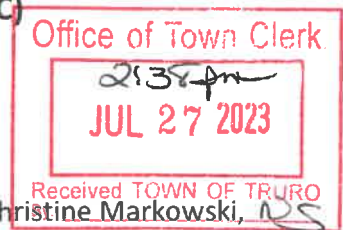


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
June 28, 2023 | 6:00 p.m.



Members Present

Co-Chairs Eileen Breslin and Ken Oxtoby; Fred Gaechter, Morgan Clark, Betty Gallo, Todd Schwebel, Steve Wynne, Jeff Fischer, Raphael Richter, Violet Rein Bosworth.

Members Absent

Russ Braun, Jane Lea, Paul Wisotzky

Also Present

Darrin Tangeman, Carole Ridley, Sharon Rooney, Allie Koch, Amy Wolff, Anne Irwin, Joan Holt, Mark Gebhardt, Polly, Vida Richter

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 14, 2023. Motion to approve meeting minutes as written by Member Gaechter, seconded by Member Gallo, unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Mark Gebhardt - full time resident and voter. Inquired about water treatment facility and potential to move that onto the B part of the Walsh property by the school - is it possible to expand at Snow's field? Encourages the WPCPC to consider that recreational uses may have gone by the wayside.

Staff Updates

The DPW facility directly across from the public safety facility has been selected by the Selectboard. Planning and design of that building will move forward. The DPW will not be sited on the Walsh property. No questions.

Discussion and Consensus on Report Content for Community Engagement

Taking a few minutes to review the purpose of the report, and how it fits into the context of WPCPC's engagement strategy around concept plan. One purpose of the report is to bring the community up to speed on existing conditions, (environmental, planning); the second goal will be to summarize the history of the WPCPC and all of the planning and outreach done to date. It'll be important for the community to understand the thought process behind the plans being presented. Next, proposed uses will be discussed. Additional notations of entities brought into the discussion (CCC, Tighe & Bond, Horsley Witten,) and what experts have recommended to date. With consensus, this report can be made available to the public which will commence the public outreach process to collect feedback. This consensus can include comments, changes, and suggestions out of the discussion tonight. This input will be taken into account and the report draft will be revised for community review.

Target items for tonight includes addressing questions to ensure the committee has what they need to develop master plan report. Member Gallo recommended a shorter, more concise fact sheet for public

distribution. Requested some clarity on the current questions within the summary. An example is questions on the different types of houses. Some of the questions may be leading, and some folks might not understand the developer language and affordability breakdowns. There is benefit to explaining the advantage of certain options. Concerns were voiced about the questions listed. Clarification was provided that questions in the packet are only in draft form and will be discussed further tonight.

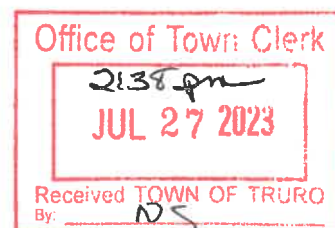
The WPCPC can share smaller comments via email. A sub-committee idea was floated to finalize smaller Member comments. Members expressed support in gathering consensus on the basic approach of the report. Town Staff noted the sub-committee would need to follow protocol of other Town committee meeting requirements. Members Gaechter, Wisotzky, Richter, Markowski, Wynne, Gallo and Clark are supportive of the development and implementation of a subcommittee. Should a subcommittee be formed, any Member can participate in language changes, add questions to be incorporated into the final version of the report. Members expressed concerns with wording of questions and encourage the report itself to provide more information for public. Certain members of the community will want all of the information, and certain members may want less, so accessible information will be beneficial to develop here (report, links to reports, fact sheets).

Town Staff inquired if any RFPs have been reviewed from other town projects. There may be a benefit to reviewing the Clover Leaf RFPs and understand how the town interacts with developers, and what developers typically provide. Clarification was provided that the level of detail about various topics given to the community will also be helpful information for developers of interest. Member Gaechter recommended additional graphics depicting possible phasing approaches. A discussion ensued regarding visualization of phasing; however, the WPCPC should understand that ultimate phasing recommendations will come from the developer. There is value in adding these phasing questions into the report so that community input is collected. Member Fischer noted a gap, affordability and financing options don't seem to be adequately covered, and Townspeople will likely have questions about this. A summary of recommendations may be useful at the end of the report. Town Staff noted possible complications when it comes to discussing the Town-developer-state relationship and financing coordination. This infrastructure report should be carefully discussed and incorporated into the report.

Fred, Paul, Betty, Christine, Eileen, and Jeff are interested in participating as a sub-committee. For the purposes of open meeting law, the subcommittee must follow Town meeting protocol. Written comments on the report shared tonight have been requested by close of business this Friday (5:00pm).

Review of Revised of Concept Plans

Revised concept plans were prepared in accordance with the comments that the WPCPC provided at the last meeting. Open space and recreational areas have been designated, and figures include additional labels. Wellfleet and Clover Leaf projects are similar in scale. Member Markowski believes this will create a project like area and believes the traffic estimate is not accurate. Member Markowski notes this appears to be more if a co-op city. Some members voiced concerns with such high density. The proposed layout is still within the 28 acres of Area A. One version is more compact with more open green space, and the second version is more widespread, allowing for less large open space areas. Members inquired on past discussions on more mix and matching. Clarity was provided that developers will make their own proposal of the layout of the site and will integrate their own phasing types. A plan like this is illustrative and is not something that would be built from. However, it would allow for a visual representation of how phasing could occur on site.



The plans will be revised over the next few days with some additional notations (marks for open space, etc.). Member Raphael noted the seven acres with the school property should be separate from recreational areas proposed, and the athletic fields should not cross boundaries since those discussions with the School Committee have not yet occurred.

Visual Survey Updates

Brief updates were provided on the visual survey. As previously discussed tonight, the developers will propose building types and forms. In addition, as noted in prior meetings, the ability to finance the project has limitations, and as such, the developer will make recommendations as needed. However, a modified visual survey/graphics can be incorporated into the report for public distribution. Feedback was provided, as long as it's clear that we show what the apartment buildings may look like, single family, townhouses, etc., the public should get a good idea of what these buildings could look like in Truro. Additional members commented that the use of "elevator building," versus "mixed-use", "townhouse" should be used consistently across all reporting, and concept plans to reduce confusion.

Overview of Workplan

An overview of the proposed workplan was reviewed. The WPCPC is running on tight timelines for completion. A request was made to propose thoughts and ideas for a community meeting date, location, timing for a meeting. The community center or library may be possible locations. The community center may be larger to fit a larger number of people. Thursdays are possible, if no housing authority meeting conflicts. July 20th or 27th are tentative options. Timing suggestions included early evening. Town Staff will coordinate outreach for availability at the Community Center. A request was made that all potential outreach dates are shown on a flyer (to the extent possible), which could include dates WPCPC will be at the farmer's market, transfer station, etc. Contacts at transfer station and farmers market (Stephanie Rein) should be contacted for event/tabling coordination. Availability of dates should be provided to the co-chairs. Folding chairs, tables, etc. are requested.

Recap Meeting Points, Agreements, and Action Items

Good comments and feedback on the report, lots of volunteers to support a subcommittee and those members will be appointed soon. WPCPC members are to provide edits to the report to chairs by Friday. Updated concept plans will be revised with comments from tonight's meeting. Discussed ways to repurpose some info made available through the visual survey, this can be tailored and incorporated into the report.

Public Comment

Joan Holt: Expressed concerns about future Truro, what it will be like for the tenants of the Phase 1 development, traffic concerns, availability of healthcare providers, etc.

Mark Gebhardt: What will be done about getting together with people who live near the Walsh property? Short Lots lane has been left off the concept map again. If you want buy in, those neighbors should be questioned and feedback should be collected.

Adjourn

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

