

Walsh Property Community Planning Committee (WPCPC)
Summary for Meeting #6

September 8, 2021 (Rescheduled from August 25) | 6:30 – 8:30 PM
Zoom Webinar

Meeting in Brief

The Walsh Property Community Planning Committee (WPCPC) met virtually on September 8, 2021, from 6:30 to 8:30 PM on the Zoom webinar platform (rescheduled from August 25). This sixth meeting of the WPCPC included a check in on initial community engagement and outreach as well as a discussion of a outcomes and deliverables for the 2022 Spring Town Meeting.

Action Items

Who	What
WPCPC Members	<ul style="list-style-type: none">• Send comments / corrections for this (September 2021) meeting summary to Maggie Osthues, CBI by Tuesday, September 28, 2021• Sign-up for and conduct initial community outreach conversations
Planning Team	<ul style="list-style-type: none">• Once approved at the September 29, 2021 WPCPC Meeting, post this meeting summary on the Town of Truro website along with the recording of this meeting (available to watch here)• Update the WPCPC Operating Protocols with new guidance about Cc-chairs speaking on behalf of the Committee to the media• Recruit high school members to serve as liaisons to the WPCPC• Town staff will continue to look into a viability and cost assessment for the existing buildings on the Walsh Property• Town staff will reach out to Eastham to learn more about their community survey approach• Planning Team will develop a more quantifiable version of the existing community conversation questions and create an on-line survey• Planning Team will seek to coordinate with LCPC to include a link to the above online community survey in the October tax bill mailing• Planning Team will compile a draft work plan for WPCPC review• Planning Team will design a scope of work and contract for an engineering firm to conduct a feasibility assessment of the Walsh Property

***Find details on upcoming WPCPC meetings, as well as prior agendas and materials at
<https://www.truro-ma.gov/walsh-property-community-planning-committee-0>***

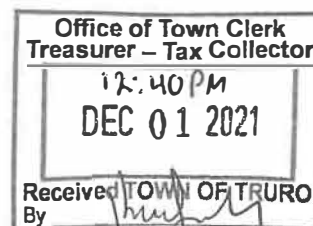
WPCPC Members in Attendance

Eileen Breslin
Fred Gaechter
Betty Gallo
Susan Howe

Hannah King
Jane Lea
Christine Markowski
Craig Milan

Kenneth Oxtoby
Todd Schwebel
Paul Wisotzky

Town of Truro Select Board Liaison Stephanie Rein; Town of Truro staff Barbara Carboni and Kelly Clark; and Consensus Building Institute (CBI) facilitation team Stacie Smith and Maggie Osthues were also in attendance.



I. Welcome

Due to impacts from COVID-19, Governor Charlie Baker issued an executive order on March 10, 2020, suspending certain provisions of Massachusetts's Open Meeting Law, allowing for online meetings open to the public in lieu of in-person gatherings. Meeting #5 of the WPCPC took place on the Zoom online webinar platform, with access information shared in the agenda posted with the public meeting notice on the Town of Truro's website.

Following a brief review of how to engage effectively on the Zoom webinar platform, WPCPC Co-chairs, Fred Gaechter and Paul Wisotzky, opened the sixth meeting of the WPCPC, welcoming attendees, calling roll, and calling a vote to approve the meeting summary from the fourth meeting on July 19, 2021, available to view on the Town website [here](#).

CBI Facilitator, Stacie Smith, reviewed the topics to be addressed in the meeting, meeting guidelines, and action items from the July 19 WPCPC Meeting. Regarding committee membership, Town staff shared an update that they are actively working to recruit a high school member to serve on the WPCPC but have not yet had a response. Due to the resignation of Janice Parky, the number of members is now in compliance with Town law; any interested high school student who joined would serve as a liaison. Town staff shared that they are making progress on designing a scope of work for a viability and cost assessment of the existing buildings on the property as well as touching base with the Town of Eastham to learn more about their public survey approach.

II. Confirm Approach for Initial Community Engagement

Following the May 26 WPCPC Meeting, a Sub-committee on Community Engagement & Outreach met twice to design and refine an informational flyer, questionnaire to guide conversations between committee members and community members, and a sign-up sheet for locations for conversations. The draft materials were circulated to WPCPC members for review and comment prior to and at the July 19 meeting. Following the July 19 meeting, the planning team finalized materials and shared them back with the Committee to support their engagement efforts.

Stacie Smith, CBI facilitator, opened up a committee discussion to confirm the WPCPC's initial community engagement approach and check in on members' progress. Multiple members noted that August and September are incredibly busy seasons in Truro but that they are still interested in finding time to have initial conversations with community members about what they envision for the future of the Walsh Property.

The Planning Team noted that there was an opportunity to send a link for a community survey to all taxpayers as an insert in the upcoming October tax bill mailing, and that the Long-term Comprehensive Planning Committee (LCPC) was considering doing this. They suggested that the WPCPC consider coordinating with LCPC to include their questions, reframed in a more quantifiable way, or as a stand-alone survey. Committee members indicated general agreement with that approach, and the Planning Team was tasked with reaching out to the LCPC and coordinating to include a link to the new survey in the tax bill.

III. Discussion: Work Plan and Deliverables for 2022 Spring Town Meeting

Fred Gaechter and Paul Wisotzky, WPCPC Co-chairs, opened up a discussion about what a work plan and deliverables for the WPCPC could look like with the 2022 Spring Town Meeting and then the 2023 Town Meeting as deadlines. The Co-chairs reported to the Committee about the feedback they received from the Select Board at their August 24 meeting where Co-chairs presented on the WPCPC's progress to date and asked for clarity on the Select Board's expectations for WPCPC timeline and work products. The Select Board shared that a hope that the WPCPC will develop

actionable products to present at both the 2022 and 2023 Spring Town Meetings; in 2022, the product should present the uses the WPCPC is considering for the Walsh Property as well as a plan for how the current buildings could or could not be used. In 2023, the Select Board expects WPCPC to share a complete design plan for how to employ the difference uses on the property, including design and engineering components as well as any potential concerns. This guidance from the Select Board led the Planning Team to consider how WPCPC could pursue guidance from an engineering firm now in this initial work to help answer initial questions about what is feasible.

- **Feasibility Assessment:** Town staff shared a proposed process for bringing in an engineering consultant to conduct a feasibility assessment of the Walsh Property to help the Committee better understand how different areas of the property could realistically be used. Town staff noted that the LCPC solicited engineering firms for a similar scope of work, and the Town could either directly reach out to a firm for this project, or they could do an open bid process. Committee members asked about their role in procurement and the assessment, suggesting that they could help design the scope of the work and meet with the contractor to pose various questions about the Walsh Property. Town staff noted that the scope of work for a feasibility assessment would be fairly standard, and that work outside of this scope would likely complicate contracting. Members indicated general agreement to move forward with securing an engineering firm to conduct a feasibility assessment.
- **Timeline:** Members discussed the pace at which the Committee could do its work, with members both acknowledging the need to work efficiently to advance a product for 2022 Spring Town Meeting as well as the need to be intentional in engaging the community and meeting the needs of the Town.
 - Some noted pressure from the community to move forward on this project given the urgent and immediate need for housing. Town staff mentioned that the town needed the plan in order to determine bonding choices.
 - Co-chairs suggested that the Committee may need to meet more frequently; members agreed to consider meeting more frequently once the results of the feasibility assessment are shared.
- **Deliverable:** Regarding the work product for the 2022 Spring Town Meeting, members discussed delivering a general report of the proposed uses for the Walsh Property at the 2022 Spring Town Meeting as part of the first phase of this project.

IV. Public Comment

- Joan Holt, a member of the public, sent in the following comment, which was read at the meeting: "I haven't figured out how to participate in Public Comment, so I'm writing.
 1. I urge that whatever you consider for the Walsh property, you take into account the limits of our environmental resources and the climate emergency we face.
 - a) That no trees or other vegetation be removed that can be avoided. Vegetation sequesters carbon and helps us reach the local, state, and federal goals of 50% reduction in carbon emissions by 2030 and net-zero by 2050. Any trees that absolutely must be removed should be replaced and where there is room for new planting that should be included.
 - b) That any new construction the Walsh property should be "green," all-electric (designed to use no fossil fuel), and incorporates solar panels and heat pumps—i.e. have zero carbon emission
 2. I urge that you suggest nothing that contributes to the "wealth gap" in Truro. Any housing contemplated for the Walsh property should be affordable, whether for young families, work force, or seniors. There should be no rentals or sales at "market rate." We have too little income diversity as it is, and since the real estate market cannot be regulated, managed, or controlled, we should at the very least not add housing for those who can afford market prices."

- I am a Truro Resident, and I have been working for the Payomet Performing Arts Center for last several years. I spoke with Todd [Schwebel] about getting more involved. I am interested in applying as a liaison. I am 26 years old, so not quite a high school student, but I could speak from the perspective of a younger demographic and as a working resident. I also bring the perspective of a performing artist and working with community engagement. As a circus performer, my core values are a lot of what was talked about this meeting – community engagement, multi-generational community engagement, teamwork, and inclusivity. I heard a lot of controversial statements about the timeline of this project; I liked the idea of a multi-phased project. There is a lot that we could do that is smaller picture and grassroots and building on itself, like how Payomet started with a tent and grew from there. I loved the ideas shared this meeting, and I would love to be more involved.

V. Next Steps

Stacie Smith, CBI facilitator, described the next steps for the group. The next meeting of the WPCPC is Wednesday, September 29, from 6:30-8:30 PM ET. Action items and next steps are described in the table on page 1 of this summary. WPCPC co-chairs adjourned the meeting, thanking WPCPC members for their time and participation.

