

**Walsh Property Community Planning Committee (WPCPC)**  
**Meeting Minutes**  
**June 14, 2023 | 6:00 p.m.**

**Members Present**

Co-Chairs Eileen Breslin and Ken Oxtoby; Russell Braun, Fred Gaechter, Morgan Clark, Betty Gallo, Jane Lea, Christine Markowski, Todd Schwebel, Paul Wisotzky, Steve Wynne, Jeff Fischer and Raphael Richter, Violet Rein Bosworth.

**Members Absent - none**

**Also Present**

Darrin Tangeman, Carole Ridley, Sharon Rooney, Allie Koch, Bob Panessiti, Polly, Brian Boyle, Barbara Carboni

**Welcome, Roll Call and Agenda Review**

Co-chair Oxtoby read the remote meeting access instructions and read the roll call and committee members present identified themselves.

Co-chair Breslin led discussion of the minutes of April 19, 2023. Motion to approve meeting minutes as amended to reflect that traffic study by the CCC was completed in February 2023, by Member Wisotzky, seconded by Member Gallo, unanimously approved.

Tonight's agenda was reviewed.

**Public Comment**

Karen Ruymann: Truro resident and voter. Shared inquiries on the CCC transportation reporting and encouraged the WPCPC to consider traffic concerns and impacts to police, fire, medical services, etc. What are impacts to residents and taxpayers?

Brian Boyle: Voter and chair of Energy Committee. Will WPCPC solicit feedback from other committees?

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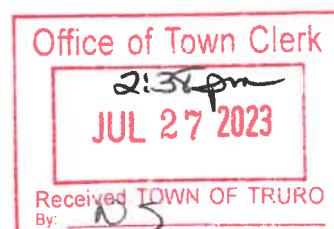
**Staff Updates**

Mr. Tangeman reported that Town staff have coordinated internal funds, reserve funds, and grant funds to support the remainder of the work by consultants for the WPCPC through October 2023. Kudos to Town Staff for great work.

**Discussion of Developer Feedback**

Ms. Ridley provided an overview of developer feedback on the April concept plan. Reached out to developers to gauge initial interest, and if so, an informational packet was provided. Interviews ranged from 0.5 to 1 hour. The primary goal was to collect feedback on density, mixed uses, affordability and financing, and topography and site access, and generally gauge how they would approach a development of this magnitude (from phased approach). A few key takeaways were gathered. Key takeaways crystalized into a few key questions that will guide a revision of a concept plan for the WPCPC. She noted that describing the guidelines and envelope for development on the property will be key. Other configurations of the site will be proposed by developers. The WPCPC should provide enough specificity to the developer on what Truro wants to achieve with this property.

**Key Takeaways and Questions**



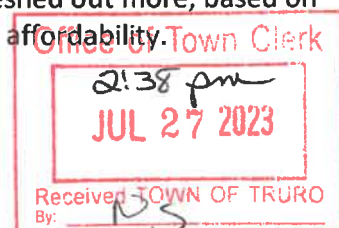
**Key Takeaways:** 1. Density of housing is closely correlated with cost of development. Townhouses vs. a 3-story elevator building would differ in costs for energy efficiency, materials, etc. Affordable units would more than likely be financed by an affordable tax credit program, with stringent requirements. Likely, the development would be phased in coordination with tax credits available. 2. Affordable home ownership units or “market rate affordable” cannot be financed through low-income tax credits and is a tough product to finance. There isn’t a program available to developers in MA to allow sufficient subsidy to cover the costs of development and provide those affordable units. Commonwealth Build is a potential program. The homeownership piece is a large consideration. If the Town wanted to proceed with home ownership, the Town would have to provide that subsidy per unit. Perhaps the plan could benefit from transitioning some of the single family homes on the concept plan to affordable home ownership. It would have to be much smaller in scale, and possibly subsidized by the Town. 3. Receptivity to some amount of commercial space, but some concerns shared about trades and potential incompatibility with neighbors, concerns about management, water supply protection, etc. Additionally, these are more difficult to finance (not revenue generators). 4. Encouragement of shared community spaces. 5. Suggestion to partner with Provincetown to help finance infrastructure/other town costs.

**Questions/Responses:** Do we anticipate we will be expected to provide the breakdown of the units (income, rental, ownership) or will this be a decision made further down the line during developers conceptual planning? Response: Town shouldn't get too fixated on precise numbers and distribution of unit types. Enough guidance should be provided to developers about types of affordability and types of units wanted, they are responsible for financing coordination. Some committee members would like to see a scale back in commercial use. Regarding the topic of land value, there would be contribution of earmark funds and tax credits. With a range of subsidy that the Town provides, each phase of development would have different costs. Does Truro want to approach Provincetown with short term rental tax options to help finance? Municipal financing will come into play. Questions regarding density and tax payments should be included and shared with the community. More information on possible grant funding, resources, and other information should be provided.

### **Consensus Questions for Committee**

Together, the WPCPC discussed the following to allow for preparation of a refined conceptual plan.

1. Reducing commercial space from 32,000 s.f. to 10K s.f. – yes
2. Defining homeownership affordability goals more clearly - yes
3. Reduce # of homeownership units - no, raise # to 50 - yes raise # to 50 w/caveat that requires market analysis. Comments to include different building forms that are not just standalone s.f. houses; include small lots that could include developer-built spec houses on deed-restricted lots, Habitat for Humanity, etc.; think about homeownership in a different way; condos.
4. Breakdown of units:  
152 affordable units  
50 build your own  
50 market rate rental
4. Shift building forms weighted to elevator buildings and fewer townhouse units - yes, 3-story building built into the slope so it appears like 2-story - yes shift the balance, include more green space/usable space for residents
5. Develop around community greenspaces - yes.
6. Phases - at least 3 phases, based on financing - infrastructure needs to be addressed, will that be phased, what part of site gets developed first? Needs to be fleshed out more, based on needs/HPP - affordable concurrent with market rate, range of affordability.



7. Explore with Town \$0 land lease and other sources of subsidy, alternative access, partner w/other towns for resources to write down the cost - general interest but understanding expectations of what was presented at TM re: revenue generation.

Following this meeting, a summary report review will be prepared for WPCPC review and future public distribution and discussion. Topics to be included are 1) Introductions (background Walsh property information, WPCPC background, timeline details), 2) Site conditions (property locus detail, env concerns, water and wastewater concerns, species concerns) 3) Development area identification 4) Preferred community uses discussion 4) Alternatives considered 5) Site access discussion 6) Additional water and wastewater concerns 7) Transportation discussion, and 8) Developer input.

Review of schedule and dates for outreach and responsibility of members going forward will be discussed at the next meeting.

#### **Recap Meeting Points, Agreements, and Action Items**

Key points and consensus discussion items will be reviewed and incorporated into revised concept plan. An informational report summary will be prepared for the next meeting. Public outreach event information will be finalized and shared with the committee.

**Public Comment** - none

#### **Adjourn**

A motion to adjourn was made by Member Wisotzky and seconded by Member Gallo. The meeting concluded at 8:00 p.m.

