

## **Ad Hoc Walsh Property Advisory Committee**

Meeting Minutes February 27, 2025.

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

Meeting called to Order at 12:30pm

Approval of minutes: Postponed

Update on Infrastructure: Update and Questions to Kelly Clark.

Kelly will supply us with the most recent letter to Provincetown requesting a minimum of water for 40 units. The committee response was that we should be asking for more given that our phase 1 is for 60 units. The committee requested that the initial ask be for 60-80 units, (25,000 gallons) Question deferred to Emily Beebe

Waste Water:

Consultant for the town Scott Hoarsely is working on concepts for wastewater on the Walsh Property. Discussion deferred to Emily

Lawyers are working on identifying the 7 acres for school Plan.

Access to the Walsh property. Given the dramatic changes throughout the year in the amount of traffic on Route 6, the committee requested traffic studies both in late May or early June and July or August.

Current access only on Walsh Way. Other access points to the property are being explored.

Planning help: Kelly is researching potential options including a 1 Stop Growth Grant.

Emily Beebe joined the meeting, Kelly Clark left the meeting

Emily will revise ask to Provincetown

Other water options.

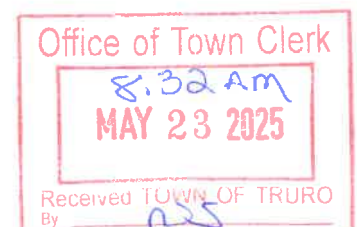
Quail Ridge. Not good for High Producing Well but possibly suitable for a medium producing well.

Stan-Tec is working on plans for water tower. Hoarsely working on wastewater (both on and off site) and site work. Because the property is located in a Zone 2 well area, we are required to have "super treatment" of wastewater. Possibilities are being researched.

Anne asked what the timeframe is for the water tower. Emily thought 3 years.

Need new water supply for full buildout at Walsh. Working with Provincetown. Different sites being evaluated. Ballpark for Fastest new water supply well with Provincetown, 5-12 years. If do smaller town well, possibly 2-4 years?

No Location for the water tower has been chosen yet.



Lisbeth shared her concern about selling the water tower concept to the townspeople who will need to approve it at town meeting. Emphasizing the importance of passage of two articles at ATM. Water Tower expenditure and Zoning Overlay District Approval. Both important to keeping Walsh project moving forward.  
Emily leaves the meeting.

Housing:

Jeff requested suggestions. Where do we want to start? With which group? What types?

Public Comment: Beverly Miller. Asked that our first commitment be to low income residents.

Adjourned at 2pm

