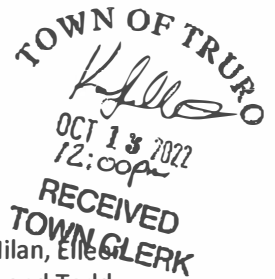


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
September 28, 2022 | 6:00 p.m.



Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Betty Gallo, Christine Markowski, Craig Milan, Ellen Breslin, Jane Lea, Jeffrey Fischer, Kenneth Oxtoby, Morgan Clark, Raphael Richter, Steve Wynne, and Todd Schwebel.

Members Absent

Members Russel Braun and Susan Howe.

Also Present

Darrin Tangeman (Town of Truro); Carole Ridley (Ridley Associates); Gordon Leedy, Sharon Rooney, and Allie Koch (Tighe & Bond); Stephanie Rein; Joan Holt; Larry R.

Quick Review of Committee Structure

Update: Under consent agenda at recent Town meeting, all existing members of the committee were reinstated. Reminder to go to Town Hall by 10/13/22 to be sworn in again. New Members Rafael Richter and Jeffrey Fischer were welcomed by the Co-Chairs.

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 September 14, 2022. Motion to approve meeting minutes as written by Co-Chair Gaechter, seconded by Member Breslin. Member Oxtoby abstained. Remaining Members unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Joan Holt addressed a spelling error in the packet. No additional public comment.

Site Development Discussion

Planning Principles – Ms. Rooney gave a PowerPoint presentation on proposed planning principles for Walsh Property development, including: *protect* water resources from impacts of development, *connect* by providing walking and biking connections to and from the site, *compact* building forms, *blend* site development with existing topography, *cluster* buildings to minimize land clearing, *protect* habitats, avoid steep slopes and major disturbance, *provide* common spaces, *preserve* scenic views and natural environment, *reduce* energy consumption through green building design, and incorporate low impact development, stormwater management practices. Clarity on “compact buildings” was provided (less of an overall footprint). Some development types/uses will have larger footprint than others. Building more efficient structures will be beneficial. Vertical vs. horizontal development was described, however, it will be important to look at what other buildings look like in the area to respect the existing community character. Co-Chair Wisotzky noted these principles are also an expression of committee values.

Site Access and Circulation – Ms. Rooney also described potential access options to the site including Walsh Way, combined access with the school, and Andrew Way/Leeward Passage. Additional considerations include access to bike trails and routes. She noted that the swale/ravine could provide access to a natural corridor. She also noted desired access to 0 Quail Ridge Road property owned by the Town. Rights to public versus private roads were discussed, noting that future legal agreements may be required. Co-chair Gaechter indicated 0 Quail Ridge Road is under separate consideration (not part of Walsh master planning).

Key Findings NHSEP Meeting 9/23/22 - Ms. Rooney shared that a portion of the site is a priority habitat (Eastern Box Turtle). Development may require a Conservation Management Permit for the entire site. 5- and 10-year permits are available. Preferred method of mitigation is for on-site mitigation (1.5 acres of open space for every acre of development). Next steps are to conduct desktop analysis of cottage area to calculate residual habitat value, take photographs and perform desktop GIS analysis. Further consultation with NHSEP will be needed. Ms. Ridley noted that If all of 70 acres are factored into the required mitigation ratio of 1.5:1, that would allow 28 acres of development potential. If current cottage area is excluded, 34 acres of development potential. NHSEP wants to know outlines of activities disturbing habitat.

Slopes, Development Considerations and Constraints – Gordon Leedy discussed slopes and development potential. Over 15% are moderate, and 25% are severe. Plateau area and low points exist. The ravine has steep slopes but could connect the school to the seashore. Walsh Way is the best access to the most developable area. Decisions on individual septic or sewage disposal and groundwater impacts will impact developability. Generally, denser or more intensive land uses would be better placed in the green (slight limitation) map area. Member Clark inquired why the slopes are so limiting. Mr. Leedy noted public safety issues/Town limits for roadways on steep slopes generally do not exceed 10%. Ms. Clark questioned the planning principles as being a given for the site.

Co-Chair Wisotzky discussed the 9/27/22 Select Board meeting that included a presentation by Scott Horsley, the Town's wastewater consultant. Mr. Horsley's presentation evaluated the Tighe & Bond feasibility study and a September report by Sole Source Consulting. Mr. Horsley suggested an opportunity exists to create a treatment facility that would be a net gain for the Town. Future coordination and discussion will be needed on wastewater/water supply issues. Joan Holt would like to see additional safety studies for foot traffic near the school.

Public Outreach

A poster session is proposed to be available at a community visioning workshop for the Truro LCP scheduled for October 15, 2022 at the Truro Community Center. Community survey is to be reopened to new networks. Member Markowski is supporting another event at the Truro Central School, details TBD. Member Gallo encouraged future conversations with Violet Bosworth to interact with high school students. Other proposed outreach includes a virtual session on 10/19/22 6-7pm, and/or a community dinner on November 6, 2022, TBD.

Wrap Up, Future Agenda Items, and Next Steps

The next meeting is scheduled for October 12, 2022. Further discussion of planning principles, site constraints, and water supply issues.

Public Comment

There was no public comment.

Adjourn

A motion to adjourn was made by Member Wynne, seconded by Member Clark. Adjourned at 8:04 pm.

