

Ad Hoc Walsh Property Advisory Committee

Meeting Minutes November 13, 2024

Members present: Jeff Fischer Chair, Breon Dunigan Clerk, Todd Schwebel, Lisbeth Chapman.
Alternate members Anne Greenbaum and Jon Winder

Staff: Darrin Tangeman, Selectboard liaison Stephanie Rein

Meeting called to Order at 12:01 pm

Todd Schwebel passed around an information sheet clarifying the benefits of a RFQ

Chairman Fischer made comments and emphasized guidelines to enable a more constructive and orderly meeting. Notably, staying on topic and not getting lost in details at this time.

Approval of 10/30 amended minutes were approved with the addition reflecting that David Bannard from the zoning task force was the Liaison to our committee.

Approval of 11/11 amended minutes were approved with the addition; "Assistant Town Manager Kelly Sullivan advised the Committee that the MAJOR task of the Committee is to flesh out the recommendations of the previous Walsh Committee"

Discussion of the requirements of the meeting minutes including how much detail is recommended.

Continued discussion on Walsh Property Timeline

Funding and funding sources: Tangeman advised the committee that most of the funding to date is for infrastructure, primarily water and roads.

He identified Mass Works and Mass Developments as sources.

Likely future funding will be sought from USDA and CPC

Committee will look into additional funding sources.

Utilities: Committee was advised by Tangeman that it was premature to dig into comprehensive waste water planning until water negotiations with Provincetown are completed.

Regional Impact: When the committee has a preliminary plan it will go to Cape Cod Commission for Review and Comment.

Public Access and Recreation: Communication with Abutters, and Committees with interest in the Walsh property will be a focus. These interested parties will include the Truro Central School, Recreation Committee, Housing Committee etc.

Quail Ridge: Town is addressing

Committee was advised that the access to the property was a sensitive issue and that the town is engaged in ongoing negotiations regarding roads and access points.

Committee was advised to be cognizant of the timing of any issues that may need to go before Town Meeting.

Details Missing from Chart: Brief discussion about housing deed restrictions and local preferences.
Continuing Discussion.

It was reiterated that our initial phase will be determined by available water.

Meeting Adjourned 1:04 pm