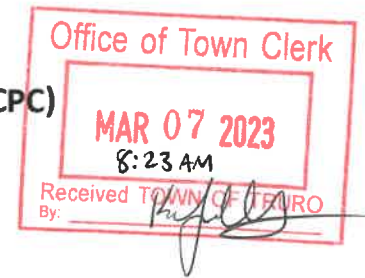


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
February 15, 2023 | 6:00 p.m.



Members Present

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

Members Absent

Todd Schwebel

Also Present

Consultants (Sharon Rooney, Allie Koch); Violet Rein, Robert Weinstein, Anne Greenbaum, Vida Richter, Janet W Worthington, Amy Wolff, Daniel Mierlak, Brian Boyle, Chris Lucy, Ellen O'Connell, Sophie Mann-Shafir, Barbara Carboni, Town Planner/Land Use Counsel

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 February 1, 2023. Motion to approve meeting minutes as written by Member Breslin, seconded by Member Fischer. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Selectman Robert Weinstein: Available to discuss commentary at recent budgetary meeting.

Susan Areson: Thanks to Paul and Fred for the co-chairs' efforts and the committee's attention to this project.

Co-Chairs Announcements

Co-Chairs Paul Wisotzky and Fred Gaechter announced they will be stepping down as Co-Chairs of the WPCPC. They noted it has been an honor and privilege to serve as Co-Chairs, and they are grateful for continued trust and opportunity work together. There are similar circumstances for their resignation. The original task of the Co-Chairs was to coordinate with the consultants in between meetings, but this effort has increased significantly. The expectations of the timeline of this committee have changed, and both data and community considerations have extended this process. For Co-chair Wisotzky, this obligation has interfered with personal and professional obligations. Co-Chair Gaechter expressed gratitude for the opportunity. He is hoping to contribute as much as possible. He thanks all for their support leading this committee down this path. Members provided comments of appreciation and gratitude for the Co-Chairs work and they have done an incredible job navigating challenges. Members have known Co-chairs in many capacities in other municipal and personal work. The town and membership are so lucky to have worked with Fred and Paul.

Discussion on selection of new Chair/Co-Chairs ensued. Members requested some additional information and specification of hours on average and general time commitment (10-15 hours/week). The large majority of time is spent in team meetings with town staff and consultants, coordination with other Co-chair, research on topics, interventions from members with comments, and member interactions. Members Oxtoby and Breslin may be interested and will meet separately to discuss responsibilities. It is up to the committee to make the decision of whether to follow the Co-chair model or other possible models. The language of the committee's charge can also be revised. Consensus to proceed with Co-Chair model with Members Oxtoby and Breslin to discuss.

Town Staff Update

Ms. Carboni asked the committee to revisit the potential for commercial use on the site. There will be up to 250 family units, and everyone will be in the same position (if they would have to leave property to get groceries, etc.) Ms. Carboni encourages the committee to look at uses that support and enhance residential uses on site, like a market or grocer. This would keep car trips low and would keep people on the property. This may serve some benefit to the residents and could support more efficient planning and design.

Member Motion

Member Markowski made a motion that the committee pause and/or halt action until there is a plan to get data from year round and part time residents so that the WPCPC is responding to the community and not just the WPCPC's interests. There was no second to the motion. Co-chair Gaechter commented public input is essential, however, there is no need to stop the work and the remainder of the WPCPC agreed.

Member Clark discussed temporary trailers on the site as discussed at other public meetings. This committee was not charged to plan temporary housing. Zoning changes are not the WPCPC's purview. A short discussion ensued on some frustrations expressed via email threads and offline conversations. There is little the WPCPC can do to support temporary housing and zoning changes, however, plans need to be presented in order to kickstart zoning changes. It is unclear whether there have been discussions on temporary housing for the Walsh site.

Discussion of Commercial and Mixed-Use Discussion

Ms. Rooney introduced a discussion on possible mixed use for the site and referenced a memo previously prepared by Co-Chairs Wisotzky and Gaechter that was re-circulated for the committee's review. Member Wynne reminded the committee of consensus reached on non-residential uses at the last meeting: "there is no interest in commercial space," and respectfully, he does not believe commercial space will enhance residential uses or experiences. There are plenty of spaces in Town available that need support, promote other businesses in Truro that need our help. Promote what we have and utilize what we already have available. Member Clark had a positive reaction to revisiting the small-scale commercial space discussion. There are so many commercial needs in the community, tradesmen storage spaces, and a community kitchen that specifically asked for support. People need places where they can do the work to bring their services out to the community (maker workspace). Co-chair Wisotzky noted one potential is to designate a small percentage of commercial or mixed-use space and allow the planners and consultants to collect appropriate numbers. Members expressed concern over the urgent housing crisis. Members noted that commercial uses are important, however, should not be at the forefront at this time. Important to note, there is a difference between "commercial" space, and "community" space. It is important to decipher the difference.

Town Manager Tangeman noted as the Econ Development committee stated, there is a large need/demonstrated demand for maker's space and other community gathering spaces. Year-round workers require some type of support. Member Clark noted possibilities for mixed uses to be built into the infrastructure and housing areas. There is an apparent need for small scale areas, artist studios, and the like. The committee agreed that further investigation into commercial should be considered. Members expressed general agreement to collect as much information as possible. Member Clark proposed hosting a hearing to obtain more feedback. The committee was tasked with looking at all potential options and exploring additional options. Limiting to only housing would do a disservice. No one strongly objected.

Other Municipal Uses

Mr. Tangeman noted that on March 8, 2023 Town staff will have a public outreach meeting for options and analysis for DPW facilities. Alternates and options will be discussed at the Community Center (and virtual). This

might help narrow proposed locations of where the DPW building might ultimately be located. Town Manager Tangeman will have Jared come to next meeting to update on water tower. Scott Horsley has already reviewed cost analysis details. Damien can brief on summer camp facility and seasonal need data. It is the charge of the Town and Select Board is to assist in the determination of the location of municipal uses on the Walsh property. By charter, this is a Select Board decision.

General agreement that there is a need for Town staff to return to the WPCPC for discussion. The water tower will include access issues - it will need to be built and maintained, there may be restrictions and requirements that are limiting (wildlife and habitat, etc.). The water tower would be needed for water capacity, but wouldn't preclude future development of Area B.

Transportation Analysis by CCC Staff

Ms. Rooney noted continued discussion with CCC staff to complete a limited traffic analysis of impacts at Walsh Way and the school driveway. Awaiting final scope language from the CCC, letter request from the Town Manager to initiate the assistance and agreement by the committee on other uses to include in the analysis.

Preparation for next meeting

Members Oxtoby and Breslin to discuss possible WPCPC leadership further. Committee to revisit the nature of and need for commercial uses on the property with support from EDC data. Ms. Carboni and Town Manager Tangeman will flesh this out with the EDC and provide feedback as it becomes available. Follow up to be completed on water tower, DPW facility, and other municipal uses. Town staff can be available for the next meeting to help answer questions.

Public Comment

Janet Worthington – Truro resident. Thanks to Paul and Fred for a terrific job. Thinks there needs to be more outreach to the community about this, and there are several opinions. She had a personal relationship with the Walsh's. The project passed at town meeting because it was presented as a community-based project.

Amy Wolff – Echoes everything previously said. Reminded committee of tiny house idea. Thanks to Fred and Paul on behalf of the community for their partnership, kindness, and inclusivity.

Ellen O'Connell – Thanks to Fred and Paul. Worry expressed about public health and safety and encourages committee to consider safety associated with DPW use. Traffic considerations should continue to be assessed. Suggested putting proposed hearing out to part time residents, too.

Adjourn

A motion to adjourn meeting as written by Member Gaechter, by Member Oxtoby, seconded by Member Fischer. All in favor. Adjourned at 7:52pm.

