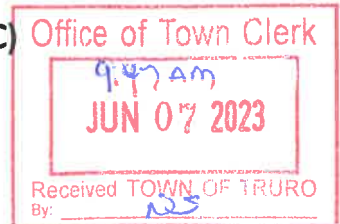


Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

April 19, 2023 | 6:00 p.m.



Members Present

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

Members Absent

Member Violet Bosworth

Also Present

Consultants (Carole Ridley, Sharon Rooney, Allie Koch, Gordon Leedy), Bill Israel, Darrin Tangeman, Emily Beebe, Jarrod Cabral, Nick Robertson, Sophie-Mann-Shafir

Welcome, Roll Call and Agenda Review

Co-chair Oxtoby read the remote meeting access instructions.

Co-chair Breslin read the roll call and committee members present identified themselves.

Co-chair Breslin led discussion of the minutes of March 29, 2023. Motion to approve meeting minutes as written by Member Wisotzky, seconded by Member Gallo. Unanimously approved.

Tonight's agenda was reviewed.

Public Comment

None.

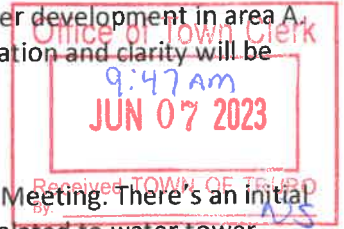
Town Staff Updates

Town Manager Darrin Tangeman: There's been a lot of questions and Barb Carboni notified the Chairs that the Town did not get the DLTA grant to extend consultant services. This was confirmed today with CCC. Jarrod Cabral provided an update on the water tower and municipal facility updates. Consultant finished cost analysis in January for the DPW facility. The cost analysis will provide a detailed breakdown of all the options available for select site options. No specific location has been selected for the DPW to date. The analysis will be available May 1, and all financial options are being reviewed by the Town's finance department. The DPW will have two open houses, one May 10th, one on May 23rd (Select Board meeting dates, too). 1:30-4:30, and DPW will be on Select Board agenda for May 10th. The cost analysis update will be presented on the 10th, and after that meeting, they will determine how quickly to make a decision on the location and details. There needs to be feedback on timing and direction.

Water Storage Tank: On the mapping, the highest elevation is on the Town of Provincetown parcel that abuts the Walsh Property. Horsley Witten has recommended this location. The final tank location and infrastructure would need to be adjusted during the final housing design phase. Notably, the Town and consultants are still in planning phases and no location selection or design details are final. The Town met with Horsley Witten to do a cost analysis of the Walsh site that they noted, as well as 340 Route 6, the property that abuts the safety facility. They recommend going to the Provincetown parcel that abuts the Walsh and North Union wellfield property. Tank could hold from 9.3 million up to 11.7 million gallons. A cost analysis and numbers will be calculated and analyzed for each potential property. Member Braun inquired on the siting of the water tank. The siting does not seem to affect our basic areas planned for development. Member Braun's questions regard 1) visual, and 2) organization of development. Would it be a cylindrical tank? Mr. Cabral responded the drainage/overflow for the tank can be incorporated into stormwater infrastructure on the Walsh property. These details could be fine-tuned once the location of the water tank is determined.

Member Fischer confirmed if there is a 500-foot exclusion zone/buffer zone within the zone/water tank area. Mr. Cabral responded, Zone 1 - 100 ft radius, Zone 2 is 400 ft radius. Member Fischer noted these locations could include the hiking

and walking trails proposed for Walsh site. Additionally, in his experience as a hydrologist, 65 gallons per person seems very low. 250-300 gallons per day per household is what Jeff has seen. Jarrod Cabral will confirm. Confirmation was provided that the tank would actually be a Provincetown property. If this site is not actually located on the Walsh Property, it likely won't impact development, unless there is some access point that will be needed. The 100 and 400 ft radius for the recommended siting will determine the location of hiking trails on Walsh and other resources. They are looking at access through Andrew Way and Leeward Passage, and Quail Ridge as potential access points. According to Jarrod Cabral, access via the private roads is being reconsidered generally. Member Clark is glad to see options were proposed with higher capacity water storage tanks and hopes it's a given we can address PFAS and other concerns in the future. Member Wisotzky confirmed that the WPCPC does not have to worry about water tower development in area A. Mr. Cabral confirmed this is correct. As we move forward within the next month, more information and clarity will be provided and will be included on the Select Board agenda (May 10th and 23rd meetings).



Revised Workplan

September to October timeframe is targeted to bring the LCP and future master plan to Town Meeting. There's an initial draft master plan concept, and today and upcoming meetings will target reaching consensus related to water tower siting. May goals include review of CCC traffic analysis, review draft master plan and draft report, reaching consensus outreach plan for draft master plan. June: Launch public comment on a draft of the master plan to get feedback (not for Town Meeting) This will also have the benefit of visual survey feedback. This will give the community an opportunity to give feedback and understand what's going on. This will be considered and incorporated into the plan as appropriate. This is a packed schedule that allows for about a month of public comment, time to review and incorporate feedback, and time to revise the report for Town Meeting. Member Gallo inquired if/when the WPCPC will begin discussions with development interests. Ms. Ridley commented that this is in progress and outreach to development interests will be initiated soon. Member Wisotzky commented this sounds like a great, ambitious plan. When the plan is developed, will the WPCPC still be able to continue to tweak the plan before Town Meeting? Ms. Ridley noted this can be discussed and incorporated into the workplan. Member Braun applauded the aggressive timeline. This is an aggressive but workable timeline.

Visual Survey

The packet includes a revised survey using public feedback and member feedback. Katy Ward will support survey launch on Engage Truro. Member Braun likes the depiction of more local examples of style, however, it doesn't include overall neighborhood density. These townhouses could be farther apart, closer together, etc. Density needs to be addressed. Member Breslin noted that a lot of people don't understand density. Member Gallo inquired if it would be helpful to show a scaled footprint of the area on the lot. The style options alone don't represent the reality of how this community and neighborhood will look. Member Wisotzky inquired if there could be a preference selection question on density options. What would it look like with 6 units per acre, and what is even possible? The survey is trying to educate while also collecting feedback. Ms. Rooney and the consultants will incorporate some changes to allow for the distinction between portions of the survey for education of density and portions for data collection. Member Wynne noted he thought that the survey draft was actually clear, noting that density was defined with examples and it seemed clear that the slides of style types could be incorporated into these density options. Member Fischer thought the survey was great overall, and questioned getting too specific on the style and form. On Page 19, Member Fischer noted the L shaped area with the school which showed ball courts should be removed from the visual survey.

Member Braun called attention to what the housing concepts look like on paper, versus what they would actually look like on the ground. 12 units per acre versus 7 units is quite different. That might not be what Truro is looking for, but maybe it is. Just looking at style is not necessarily indicating what people will be seeing on the ground. The presentation of style could confuse people. Mr. Leedy agreed generally with comments. There's a perception issue; perceived open space is a big part of mitigating density. In developing this plan, it will be critical to see open space in places as people transit through the community, and have it be a part of their surroundings. Mr. Leedy reviewed the revised concept plan with 224 units, with a mixture of flat over flat and townhouse units with a fairly tight, small footprint with a single family component as well. It is far denser than any development in Town, but the scale of the buildings should not overwhelm people. This is driven by land available to develop (Area A). Other factors such as septic disposal will be limiting. Member Clark expressed concern with Mr. Leedy's comments. Mr. Leedy cautioned that in order to develop up to 10 units per acre, it will require significant earthwork with 30-40 feet of grade change. Ms. Rooney noted upcoming discussion on

conceptual planning. To wrap up, the committee is seeking a better visual representation of what the development would look like on the ground.

Draft Master Plan and Outreach

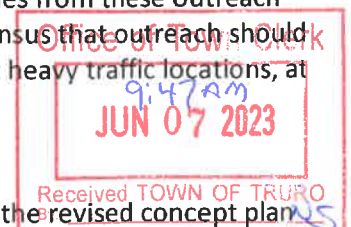
Ms. Ridley noted a possible 1) kickoff event: This could be an opportunity to describe how the WPCPC got to this point, what progress has been made. Perhaps this could be similar to the hands-on event in December. 2) Neighbor meetings: Ensure people who are closest to the site have an opportunity to weigh in. 3) Media kit to provide a variety of information, EngageTruro, utilize town tools, TruroTalks, or speaker's bureau - have talking points to provide to each committee member to share with folks at small settings or gatherings with consistent information and messaging. 4) Public displays at Town Hall, post office, heavy traffic locations. 5) Meeting with town boards and committees. 6) Brochure that gets mailed to town, mailing to households in Truro, perhaps just town meeting voters, and or part time residents.

Member Clark agrees this covers many different ways to reach people. Some non-year-rounders will be around for outreach. The most interaction will be tabling, weekend dump location, tabling at the package store. Believes there should be parameters so that the information is standardized. In addition, information collection should be standardized. Former consultants did not have a way to collect and track information. Other ideas from members included the summer concert series event in the summer, give a postcard to fill out a survey, reach members in town at local community events. Member Wynne noted that neighborhood meetings could be promoted at the kickoff meeting. Members were in general agreement that there should be some tangible deliverable that comes from these outreach events. Here are the questions being asked, and here are responses. There seems to be consensus that outreach should be completed for residents and part timers. Member Fischer noted a poster with a QR code at heavy traffic locations, at the beach, stores, etc. Members would be willing to table locations around town.

Revised Draft Concept Plan

Ms. Rooney noted that trip generation estimates were submitted to CCC. Mr. Leedy described the revised concept plan with 10,000 sf of commercial space with a variety of uses - daycare, commercial kitchen, etc. These are single floor buildings. Pick up and drop off locations are incorporated. Surrounding this are live/work units - 950sf, 2 floor units. Living unit up above and down below (15). Then, an area of town houses mixed with flats. 2 floor units that would be 900sf flats, and 1100-1200 sf 2 story townhouses. Further into the site in a loop are single family units 1200sf, 1600sf with one or 2 car garage. These are configured so that you could design the units to have window walls towards the sun. They could have outdoor space that could use the adjacent wall as a fence, if you will. Concept 1, above, uses most of the developable, flatter areas of Area A. There is quite a bit of topo on the site. Some of these single families would have a walkout basement which would add livable sf in the home. This would provide parking for 1.5-2 spaces per unit. Also included is the space for athletic fields on the 7 acre carve out. Although it looks fairly dense from above, the actual aspect of the layout includes quite a bit of open space, with inclusion of play spaces, etc. for residents of the community. The inclusion of additional flats could increase capacity to 250 units. Of note, the sewage disposal issues have not been assessed with this revised concept. Member Richter felt that the concept should meet the 260 number agreed to by the committee. The 10,000sf commercial building could include residences above that, and live work units could be integrated into other areas of the development. 40 additional units could be included in this plan. Member Wisotzky's recollection noted it's a matter of system capacity for sewage disposal. Questioned if there's a way to use topography to WPCPC's advantage. Is there a way to have townhouse buildings so that they can have 3 units? The visual survey has options with 3 stories. Density is both vertical and horizontal.

Member Clark agrees. Inquired on egress options. Commented on concerns of traffic patterns. Is there is possibility of including another accessway? Mr. Leedy included one previous concept map that incorporated other access/egress points. There was an area carved out as potential recreation land. There is potentially a way to revise this concept. The CCC numbers will provide issues on access/egress on site. Member Clark wants to expand, not bottleneck. Also inquired on 40,000sf of commercial space. The committee had previously agreed to 30-40,000sf. The consultants will take revisions and incorporate changes. Member Lea noted need for elevators for elderly and in need, this could support 2 stories/additional density. Member Fischer noted some housing units could have higher density, there's more things that could be done here. Open spaces for hiking, playgrounds, etc. should be shared as well or incorporated into plans. Member Oxtoby didn't realize the number was 224. Reminded the WPCPC that this is for discussion purposes only. This



is generally what it could look like, but is not definite in any way. Member Breslin encouraged committee members to share additional feedback via email.

Preparation for next meeting

Committee will await additional feedback from Jarrod Cabral. Additional discussions on 3 access points for the water tower will continue as well. Outreach plan comments will be reviewed and incorporated for consensus at next meeting. More to come on concept plans and visual survey revisions.

Public Comment

None.

Adjourn

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

