

Maurice's Planning committee

Friday February 12, 2024, 1pm

Attendees: Ryan Curley(ch), Jan Plau, Sharon Rule Agger, Gary Sorkin, Farrukh Najmi, Carl Sussman, Emily Achtenberg, Roland Blair, Heather Doyle.

The interview was held in the Executive session and recorded as the courtesy of committee members who could not attend. We also collected transcripts to help inform these notes of the meeting, with notes from the Secretary.

Summary

The transcript summarizes a meeting of the Maurice's Campground Planning Committee to interview a consultant team for developing an affordable housing master plan. Key topics discussed include the consultants' approach to community engagement, integrating the development into Wellfleet, financial feasibility analysis, and lessons learned from past project challenges. The committee was impressed by the team's enthusiasm, principal involvement, and willingness to exceed contract hours. Next steps are completing the remaining interviews on Feb 14 and 16 before evaluating and selecting a preferred consultant team.

Introductions

The committee members and consultant team introduce themselves, covering their backgrounds and qualifications. The team shared experience in affordable housing, community engagement, landscape architecture and financial feasibility analysis.

Project Approach and Team Responsibilities

The consultants describe their collaborative approach, with Studio G Architects, Keihly Moore and JM Goldson leading community engagement while Langan handles site design and Boston Communities financial analysis. The principals (Gale) would provide consistent leadership presence throughout the process.

Community Engagement Methodology

JM Goldson outlines a robust community engagement plan focused on transparent goals, tracking feedback, using videos and meetings-in-a-box for outreach. They will help committee members and residents to broaden networks that should be engaged.

Transitioning Vision into Implementable Site Plan

The team will integrate community visioning input into creative but realistic site plan options, working closely with financial partners to balance feasibility. This iterative process allows flexibility to meet Wellfleet's needs.

Experience with Citizen Committees and Virtual Meetings

Studio G Architects highlights past projects engaging communities in libraries and housing. The Candidate team commits to required virtual meeting attendance and sees committee as partners for channeling public voices.

Comparable Project Example and Lessons Learned

The Corcoran Park redevelopment faced significant site constraints and community concerns. Intensive engagement had the desired outcome, and the project could proceed. Key lesson was addressing core neighbor issues before presenting housing plans.

Mitigating Community Opposition Risk

Careful design presentations and early vision testing with audiences can help avoid misunderstandings and dissension. Starting conversations on issues before introducing housing concepts can build support and trust.

Action Items for the Wellfleet Maurices Team

1. Discuss potential for narrowing down firms after Feb 16 call.
2. Coordinate reference checks for remaining consultants under consideration.
3. Review contract award process with interim town accountant.

Public comments and announcements.

None raised.

Move to **Executive Session with** the Candidate Firm team.

Motion to adjourn open session and enter executive session, not to reopen an open session per master law chapter 30A, section 21a, purpose seven, to comply with or act under the authority of any general or special law or federal grant and aid requirements relative to MGL Chapter 30 B and the procurement of master planning services for Maurice's campground.

Motion 2nd and roll call vote approved.

Candidate firm was informed this call would be recorded due to schedule conflicts (via Zoom)

The Maurices Chair and the Candidate Firm introduced the attendees and their role in this effort.

The team posed questions from the predetermined list and the Candidate Firm shared responses. Questions were led by Emily and Carl with the Maurices Committee adding questions or clarification by chat.

After the Candidate firm dropped the Wellfleet Maurices Committee shared their impressions

The team shared observations and impressions for example,

"I'm very impressed with them. I think they came across as a team that works together, even though they haven't um, you know, they Core they seem to all be cut from the same cloth more or less. They seem really, you know driven about the project they had pretty good answers to just about everything and they seem like people, you know, we could work with...."

..." really you have strong principal leadership in Gail, and I didn't see that in the last <team>...here the principal had such it was so invested in the project and putting together the team...just comparing to the to the last interview.... seems to have the knowledge that we're looking for which does not come through at all, ...in terms of development Finance expertise. ...Impressed also, the way they talked about engaging the community ... That was great...."

..." I was very impressed with the passion and the enthusiasm that they had for the project really vibrated with their hearts as well, uh as with ours and I increasingly think that you know, this is Wellfleet's 1 opportunity. That we really have to do everything we can to make it good and successful. And it is much more about building neighborhood that Lawrence Road...I love that. It's <this team is> architect driven."

"It was also extraordinary that they are willing to do more than they're going to get paid for...You don't often get that kind of approach. I think that they they've told us they're going to work harder than the money."

"...smaller Team 1 2 3 4 5 6 people is already stronger than that massive group of people and 10 more people is 10 more bills. <other candidate teams> This is going to be you know, 6 people who are willing to go above so, um oversimplifying 3 pages of notes that I took but I mean that alone is a real driver, enthusiasm is a force multiplier."

"I was also very impressed. They came in with a you know, a whole bunch of ideas as to how to generate a robust Community engagement. And that is, the area that can cause a project to fail um is if you don't do Community engagement thoughtfully and well and they really emphasize both, you know, take doing it thoughtfully and well and identifying what the key issues are, before, you present something to the public. I also really appreciated that. They were honest about having another project that they had run into struggles with um, and you know the lessons they learned."

The team then agreed reference checks will be conducted after all 3 of the interviews.

Motion to adjourn 3pm

Motion is second and carries after roll call vote.