

**Walsh Property Community Planning Committee (WPCPC)**  
**Meeting Minutes**  
**July 20, 2022 | 6:30 p.m.**

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*K. Miller*  
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**Members Present**

Fred Gaechter; Paul Wisotzky; Eileen Breslin; Elizabeth (Betty) Gallo; Susan Howe; Jane Lea; Christine Markowski; Kenneth Oxtoby; Todd Schwebel; Steve Wynne; Morgan Clark

**Members Absent**

Craig Milan

**Also Present**

Town Manager Darrin Tangeman

**Welcome, Roll Call and Agenda Review**

Co-chair Wisotzky read the remote meeting access instructions.

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

Review and vote on the May 11 minutes was postponed until the August 17<sup>th</sup> meeting.

Tonight's agenda was reviewed.

**Public Comment**

There was no public comment.

**Procurement Selection**

Town Manager Tangeman reviewed the procurement process with members of the committee, noting that Mr. Gaechter and Mr. Wisotzky were selected to represent the committee on the selection panel that also included Sue Areson, Truro Selectboard, Emily Beebe, Conservation Agent, and Barbara Carboni, Town Planner/Land Use Counsel.

He noted that the Town received 30 inquiries about the RFP, but only received 2 proposals: 1) Tighe and Bond and 2) Weston & Sampson. The Town chose to expedite the process to complete the procurement prior to the end of the fiscal year and posted an addendum to the RFP so that firms who sent in inquiries/interest were aware that the timeline had been adjusted.

Mr. Gaechter described the interview process. The selection committee opened the proposals on June 24, 2022. Tighe and Bond attended the interview in person, and Weston and Sampson interviewed virtually. Each respondent provided information in their proposal on their firm's abilities, credentials, and who would be assigned to the project. Based on an evaluation of the two proposals by the selection committee using the selection criteria identified in the RFP, Tighe and Bond was unanimously selected as the consultant of choice.

Mr. Wynn asked how the community will be involved in the master planning process. Mr. Tangeman responded that all actions will be driven by the master planning scope of work.

Ms. Gallo asked why the response to the RFP was so limited. Mr. Tangeman responded that the two firms who submitted have already worked with Truro in the past and had a good understanding of the property and the committee itself. Mr. Gaechter noted that Ms. Carboni intends to send a survey or request to determine why inquiries didn't respond to the RFP.

Ms. Breslin asked what separated the two firms. Mr. Gaechter replied that facilitation was one of the key components. At a technical level, the firms were similar. But the addition of Carol Ridley and her experience in Truro provided additional experience.

Ms. Howe commented that she was disappointed that the committee couldn't watch the process.

Mr. Tangeman responded that the proposal evaluation wasn't covered by an open meeting law requirement and the selection committee was represented by the Co-Chairs.

#### **Introductions of Consultant Team**

Sharon Rooney, Tighe & Bond, and Carole Ridley, Ridley and Associates, joined the meeting at 7:00 p.m.

Ms. Rooney provided her background in regional and local planning and landscape architecture and current work for the Town on the Truro Local Comprehensive Plan (LCP). This effort dovetails nicely with this Walsh Property master planning effort.

Ms. Ridley described her firm as Cape-based, and active since the mid-90s. She described her background in community planning, policy analysis, meeting facilitation, strategic planning. Ms. Ridley is currently assisting the Town with the Truro Economic Development Plan.

Question and answers from the committee included Ms. Clark, who asked about the team's credentials in housing and recreation. Ms. Rooney noted her work on the Community Resiliency by Design (for Cape Cod Commission) and support for Town of Eastham inclusionary zoning bylaw. Ms. Ridley noted her background in housing and development as well as prior work for the Boston Redevelopment Authority and Cape Cod Commission on housing and economic development.

#### **Walsh Property Master Plan Presentation**

Ms. Rooney provided an overview of Tighe & Bond history and qualifications of the interdisciplinary team assembled for this project. Ms. Rooney and Ms. Ridley provided an overview of project tasks including facilitation of WPCPC work; data gathering and public outreach; Master Plan development; and community adoption.

Questions from committee members included Mr. Gaechter, who asked how Tighe & Bond will facilitate the WPCPC? Ms. Rooney responded that Tighe & Bond will meet with committee Chairs twice a month to prepare agendas, discuss topics to address, questions, additional work

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needed, etc. Town staff will participate as needed, and will be included through email, phone calls, etc. Purpose is to stay on task to meet timeline. Carol and Sharon will be co-facilitating. Sharon will serve as liaison to T&Bs technical team.

Ms. Breslin asked the purpose of putting housing production at the forefront when open space is also being prioritized? What's the purpose of an economic development trends/needs assessment?

Ms. Rooney replied that the housing production plan update was recently adopted and will be reviewed as housing is a priority for the Town. The RFP also requested an economic development trends assessment, and many other resources and impacts will be assessed, too. An understanding of economic and community factors will be important to know early in the assessment.

Mr. Wynn asked what uses would be included in conceptual plan development. Ms. Rooney responded that the committee, Tighe and Bond, and community members will be working together to gain consensus on potential uses to include in the master plan. Things such as focus groups, community meetings, etc. will be held to gather input as well as input obtained from the community survey recently completed for the Local Comprehensive Plan.

#### **Meeting Work Plan**

Ms. Ridley reviewed a draft work plan with the committee. Ms. Clark asked about developers' involvement. Ms. Ridley replied that we want to engage people in this work who can make this master plan a reality. A goal is to get approvals from community and then engage with developers to see who can make it happen.

Mr. Wisotzky also noted that an RFQ will be prepared after town meeting. We need Town Meeting to say yes to the master plan first. The next steps are to present the master plan to the town, get approval, and see if there are developers out there to assist with project. Ms. Gallo asked if the master plan will include how much the project and construction would cost? Ms. Rooney replied that the master plan will indicate a range of costs for infrastructure development. Developers will be crunching the numbers to see if the project works. Mr. Wynn asked about economic costs to the community. Ms. Ridley replied that a community impact assessment will address concerns at a high level. Development options might include a land lease, so the town might not be paying for these costs.

#### **Wrap Up, Future Agenda Items, and Next Steps**

Mr. Gaechter recommended expanding the meetings to 2-hours. Wisotzky made a motion to return to 2-hour meetings from 6-8pm. Mr. Wynn seconded the motion that was approved unanimously. Committee Chairs will meet with the consultants to discuss the next agenda during off weeks.

- Next meeting will address updates to the survey.
- Next meeting is 17<sup>th</sup> August 2022

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- General note: RSVPs for meetings need to go to Elizabeth Sturdy to determine if quorum is available.

### **Adjourn**

A motion to adjourn was made by Mr. Gaechter. X seconded the motion. The vote to adjourn was unanimous. The meeting concluded at 8:00pm.

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