

Ad Hoc Walsh Property Advisory Committee

Meeting Minutes March 10, 2025.

Members present: Jeff Fischer Chair, Morgan Clark Vice Chair, Breon Dunigan Clerk, Lisbeth Chapman, Alternate members Anne Greenbaum and Jon Winder

Meeting called to Order at 4:02pm

Outreach and Communications in coordination with Zoning Task Force

David Bannard in attendance representing ZTF

Task force has a page on the Town of Truro website

ZTF has been gathering community input to their proposed article. Two changes were made to the plan as a result. No 5 story buildings. Maximum of 3 stories. Minimum of 10' between buildings. Other concerns were parking and questions about mixed use.

The planned article will be presented to the Planning Board on April 9. It has been submitted to town council. Plan has been submitted to the Selectboard. They can make changes and then it will go to the planning board for a public hearing. Then the Selectboard will vote to put it on the warrant. ZTF thinks it is necessary to have a survey of the property completed before town meeting.

Ad Hoc Walsh Committee voted in Favor of the proposed Zoning Overlay District article. The vote was unanimous.

There was a lively discussion regarding outreach. The committee agreed that we would support the ZTF in reaching out in as many ways as possible to spread the news about the project and to dispel any misinformation. ZTF will reach out to Short Lots Lane abutters and include Jeff in discussion.

Minutes: Minutes of January 29 approved with correction of Lisbeth's name. Minutes of February 10 approved with spelling correction.

Discussion of Meeting schedule. Proposed schedule approved with the understanding that dates may need to be added in the future.

Jeff will write a letter to ZTF thanking them for their work and for giving us the tools we will need moving forward. Acknowledgement of Truro voter approval of Walsh proposal at 2024 ATM should be included in the letter.

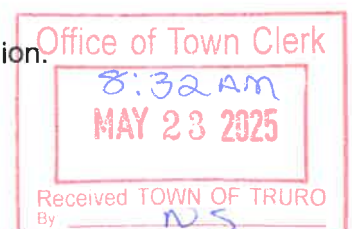
Housing:

Number of Bedrooms at Cloverleaf were corrected (43).

Important to clarify that Senior Housing is just independent housing, not a medical or Nursing facility.

Discussion about affordability. We have no data on what resources there are for above 120% of median income.

Anne will research for the next meeting. Gather information from CC Commission.



What is Attainable? Up to 200% median income?

Municipal Year-round Housing Trust. Truro is working to set up in order to comply with needs and State Seasonal Communities Law. A board will need to be formed.

Jon had a question about the possibility of building "studio" apartments.

Concern that we address the "Missing Middle"

Desire to create housing for seniors. What are some models?

Todd reiterated his point that we should have a discussion with a developer.

Anne suggested that we contact habitat for Humanity ASAP

What funding opportunities are there through the Affordable Homes Act?

Beth will have information and visuals from CDP on some projects.

Anne will gather info from CC Commission

Jarod will attend next meeting

Jeff will compile Questions

Breon will reach out to Wise Living

Todd will contact a Developer

Jon will see if the town will support us reaching out to Amanda Bebrin at CDP

Discussion on what could be possible. Using our imaginations Creative home ownership opportunities.

No Public Comment.

Adjourned at 5:30

