending up toward the National Seashore.

Member Breslin wanted a focus on community space and open spaces, keeping the character of Truro and an “anchor” place for the Town.

Member Gallo wanted a focus on young families and low-income single-family homes, accessibility, and open spaces.

Member Clark agreed with what other’s had notes, but also wanted a higher density plan for the community with day care, pool, and garden options. She noted Massachusetts funding for low-income

housing can be an issue. Also, single-family affordable homes for full time Truro residents working in industries such as fishing and landscaping.

Member Markowski acknowledged that the WPCPC priorities are clear – housing.

Student Liaison Bosworth cited housing needs and developing a community space with a focus on recreation, including basketball or tennis courts.

Co-chair Wisotzky wanted home ownership opportunities, as they represent stability for Truro families. He also considers a water tower as a possibility. He stated we have an opportunity to lead with environmentally sound development and set an example for Truro.

Co-chair Gaechter stated how well the WPCPC is working together to achieve the original goals cited in the warrant to form the committee: Housing, Open Space, and Recreation. Housing is particularly important, both rental and single-family ownership. He referenced the book *Rural by Design: Planning for Town and Country*, by Randall Arendt – and its focus on building community in open spaces.

Resident Joan Holt commented that her referenced “Walsh Echo Village” was written to put ideas in front of the community to think about what might be done with the Walsh property and identify the environment versus housing schism.

Community Outreach

Co-chair Wisotzky, Town Planner Barbara Carboni, and Local Comprehensive Plan Committee member Chris Clark are working on an analysis of the Community Survey, putting raw data into a format so residents and WPCPC members can review all results. They will review with the new Master Planning Consultant and then reach out to the community.

Member Gallo and Howe wants to hear from the community and use the Master Planning Consultant to get the wider community excited and involved. All ideas need to be heard.

Student Liaison Bosworth noted the Survey did not have responses from younger residents of Truro, and she volunteered to reach out to the younger demographic through her school email, or visits to local schools.

Member Breslin wants to continue with the work we have done and volunteered her expertise in data analysis for reviewing raw survey data.

Liaison Rein offered to contact and work with the Truro’s Farmers Market, that starts June 6, for outreach and hosting a WPCPC table.

Member Wynne referenced a flyer created in July 2021 by the WPCPC that could be updated and reused for community outreach.

Wrap Up, Future Agenda Items, and Next Steps

Member Gallo mentioned that the Truro Housing Authority is facilitating five focus groups and will have draft results for their next meeting and will send information to WPCPC members.

WPCPC next meetings are June 15 and June 28

Adjourn

A motion to adjourn was made by member Oxtoby and seconded by member Breslin. The meeting concluded at 7:56 p.m.

Respectfully submitted,

Steve Wynne
WPCPC member

