

Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

July 12, 2023 | 6:00 p.m.

Members Present

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

Also Present

Others: Barbara Carboni, Carole Ridley, Sharon Rooney, Anne Greenbaum, Brian Boyle, Caller 03, Caller 05, Ron Fichter, Mark Gebhart, Stephanie Rein.

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 June 28, 2023. Motion to approve meeting minutes as written by Member Gaechter, seconded by Member Gallo, unanimously approved.

Tonight's agenda was reviewed.

Public Comment

None

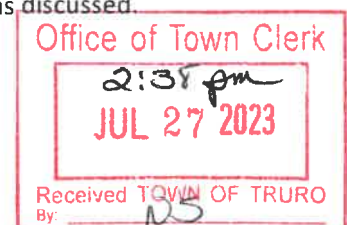
Eileen thanked committee members for their work in pulling together materials for executive summary, some blanks still remain on rare species acreage etc. that will be completed.

Carole reviewed executive summary and full report with committee members.

Executive Summary:

Comments or questions about exec summary - headers/cover needed for both documents. Member Wynne, tremendous work, others contributed more. CCC section: however, the level of traffic etc. statement, should reference CCC recommendations with more information. Member Fischer noted there should be consistency between summary and full document. Discussion of statement that 41 acres will be preserved - instead preserve land as necessary in executive summary (4th bullet point)

Discussion of revising statement to read more generally and not refer to specific acreage. Consensus is to not use a number in this bullet, but to state that "Significant amount of property will be set aside as open space to meet regulatory requirements." And to make sure this item is also addressed in main report. Committee members also noted existing residential structures should be described in main body of report. Committee reached consensus on exec summary with these changes as discussed.



Main report:

Introduction:

Co-Chair Oxtoby: on-bottom of pg. 2 xx insert page #. Site description: add info about cottages

Planning Principles:

No comments

Site Considerations:

Member Wisotzky - clarify rare species issue; almost entirely within mapped habitat - correct to majority of property. Make figures/maps bigger, brighter throughout. Confirm 2:1 ratio for turtle habitat.

Selection of Development Areas:

Clarify Provincetown water supply well section - Provincetown water supplied to Truro

Top of pg. 7 - question of acres - don't refer to acreage, generalize language

Also bottom of pg. 7 41 acres change to significant acreage remove #

Community Input on Development:

Co-Chair Breslin: add early input wish and worry session to document. Member Wisotzky - HPP documented more than 252 units, Walsh committee decided on 252; delete reference to 30 years; 2035 is correct, may need to add one year. Member Wisotzky – town-wide survey, add that it was collaborative effort between LCPC, housing authority and Walsh committee. Add that survey was open between Oct. - Dec. 2021. Outreach event (pizza party) was omitted/left out? - add event at TCS. Leave out visual survey.

Town Engagement: no comments

Proposed Development Plan:

Relocate fig. 6 out of place

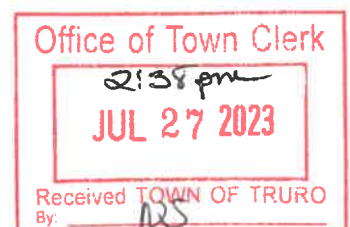
Overall: List same information as executive summary.

Note that adjacent neighborhood access roads - Andrew Way, Quail Ridge, etc. have been eliminated

p. 12 - site access; clarify other options w/Darrin

p. 13 - extra bullet

Town Counsel - bottom of p. 12 not council. Member Gaechter - housing and Central school - add that these will be year-round residential units; add year-round after 252 on 2nd line. Explain TCS land better; also continue to use for active/passive recreation if state considers this area a buffer/not built upon but only to satisfy land area requirements for expansion.



Member Fischer - add buildings constructed to maximize energy efficiency and to utilize renewable energy (not just solar) wherever feasible etc. add bullet on energy efficiency, sustainability - keep open ended. Co-Chair Oxtoby - open space consistent with other language

Transportation - change CCC language as CCC didn't say traffic wasn't a major concern; add that public expressed concern about traffic.

However, given feedback from community, more rigorous analysis is needed.

Water supply, treatment - clarify that water will be provided by Provincetown - clarify that water tower is to add pressure not supply - also no township. Member Wisotzky - add that water is in process, needs to be negotiated w/Provincetown water and sewer board - development plan is based on assumption that public water supply will be available.

Suggestion on photos, reduce size and add a few more examples; consistent use of terms, use apartment buildings throughout of no more than 3 stories high.

Committee reached consensus on document with changes as discussed.
Member Fischer has editorial comments will forward.

Phasing

Carole discussed preparing a high-level statement that development would occur in phases; number of benefits associated with phasing. Committee desired more exploration of phasing.

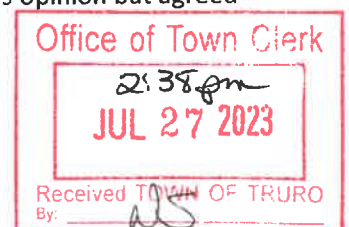
She asked if phasing guidelines should be included in report or separate section for town administration in RFP.

Feedback on adopting guidelines for phasing:

Member Braun - not in favor of this approach; phasing is a business decision, doesn't think this is needed. Member Gallo - disagrees; talking with people who think 252 units will be built on day 1, thinks statement is important. Member Wynne agrees w/Member Gallo, outline of what we're thinking about. Member Gaechter agrees also; marketing tool as well as technical explanation; Member Wisotzky thinks is important from a community perspective, and offers control to the community. Member Fischer supports also.

Discussion of whether to include this in report – Member Gaechter suggested the following:
35% - Fred thinks Phase 1 would be larger and doesn't want to lock in specific % requirement; concerns about how the project gets built out. Member Gallo - make clear that 1st phase is infrastructure, describe Jarrod's proposal about nitrate-removing wastewater system, thinks each phase should have each type of housing, with infrastructure in place before starting construction. Carole clarified that need road layout to design wastewater infrastructure. Member Braun - one RFP for each developer? Hasn't been decided. If separate RFPs no way that scattered development would work; phases need to be geographically clustered.

Majority of support for including phasing guidelines in report, with removal of 35% - adding ref to infrastructure discussion w/Jarrod; Russ didn't agree - Morgan leaned toward Russ's opinion but agreed to move forward.



Carole suggested formation of subcommittee to work out language of phasing guidelines. Fred, Russ, offered to be a small group to work out before report goes out; or leave language in and work on further and describe at meeting; Russ suggested even higher level than what is proposed

Keep introductory language - appoint subcommittee to provide refined language

Paul - suggested this is a draft report; keep language in as draft, work in progress for feedback; possible guidelines?

- Remove 35%
- Note that report is draft

Vote to include: 10 in favor, Russ opposed.

Survey questions: two sets of questions, closed questions and open-ended questions

Member Wisotzky noted that Betty, Paul and Eileen worked on survey questions; different degrees of engagement anticipated. Morgan, Steve, and Jeff also provided questions that helped frame survey. Open-ended questions will be used at events, give people information along w/questions. Should only ask questions that we are willing to do something about.

Member Wisotzky asked who will be doing the analysis of survey, writing the report? Member Gaechter concerned about how we will use the results. Consultants will need to look at scope as to level of support available.

Member Fischer - committee didn't agree to exact layout; report indicates same, question #2 should reflect this. Member Gallo - protocol needed to ask questions in same way, will be harder to quantify open-ended responses. Co-Chair Oxtoby: % acreage not specified; some # needs to be included; % of property. Member Clark - requested that questions about homesteading be combined/included in survey - open ended and closed questions. Member Gallo - ok with one or two questions only; ask one of survey drafter to work w/Morgan to craft those questions. Co-Chair Breslin - survey being rushed, not enough time and need another meeting. Member Braun: provide clear definition of what homesteading means. Eileen raised question re: another meeting. Committee agreed. Carole - suggestion to postpone public meeting; committee agreed.

Next meeting on July 26, schedule public meeting for 8/16 instead. Modifications to draft survey for next meeting.

Discussion of resignation process

Stephanie Rein stated that all resignations need to be in writing; Trudi Brazil (acting Town Clerk) prefers hard copy with original signature; if letter goes to Chair 1st, asked that copy be provided to the Town Clerk.

Mark Gebhart not clear on what wastewater treatment facility would look like, seeking clarification.

Member Wisotzky made a motion to adjourn, Member Lea 2nd, all in favor, meeting adjourned at 8:21 p.m.

