

Ad Hoc Walsh Property Advisory Committee

MEETING MINUTES 10/21/24

MEMBERS PRESENT: Lisbeth Chapman, Morgan Clark, Breon Dunigan, Jeff Fischer, Anne Greenbaum, Todd Schwebel, Jon Winder

OTHERS PRESENT: Darrin Tangeman (ex officio, acting chair until elections), Barbara Carboni, Kelly Clark, Emily Beebe, Jared Cabral, Stephanie Rein (Select Board Liaison), Susan Areson, Sue Girard-Irwin, Nancy Medoff

Initial Discussion of Officer Elections – committee had questions and concerns about charge to committee and decided to defer election until further discussion.

Review of Committee Charge – Morgan presented a draft logistics plan where each committee member championed different aspects of RFP development. We agreed this deserved further discussion at a later date. Darrin mentioned specifics were lacking in the Walsh Report and that more detailed information is needed from committee. Wider ranging discussion by all committee members about whether committee will be assisting town staff or just responding to requests. No specific decisions, but there was general agreement the committee would: Insure RFP captures recommendations of Walsh Report to extent possible; Provide specifics on recommendations for housing, recreation, and such; Assist town in defining and completing tasks needed to develop RFP (ie. water, roads, and others); and Communicate with public, Select Board, and other committees.

Overview of Walsh Report – Jeff pointed out an error in wording of recommendation R9 which puts 7 acres intended for the school inside the 28 acres intended for housing, while the text and maps are clear that this 7 acres is outside the 28 acres and will not be developed. This will need to be corrected in the future.

Review of Tasks – Kelly presented draft gannt chart of tasks and timelines developed by town staff. Looking for committee input on what is missing and to provide more detail on specific areas. Appeared to be much overlap with tasks Morgan presented earlier in logistics plan. Committee is to look over both lists and provide updates for discussion at a future meeting, or provide to her at any time.

Elections – Jeff Fischer elected chair, Morgan Clark vice-chair, and Breon Dunigan Clerk. All votes were unanimous. Committee agreed on weekly hybrid meetings for 1 hour on Wednesdays at 12:00 noon for the immediate future.

Town Updates – Jared Cabral said old houses on Walsh property were in process of being torn down (historical commission agreed OK). Discussions with Provincetown on water tower, which will be needed to develop Walsh (as well as other purposes), are progressing. Two possible locations are being discussed – one on Walsh and other at 240 Rt 6. Will take about 3 years to

complete tower once agreement is reached. Todd was concerned about amount of water Provincetown is using. Emily Beebe explained they have a legal right to use. Problem right now is that water use by both towns is close to State allocation limit, so need additional supply which means new well and additional allocation. Currently exploring locations for new well or wells on or near Walsh as well as other locations.

Public Comment – Susan Areson said key issues were water supply and wastewater. Once those issues addressed and development planning starts she would like to see some acreage set aside for deed restricted build your own lots where people who don't qualify for affordable/subsidized housing could build their own houses. If did this she believes housing could be built quicker than developer.