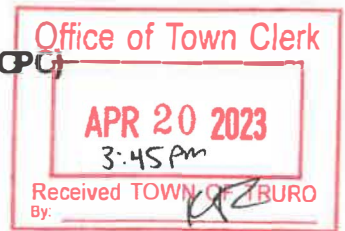


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
March 29, 2023 | 6:00 p.m.



Members Present

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

Members Absent N/A

Also Present

Consultants (Carole Ridley, Sharon Rooney, Allie Koch), Stephanie Rein, Violet Rein Bosworth, Chris Lucy, Ellen O'Connell, Ginny Frazier, Daniel Mierlak

Welcome, Roll Call and Agenda Review

Co-chair Oxtoby read the remote meeting access instructions.

Co-chair Breslin read the roll call and committee members present identified themselves.

Co-chair Breslin led discussion of the minutes of March 1, 2023. Member Fischer commented on his previous inquiry regarding the Parks Services' involvement as public outreach continues. To be added to last meeting's minutes. Motion to approve meeting minutes as amended by Member Lea, seconded by Member Wisotzky. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

None.

Recap of March Focus Groups

Meetings were well advertised through Truro Engagement, direct invitations, and networking to encourage participation. Each session contained about 20 participants, prompted with the primary question of what Truro needs in terms of use (commercial, rec, housing, mixed, etc.) and what is in short supply? Opportunities highlighted in the feedback included support for commercial or mixed-use spaces that would be compatible with residential use (i.e. trade spaces/shared live-work; food pantry; affordable grocery artist studios; commercial kitchen; human services; cemetery; early childhood center (TCS), and project learning space for student). Consultants discussed how the feedback collected from the focus groups factors into master planning efforts. While many of these are good ideas and are no doubt needed, there needs to be additional economic and market analysis and studies to justify what is feasible.

Ms. Ridley recommended that the WPCPC consider developing an envelope that would be available to house any of these particular uses as they are further assessed by consultants and developer(s) for viability. The consultants recommend the WPCPC consider an envelope of possible uses for the site, integrated with the planned residences. This envelope would detail options for the amount (sf) of non-residential workspace or trades space/workspace to be included in addition to the existing housing plans. An envelope would inform the developer so that they can efficiently plan for infrastructure that would be needed to support the development. For the purposes of the master plan, there needs to be an understanding about possible uses, and therefore the master plan needs this information to assess traffic studies, etc.

Ms. Ridley presented two draft options for consideration by the committee to begin the discussion:

Option #1 (12,500 sf): 2,500 sf nonresidential space, and 10 units of 1,000 sf trades/workspace.

Option #2 (20,000 sf): 5,000 sf nonresidential space, and 15 units of 1,000 sf trades/workspace.

Co-chair Breslin was struck by focus group themes of questions asking how will this master plan work for the community as it relates to human development; questions such as how do we take care of children, young adults, and elders? How do we assess leisure activities for full and part time residents? What types of planning and considerations are being completed for that?

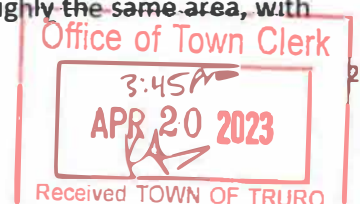
Co-chair Oxtoby reminded the committee that its charge is to make recommendations for appropriate uses in addition to housing that are needed within the community. Generally, there was not appetite for industrial or storage spaces. Something lower in intensity would be more fitting. Ms. Rooney commented there was a fair amount of feedback in support of community spaces or flex-space uses. Ms. Ridley highlighted intent to reach consensus on the suggested options above of a range/possible organization of non-residential uses.

A discussion ensued between the Co-chairs and Members; questions, comments, and feedback to the envelopes/options presented above were discussed. Members generally expressed support of the designation of nonresidential space in addition to the housing areas, with later economic analysis to support the viability. Members reflected on the fact that the Walsh site cannot host every possible use brought to the table. Members generally agreed that so long as it is possible to include a designated amount of nonresidential space without taking away from the housing needed, they would be comfortable. Additional discussion regarding whether or not the nonresidential workspaces, makers space, or the like would be designated only for residents of the Walsh Site, or if those would be made available to the public. Small trades space would make this attractive to home buyers or renters of the Walsh site. However, if the charge of the WPCPC is to support master planning efforts to support the entire community, the nonresidential uses cannot be limited to residents only. Additional support was expressed for an early childhood center associated with the school. Generally, members supported this idea as it will allow for intergenerational mixing and growth. Member Wisotzky, Clark, and others encouraged the committee to make a list of proposed accessory uses (4-5) which could be integrated into different concept plans within the master plan. Member Clark agreed with Wisotzky that the committee doesn't need to identify exact uses. Member Clark proposed two larger areas (ex. one for a grocery store or community kitchen, one for a childhood center), up to 10 office spaces (individual, small), and up to 10 studios and or trades spaces with more open spaces.

Conversation continued with increasing support of community spaces such as a childcare or food pantry center. Member Gaechter recommended that the committee discuss and determine a maximum square footage that could be built out eventually, which could be wrapped into future/potential project design/development phasing. Other members agreed that it would make sense to come to a decision on max sf. The consultants reminded the committee that use types and their amount will need to be determined upon before trip generation calculations can be completed. Coming to a consensus on a number of mixed-use square footages will inform future studies. It seems preferable to give a range of square footage to the consultants and they will determine how these can be integrated into the development.

Clarity was provided on the purpose of Options 1 and 2 from the slide presented earlier. Whatever range, 20-40,000 sf, etc., should be a determination on the total sf of nonresidential space that would be possible within the acreage without taking away from housing.

Member Markowski encouraged the committee to consider the proposed sf/envelope details while keeping in mind that the committee should ensure homes can have gardens and outdoor space. Little units are not equity. Commercial space is being discussed with such passion, and WPCPC isn't talking about the size of the housing spaces. Member Braun provided insight on his previous experience as an architect and developer, noting that it is very possible to develop a high number of units that also include open and fair space. He can speak to a project he worked on that involved close to 300 units of housing on roughly the same area, with



surprisingly lots of open space, areas to grill, grow gardens, and more. It is critical to support those vulnerable populations, and design and development has advanced quite a bit.

Consensus was determined, indicating the consultants can move forward with research and calculations using up to 30,000 - 40,000 sf of nonresidential use in Area A. This is the most nonresidential sf the committee wants to consider without taking away from the housing units. The housing density envelope maximum will be determined in another discussion at a later date.

Visual Survey

Ms. Rooney noted that a revised draft visual survey has been sent to a few of the WPCPC members who expressed interest in assisting with feedback. Feedback and comments will be presented at the next meeting, along with a copy of the revised slides. Suggestions on the prior version have been incorporated based on member feedback. Slides explaining density have been re-incorporated, as well as a brief description of the WPCPC and the site's characteristics. Additional photos of mixed uses will be incorporated. Committee members expressed concern for tiny homes due to limitations on building codes, requirements on head room, stairways, living room sizes, etc.

Updated Work Plan

Modifications have been prepared for the workplan. Consensus has been reached on residential uses, but outdoor event space requires input from town staff to identify space needs and parameters, and status of DPW facility. The workplan is a good guide to plan our meetings based on what information is available to date. Member Wisotzky expressed concerns about draft master plan going to the Select Board before it goes out to the community. Ms. Ridley noted this revision.

Member Richter has expressed past concern on the timeline of committee, but believes WPCPC needs to move quickly and continue at a rapid pace. He encourages the committee to ask consultants to come back with a revised plan, perhaps with a few outreach meetings, so we can target late September for a special town meeting. Member Clark Agrees we can move at an accelerated pace but not at the cost of outreach. Agrees we could have a decent master plan with a lot of community output by September. Member Wisotzky agrees we need to move quickly. It costs money for the town to have a special town meeting. We need to have the conversation now to get this going.

Generally, members agree that it is feasible to move quickly. The LCP is looking at late October for Town Meeting. Ms. Rooney noted September is probably unrealistic for the LCPC.

Preparation for next meeting

Co-chairs and consultants are in the process of updating the work plan; committee reached some consensus on next steps to gather information from public outreach meetings (focus groups); Co-Chairs and Members Clark and Braun will work with Tighe & Bond on Engage Truro, TruroTalks newsletter, visual survey, and other outreach programming needed.

Public Comment

None.

Adjourn

A motion to adjourn meeting made by Member Wisotzky, seconded by Member Fischer. All in favor.
Adjourned at 7:45pm.

