

Walsh Property Community Planning Committee (WPCPC)
Meeting Minutes
August 17, 2022 | 6:00 p.m.

Members Present

Paul Wisotzky and Fred Gaechter, co-chairs; Russell Braun, Eileen Breslin, Elizabeth (Betty) Gallo, Craig Milan, Kenneth Oxtoby, Steve Wynne, and Christine Markowski.

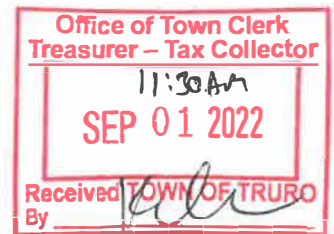
Members Absent

Morgan Clark, Susan Howe, Jane Lea, Peter Cook, Ryan Schmidt, and Todd Schwebel.

Also Present

Darrin Tangeman (Town Manager), Carole Ridley (Ridley Associates), Sharon Rooney (Tighe & Bond), and Allie Koch (Tighe & Bond).

Lucy Clark, Joan Holt, Paul Kiernan, Glen Pasanen, Greg ?, Jack Riemer



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.

Co-chair Gaechter led discussion of the minutes of May 25 and July 20, 2022. Motion to approve meeting minutes as written by Member Oxtoby, seconded by Member Gallo, unanimously approved.

Tonight's agenda was reviewed.

Public Comment

There was no public comment.

Review of Proposed WPCPC Walsh Property Workplan

Ms. Ridley shared workplan for consensus building around the master plan. She provided a thorough review of dates and topics to be covered at upcoming meetings.

August meetings will review site conditions, topography, developed areas, resource overlays, and open space considerations. Goal of meetings are to identify considerations to be top of mind as planning continues.

Action Item: Think about public meeting schedule for Master Plan Concepts (Oct-Nov) and Master Plan Scenarios (Jan-Feb).

Action Item: Add discussion of existing structures/cottages as early workplan item.

September meetings will focus on potential uses and location of uses on property, preferred and municipal uses, economic development considerations, and determination of areas for (re)development. These will be taken to community for discussion. Feedback will determine path forward to adjust design plans. HPP may provide insight. Economic Development Committee interested in planning effort and impacts of housing on local labor.

Action Item: Members to send ideas, strategies, etc. to reach underrepresented groups to Fred & Paul via email.

Discussion to prepare robust presentation for public covering topics that will naturally fall into preexisting framework of uses (open space, recreational areas, housing, etc.)

October meetings will focus on review of conceptual plans, areas of open space, (re)development, access/egress. Discussions planned for possible site uses and proposed locations, and results of interviews, and plans for public workshop and focus groups. Wastewater and water use will impact site uses and possible development locations.

Member Gallo inquired about project costs. Carole/Sharon agreed costs will become clearer as plans become clearer and concepts are developed. A future report or technical memo with an estimate of probable project costs will be included with the final master plan.

If there are things that committee would be particularly helpful for deliberations going forward, additional workshops can be held and developed.

November meetings will be a review of feedback from community – what went over well, what didn't, what WPCPC should think about carrying forward for master plan scenarios. There will be additional focus groups for development interests, regulatory bodies, etc. WPCPC can determine what additional focus groups would be helpful to have more insight.

Focus groups will inform evaluation of master plan alternatives. Feedback will help WPCPC finalize master plan and think about RFQ for development interests that identify with the type of development in this location.

Russ Braun inquired if there's anything sorely lacking that the committee needs to address. Water, wastewater, traffic. These have been built into the framework and will be in upcoming conversations.

No major glaring gaps of information. Carole Ridley highlighted importance of boiling down key points to carry forward from August 31 meeting.

Community Survey Feedback

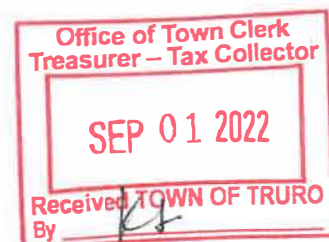
Co-Chair Wisotzky provided overview of community survey feedback (i.e., general trends on agreement/disagreement.) Regardless of residency status, respondents generally agreed on priorities for the site. Member Gaechter and Wisotzky highlighted this was a self-selected sample. There was no effort to get responses across different demographics.

General results indicated 583 responded to question on full time, part time, or former resident. Majority of respondents were full time residents. Majority of respondents were between 56-75 y/o. Categories included under 18 y/o up to 75+ y/o. Business ownership respondents (5) own business on Outer Cape. The question, "What do you value most about Truro?" Top 3: Open Space/Natural Environment; Coastal Character; Rural Character. Full time and part time residents' responses aligned. Walsh Property was discussed. Full time residents issue rated the highest is housing; part time residents is open space/environment. The question "What are the 3 most important things that the Walsh Property includes?" Full time is housing, part time is environment. Survey included questions on "How to engage with WPCPC" and "Should the town take actions to encourage year-round residency"?

Community Outreach Framework

Early Stages (Sept – Oct) Up to 15 phone interviews with key stakeholders, and town staff. WPCPC to discuss list of possible interviews and key questions. Conduct efforts to reach underrepresented 18 – 35 demographic. There's an opportunity to target younger members of the population, ex. elementary schools (younger families who participate in town and use facilities).

Member Gaechter inquired if there is a way to reach out to the workforce in town? Ex., young children's parents are likely in the workforce if they are not unemployed and/or retired. Betty indicated that the Housing Authority hosted focus groups including different age groups for the HPP update. She agreed to share data with committee/consulting team.



(Sept – Oct) Telephone interviews and focus groups could include marketing via social media, newspapers, and target ads towards the groups by age category. Betty indicated that the Housing Authority hadn't reached out to the Jamaican community, she has some contacts. **Action Item:**

Committee members to email Liz Sturdy before next meeting with suggestions on underrepresented populations and ideas for social media use, etc. to start creating focus groups. Share thoughts, ideas, names and suggestions for next meeting.

(Nov – Dec) Complete site visit with WPCPC and abutters. Committee members agreed invitees should be expanded to neighborhood surrounding site. Craig Milan: has had an experience with abutters coming out of the woodwork with concerns for previous projects, so it's best to have folks involved as soon as possible. **Action Item:** Start brainstorming invitees and list of folks to participate in a site visit.

Think about how to present plans and when to start involving the public for feedback.

(Jan – Feb) community workshop planned. Attendees can look at a plan and suggest some alternatives. It can be more of a give and take.

Wrap Up, Future Agenda Items, and Next Steps

Member Gaechter reminded those who intend to continue on committee must re-apply before early October (expiration 10/13). **Action Item:** Notify Fred/Paul of reapplication. Co-chairs will provide guidance on how to proceed. Additional holiday timeframe meeting dates can be determined via email, along with reapplication information from Fred and Paul. **Action Item:** WPCPC should start developing 2023 calendar and come to next meeting or two prepared to discuss. Reminder that Liz Sturdy is the attendee keeper. If you cannot attend, please let her know. Review of action items are outlined in blue above.

Adjourn

A motion to adjourn was made by Member Wynne and seconded by Member Oxtoby. The meeting concluded at 7:45 p.m.

