

**Walsh Property Community Planning Committee (WPCPC)****Meeting Minutes****September 13, 2023 | 6:00 p.m.****RECEIVED  
TOWN CLERK****Members Present**

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

**Also Present**

Carole Ridley, Allie Koch, Sharon Rooney, David Wennerberg, Gary Garrison, Alice Longley, Daniel Mierlak, Darrin Tangeman, Denise, Geoffrey Medoff, Sharon Rule-Agger

**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 September 6, 2023. Amended that Steve Wynn was present at 9/6/23 meeting. Motion to approve amended meeting minutes by Member Gaechter, seconded by Member Wisotzky. Unanimously approved.

Tonight's agenda was reviewed.

**Public Comment**

None

**Town Staff Updates**

Barbara Carboni noted an educational forum event tomorrow for the LCPC (9/14) at 5PM at the Community Center. She commended all LCPC members for accelerated work completed to date.

**Discussion on Consensus and Draft Recommendations**

Carole Ridley noted that tonight's discussion will review 20 draft recommendations. The recommendations are organized based on the most applicable Planning Principle associated with the recommendation/planning goal. Discussion of purpose of recommendations. Clarification was added that the Select Board will be voting on the recommendations. The Select Board would take a position on the warrant article, which would be to adopt the recommendations. The list of 20 recommendations was reviewed and WPCPC co-chairs and members provided feedback for each. Members suggested using standard language at the beginning of each planning recommendation.

Members generally agreed that the WPCPC should be responsive to feedback from the public. To get this proposal to pass at Town Meeting, Carole noted the committee may want to consider the need for a cap for the overall project unit amount, and a range of units per phase. There should be confidence that what's going to be done will be reasonable for traffic, the

environment, and for what the community needs. Given community input, it's not only the number of units that people are concerned about, but also a density concern (traffic, emergency vehicles access, etc.).

A summary of the revisions to the draft recommendations is provided below. Draft recommendations were reviewed, revised, and may have been re-numbered to allow for content integration and improved flow within the list.

**Rec #1:** Reference to the HPP was removed; it is known in the public that affordable housing is needed. The rec was revised to read: *"Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing."*

**Rec #2:** Specified interest in providing deed restricted and homeownership opportunities that is attainable. Reference to "affordable" was removed.

**Original Rec #3:** Rec removed and incorporated into other recs listed.

**New Rec #3:** Commitment to residential units was capped at 160. Motion by Member Gallo to propose a maximum of 160 units with a first phase of 50-80 units, Member Fischer seconded for discussion. Member Wisotzky asked to separate the votes on overall unit number and then vote on phasing separately. Member Clark motion to separate vote to develop no more than 160 residential units. Motion seconded by member Oxtoby. Vote to amend passed 8-3 with Morgan, Todd, Russ opposed. Amended motion to recommend building 160 units passed 9-2. Members Breslin and Wynn opposed.

**Rec #4:** Recommended a phased approach: Motion by Gallo for residential units to be developed in phases, phase 1 as 50-80 units. Member Gaechter seconded for discussion. Motion passes 6-5. Members Braun, Schwebel, Fischer, Lea and Clark opposed.

**Rec #5:** No major changes.

**Rec #6:** Clarification was added to highlight development will be a mix of year-round housing, with thoughtful design for seniors and families.

**Rec #7:** Specificity added and now notes outer cape residence and workers should be given preference for housing as feasible.

**Rec #8:** Focus of the recommendation was shifted to focus on community-oriented uses on site.

**Rec #9:** Reference to future use of the 7-acre school area was removed. This area is allotted for Truro's Central School for the time being.

**Rec #10:** Rec revised to reflect a total of 4 acres to be designated for public recreational purposes.

**Rec #11:** Rec updated to reference supporting Net Zero principles to maximize energy efficiency and reduce climate impacts.

**Rec #12:** Rec added to highlight recommended compliance with Low Impact Development (LID).

**Rec #13:** Rec revised to reflect a total of 60% of the 69-acre property will be protected open space.

**Rec # 14:** Updated to note the use of ADA-compliant, publicly accessible trails.

**Rec #15:** Reference to the water tower was removed. Details pertaining to water supply are not available yet, however, we do know the site will be serviced by public water supply.

**Rec #16:** Specificity was added to the capabilities of the wastewater treatment system to address nitrogen loading and future changes in capacity.

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**Rec #17:** Rec updated to reflect the benefit of designing with topography in mind.

**Rec #18:** Rec was updated and modified regarding language around traffic concerns. Additional studies will be completed.

All recommendations approved by consensus except for #3 and #4 as noted above.

**Wrap Up, Future Agenda Items, and Next Steps**

Revisions to the recommendations (as seen above) and redline edits to the WPCPC Report and Recommendations draft will be circulated to the WPCPC before next week's hybrid meeting for review and comment.

**Public Comment**

Geoff Doherty expressed concern for water tower location and lack of consideration in the report recommendations.

**Adjourn**

A motion to adjourn was made and seconded. Approved on a roll call vote unanimously at 9:45 PM

