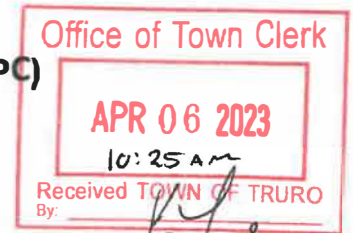


Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
March 1, 2023 | 6:00 p.m.



Members Present

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

Members Absent

Raphael Richter

Also Present

Consultants (Carole Ridley, Sharon Rooney, Allie Koch), Barbara Carboni, Jarrod Cabral, Katy Ward, Anne Greenbaum, Ellen O'Connell, Chris Lucy, Darrin Tangeman

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 15, 2023. Motion to approve meeting minutes as written by Co-Chair Wisotzky, seconded by Member Wynne. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Anne Greenbaum, Truro Voter and Chair of Planning Board. Speaking today as a community member.

Expressed appreciation for the qualities and skills of a good Chair and provided thanks for the Co-Chairs hard work and leadership.

Consensus Opinion on Appointing New Co-Chairs

Co-Chairs reported having meeting with Members Oxtoby and Breslin to brief them on chairperson duties and actively participated in a team meeting with consultants and Town staff to discuss responsibilities and supported tonight's agenda development. Co-Chair asked for any objections to Members Oxtoby and Breslin as Co-Chairs. No objections or concerns shared. Co-chairs Wisotzky and Gaechter declared consensus and provided a personal thanks to Eileen and Ken.

Town Staff Updates

Water Tower Siting – Mr. Cabral: Previous sites and modeling were provided for proposed water tank from Provincetown. Horsley & Witten have reviewed previous modeling for water demand, fire flow, and water pressure. Evaluation of the Walsh site is almost complete for water tank. Part of this analysis was to compare the Walsh site with a previously recommended alternative, 340 Route 6. There was a meeting with Provincetown staff and Truro Town staff last fall. Provincetown has been completing a demand analysis assessment/future buildout for their water system. This prompted Truro to sign on with Environmental Partners (their consultant) and prompted Horsley & Witten to change the strategy with Truro. New numbers incorporating Provincetown's future needs will dictate size and location of the tower and will include projections based on housing needs assessment. The final report from Horsley & Witten will be available by the end of March depending on how quickly and efficiently Env Partners moves along with Provincetown's scope of work. The final report will contain proposed water tank locations, size, overall system pressure, and other infrastructure details.

Two locations under consideration for the Walsh site include the northeastern portion of the site and the central/southwestern portion where elevations are the highest.

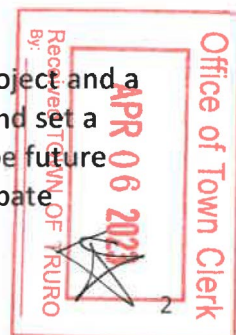
Questions: Member Wisotzky – how much space will this infrastructure require in SF, acreage? Response: The infrastructure would need to be controlled up to 400 feet around the tower (fenced in area). Member Fischer: Could the tower be sited within the existing wellhead protection area (Zone 1)? Will water lines run through the site? Response: Water lines would be directed towards the Provincetown property to the wellhead. The tower could be in the Zone 1. Co-Chair Breslin: What are the top 2-3 considerations for this placement of tower? Elevation? Size of land? Response: design criteria are elevation and close proximity to the wellhead on the Provincetown parcel. Member Braun: Does this analysis include the cost of connecting this tower to the water system? Response: No this is strictly for the water tower itself. No lines are included in current cost. The greater the distance from the wellhead, the greater the cost. Member Schwebel: How will access / egress/ roadways be configured to build and maintain the tower? Response: TBD – conceptually, a road may continue through the Walsh site but consultants will prepare a design recommendation. They might utilize the existing Walsh Way. Member Gaechter: How comparable are the elevations? Response: Assessors map shows elevations. The higher point is closer to the wellhead area, and it's a little higher than 340 Route 6. Member Gaechter: The northeast area on Walsh might be in the habitat protection area. Have species protection been considered? Response: Yes, future consultation with MESA planned. Clover Leaf, for example, had mitigation options, construction limits, and protective measures for species. Clarification: This placement could affect the area for species mitigation. Member Gallo: Where is the road that leads to the Provincetown wellhead? Response: It's off Old Kings Hwy. Once the study is done, Provincetown and their consultant will review. It is unclear on thoughts on road access. Deliverables will go to the Select Board. Presentations on March 8, 2023, 5:00-8:00pm.

Workplan Discussion

Carole Ridley provided a recap of work to date and noted that ongoing processes will impact and inform the current workplan. The committee has decided to move forward with housing uses; municipal uses have been discussed; DPW considerations and recreational uses have been shared; commercial and community uses have been discussed, and connections with CCC to review accessways into the property are in progress. A lot of progress has occurred so far. With outgoing and incoming Co-Chairs, she provided a review of an updated workplan based on previous decisions with a focus on meetings from now through end of spring when we hope to have draft master plan ready. She described an updated workplan with objectives for each meeting including the visual survey, and which community forums would be most beneficial.

Goals for this meeting included reaching consensus on data collection for commercial uses, decision on visual survey, and understanding water tower requirements. Information collected will take time. Consultants recommending series of focus groups to gather additional information on potential commercial uses. Ms. Ridley went on to describe the remainder of the spring meetings with 3/29 meeting objectives including data collected from focus groups for commercial uses; discuss town updates on DPW facility and outdoor event space; review outline of impact assessment for water, wastewater, trip generation, and community fiscal impacts. Goal is to reach consensus on commercial uses and outdoor event space which are necessary to inform traffic analysis at the 3/29 meeting.

Member Braun encouraged the WPCPC to recognize the Town is carrying a multi-million dollar project and a financial analysis is needed. It would be simple for an experienced developer to analyze the site and set a financial floor for whatever master planning the committee does. Ms. Ridley noted there will be future conversations with developers. April Meeting Objectives: Consultation with Police and Fire, anticipate preliminary results of CCC traffic analysis, review background summary report and outreach plan.



Member Gallo encouraged the committee to clarify non-residential commercial uses to ensure committee is collecting appropriate information. Member Braun inquired if March can be designated as end of data gathering? Member Clark: If the consultants are preparing a workplan and draft master plan, continued outreach is necessary. Discussion about additional data collection/outreach. Member Clark inquired about data on home occupations The Chamber might have information on this, it's not tracked by the assessor. It could be useful to assess and identify current at-home businesses ex) therapist office spaces, etc. Some type of hearing along with public outreach could be extremely useful information to collect. This will serve as additional data. Member Gaechter: There needs to be clarification on "commercial" versus "community" uses or mixed-uses. EDC report has not identified a lack of commercial space. We need definitions and clarifications.

Town Manager Tangeman noted a real need for a tradesman park, depending on what it houses like tech work or mechanical work, versus more non-compatible uses like a garage, for example. Member Wisotzky: WPCPC is spending so much time and effort and needs to ask clearer questions to improve overall efficiency. There are benefits to focus groups, this can be very informative, folks tend to be more candid, and this is a great source for information collection. Co-Chair Breslin noted it would be helpful to hear from the committee on who can assist with the information collected from the public. There are opportunities to reach communities that have not yet been heard.

Discussion of Continuing Outreach

Katy Ward discussed launch of new engagement tool called EngageTruro.org., an informational hub geared towards engagement. Ms. Ward is working on methods to collect information and share comments with the committee members. She is in the process of getting this off the ground. Member Wisotzky noted people register online in order to start submitting responses. This is a tool for folks who cannot attend these public meetings. This is a one stop shop kind of deal for town members to provide feedback. Ms. Ward is happy to continue coordinating with the committee for future outreach and public feedback. Anything on EngageTruro will link back to the Town's website, and there is potential to create a specific link to direct the public to the Walsh site. Member Clark: This is a great tool for the public planning process. There is an opportunity to post polls, show public hearing dates, etc. She recommended the committee consider what types of outreach (in person, virtual, hearing, visual survey) will be most useful. Member Fischer would like to make sure the Park Service is involved.

Visual Survey Updates

Ms. Rooney noted that consultants have held off on making additional changes to the visual survey and have taken in comments and suggestions from committee members. She asked for confirmation that the committee agrees the visual tool would be useful. Ms. Ward noted possible collaboration with EngageTruro to host the survey. Committee members noted the visual survey intention was not clear last time, at the poster event. Member Clark asked if the visual survey could include preferences for mixed use, community spaces. Member Braun noted that we will be dealing with the kinds of housing types that don't exist in Truro. Believes we need to look at other developments for inspiration. Member Wynne: Supports the visual survey, perhaps we could be looking what is outside of Truro to be innovative, show new options for development to maximize housing, and how will this be reflective of the Town's community character right off Route 6. Co-Chair Breslin, members Clark and Braun can assist Ms. Rooney with review of revised survey.

Transportation Analysis: Ms. Rooney noted that Town Manager Tangeman has requested high level support from the CCC. Scope will include crash history to inform safety concerns that exist; they'll provide recent traffic counts, and capacity analysis for Route 6. All of this information will inform level of service analysis and

future build options (rec, open space, housing, etc.). Traffic counting is underway at school driveway and trips can be adjusted for summer months. Member Clark asked if the CCC will make recommendations for improvements. Ms. Rooney noted that due to the CCC's regulatory review they will not make specific recommendations for changes, but the analysis will inform future recommendations.

Preparation for next meeting

Co-Chairs and consultants are in the process of updating the work plan; committee reached some consensus on next steps to gather information from public outreach meetings (focus groups); Co-Chairs and Members Clark and Braun will work with Tighe & Bond on visual survey.

Public Comment

Ms. Carboni: Thanked the committee for revisiting mixed use.

Ellen O'Connell: What is the scope of coverage for the water tower? Is it only for the Walsh property, or it is extending to other properties in town? Does Truro define tiers of commercial property?

Adjourn

A motion to adjourn meeting as written by Member Wisotzky, seconded by Member Braun. All in favor.
Adjourned at 8:00pm.

