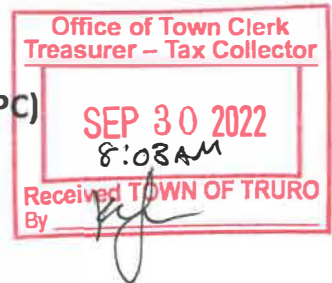


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
September 14, 2022 | 6:00 p.m.



Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Russell Braun, Eileen Breslin, Morgan Clark, Betty Gallo, Susan Howe, Jane Lea, Christine Markowski, Craig Milan, Steve Wynne

Members Absent

Todd Schwebel, Kenneth Oxtoby

Also Present

Darrin Tangeman (Town Manager), Jarrod Cabral (Truro DPW Director), Damien Clements (Truro Rec/Beach Director), Carole Ridley (Ridley Associates), Sharon Rooney (Tighe & Bond), Allie Koch (Tighe & Bond), Jeff Fischer, Denise Nover, Dede, Susan Roderick, Stephanie Rein, Mark (last name unknown)

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 Gaechter led discussion of the minutes of August 31, 2022. Motion to approve meeting minutes as written by Member Gaechter, seconded by Member Howe, unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Susan Roderick – Chair of the Bikeways and Walkways committee discussed a survey conducted to obtain feedback about making roads safer for users. 684 participants. Opened April 26th, ends September 30th. One question included on Walsh property in survey. Respondents indicate support for dedicated walking and hiking trails, pedestrian and bike facilities on site, and bike and pedestrian pathways along Route 6. Ms. Roderick encouraged committee to incorporate these facilities into master planning. Highest participation in the survey is recreational, second highest participation is road bikers.

Presentation and Discussion on Potential Uses

Town Manager Tangeman kicked off a presentation on municipal and recreational uses, including possible DPW uses. Mr. Jarrod Cabral, DPW Director, discussed possible uses and general needs and/or uses of the Walsh property: DPW facility; remote/satellite beach parking; water tower. Internal roadways would need to be brought up to Town standards. Mr. Cabral noted that water supply protection, stormwater management, and I/A system for wastewater should be incorporated into the master plan. Water tower tank storage cost and capacity study for Walsh property is currently being conducted by Horsley & Witten. Modeling will be compared with other local facilities. Stormwater runoff should ideally have on-site infiltration no matter what development occurs. If homes are developed, a treatment system will be required; it could be tied to the school, adjacent properties, etc. Design should be ADA-compliant.

Co-chair Gaechter asked what the water tower would serve. Mr. Cabral responded it's challenging to predict future use, but the DPW is working with Provincetown and the consultant to determine possible future uses but water tower is needed for water pressure for fire suppression. DPW is waiting on

consultant calculations to determine what capacity and infrastructure is needed. Ms. Ridley inquired on the amount of land these possible uses would take up, and if physical limitations been considered. Mr. Cabral noted this is still under consideration but indicated that a 26,000 s.f. DPW facility is being considered; water tower should be at high point of site possibly SE corner of site just behind Valentine Road. Mr. Tangeman noted that cellular could be added to a water tower. Offsite beach parking approximately 60 spaces had been considered.

Other municipal uses discussed included creation of a Town Center for vendors, maker, artist studio, and working space with wifi; others include cell tower, healthcare or senior care facility, higher education satellite location, transit location, community solar, and cemetery. DPW is exploring feasibility assessment to determine how to improve broadband and cell tower service, and positive impacts to emergency services and response times. Town Manager Tangeman noted town Energy Committee is evaluating community solar and cemetery. Additional assessments will inform master planning.

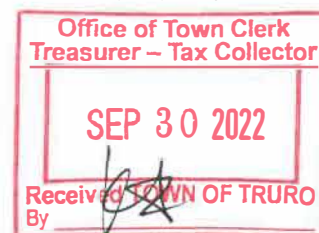
Mr. Clements, Recreation/Beach Director described a very basic wish list for recreational use ideas obtained from parents, local committees, and survey results. No costs determined. Ideas include hiking/walking trail (also for visually impaired), pickleball, basketball, or tennis courts, driving range, mountain bike trail, amphitheater, outdoor fitness circuit/trail, climbing wall/towers, high ropes, obstacle course, picnic area, bicycle rental, skateboard park, summer camp facility with seasonal employee housing, soccer fields, baseball fields, playground. Mr. Cabral described that some ballfields on Snow's Field which is being evaluated for additional water supplies would be located in the Zone I and need to be eliminated or reconfigured depending on positioning of public water supply and potentially relocated to the Walsh property. Acreages for different recreational uses are currently under consideration.

Member Clark inquired about Provincetown and Truro combining DPW services and facilities. Mr. Cabral replied that this option was explored but this no cost savings resulted from combining facilities. Member Braun inquired about a seasonal or year-round facility for recreation. Town Manager Tangeman will provide Bike and Pedestrian survey results with the committee at their next meeting.

Mr. Tangeman noted that the Truro Housing Authority is working with JM Goldson to prepare an updated Housing Production Plan. The Truro Economic Development Committee is working with Carole Ridley to prepare an economic development strategy. The Open Space Committee is working with Jeff Thibodeau to update the Town's open space and recreation plan. Outreach will include focus groups, interviews, forum, and community survey. He also noted that commercially zoned areas in Town are limited. Zoning for mixed use would allow for housing and economic opportunity on the Walsh Property.

The committee also discussed additional outreach efforts, including: recirculating the community survey; focus groups, and a poster board session at a LCP visioning workshop scheduled for October 15. Concerns were expressed by Member Markowski that planned events were not reaching a diverse audience. Co-Chair Wisotzky noted opportunity for Walsh to bring the community back together and how it will support the overall vision for town. He noted that a pasta supper night was being planned in November for specific outreach on Walsh property visioning.

Ms. Ridley reminded members on previous interest for an in-person meeting for focused outreach. There's a real opportunity to leverage the LCP event on October 15th with Walsh property



conversations. A remote option is offered the following Monday, October 17th. Still concern with reaching communities (Jamaican, religions, workforce, other).

Wrap Up, Future Agenda Items, and Next Steps

Details of the October 15th visioning event are to be fleshed out but agreement on a poster session available at this workshop, with specific workshops to get more community input on Walsh property to be scheduled. Future discussions will continue regarding reaching out to Truro Treasures, tabling at transfer stations. General agreement that an in-person workshop is a good first step. Next meeting will focus on site development planning principles, including Low Impact Development.

Public Comment

There was no public comment.

Adjourn

A motion to adjourn was made by Co-chair Paul Wisotzky and seconded by Member Lea. The meeting concluded at 7:52 p.m.

