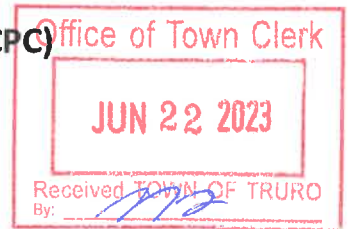


# Walsh Property Community Planning Committee (WPCPC)

## Meeting Minutes

May 31, 2023 | 6:00 p.m.



### Members Present

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

### Members Absent

Member Russ Braun, Jeff Fischer

### Also Present

Consultants (Carole Ridley, Sharon Rooney, Allie Koch), Anne Greenbaum, Bill Rich, Brian Bole, Darrin Tangeman, Town Manager; Denise Novar, Ellen O'Connell, Evan Costa (CCC Staff), Hank Keenan, Jack Riemer, Joan Holt, Karen Ruymann, Kristi Griffin, Lynn Williamson, Merk Gebhardt, Ron Fichtner, Steven Stahl, Steven Tupper (CCC Staff), Jill Clark

### 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 April 19, 2023. Motion to approve meeting minutes as amended to include Member Markowski in attendance by Member Gaechter, seconded by Member Wisotzky. Unanimously approved.

Tonight's agenda was reviewed.

### Public Comment

Anne Greenbaum: Urges the committee to include a range of housing types, structures, layouts, and to do a mix of home ownership and rental opportunities. There is a known population of people who are looking to purchase homes but cannot afford market rate. Highlighted members of the Jamaican community that have established themselves. Ellen O'Connell: Inquired on access to the water tower/well via Andrew Way Leeward Passage or Quail Ridge Road. Will there be a detailed analysis of the cost for sewage, septic, water in the draft master plan, impact on taxes, etc.

### Town Staff Updates

Town Staff is looking into additional funding opportunities for remaining WPCPC work. The Town will work with the consultants as much as possible and establish a clear task list and matrix and determine what future work will be covered by grant funding.

Town Staff confirmed the Select Board approved a Town Meeting on October 21, 2023, 10:00AM, subject to new moderator, Member Wisotzky's approval. Childcare will be available. Member Clark understands budget limitations and hopes that chairs will be involved in consultant's budget conversations. Co-Chairs confirmed that they meet regularly with the Town and consultants on schedule and tasks. The WPCPC has established a workplan, and these tasks have been part of Town Staff's conversations. The workplan and outreach strategy with Tighe & Bond has been designed to finalize work to bring the master plan to October Town Meeting. Co-Chair Oxtoby reminded the WPCPC of the consensus made very early on that media discussions should go through the chairs of the WPCPC. Members as individuals can speak, but issues involving the committee should go through the chairs.

### Cape Cod Commission Transportation Analysis

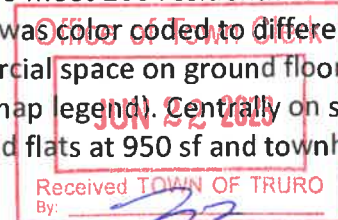
Introductions made for Steve Tupper and Evan Costa from CCC Transportation Staff who presented Redevelopment Preliminary Traffic Findings for the Walsh property to the committee. Everything walked through today was specifically requested by the Town Manager through a technical assistance request to the CCC. CCC staff comments are based on readily available information. Mr. Tupper reviewed the Project Context/study area, including Route 6, Andrew Way, Bayside Hills Road, Scrub Oak Way, Great Hollow Road,

Walsh Way, Cabral Farm Road, Castle Road, and Whitmanville Road. Route 6 within the study area was classified as a principal arterial road; speed limit, number of lanes, sidewalk locations, bus routes, etc. were identified. Assumed development scenarios were provided by Tighe & Bond. General assumption regarding commercial sq ft and conservative estimates were applied. 260 housing units were accounted for. The analysis also reviewed planned infrastructure projects within the project area (Ptown-Truro-Wellfleet resurfacing/road work on Route 6, Truro-Wellfleet shared use path construction on Route 6, and additional MassDOT projects on various roads/intersections on the Outer Cape). A total of 21 crashes occurred within the project area intersections between 2018 and 2022, however overall, crash rates on average per year are very low. An analysis of traffic operations [study done in February 2023] were assessed at the project area for both summer season and offseason patterns. The CCC's assessment revealed that impacts will increase, however will not cause significant delays. At this point in time, the access/egress via Walsh Way does not meet the warrant threshold determined by the MassDOT to allow installation of a traffic signal; however, traffic thresholds may be met should the Walsh Way and Truro Central School entrances be evaluated and considered together. Future assessments including summer traffic counts and a gap study are recommended once design plans are refined/fine-tuned.

Member Gaechter commented on the number of curb cuts in the vicinity of the site. There is a residential street directly across, business across - are the impacts of other curb cuts going to be considered in a future study? Has this been included in this study? Steve response: This is related to access management. MassDOT generally wants to see the best configurations, sometimes there are logistical elements that are limiting; however, a more detailed study would review curb cuts in more detail. Member Clark is intrigued about the information about traffic signals. Is there a well-designed way to configure the roads so that there aren't multiple curb cuts? The Town pays a lot of money to have police monitoring Walsh Way and the TCS entrances/exits. Based on Steve's experience, there are dangers with driver expectations, changes in traffic patterns. With the combination of uses (school and Walsh property) the road usage calcs might meet the warrant need. There could also be consideration of a roundabout or new driveway configuration. Member Richter inquired on a roundabout option. Would this support 260 residential units and commercial spaces in the future? It's clear more data needs to be gathered. Steve response: An important next step would be to complete a gap study. A roundabout analysis can also be done with an unsignalized location. There are reasonable tasks a consultant can work on with additional information. A roundabout study could be completed fairly quickly, however a gap study should be completed closer to the summer months. Member Gallo asked Steve to articulate the abbreviations for letter scores. F is the amount of delay at this location, it doesn't mean a dangerous area. A lot of busy intersections in the town centers are an F level of service. He also estimated site generation trips (weekday daily) and the ratio between morning/evening and commercial/residential trips. Half the trips were commercial within the peak hours. Member Wisotzky inquired whether the town could move forward with the roundabout or not, as well as access to crash data. Steve's response noted the State is responsible for this roundabout. All crashes reported to MA Registry of Motor vehicles, but numbers should be the same between the State and local records. Member Wynne inquired if CCC could define the industry standard and adjustment standards? Are they specific to Cape Cod or Massachusetts on the whole? The industry standard is the practice of adjusting based on nearby count locations, the actual adjustment is based on radar units set up on the Wellfleet-Truro town line.

### **Revised Conceptual Plan**

Ms. Rooney introduced a revised concept map based on WPCPC feedback to meet 260 residential units requested by the committee, and 32,000 sf of commercial space. The map was color coded to differentiate uses and building types. Rust colored buildings include 32,000 sf of commercial space on ground floor with 2 stories of stacked flats above, and parking spaces around those units (see map legend). Centrally on site, there would be a combination of stacked flats and townhouses (2 stories), stacked flats at 950 sf and townhouses at



1250 sf (84 of each of those types of units in those areas). In the rear, there are 40 single family units, 1.5 story units at 1600 sf with a 1 car garage included. This concept plan includes a single driveway and the carveout for future school development.

Member Wisotzky noted prior plans showing multi use event space on site map, and it's no longer here. Ms. Rooney noted this was not intended to be removed from the concept in general and it will be included as an option within the master plan proposal. Additionally, he inquired why 2 stories were selected. Locations such as Clover Leaf utilized topography, and perhaps more vertical density could be included to make more room for open space. Mr. Rooney commented the previous iterations of the plans were one to two stories, and we are now at 2-3 stories. Member Gaechter noted a mix of housing and further questions of design. At this point of time, the consultants want to ensure the number of units is agreeable to the committee, and they can mix and match units to create a different arrangement. Ms. Rooney highlighted this is a first step, and further revisions of the plan is possible.

Ms. Ridley noted consultations with developers, financing, and marketing efforts, as well as conversations with them about the inclusion of community engagement areas. Their feedback is accounting for WPCPC comments currently in discussion about the draft plans, ex) using verticality to increase height, etc. This information will be available for the committee's next meeting.

#### **Outline of Master Plan Report**

A technical memo accompanying the draft master plan will be distributed with proposed development types and land uses, as well as an economic and community development impact analysis. Water and wastewater estimates will be included. Other reporting will include a phasing strategy and timeline, final conceptual plans, rendering(s), construction cost estimate OPCC for infrastructure (wastewater, water, roadways, stormwater infrastructure), recommended regulatory approach, reg and local permits, and zoning changes to consider. Ms. Rooney noted there was discussion of an additional well, and a water tower. There were questions on the buffer of the water tower and well details.

#### **Revised Workplan Review**

Ms. Ridley provided a review of the revised timeline and workplan. By the end of next month, we want to have the WPCPC be comfortable with a draft plan and a summary statement on the plan. Public outreach on that draft plan would occur throughout July into August 11th. There will be an opportunity for public outreach, and time for refinements to the master plan. In August, public comment will be closed, and revised draft master plan will be prepared for Town meeting. Member Wynne noted no reference to the visual survey, this is now in the public outreach plan. The materials are listed at the bottom of that sheet.

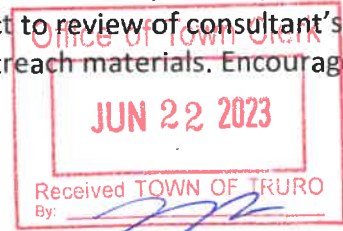
#### **Public Outreach Plan**

Ms. Ridley noted an outreach plan has been developed in line with the workplan. It was noted that the document did not include dates of outreach timeframes. Ms. Ridley reviewed the document with dates with committee members. Items included within the plan include the preparation of draft and final report, as well as preparation activities for Town website engagement, EngageTruro page activity, TruroTalks article(s), media releases, neighborhood meetings, a speakers' bureau, etc.

Discussion by committee on consensus around the public outreach plan as well as the workplan. Meeting before June 28<sup>th</sup> may be needed so that the members can provide additional input on conceptual master plan and outreach strategy. Discussion of reinstating the June 14th meeting. Town Staff noted that there can be an additional meeting, but it can't be staffed by consultants due to funding limitations. The proposed public outreach schedule was agreed to by all members except Member Wynne was opposed. The proposed workplan gained consensus.

#### **Preparation for next meeting**

Ms. Ridley recapped. Consultants reporting back on development discussions for draft plan for public comment, and draft master plan report, and conceptual master plan subject to review of consultant's amended scope. Team will begin to mockup fact sheet and other public outreach materials. Encourages



committee members to provide any additional comments on the draft master plan between now and the next meeting. The Truro LCP is having a community meeting on Thursday June 15th from 5-7.

**Public Comment**

Joan Holt: Believes a traffic study should be regional/comprehensive look. Ellen O'Connell: Does the site plan have enough parking (2 cars per unit)? Is secondary access back on the table? Are crash numbers accurate since Covid reduced traffic? Mark Gebhardt: In favor of the concept, however the number of units is way overboard, and traffic limits will likely be more of an issue with two cars per family. Will DPW be included, where will water tower actually be? Will sewage treatment be on site? More to review.

**Adjourn**

A motion to adjourn the meeting made by Member Wisotzky, seconded by Member Gallo. All in favor.  
Adjourned at 8:17pm.

