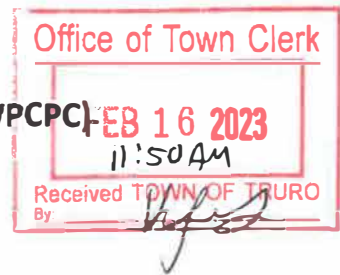


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
February 1, 2023 | 6:00 p.m.



Members Present

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

Members Absent

Russel Braun, Ken Oxtoby, Morgan Clark

Also Present

Consultants (Carole Ridley, Allie Koch); 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 January 18, 2023. Motion to approve meeting minutes as written by Co-chair Wisotzky, seconded by Member Fischer. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Anne Greenbaum: Brief comment and request. Watched the last meeting and referenced long discussion about numbers for consultants for feedback on traffic. It seemed as though there was confusion and a missed opportunity. Consultants seemed clear that committee can provide several different numbers of potential units in order to conclude on impacts on traffic, etc. The committee only seemed to provide one number. Request to add future discussion to provide several other numbers and get traffic information on these as well. Do all of the data collection at once.

Policy Memorandum # 54 and Voting Procedure Discussion

Co-Chairs noted they are working on submission to Annual Town Report. Committee has done great work, and has met twice monthly for two years. For many, this process was not expected to continue for this long. Thanks shared for ongoing commitment to this work. Last week was new for us, we stepped out of the consensus model. We will still work and strive to meet consensus as much as we can. Sometimes that cannot happen, and a vote may be required. Standards of Professional Conduct shared with committee. Commitment to policy includes attention to Civility, Integrity, Respect, Ethics, Communication, and Teamwork.

Alternate Voting Process – Co-Chairs understanding was that alternates could vote if there was not a quorum. It was brought up after the meeting that this was not the only way to vote when required. The Co-chairs conducted research on the alternates voting process outside of regulatory committees. There is no state or local guidance on what committees have to do, and it's not addressed in Robert's Rules of Order. Co-Chairs consulted with town staff and counsel for examples of other committees. It was determined that each committee has authority to self-determine their own process. Tonight, Co-Chairs requested that committee reach consensus on process moving forward with the following options for voting when consensus cannot be reached and a vote is required.

1. Alternates vote only when they are needed to make a quorum;
2. Alternate votes only when they fill a position of any absent member even if there is a quorum;

The decision is the Committee's to make. Co-chairs favor option #2, above – greater decision participation by alternates.

Co-chairs noted we should be voting on process without bias based on personal proclivities, etc. Discussion ensued on past committees' decisions to vote and meet quorum. Stephanie Rein noted the decision is based on the will of the committee. It can be brought to the attention of the Select Board if needed. Alternates are currently Jeff (1st alternate), Raphael (2nd alternate). These determine their voting ability. Members expressed value in alternates' opinions, and confusion on what is the role of the alternate. Motion by Member Lea to adopt option #2. Seconded by Member Gallo. 5 yes, 3 no. Total of 8 members present, 5 is majority. Motion passes. This will be process moving forward for voting situations.

Seeking Consensus: Recreation Uses

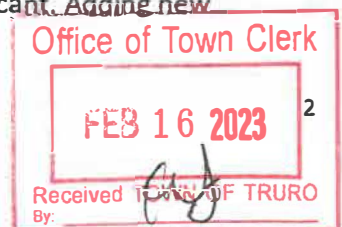
Discussion ensued on whether the master plan should include: An area large enough to accommodate mixed-use athletic fields or an indoor facility (and associated parking)? Other recreation areas? Walking trails? Location (in Area A, B)? Generally, having a recreational area for youth in town was a priority of the Town. Previous meetings have highlighted Recreation Committee and Town priorities for active and passive opportunities for recreation, walking trails, fields, swimming pool, splash pad, etc. Conceptual plan detailed Area A and B, and +/- 7 acre school area for potential athletic uses. Within this area, there is potential to locate 3-5 acres for recreational uses, parking. Field space can be accommodated on the property. This 7-acre area was not previously designated for housing. Members expressed uncertainty on parking areas, accessways, how vehicles can navigate, but believe there is value in adding athletic fields/rec areas. Brief discussion on Town's need and priority for an event space.

Consensus on Recreation

- A large area capable of accommodating a multi-use athletic field should be included in the master plan for now, until and unless there is a rationale for removing it. This rationale could be a lack of need (if Snows Field is retained), it can't be accommodated due to open space requirements or if it ends up limiting housing development potential. Use of this area as a community outdoor event space is preferred and could even include a small pavilion or building (more on that below). There was a good reaction to the plan showing the fields and parking being accommodated within the 7-acre dashed area adjacent to TCS. There was some confusion about whether all or some of the 7-acre field area is in Area A. Based on the prior concept plans the 7-acre area does not appear to be in area A (a couple of committee members said it is). This needs to be confirmed by Gordon Leedy and clarified in the next meeting.
- The master plan should include walking trails that are accessible to the public, including those with mobility issues (so a parking area would need to be located near a trail head).
- The master plan should include other recreation opportunities interspersed in development area A that would serve residents of the Walsh property as well as be accessible to the public. These could be small playground areas, a basketball or pickle ball court. Again, parking needs to be considered, as well as maintenance of all recreation facilities.
- Recreation uses should be included in traffic analysis.

Seeking Consensus: Commercial/Community Uses

Discussion ensued on whether the master plan should incorporate small scale commercial for retail, office, restaurant? Incorporate share work, shared kitchen, or maker space? Community gathering space (fairs, farmer's market, pavilion/gazebo?) Members discussed options to have a space for community gather like other local commons, or community kitchen. There are other, off site commercial buildings (specifically retail, shops, restaurants) and spaces in the Town now that are not in use and are sitting vacant. Adding new



commercial spaces into the Walsh property is not realistic and may not be necessary. There is opportunity elsewhere in Truro to focus development efforts. Some type of auxiliary meeting space may be beneficial.

Consensus on Non-residential uses

- There is no interest in commercial space. However, there is interest in “community space”.
- There is interest in some modest amount of community meeting space or shared work/maker space and/or storage space that could be used by local tradespeople who might be Walsh residents. This could potentially be incorporated with or adjacent to the outdoor event space and field area.

Project Phasing Discussion

Benefits of phasing (ability to test market responsiveness; allows plan to adapt based on experience); Housing (phases to reflect unit number/characteristics from HPP; discuss with development interests); Infrastructure (infrastructure to support entire master plan; modular installation of some infrastructure corresponding with phases); Mitigation (avoid segmentation).

There is interest in learning more about phasing and what a phasing plan might look like (how many units in each phase, mix of unit sizes and affordability, etc.). Questions were raised about how phasing would affect timing and economic feasibility of development (i.e., phasing would facilitate use of tax credits for affordable housing or could make the project less economically viable.) Phasing also will impact local residents who will be near construction activity. Some form of phasing may be needed to secure public support of the master plan, though not everyone ascribes to this viewpoint.

Visual Survey Overview

Example images for a future visual survey were provided. As the committee moves forward, feedback on housing form from the community will be needed. It was suggested that images from local affordable housing projects be integrated. On the slide for each building type, responders should be able to indicate non-preference, instead of just leaving that slide blank. Agreed to circulate the survey for further comment once those revisions are incorporated.

Preparation for next meeting

In order to move ahead with impact assessments, convey information about uses to T&B traffic analysts and Cape Cod Commission staff. The Co-chairs should also discuss with Barbara whether WPCPC can contact Scott Horsley for assistance with water and wastewater impact assessments.

Public Comment

No public comment.

Adjourn

A motion to adjourn meeting as written by Member Gaechter, by Member Wynne, seconded by Member Fischer. All in favor. Adjourned at 8:05pm.

