



Town Meeting Update #2: the Walsh Killers and Truro365's Warrant Recommendations

TRURO365 | Newsletter #3 | May 13, 2026

The Annual Town Meeting is just days away. This year, electronic voting will streamline the process, but please be aware: the Highland Shore Overlay and anti-Walsh petitions are **positioned at the end of the warrant**. Take Back Truro and other groups are enlisting a roster of speakers to oppose these measures.

Please plan to stay until the very end to ensure your voice is heard and your vote is counted.

We have attached all our warrant recommendations – there are ten in all – and will be bringing copies to Town Meeting.

We have also posted info on the Town meeting, including our warrant recommendations and handouts to the [Town Meeting page](#) on our website. We've added a [letter to the editor](#) on Highland Shore Overlay by Betty Gallo that was published today in the Independent.

In this edition, we do a deeper dive into Articles 38, 39 and 40, which seek to stop Walsh in its tracks.

Annual Town Meeting Details

- **When:** Saturday, May 16th at 10:00 AM
- **Where:** Truro Central School
- **The Warrant:** [Click here to view the full warrant](#)

Speakers Needed! If you are willing to speak at Town Meeting on the Walsh articles or the Highland Shore Overlay, please sign up!

Sign Up to Speak at Town Meeting!

Deeper Dive: Articles 38, 39 & 40: The "Walsh Killers"

Fear and scaremongering have returned to Truro. After losing on Walsh twice—at the 2024 Town Meeting and the subsequent Overlay District vote—opponents are doubling down with three Walsh-killing citizen petitions. They are now raising the specter of a “Walsh City” with over 1,000 units and even a “Walmart.”

Their bogeyman is the 2025 voter approved Walsh Overlay District (WOD), which allows for different types of housing to be built on the Walsh property. They claim the WOD violates the will of voters because it does not include the 160-unit limit approved by town voters in 2024. They also cite lack of traffic, water and wastewater specifications in the WOD.

They **conveniently ignore** that Overlay Districts specify types of housing, not numbers of housing. And they also don't get into water, traffic or infrastructure. That was not the WOD's mandate - **it was not their job**. That job goes to the Select Board, the Walsh Committee and ultimately, the voters.

Since these petitions have come out, **the Select Board and the Walsh Committee have reaffirmed that housing at Walsh will be no more than 160 units**. In fact, the Walsh Committee is currently preparing recommendations for the first phase of 80 units, and none of the planning the town is doing is for more than 160 units.

While professing to be defending the 2024 Walsh vote, **their proposals would instead eviscerate it**. Not such a surprise, as **they also strenuously opposed the 2024 plan**.

For more information, read the Provincetown Independent's reporting on [the three articles](#), [Jeff Fischer's](#) and [Cass Johnson's](#) letters to the editor.

Article 38: A Growth Management Plan: Vote NO

This petition proposes that Truro create a Growth Management Plan Committee, which would immediately stop all development of any kind on Town land, **including at Walsh**.

The Reality: It would drape a new layer of bureaucracy over town functions including “overlay districts, zoning bylaw changes, drinking water supply, wastewater treatment, infrastructure.” The Committee would also develop “a financially sustainable plan for the provision of town services.”

In other words, this new super committee would assert control over most of the town's activities. Jeff Fischer, Chair of the Walsh Committee, notes that **“a management plan could take up to five years and delay actual construction at Walsh even longer.”**

Unanimously opposed by: Select Board, Walsh Committee, Zoning Task Force, Housing Authority,

Article 39: Rescind the Walsh Overlay District – Vote NO

This article rescinds the 2025 Overlay District, returning Walsh to single family zoning on $\frac{3}{4}$ acre lots. It argues that the 2024 voter approved plan which limits Walsh to 160 units was ignored by the Walsh Overlay District.

Again, overlay districts specify the type of building, not the number of units.

The article's solution? To make sure that affordable housing never gets built by returning Walsh to single family units on $\frac{3}{4}$ acre lots, in other words, ensuring that only expensive houses are built that few people in Truro can afford

The town voters already decided that only up to 160 units could be built, the Walsh Committee has reaffirmed that, as has the city manager. Sue Areson told TRURO365 that the Select Board agrees.

Unanimously opposed by: Select Board, Walsh Committee, Zoning Task Force, Housing Authority.

Article 40: Walsh Residential District – Vote NO

This is a variation of #39 but its goal is the same – to stop progress toward affordable housing. By requiring that homes or duplexes occupy 10,000 square foot lots, it sets up another scenario where affordable housing is so expensive, the town will not be able to build it or few will be able to afford them. As Dave Bannard, Chair of the Zoning Task Force notes, “This is trying to slow things down or stop them at Walsh.”

Unanimously opposed by: Select Board, Walsh Committee, Zoning Task Force, Planning Board, Housing Authority

About Truro365

We are an intergenerational coalition of residents—both lifelong locals and "wash-ashores"—supporting initiatives that improve the quality of life for all.

- Factual Information: We provide nuanced clarity over social media heat.
- Education & Engagement: We help you navigate town government.
- Action-Oriented: We are dedicated to a healthy, year-round Truro.

Get Involved

- Questions? Email us at: truro365@gmail.com
- Join us: [Sign up for this newsletter here](#)
- Spread the word: Please forward this to your friends and neighbors!

How Bad is It?

On May 12, 2026, there were no affordably priced year-round rentals available on the Outer Cape and only one within a 45-minute drive of Truro.

Voices:

If the housing problem is not addressed, soon there may not be restaurants, tradespeople and other services that residents depend on.

Many businesses are finding it increasingly difficult to retain long-term employees to 'learn the ropes' and take on more responsibilities and, potentially, take over the business.

As a result, many businesses expressed a concern that there would be no one to continue their business once they retire."

Truro businessman surveyed by the Truro Economic Development Committee (EDC).