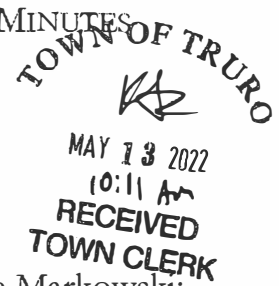


WALSH PROPERTY COMMUNITY PLANNING COMMITTEE MEETING MINUTES

MARCH 16, 2022

6:30 P.M.



Members present: Paul Wisotzky and Fred Gaechter, co-chairs; Christine Markowski; Craig Milan; Kenneth Oxtoby; Russ Braun; Betty Gallo; Steve Wynne; Eileen Breslin; Morgan Clark; Todd Schwebel; Stephanie Rein (Select Board liaison).

Members absent: Jane Lee; Ryan Schmidt; Susan Howe.

Also present: Barbara Carboni, Town Planner and Land Use Counsel; Town Manager Darrin Tangeman; Assistant Town Manager Kelly Clark.

Chair Wisotzky read the remote meeting access instructions.

Committee members identified themselves.

Chair Gaechter reviewed the agenda; the agenda was unanimously approved.

The agenda item "Meeting Minutes" stressed the Walsh Committee was two months behind in posting meeting minutes. Discussion ensued regarding volunteers from the Committee, as well as staff support, or support from a consultant. Darrin Tangeman said the Walsh Committee needed to become current with meeting minutes while other options are being explored.

Chair Gaechter asked for volunteers and volunteered himself for the first set of outstanding minutes (January 2022); Member Gallo volunteered to cover the February 2022 minutes.

Chair Gaechter asked for a motion to approve the November 17, 2021 Minutes. The motion was unanimously approved.

There was no public comment offered during the Public Comment time of the agenda.

The next item on the agenda updated the Walsh Committee about:

1. The Weston & Sampson report about existing structures on the Walsh Property.

Town Manager Darrin Tangeman explained that the report would be available by the next Walsh Property Committee meeting, as follow-up questions and revisions are still



being addressed.

2. The Town Meeting Warrant and the timing of the cottages report will not be possible by the time of the Town Meeting. Chair Gaechter asked about a Fall Town Meeting.
3. Tighe & Bond Survey results. The Survey Committee (Walsh Property, LCPC, and the Housing Authority) will meet to review the results.

Jarrold Cabral, Truro DPW Director, gave a presentation about the possibility of the DPW relocating to the Walsh Property. Weston & Sampson conducted a “fit” test for possible DPW sites within the town. He presented graphic depictions of possible DPW sites adjacent to the existing cottages and explained that this was one of a limited number of feasible locations for the DPW.

Member Morgan asked about the timeline of finding a DPW site and whether the Walsh Committee needed to include a DPW site in a master plan. Select Board liaison Stephanie Rein clarified the process by saying that now the “fit” test was completed, the Select Board needed to assess those tests.

Member Wynn stated that he would like to see the results of the Town Survey and the reaction over the possible DPW sites.

Member Gallo stated that she would not support placing affordable housing next to the DPW.

Member Breslin also expressed surprise and said that there has been discussion about the municipal uses for the Walsh Property, and hearing about a possible DPW site for the first time.

Member Clark suggested the Committee look at our own meeting process and the availability of time for Committee Members to have important discussions.

Town Manager Darrin Tangeman requested that, as the Walsh Property Committee begins to discuss a “master plan,” the municipal needs of the Town remain part of the discussion.

Jarrold Cabral, Director of the Truro DPW, informed the committee that all feasibility studies for the DPW are on the Town website.

The next item on the Agenda was a discussion of the Tighe & Bond study.

Chair Wisotzky recapped the Committee's past discussion about the Tighe & Bond study, particularly the reaction to the study that it was too conservative in developable possibilities. Chair Wisotzky suggested that the Committee give more direction to a further study by Tighe and Bond, so that concerns and questions may be addressed (issues around water, topography, access).

Member Clark requested that Tighe & Bond delineate all assumptions they are making in creating this study (i.e., the Cape Cod Commission's 70/30). In addition, Member Clark asked that Tighe and Bond research recreation possibilities. Also, how do we maximize housing? "Show me everything that can be done on the Walsh Property."

Member Clark asked if a water tower built on the Walsh Property would bring town water to the new housing. Town water would affect the density of potential housing.

Moving on to the next agenda item, Chair Gaetcher spoke about hiring a Master Planner for the Walsh Property. Chair Gaetcher turned the discussion over to Truro Town Planner Barbara Carboni, who stressed that a Master Plan would be holistically implemented over time. Eastham has just contracted with a Master Planner for town projects and Town Planner Carboni is speaking with them to find out more about the process.

Member Gallo pointed out that the cost to the Town will be higher if we do not approach the Walsh Project with a holistic Master Plan.

Town Manager Tangeman stated that there are no funds available for a Master Planner in this calendar year and the Committee would have to request special funding pending Finance Committee approval.

Member Breslin urged the Committee to review all the surveys and data collected thus far as we go forward.

The Walsh Committee supported hiring a Master Planner, pending RFPs and funding.

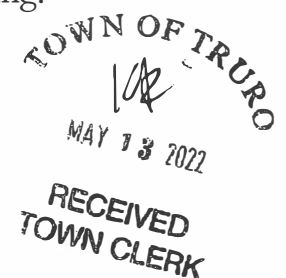
Chair Gaetcher addressed the need to schedule and create a calendar. The Committee to meet twice monthly--the second and fourth Wednesdays of the month.

Member Clark suggested we only cancel meetings for lack of a quorum.

Chair Wisotzky reminded the Committee to send Agenda items.

Member Clark suggested presentations about housing, and affordable housing.

Chair Gaetcher pointed out that a Master Planner would be able to provide information about various kinds of housing.



A draft of community housing needs by the Truro Housing Authority may be available by May.

Motion to adjourn was made by Member Wynne; all members were in favor.

Respectfully submitted,

Christine Markowski

