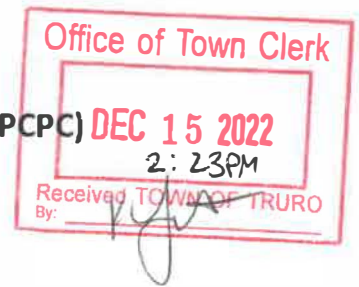


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
November 30, 2022 | 6:00 p.m.



Members Present

Co-Chairs Paul Wisotzky and Fred Gaechter; Members Betty Gallo, Christine Markowski, Eileen Breslin, Jane Lea, Jeff Fischer, Kenneth Oxtoby, Raphael Richter, Steve Wynne, Todd Schwebel

Members Absent

Russel Braun; Morgan Clark

Also Present

Darrin Tangeman, Stephanie Rein, Chelsea A Loughran, Susan Areson, Vida Richter, Kristi Griffin, Kevin Grunwald, Ellen O'Connell, Jack Riemer, Chris Lucy, Amy Wolff; Sharon Rooney and Allie Koch (Tighe & Bond), Carole Ridley (Ridley Associates), Caller 05, Scott Horsley; Violet Rein

Welcome, Roll Call and Agenda Review

Co-chair Wisotzky read the remote meeting access instructions.

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

Co-chair Gaechter led discussion of the minutes of November 9, 2022. Member Breslin proposed further revision on density discussion in minutes. Member Wynne proposed change in wording to the minutes – language says generally there was agreement for higher density, however consensus was not reached. Member Wynne proposed it might be more accurate to say “there was an agreement by some members that higher density is needed on the Walsh site”. The existing language implies that there was consensus when there was not. Motion to approve minutes as amended by Member Breslin, seconded by Member Wynne. Opposed by Members Richter and Schwebel.

Tonight's agenda was reviewed.

Public Comment

- Ellen O'Connell expressed concerns about accessibility, access, and egress from the site. Access to Short Lots Lane is through Quail Ridge Road which is a private road. Doesn't meet town standards for a Town road. Lack of discussions with property owners. Walsh Property is large enough to gain secondary access or emergency access through the property itself. The nearby intersection is an accident-prone area, with schools and shops. Any study for cost implications, or traffic study? How will they handle the sewer?
- Kevin Grunwald: Very impressed with progress of work to date. Excited to see that there's a community forum being held. He has been following committee and has been hearing concerns raised related to impact of density of proposed housing to the character of Truro. Without the national seashore, the cape would be very different. Mr. Grunwald bought a lot in 1984 and prices have changed quite dramatically since that time. The character of the Cape has changed dramatically, and it will continue to change. The question is how it's going to change.
- Chelsea L: Chair of rec advisory committee, coaches and teaches at Snow's field/athletic field property. Fully in support of housing, but encourages consideration of effects of other decisions happening in town including siting of DPW. A new well would have to be installed to support the area. If DPW is moved elsewhere, there wouldn't be any impact on Snows field. It would be really difficult to tell kids they have no fields. Dedicating some of the Walsh property for rec uses for TCS could have additional benefits.

Town Manager Darrin Tangeman responded that the Town is still analyzing the road/access issue. Chelsea is correct in terms of her analysis – if DPW is kept at its current location, it will have an impact on the use of Snows field. It would eliminate a large portion of the field.

Ms. Ridley provided a review of the last WPCPC Meeting. Area A (SW quadrant of the site) is the primary area for evaluation at this time. There was a note that density should be tied to community-documented needs. Density will be further defined by visual preference, water, wastewater, traffic, and other needs.

Reviewing the Master Plan Content & Next Steps

Ms. Rooney provided a brief overview of what is typically included in a master plan.

Ms. Ridley provided framework for discussion of outstanding issues, including density, mixed use, and recreation preferences; what town uses are compatible on the site given strong preference for housing; how much of the housing need identified in the Housing Production Plan should be met in Area A. These outstanding issues will need to be evaluated and refined based on traffic, water and wastewater impacts, which require answers to the following:

- Calculation of Water use/Wastewater generation and other siting conditions
- Town clarification on options for primary and secondary access

Ms. Rooney provided overview of Town Survey results on recreation needs for the committee.

She noted public engagement activities are scheduled for December and January to continue collecting feedback from the community on key issues including density and building form, recreation, and mixed use.

Town Manager Tangeman briefed the committee on high-priority municipal uses. A meeting was held with Water & Sewer Board in Provincetown. Provincetown is involved in a detailed analysis of water supply, and how to plan, design, and permit additional capacity to support the community. Provincetown and Truro are actively working to determine what future demand would be and seek solutions for the future.

Mr. Tangeman included a description of Town-staff recreation ideas (DPW facility, water tower, WWTF, hiking walking trails for visually impaired, multiuse outdoor space, fitness area), as well as other Town-presented priorities (pickleball courts, high ropes, bike rental, sports fields, playground, dog park, picnic area, etc). There is a high demand for summer activities and seasonal housing for those employees, but there are difficulties in hiring staff for summer camps. Mr. Tangeman also noted support for an outdoor space for concerts, community gatherings, performances, etc. that meets safety requirements. Mr. Tangeman notes EDC has received feedback for multi-use spaces and housing to support contractors such as plumbers, painters, etc. Truro Food Pantry (now at COA)/Truro Community Kitchen requested the committee consider space in a building on the Walsh Property. This will be addressed at the next meeting.

Mr. Tangeman noted DPW facility location is being determined, study results out in January. Member Fischer inquired on the future use of Quail Ridge Road property. Mr. Tangeman noted there is a need for workforce housing/transitional housing. Access and use of the property still undecided. Member Oxtoby inquired on discussions for a community kitchen, shared use spaces, and the need for these vs. housing needs. Member Schwebel inquired if consensus could be reached – if DPW isn't on the lower part of Walsh (existing cottage area), could community housing be built with some space reserved for school? Member Breslin noted that collective group workspaces, or offices for plumbers, tradesmen, need to be specified more clearly. More feedback from the EDC would be helpful. Member Richter agreed with Member Schwebel that the committee should focus on priority needs. Noted that Area A only represents a small portion of the site. Co-chair Wisotzky noted once HPP is released, there will be more finite decisions for Area A. Member Lea responded to Member Richter that the Town is in a holding pattern since the DPW is still deciding on siting for the facility.

Member Markowski encouraged a traffic study. Noted the rec center is under-used, and the Truro school fields are under-used. Suggests adding a community pool to the list, lots of students at the school don't know how to swim. Get a traffic study to determine how many people can live here. Empty storefronts so the need for unique uses on the Walsh Property may be less urgent.

Note: HPP Hearing Monday at 4pm Monday (Dec 5th) open to the public. Boards need to vote. Encourages public comment.

Welcome Scott Horsley

Mr. Horsley introduced himself and noted he is assisting the town as a consultant with developing a water resources strategy. The Walsh site is within a public water supply area operated by Provincetown. He described the 95 Lawrence Road affordable housing project where the Town wanted to propose a high-density project in the most impacted watershed area, and mitigate water quality impacts. This is a rare case where high density housing in a sensitive water area can be provided, and still meet community needs for housing. He described a shared wastewater treatment facility that would remove nitrogen. WWTP can be below ground and can be constructed with minimal visual impact.

In regard to the Walsh site, Mr. Horsley preliminarily identified an area (north) of adjacent residential development (title 5 or pre title 5 on cesspools) nearby that could potentially be tied into a shared WWTP to reduce nitrogen and provide a net benefit. He shared a table with calculations for Walsh with 100, 150, 200, 250 units respectively. He noted that the Walsh site is immediately adjacent to the TCS (with 3100 gal/day existing septic system).

He described construction/maintenance costs including a 30% increase including treatment and disposal costs (infiltration/leaching facilities) as a part of the facility. Operation and Maintenance costs also outlined in his presentation. In the Provincetown/Truro intermunicipal agreement, Paragraph 11 notes watershed management plans (supply). There is a limit to how much groundwater can be taken out of the Pamet area before you run into issues. Paragraph 12 addressed water supply master plan (demand) and addressed how much water supply is there. Both towns are looking at future demands. The intermunicipal agreement seeks to combine data and support.

Committee members asked questions about cost to the homeowner Mr. Horsley noted that what is charged to the homeowner is entirely up to the town. Many towns arrive at 50/50 split, but this would be completely up to the town on how to cost share those costs.

Member Gallo confirmed that Wellfleet got funding for the WWTP. Mr. Horsley noted Truro is eligible to apply for similar grant funding. There are programs for funding, financing, loan forgiveness 25-50% through the Cape Cod Water Trust from short term rental taxes. State funding to be added to this pool of money. There's fairly probable financial assistance for this project. MassWorks funding was used in Wellfleet.

Walsh topography land slopes NE to SW, so we would use as much gravity drainage as possible. The zone 2 boundary wasn't included in the map shared, but those areas are completely in zone 2. Pumping to the southern adjacent properties would take more effort and cost. As you get further away from the wells, the probability and frequency of contaminants getting to the wells goes down. Tying in systems in close proximity makes more sense. There is a sizable leach field at TCS that could be reused if it was a part of the solution. The advantage of using this school area is that it wouldn't take up space on Walsh property.

Co-chair Gaechter noted watersheds across Cape Cod are vulnerable. Mr. Horsley is on the DEP committee proposing advanced treatment for Title 5 systems in nitrogen sensitive areas. WWTPs which are regulated differently. Wastewater treatment at Walsh would require a groundwater discharge permit. Co-chair Wisotzky inquired about potential future wells on the Walsh property. Walsh site is being looked at for additional water supply, but no test wells or permits at this time for official sites at this point. Mr. Horsley also discussed nitrogen allowance: 5mg/L is allowed with CCC guidance to 1ppm for potential public water supply areas. Mr. Horsley suggested approach to achieve a net zero impact.

Public Outreach

Upcoming 12/5 virtual event postponed to January-February, as a visual preference survey will be launched to the community as a whole. Reminder for 12/8 in-person poster session from 4:30-6:30 at TCS. Reminder to make the FB event shareable. What can the WPCPC do to make this event successful? Social media, word of mouth, and committee members can get the word out. WPCPC members to distribute to their own networks. Volunteer sign-up coming soon.

Wrap Up, Future Agenda Items, and Next Steps

Presentation on food/shared kitchens; reach out to EDC on mixed use; info on HPP; feedback from event; school access issues/property use and/or DPW analysis.

Public Comment

Ellen O'Connell: People in her neighborhood don't reference FB, so outreach/postings for upcoming events are encouraged in public areas. Concerns on how to reach nonresident taxpayers for visual survey feedback in the winter. Would possible Walsh site offices for trades be town run business(es)? Has anyone from Andrew Way been involved in the meeting since talking about wastewater management. Thanks to Scott Horsley for explaining who would pay for wastewater management. Didn't hear much about the water supply. Would there be a single well on the Walsh site? Or would each area have a well? Thanks to all.

Adjourn

A motion to adjourn meeting as written by Member Gaechter, by Member Wynne, seconded by Member Oxtoby. All in favor. Adjourned at 8:09pm.

