

Walsh Property Community Planning Committee (WPCPC) Meeting
Minutes
July 26, 2023 | 6:00 p.m.

Members and Alternates Present

Co-Chairs: Eileen Breslin and Ken Oxtoby; Members: Fred Gaechter, Russell Braun, Jane Lea, Morgan Clark, Betty Gallo, Paul Wisotzky, Steve Wynne; Alternate: Jeff Fischer.

Members and Alternates Absent

Members: Todd Schwebel, Violet Rein Bosworth; Alternate: Raphael Richter

Also Present

Carole Ridley, Sophie Mann-Shafir, Christine Jon Win

Welcome, Roll Call

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 July 12, 2023 stating the minutes format were written in bullet points. Motion to approve meeting minutes as written by Member Gaechter, seconded by Alternate Fischer, unanimously approved.

Public Comment

There was no public comment.

Staff Updates

Co-chair Oxtoby indicated there were no members of the Town of Truro staff present, no staff updates.

Review and accept revised Executive Summary and Full Report

Co-chairs Breslin and Oxtoby facilitated a discussion with Members and the Alternate on ways to make the document more readable: increasing the font size, adding page numbers, enlarge and move Conceptual Master Plan images to the end of the document, and increase vision accessibility by switching out red lines or red copy. Wordsmithing, typos, and clarifying language edits were made throughout the document. To make edits, the document may increase to six pages.

Members Wisotzky and Braun suggested a new title "Walsh Property Community Planning Committee | Executive Summary | Progress Report for Community Outreach."

Alternate Fischer asked that the copy regarding the existing 8 cottages be made clearer. Member Gaechter will provide a copy of the referenced memo dated May 11, 2021 to the co-chairs to revise the paragraph copy.

Member Wisotzky asked that images or references to "Walsh Development Constraints" be re-labeled "Walsh Property Topography" in each use.

Consensus made that all edits to the Executive Summary be captured in the Full Report page by page.

Timetable to review revised documents and finalize is one week, so we can make the Executive Summary and Full Report available to the public before the August 16 event. Both documents should clearly state "Draft For Public Comment."

Homestead concept

Member Clark gave an overview of her discussion with Town Planner Barbara Carboni, building on an idea heard in public meetings, to incorporate homestead questions within the WPCPC surveys. The proposed language would use "Build Your Own Home (BYOH) rather than "homestead." Member Clark emphasized that BYOH is only one of many solutions for housing, and more details are needed regarding qualifications,

limitations, etc. She hopes WPCPC can sponsor focus groups in the September timeframe to discuss BYOH in more detail with the community.

Survey – Review and approve questions (open ended; qualitative)

Co-chairs Breslin and Oxtoby facilitated a discussion with Members and the Alternate to review the Self-Administered Survey document in detail, including the addition of subheadings for clarity: 1) Land Allocation, 2) Housing, 3) Phasing, 4) Traffic, 5) Wastewater Treatment.

Member Braun asked that a question be added regarding the purchase price of the Walsh property being repaid by development of the property. Member Gaechter stated he did not recall any such reference in the original purchase price Town Warrant, other than the purchase was an acquisition by the Town that would be paid off.

Member Clark suggested additional clarification in the Phasing question to more clearly define how many houses would be in the first phase and requesting the copy be updated to include “How does the community feel about phasing, and to what degree?” Phasing can include not only number of homes, by home style and location on the property.

Alternate Fischer asked for clarification on wastewater treatment and suggested adding “Do you still have questions about wastewater and accessibility to the property?”

The survey will be distributed using Survey Monkey, with a link within the Executive Summary. Paper versions of the survey will be available for residents who are not online.

Consensus made that all edits to the Self-Administered Survey be captured in the Open Ended Survey page by page.

Further Discussion on Outreach Activities

August 16th event

Sign up for tabling and other community events

Consultant Ridley noted that a printed version of the Open Ended survey was to be used by WPCPC members during community events to capture public feedback.

She also stated that WPCPC members should add dates to the tabling event spreadsheet so we can coordinate dates and times. Co-chair Breslin noted it may be difficult to coordinate two people at each event and that Members should be prepared to do events on their own. She asked that Members complete the spreadsheet by the end of this week if possible.

August 16 event is on schedule, more information will be available by the end of this week. Co-chair Breslin noted that it will be great to see everyone in person at the event.

Recap Meeting Points, Agreements, and Action Items

Co-chair Oxtoby gave a summation of the work accomplished during this meeting.

Review Next Meeting Agenda

Public Comment

There was no public comment.

Adjourn

A motion to adjourn was made by Member Wynne and seconded by Member Gaechter. The meeting concluded at 8:05 p.m.

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SEP 11 2023

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1:00 pm @