

Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

September 6, 2023 | 6:00 p.m.

TOWN OF TRURO

SEP 26 2023

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TOWN CLERK 10am
E. Verde

Members Present

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

Members Present

Russ Braun, Steve Wynne, Violet Rein Bosworth

Also Present

Stephanie Rein, Darrin Tangeman, Barbara Carboni, Stephanie Rein, Carole Ridley, Sharon Rooney, Allie Koch, Joan Holt; Bob Higgins-Steele, Catherine Potenza, Mark Levine

Welcome, Roll Call and Agenda Review

Co-chair Oxtoby read the remote meeting access instructions.

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

Co-chair Breslin led discussion of the minutes of August 30, 2023. Motion to approve meeting minutes by Member Gaechter, seconded by Member Wisotzky. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Catherine Potenza: Does not believe 252 units is viable or feasible. Please review feedback from the community to ensure all points of view are considered. Mark Levine: Inquired on the split vote 9-3 to recommend 252 units. Interested to hear from the members who voted against this consensus idea. A conversation of alternatives recommended would be appreciated. Bob Higgins-Steele: Encouraged WPCPC to see a second opinion on the master plan proposal. Grants are available. Planning Principle 2 notes sustainability and using renewable energy, this doesn't appear to be included on the conceptual plans. Additional commentary was provided regarding the connection of this site to the greater grid.

Town Staff Updates

A total of 525 surveys were collected. Town staff and consultants met with NHESP staff today for continued consultation for species protection and mitigation.

Frequently Asked Questions

A FAQ was developed, focusing on questions that emerged from events over the last several weeks. The WPCPC needs to discuss and reach consensus on what it wants to say about the number of units and phasing. Additional FAQs addressed number of phases and bedrooms, rental unit occupancy eligibility, plans for monitoring affordability, income limits, definitions of AMI, limits of BYOH lots, open space protection, commercial and rec space uses, taxes and taxpayer costs, possibility of grants, impacts to local school system, and clarification on what Town Meeting is being asked to approve. Capital "A" and lowercase "a" affordable should be defined on the FAQ sheet. Member Gaechter inquired on expected volume of children for a development such as Cloverleaf and anticipated number/percentage increase we could anticipate. Member Fischer called attention to lack of comment on traffic. Member Wisotzky encourages a chart that has income range of 100%-120% to assist/clarify AMI numbers. Can we give

Wrap Up, Future Agenda Items, and Next Steps

The consultants will share all raw Survey Monkey data and tonight's presentation with the WPCPC. A small group of volunteers will assist with additional qualitative analysis, with the understanding that limited time remains for edits to the plan. The phasing memo presented a nice transition into how draft recommendations will be developed. Members to digest the survey results and be prepared to discuss recommendations at the next meeting.

Public Comment

Joan Holt: Wants to know if the warrant article has any substance, and will the town staff be the deciding entity?

Adjourn

A motion to adjourn was made by Member Gaechter, seconded by Member Oxtoby. Adjourned at 8:15pm.

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Joan E. Verde