

## Ad Hoc Walsh Property Advisory Committee

Meeting Minutes April 14, 2025.

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

Meeting called to Order at 4:00pm

### Outreach and Communication:

Discussion of ZTP presentation at Pre Town Meeting and Walsh Participation. If speak emphasize:

- ZTF worked with Walsh and made changes in response to our comments. Did same with public comments
- Zoning sets conditions for development – Walsh will develop detailed plan on which public can comment.
- To address people who want plan for water and wastewater before zoning – doesn't need to be sequential can work in parallel.
- Don't go into too much detail

School community night participation – Jon and Jeff

Spoke with school staff who indicated interested in living in Truro on Walsh

Anne, Survey – only 11 participants. Mostly workers with family. 9 interested in 2/3 bedroom single family. 3 rent, 6 own. Recreation mentioned mostly hiking and tennis.

Jeff attended seasonal communities meeting with EOHLC Secretary Edward Augustus to learn about possible funding for Attainable housing. Representatives from Truro and nearby towns in attendance as well as Senator Julian Cyr. Some uncertainties, but funding may be available.

Beth presented handout for town meeting indicating Walsh Committee support for ZTF article. Will refine and discuss at next meeting.

### Demographics Discussion

Anne Presentation - School enrollment dropping over last 20-30 years.

Truro Median age over 60, almost 20 years greater than rest of country

Over 3,000 housing units – ~2000 single family, ~550 condos, and ~160 multi-family units.

About 1,300 units for full year residents. About 15% registered as rental, but number may be greater.

Discussion of Cloverleaf – AMI used means most workers and families make too much money and don't qualify for affordable housing. Need to have discussion of attainable housing for those people and how to build. Anne – try to get local developers to participate. Breon – Need to talk with town about property ownership and how build own would work. Also, possible town contribution to property cost. Will schedule discussion for May.

Next meeting – Anne & Beth presentations on housing needs and what nearby towns have done.

