

Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

October 12, 2022 | 6:00 p.m.

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Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Russell Braun, Eileen Breslin, Morgan Clark, Betty Gallo, Jane Lea, Christine Markowski, Craig Milan, Ken Oxtoby, Steve Wynne, Jeffrey Fischer, and Raphael Richter

Members Absent

Todd Schwebel, Violet Rein

Also Present

Chris Lucy, Larry R, Stephanie Rein, Carole Ridley (Ridley Associates); Gordon Leedy, Sharon Rooney, and Allie Koch (Tighe & Bond)

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 28, 2022. Motion to approve meeting minutes as written by Member Gaechter, by Oxtoby, seconded by Member Lea. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

No additional public comment.

Site Development Discussion

Primary objectives of today's meeting include a re-assessment of all planning principles discussed at last week's meeting in hopes of coming to consensus and confirming planning principles for the site. Additionally, there has been some refinement of areas of developability, with new visuals to present information. Should consensus not be reached, discussions will continue. Lastly, group will revisit outreach efforts.

Former Principles include: "Protect, Connect, Compact, Blend, Cluster, Protect, Avoid, Provide, Preserve, Reduce, and Incorporate". T&B has tried to condense these for Walsh Property itself, to reach consensus moving forward. Revised Principles include: Protect Water Supplies; Compact Development (use land efficiently, reduce impact); Preserve Open Space (protect plants and habitats while also creating compatible open spaces); Minimize Energy Consumption (through consumption, waste reduction, and design); Walking/Biking Connections (provide connections to and from site), and Integrate Site Development (design with existing topography). WPCPC working to reach consensus on planning principles and objectives. Today's condensed planning principles were discussed.

Protect Water Supplies: includes wastewater and stormwater treatment, features to control water quality. No major objections to this planning principle. Principles are not outlined in terms of priority order; however, the group can clarify prioritization at a future date when the list is confirmed.

Compact Development & Preserve Open Space: Member Wynne inquired on percentages for compact development and open space protection within all developable areas on site. Is it possible to add quantitative value to these areas? Is it possible to determine what percentage of the developable area would be compact, and what percentage would be open space? Member Wynne noted that there have been discussions of municipal uses which wouldn't seem to fit in compact development. Additional inquiries were generated on species protection. Member Gallo inquired about possibility for mitigation off-site, with the intent that we want to preserve open space *and* protect the habitat at the ratio that Natural Heritage requires. Ms. Ridley

reminded the committee of the option for mitigation off site. This open space planning principle was originally intended to be about the site itself, but it can include a discussion about mitigation off site. Mr. Leedy noted each principle and associated impact is on a spectrum.

Housing Discussion – Member Richter indicated lack of representation of housing in planning principles. If these principles don't end up right, there might be further questions about where housing falls into this discussion. Open space and compact development go hand in hand with housing. Ms. Ridley noted this sounds like an addition of a use-related planning principle. Co-chair Wisotzky highlighted need to maximize the impact of this opportunity for what Truro needs. Walsh should really be impactful and would favor housing in the principles. Member Clark agreed, when principles favored preserving open space, why not housing, too? Need for explicit mention of housing. Housing should be built into any planning principle. Member Richter proposed being more specific in principles. There are opportunities to nail down principles, keeping regulatory requirements in mind. Principles may be driven by other community interests and may be more use based, while remaining unrestrictive. Member Clark agreed leaving housing out makes open space seem higher priority. Co-chair Wisotzky inquired what WPCPC should highlight, what we want as a community. Member Breslin commented it's premature to limit principles when we don't know what water supply capacity is, or habitat mitigation needs, for example. Member Schwebel indicated a push for affordable housing and determining maximum number of houses possible on buildable portion of the site. Member Braun commented pushing for appropriate use of open space, while maximizing community impact could be helpful – impact can be open to interpretation so that WPCPC isn't restricted down the line.

Minimize Energy Consumption

Co-chair Wisotzky noted importance of renewables and finding ways to improve energy production, as well as push for expansive thinking about this principle. The Clover Leaf may be a good example for sustainable development.

Walking/Biking Connections – Member Fischer inquired if the WPCPC is excluding other municipal uses that were previously discussed. Ms. Rooney reminded this list is general and was not intended to refer to specific uses. Member Gallo invited folks to consider Susan's efforts by adding accessibility to principles. Providing development in a more compact form will allow for more of these said connections, common open spaces, etc.

Integrate Site Development – Co-chair Wisotzky thinks this is addressed in compact development. There seems to be some disagreement in topography limitations. Member Clark agreed. Topography doesn't limit recreational uses.

Water and Wastewater Considerations

Sole Source Consulting was obtained by Truro Environmental Defense. Report indicates groundwater flows towards North Union Field (NUF) wells. Walsh property was identified as a Potential Future Water Supply area by the CCC with strict nitrogen loading requirements. Scott Horsley's memo findings reviewed, indicates development of Walsh property is possible with careful land use planning and adequate wastewater treatment; recommends cluster/neighborhood wastewater treatment facility; Truro's Central School Title 5 system could be upgraded to serve new development on Walsh property. Member Wynne inquired how this will impact design and access principles, and feasibility of preparing drawings to display where this would sit on the property, impacts, etc. Member Fischer noted development will require water treatment plant no matter what type of development is occurring. Additional follow-up may be required to determine proposed locations of new wells.

Site Development Constraints

A revised site development constraints map was presented by Ms. Rooney and Mr. Leedy. Clarity on color coding slope was provided. Acreages associated with slope include Slight: 37.4 acres, Moderate: 20.1 acres, Severe: 11.5 acres.

Potential/Proposed Development Area

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Development appears to be the most favorable in the existing cottage area. If the well is on the property line, would it still meet goals of the site? Additional clarity may be required on evaluation of these well sites. Ms. Rein indicated that additional discussions are planned with the Truro/Provincetown joint Select Board meeting.

Public Outreach

Community survey to be reopened to new networks. Poster session scheduled for 10/15 (Truro LCP/Walsh Property Envisioning). WPCPC to continue working with schools to involve younger populations, and faith communities tied to Jamaican communities. Co-chairs urged committee members to reach out to their contacts to participate. Discussions with Town's communications officer will continue to finalize upcoming events.

Wrap Up, Future Agenda Items, and Next Steps

If you have not been sworn in, please do so by the end of this week. Upcoming meeting is October 26th.

Public Comment

There was no public comment.

Adjourn

A motion to adjourn meeting by Member Lea, seconded by Member Wynne. All in favor. Adjourned at 8:04pm.

