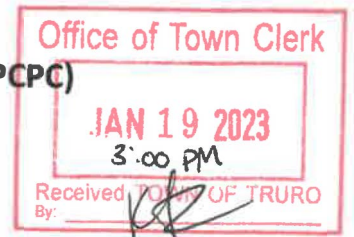


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
January 4, 2023 | 6:00 p.m.



Members Present

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

Members Absent

Russel Braun

Also Present

Town Manager Darrin Tangeman, Consultants (Carole Ridley, Allie Koch, Sharon Rooney); Violet Rein, Stephanie Rein, Tatyana Knight, Daniel Mierlak

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 December 14, 2022. Motion to approve meeting minutes as written by Member Wynne, seconded by Member Breslin. Unanimously approved.

Tonight's agenda was reviewed.

2023 Meeting Schedule

2023 meeting dates agreed by committee. Motion to accept meeting dates by Member Oxtoby, seconded by Member Lea. All in favor. Passes unanimously.

Public Comment

No public comment.

Update on Regulatory Issues – Master Planning

A summary and update on regulatory planning efforts was provided. Co-chairs and consultants want to ensure all WPCPC Members are working under the same understanding of how regulatory agencies impact and inform the Master Plan. Ms. Ridley noted that regulatory review in the future will be much more involved as planning and design continues. More formal coordination will occur with the CCC when development plans are more final. Initial conversations have occurred with Mass Natural Heritage to understand the mapped habitat and possible impacts. Other concerns (water usage, wastewater, traffic) have been discussed informally. Based on initial analysis, nothing is so constraining that any design ideas have to be taken off the table completely. Based on what we know the regulatory realm to be, it will require a regulatory framework, but planning and design can be flexible to meet requirements. Following Master Plan acceptance by the Town and coordination with developers, regulatory reviews with local, regional and state agencies will commence. After this point, more detailed studies of traffic, water, and other resources will ensue. The revised workplan, included in the packet and detailed below, will provide insight into project timeframes.

Co-Chair Gaechter inquired on the meaning of off-site species mitigation. Would Town acquire additional property? What are qualifications for offsite mitigation? The consultants indicated there could be other parcels not immediately adjacent to the site that could be used for off-site mitigation. The CCC has some flexibility as to on site or offsite mitigation and can work with Natural Heritage to determine mitigation needs.

CCC Technical Assistance Updates

Ms. Rooney noted that she had met with CCC staff and the CCC could potentially provide a high-level analysis of safety at site access/egress, as well as information on any recent local studies for safety or traffic counts that may inform traffic analysis for the Walsh property. The technical assistance request will need to come from the Town. The CCC can provide a high-level review to give the community a little more comfort on ideas as the Master Plan moves forward, including safety on Rt. 6. Future coordination with local public safety officials will also be needed. The CCC's analysis will be dependent on WPCPC decisions (# of housing, site uses, etc.) Tighe & Bond will provide trip generation data to CCC staff to inform their review. The CCC will be a good liaison between the Town and State for future coordination. Town Manager Tangeman noted the Town has conducted a legal analysis of access for Short Lots Lane and Quail Ridge Road and concluded that these roads will not be used for access to the Walsh site. This includes secondary access and emergency access. Findings are confidential to Town and legal counsel.

Revised Work Plan

Co-Chair Gaechter reflected on timeframes for Master Plan completion. Co-chairs coordinated with consultants to create a more specific work plan to move work along at a more rapid and confident pace. Co-chairs would appreciate feedback on this roadmap to accelerate the work and create measurable milestones. Co-chair Wisotzky noted that although we are continuing forward, the master plan will not be ready for the Spring Town meeting. The revised workplan identifies key tasks/schedule that will take the WPCPC to a fall special Town Meeting, including: 1) Consensus on Draft Master Plan – Jan – April; 2) Outreach on Draft Master Plan – May (public forums; meetings with boards and regulators); 3) Recommend Final Master Plan – June (refine plan; refine assessment of impacts; marketing plan); 4) Outreach for Town meeting vote on Final Master Plan July – Sept (public forums; meetings with Town and regulators; submit to Town Meeting). The work plan includes specific meeting preparation needs, tasks, outreach status, and consensus building tasks. The deliverable going before the Town is the recommended Master Plan. Items on the work plan such as the need and location of water tower on site will be an inquiry to Town and its committees. Town Manager Tangeman clarified that the Master Plan was a designated article or requirement as part of the purchase of the property which does require Town Meeting for approval including discussions regarding any needed zoning changes for master plan implementation. A discussion ensued regarding the site phasing, and the way in which the Master Plan will be presented to the Town. More specifically, "Area B" will be presented at a higher level of planning (as a future area of development) and will not be ignored.

Housing and Density Review

A list of questions for consensus and review of HPP were provided by Ms. Rooney. How much of overall identified community need should be met on the Walsh Property? What density is appropriate? What building types are appropriate? Housing need by AMI and type were evaluated in the HPP for 2022-2035. A total of 260 units were identified (175 units rental, 85 units homeownership). Potential density and building types were provided for discussion. Following tonight's meeting an individual survey will be provided to each WPCPC Member to reflect and respond to the three questions outlined above. *The HPP represents the best indicator of current need.* One strategy for WPCPC Members may be to break down the need of housing unit and type and prorate this with the HPP to determine what would best fit on the Walsh site. Member emphasis was placed on the need to couple need determined in the HPP with the reality of this property – does it make sense to place *all* of the need on this one site? Likely not. A larger discussion on phasing ensued. The phasing process should be determined early on. It can be difficult to answer the questions above if phasing is not determined. Member Gaechter noted WPCPC may want to get consensus upfront on a phased approach rather than a blanket approach. There is an opportunity to develop an infrastructure plan that will outline the development of the property in appropriate phases. Member Richter proposed committee consideration of the Walsh property fulfilling 60% of the subsidized need which would represent 156 units at the split

recommended by HPP draft as well as at least 100 market rate units for discussion. This would allow approximately 9 units per acre. Ms. Ridley noted this could be a mix of ownership and rental, studios, 1-bedrooms, or 2+ bedrooms. If we are approaching consensus on how the density should be determined, there are options for layout to provide for community spaces, gardens, or playgrounds. Member Breslin noted this conversation might have to be more nuanced to allow for housing for the elderly, affordable, and market rate housing. An inquiry arose regarding data from the HPP, and if this document should be the basis for the determination of number of housing units. The majority of committee members were comfortable with Member Richter's proposal. However, Ms. Breslin thought 60% of subsidized need was too much for the property. Member Wynne also disagreed with 60% based on traffic concerns; he did agree with a phased approach. Member Markowski also believed that 60% was too high based on traffic concerns.

Members also generally agreed that design/layout of the units on the site should represent Truro and its character. Future items for discussion include traffic concerns that will impact design due to new access and egress limitations since Short Lots Lane and Quail Ridge Road are now off the table. Member Gallo reflected on using mixed income housing and felt that market rate units are also needed to support families. Clover Leaf is a good example that WPCPC should reference. It was designed well and received a lot of state and federal funding. Members reflected on the idea of a large barn style structure that could support elderly or group housing. Additional needs and wants for the Walsh site include workforce housing. Co-Chair Wisotzky noted the need to define "market rate value" and "workforce".

Visual Survey Overview and Public Outreach

In addition to seeking input on 3 questions from the housing review (above), Co-chairs and Members should reflect on content for a public-facing visual survey. Ms. Rooney provided an overview of building types that could be used for content from a presentation by Union Studio in 2018 illustrating different densities. Members should contact her with any suggestions for additional content.

Public Comment

Daniel Mierlak – Encourages WPCPC to keep in mind wishes for Walsh property versus the reality in 3D. The Walsh property is an hourglass form, and all traffic will funnel into one road. How much, physically, can the Walsh property support?

Tatyana Knight – Encourages WPCPC to envision what various numbers of housing will look like on the ground. If there's a higher number of units, there will be even more people funneling in and out. Scott Horsley's upper limit of individuals/families for this property was about 210. To her reading of recent reports, we're talking beyond Scott Horsley's findings, and this should be considered as well.

Adjourn

A motion to adjourn meeting as written by Member Gaechter, by Member Lea, seconded by Member Oxtoby. All in favor. Adjourned at 8:15pm.

