

WARRANT ARTICLE 13

SOLAR ON THE LANDFILL

The proposed warrant article seeks approval to construct a solar panel array on the capped landfill at Truro's Transfer Station. This thoughtfully planned project will transform currently unused space into a valuable community asset that generates clean energy and revenue.



Advantages Of Solar Energy:

- ✓ Projected to generate ~\$500k in revenue per year
- ✓ Built on unused landfill at transfer station
- ✓ Reduces Truro's Green House Gas Emissions
- ✓ Builds a sustainable future for Truro
- ✓ Unanimously supported by Select Board
- ✓ Unanimously supported by Energy, Finance, and Climate Action Committees

Research or experimental lab ³	SP ⁷	SP ⁷	N
Small engine repair	SP ⁷	SP ⁷	N
Institutional			
Hospital, nursing and/or convalescent home	N	SP ⁷	N
Private club not conducted for profit	N	SP ⁷	N
Large-Scale Ground-Mounted Photovoltaic Array (4/11)	N	N	N
Residential			
Attainable Undersized Lot (5/24)	P	P	N
Bungalow Court	P	P	N

ZONING BYLAW ARTICLES**Article 32: Zoning Bylaw Amendment – Walsh Overlay District**

To see if the Town will vote to amend the Truro Zoning Bylaws by amending the language and adding a MAP as Appendix C to the Bylaws, as set forth below:

§ 10.4 Definitions

For the purpose of the bylaw, certain terms and words shall have the following meaning unless a contrary meaning is required by the context or is specifically prescribed. Terms and words not defined herein but defined in the Zoning Act, Massachusetts General Laws, Chapter 40A, as amended, shall have the meaning given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in Webster's Third New International Dictionary of the English Language, Unabridged.

Affordable Dwelling Unit. A dwelling unit exclusively available for sale or lease to Affordable Households. The Town will require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

Affordable Households. Households earning no more than 100% of the current Area Median Income for Barnstable County, as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor.

Affordable Housing. Housing registered as Affordable Dwelling Units with the Town.

Attainable Dwelling Unit. A dwelling unit exclusively available for sale or lease to Affordable Households or Attainable Households. The Town will require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

Attainable Households. Households with current median income limits no greater than 200% of the current Area Median Income for Barnstable County or, if greater, the percentage of the current median income for attainable households as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor. This definition supersedes any definition of "Attainable" or similar terms set forth in this Zoning bylaw.

Building Separation. The space between multiple buildings on a single lot as measured from the nearest exterior point on the building.

Bungalow Court. A group of three or more detached dwelling units owned by one or more persons located on a single lot, which are available for permanent occupation and arranged around a shared communal open space with shared pedestrian access.

Coliving Community. A building or development composed primarily of single or double occupancy rooms with at least one communal kitchen and one communal space in any form or

configuration, including structures housing communal facilities and non-residential uses and separate structures within one lot.

Coliving Unit. A living area intended for one family or nonfamily household that shall have complete or independent or permanent provisions for shared living, eating, and sanitation.

Dwelling Unit. One or more rooms containing both cooking and bathroom facilities and designed for human habitation by one family independent of other facilities. Each accessory building or portion thereof, studio or guesthouse, which has both cooking and bathroom facilities, is considered to be a separate dwelling unit. Affordable Dwelling Units and Attainable Dwelling Units are included in this definition.

Mixed-use Development. Development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses.

Multi-family Housing. A building with three (3) or more residential dwelling units or two (2) or more buildings on the same lot with more than one (1) residential dwelling unit in each building, which may be owned by one or more persons.

Townhouse. One (1) or a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed with a yard or public way on not less than two (2) sides that may contain multiple dwelling units.

§ 20.1 Districts Enumerated

For the purposes of this bylaw, the Town of Truro is divided into Zoning Districts designated as follows:

Residential
Beach Point Limited Business
Route 6A, North Truro, Limited Business
Truro Center Limited Business
North Truro Center General Business
Route 6 General Business
Seashore

For the purposes of this bylaw, the following Overlay Districts are established:

Flood Plain
Water Resource Protection
Affordable Rental Housing
Solar Farm Overlay District
Walsh Overlay District

§ 20.2 Purposes of Districts

Walsh Overlay District. The Walsh Overlay District is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families. Three subdistricts promote a

diversity of housing stock and mixed-use development. Development located within this Overlay District will provide or be located near recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.

§ 20.3 Location of Districts

The location and boundaries of the Zoning Districts are enumerated in § 90 of this bylaw and are shown on the map entitled “Zoning District Map of the Town of Truro, Massachusetts,” dated May 2, 2013 which accompanies the bylaw as Appendix A and is declared to be a part of this bylaw. The location and boundaries of the Water Resource Protection Overlay District are identified in § 90.5 of this bylaw, and are shown on the map entitled “Water Resources Protection Overlay District” dated August 18, 2015 which appears as Appendix B to this bylaw and is declared to be a part of this bylaw. The location and boundaries of the Walsh Overlay District and its subdistricts are identified in § 90.5 of this bylaw, and are shown on the map entitled “Walsh Overlay District,” dated March 31, 2025, which appears as **Appendix C** to this bylaw and is declared to be a part of this bylaw.

§ 30.X Walsh Overlay District

- A. Purpose.** The Walsh Overlay District hereinafter referred to as the “WOD” is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families, including both affordable and attainable dwelling units. Three subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District will provide or be located near recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development. The Walsh Recreational Subdistrict is intended to offset the impact of such density by preserving much of the land in that subdistrict for recreational and open space uses, subject to certain stated exceptions, primarily for educational and municipal uses.
- B. Establishment.** The WOD is an overlay district that is superimposed over the underlying zoning district(s) and is shown on the Truro Zoning Map, a copy of which is available for inspection and study in the office of the Truro Building Commissioner, as set forth in on the map entitled “Walsh Overlay District,” dated March 31, 2025, which appears as Appendix C to this bylaw and is declared to be a part of this bylaw.
- C. Subdistricts.** The WOD contains the following subdistricts shown on the Truro Zoning Map as set forth on the map entitled “Walsh Overlay District,” dated March 31, 2025, which appears as Appendix C to this bylaw. The subdistricts are as follows:
 - i. Walsh Low-Density Subdistrict.** The Walsh Low-Density Subdistrict hereinafter referred to as the “WLS” is intended to create affordable and attainable housing opportunities and home-ownership opportunities on compact lots organized around a shared

communal open space or compact single family dwellings for seniors, individuals, and families. The WLS encourages compact development that is pedestrian-scaled, healthy, safe, and affordable.

- ii. **Walsh Moderate-Density Subdistrict.** The Walsh Moderate-Density Subdistrict hereinafter referred to as the “WMS” is intended to create affordable and attainable housing opportunities and home-ownership opportunities through Mixed-Use Development and/or Multi-family Housing, as well as on compact lots organized around a shared communal open space or compact single family dwellings, for seniors, individuals, and families. Development located within this Overlay District will provide ample recreational opportunities and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.
- iii. **Walsh Recreational Subdistrict.** The Walsh Recreational Subdistrict hereinafter referred to as the “WRS” is intended to protect and preserve the natural features, existing topography, wildlife, visual character, and open space for recreational and civic uses that serve the general welfare of the public.

D. Applicability. Developments located within the WOD must have 67% or greater of the Gross Floor Area dedicated to Residential uses, subject to n.6 to Table B. WOD provisions shall supersede all other provisions in the Zoning Bylaw with respect to the underlying district including and without limitation, use, dimensions, parking, design standards, and site plan review; however, the provisions of any other overlay district shall continue to apply.

For any land within the WOD, an applicant may choose to conform either to the zoning regulations which govern the underlying zoning district or to the WOD regulations and procedures set forth by this Section.

- E. Residency Requirement.** Dwelling Units within the WOD shall be made available only for year-round occupancy as prescribed in leases of one-year minimum duration.
- F. Inclusionary Zoning.** No less than twenty percent (20%) of all new residential units (of each type) constructed within the WOD shall be Affordable Dwelling Units.

G. Permitted Uses. The use requirements in the WOD shall comply with **§ 30.2 Use Table**, herein, except for the following:

- i. Any and all uses permitted by subdistrict in **Table B**, entitled “**Walsh Overlay District Permitted Uses by Subdistrict**” are consistent with the purposes for which the subdistrict was established and shall supersede the underlying Zoning District; however,

- the provisions of any other applicable overlay district shall continue to apply, and supersede the provisions of the WOD where any conflict exists.
- ii. **Mixed-use Developments.** Any and all other non-residential uses permitted by subdistrict in **Table B** and the underlying Zoning District shall be permitted in Mixed-use Developments. Any non-residential uses allowed by Special Permit in the underlying Zoning District, shall be permitted by special permit in Mixed-use Developments, with the Board of Appeals serving as the Special Permit Granting Authority. Any non-residential uses not permitted in **Table B** shall supersede the underlying Zoning District in Mixed-use Developments; however, the provisions of any other overlay district shall continue to apply, and supersede the provisions of the WOD where any conflict exists.
 - iii. **Non-residential Uses.** All non-residential uses shall not contain any dangerous, noxious, injurious, or otherwise objectionable fire, explosion, radioactive or other hazard; noise, or vibration, smoke, dust or other form of air pollution; electrical or other disturbance; glare, liquid or solid refuse or wastes; conditions conducive to the breeding of insects, rodents, or other substance, conditions or elements in a manner or in an amount as to affect adversely the surrounding areas.
 - iv. For a use not listed In Table B, the use provisions of the underlying Zoning District and any other applicable overlay districts shall apply.

KEY

P	Permitted
SP	May be allowed by special permit granted by the Board of Appeals
N	Not Permitted
N/A	Not Applicable
WOD	Walsh Overlay District
WLS	Walsh Low-Density Subdistrict
WMS	Walsh Moderate-Density Subdistrict
WRS	Walsh Recreational Subdistrict
*	Already Permitted in the Residential District

Table B - Walsh Overlay District Permitted Uses by Subdistrict

Principal Uses	WLS ⁶	WMS ⁶	WRS
Commercial			
Professional office ¹	P ⁷	P ⁷	N
Restaurant	SP ⁷	P ⁷	N
Retail business service (4/14)	SP ⁷	P ⁷	N
Retail sales (4/14)	SP ⁷	P ⁷	N
Trade, repair shop, etc. (4/14)	SP ⁷	P ⁷	N
Wholesale Trade (4/14)	SP ⁷	P ⁷	N
Industrial			
Industrial or manufacturing use ²	N	SP ⁷	N
Public utility	P ⁷	P ⁷	P
Research or experimental lab ³	SP ⁷	SP ⁷	N
Small engine repair	SP ⁷	SP ⁷	N
Institutional			
Hospital, nursing and/or convalescent home	N	SP ⁷	N
Private club not conducted for profit	N	SP ⁷	N
Large-Scale Ground-Mounted Photovoltaic Array (4/11)	N	N	N
Residential			
Attainable Undersized Lot (5/24)	P	P	N
Bungalow Court	P	P	N
Coliving Community	N	SP ⁴	N
Duplex (as defined in §40.1) (5/24)	*	*	N
Mixed-use Development	SP	P	N
Multi-family Housing	P	P	N
Townhouse	P	P	N
Single family dwelling ⁵	*	*	N

Table B - Notes

1. No more than four (4) offices per lot; 20% lot coverage permitted, exclusive of parking; storage of equipment or materials where they are visible from neighboring properties or public or private ways is prohibited. No use shall produce any injurious or offensive dirt, odor, fumes, gas, noise, or danger from explosion or fire.
2. The Board of Appeals shall find that a proposed use is not injurious or offensive or tends to reduce values in the same district by reason of dirt, odor, fumes, gas, sewage, noise, or danger from explosion or fire.
3. The Board of Appeals may approve activities which are necessary in connection with scientific research or scientific development or related production, and which are accessory to a permitted use, if the Board finds the proposed accessory use does not substantially derogate from the public good.
4. Only for year-round residency; otherwise not permitted.
5. Uses in this category are further subject to the special regulations set forth in §40.2, Accessory Dwelling Unit and the Building Commissioner shall serve as the Permit granting authority. (04/07, 4/17, 5/24)
6. With respect to mixed-use projects only, no less than 67% of the Gross Floor Area of any project shall be dedicated to residential use.
7. Only where part of a mixed-use development including residential use(s); otherwise N.

H. Dimensional Requirements. The dimensional requirements in the WOD shall comply with § 50 Area and Height Regulations, herein, except for the following:

- i. Any and all dimensional requirements in **Table C**, entitled “**Walsh Overlay District Dimensional Requirements by Subdistrict**,” shall supersede the underlying Zoning District.
- ii. **Multiple Buildings on a Single Lot.** Multiple buildings on a single lot must comply with the minimum Building Separation distance per subdistrict in **Table C**.
- iii. **Setbacks Abutting Residential Districts.** All front, rear, and side yard setbacks for buildings or structures abutting a Residential District outside of the WOD shall meet a minimum setback of 25-ft or a minimum setback equivalent to 10-ft per story of the building or structure in question, whichever is greater.
- iv. **Setbacks Abutting Route 6.** All front, rear, and side yard setbacks for buildings or structures abutting Route 6 shall meet a minimum setback of 25-ft.

KEY

N/A Not Applicable
 WOD Walsh Overlay District
 WLS Walsh Low-Density Subdistrict
 WMS Walsh Moderate-Density Subdistrict
 WRS Walsh Recreational Subdistrict

Table C - Walsh Overlay District Dimensional Requirements by Subdistrict

Dimensional Requirement	WLS	WMS	WRS
Minimum Lot Size	None	None	N/A
Minimum Lot Frontage	None	None	N/A
Minimum Frontyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1, 3}
Minimum Sideyard Setback	10 ft ¹	10 ft ^{1, 3}	25 ft ^{1, 3}
Minimum Backyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1, 3}
Minimum Building Separation	10 ft	10 ft	25 ft
Maximum Building Height	2 stories; 30-ft ^{2, 3}	3.5 stories; 45-ft ²	2 stories; 30-ft ^{2, 3}
Lot Shape	N/A	N/A	N/A
Gross Floor Area	No limit ⁴	No limit ⁴	N/A
Lot Coverage	No limit	No limit ⁴	N/A
Lot Clearing	No limit	No limit ⁴	N/A

Table C - Notes

1. All setbacks shall meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
2. All building heights shall meet the maximum building height for buildings or structures abutting a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
3. Dimensional Requirement match the **§ 50 Area and Height Regulations** in the Underlying Zoning, and must also meet the minimum setbacks for buildings or structures

abutting Route 6 or a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.

4. Except as applied to single family residences or duplexes, which remain subject to the existing by-law limitation.

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- I. **Landscape Buffer.** All buildings or structures abutting Route 6 or a Residential District outside of the WOD shall provide a year-round landscaped or vegetated buffer.
- J. **Design Standards.** The following Design Standards shall apply to development in the WOD. Furthermore, these standards provide guidance for building massing, siting, and design solutions. It is understood that buildings and structures may not be able to comply with all of the following guidelines, but buildings and structures should comply if it is physically possible. For projects in the WOD, the following design guidelines shall apply:
- i. All development should be designed to facilitate, accommodate, and encourage use by pedestrians.
 - ii. Non-residential uses should be located on the ground floor in Mixed-use Developments.
 - iii. Buildings on a corner lot should have a façade that relates to both streets.
 - iv. All development located in the subdistricts WMS, WLS, and WRS, should provide public access to common and public recreational land whenever feasible.
- K. **Parking Requirements.** The parking requirements in the WOD shall comply with **§ 30.9 Parking**, herein, except for the following:
- i. Any and all parking requirements in **Table D**, entitled “**Walsh Overlay District Parking Requirements for all Subdistricts**” shall supersede the parking requirements of the underlying Zoning District.
 - ii. Parking may not be located within the minimum setback abutting a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
 - iii. **Mixed-use Developments.** In the case of mixed-use development or multiple uses on a single lot, the parking provided shall meet the total requirements for all uses, except as permitted by the Board of Appeals as specified in the Shared Parking and Off-site Parking Sections of this by-law.
 - iv. **Shared Parking.** An applicant may request to the Board of Appeals to meet the parking requirements for two or more uses by sharing a common shared parking area, provided

that the shared spaces are held in common ownership with all uses being served through easements or fee title, and that all spaces are located within four hundred (400) feet of all uses they serve. It is the responsibility of the applicant to provide documentation to the Board of Appeals showing the expected peak use of all parking spaces, that the usage of such parking area would not occur simultaneously, and that the total proposed number of parking spaces will meet the demands of the uses proposed for the site.

In order to be granted shared parking approval, the Board of Appeals shall determine that a lesser number of spaces would be adequate for all parking needs because of special circumstances such as shared parking for uses having peak parking demands at different times or other measures reducing parking demand.

A reciprocal agreement shall be executed by the owners and operators of the different sources or uses in the building or development ensuring the long-term joint use of such shared parking, and defining the terms upon which the parking is shared.

Table D - Walsh Overlay District Parking Requirements for all Subdistricts

Principal Use	Parking Requirement
Residential	
Bungalow Court; Duplex; Mixed-use Development; Multi-family Housing; Single Family Dwelling	1 space per dwelling unit
Home Occupation, including Commercial Fishing Activity	1 space per dwelling unit as required above, plus 1 space for each non-resident employee
Home Occupation – permitted office use	1 space per dwelling unit as required above, plus 1 space per each non-resident employee
Coliving Community	0.25 space per coliving unit, plus 1 space for each non-resident employee
Park, playground, non-commercial recreation	1 space for each 3 users at maximum utilization ¹

Table D - Notes

1. All parking spaces dedicated to Park, Playground, or Non-Commercial Recreation uses shall be available for free to the public.
2. Parking spaces and aisles located in the WRS are to be permeable and shall be maintained with a level surface of at least four (4) inches of blue stone or T-base equivalent at all times.

- v. Off-site Parking.** An applicant may request to the Board of Appeals to utilize off-site parking to meet the parking requirement. All municipal or other parking facilities which are used to satisfy the parking requirement must meet the following criteria:

The parking facility must be less than one thousand (1,000) feet from the proposed development, measured as measured from the nearest exterior point on a building or structure.

The applicant must provide the Board of Appeals with proof of ownership or lease for those parking spaces in order to satisfy the parking requirement. The owner shall provide offsite parking in perpetuity of the building use, as required by the needs of the tenants. Prior to the expiration of any parking lease, the Board of Appeals shall approve the new mechanism to satisfy the parking requirement.

- vi. **Parking Access.** The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. To the extent possible, access to parking from the public right of way should be located at the rear or the side of the parcel, with the exception of subdistrict WLS. At no point should access to parking be located between the front building facade and the front lot line.
- vii. **Shared Driveways and Private Roads.** Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.

A shared driveway, private road, or cross-access connection between abutting parking lots with a binding easement and joint maintenance agreement defining the responsibilities of abutting property owners sharing access is permitted in subdistricts WLS and WMS.

All shared driveways and private roads shall have a minimum of one 5-foot sidewalk on one side of the driveway or roadway.

- viii. **Loading Requirements.** Every Mixed-use Development hereafter erected, enlarged, or occupied which has over 5,000 square feet of non-residential Gross Floor Area shall provide a minimum of one area for the loading and unloading of service vehicles. Every building hereafter erected, enlarged, or occupied for residential use with more than 10 Dwelling Units shall provide a minimum of one area for the loading and unloading of service vehicles.

Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of buildings and fully screened from view from a public street, public space, or abutting residential use.

Loading and unloading areas shall be provided in addition to off-street parking spaces and shall not be considered as supplying required parking spaces. Unless otherwise authorized by the Board of Appeals under site plan review, loading and unloading areas shall be located in the rear of the building.

- L. Violations and Penalties.** Violation of any of the provisions of this bylaw may result in fines of up to \$300 for each offense. Each day that such a violation continues shall constitute a separate offense.

§ 90.5 Overlay Districts

- E. Walsh Overlay District.** The Walsh Overlay District and its subdistricts is the area designated as such on the Truro Zoning Map as set forth on the map entitled “Appendix C Walsh Overlay District with Subdistricts,” which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

The land listed on the Truro Assessor’s Map 43 as

Parcel **43-8**, as registered with the Barnstable County Registry of Deeds in Deeds Book 27849 on Page 58, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 1 which includes former Parcel **43-7**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116 and Deeds Book 32722 on Page 331

Parcel **43-134**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 2;

Parcel **43-135**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 3;

Parcel **43-13**, as registered with the Barnstable County Registry of Deeds in Deeds Book 15998 on Page 329, Deeds Book 1339 on Page 331, and Deeds Book 32722 on Page 331;

Parcel **43-10**, as registered with the Barnstable County Registry of Deeds in Deeds Book 17034 on Page 46, Deeds Book 15327 on Page 145, Deeds Book 1416 on Page 239, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 4;

Parcel **43-226**, as registered with the Barnstable County Registry of Deeds in Deeds Book 17034 on Page 46, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 5;

Parcel **43-2**, as registered with the Barnstable County Registry of Deeds in Deeds Book 25648 on Page 111, Deeds Book 15998 on Page 325, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 684, page 90, and shown more specifically as an unnumbered parcel with an area of 57.17± acres;

Parcel **43-9**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116, Deeds Book 17945 on Page 105, Deeds Book 16182 on Page 65, Deeds Book 32722

on Page 331, and as shown on a plan recorded in Plan Book 684, page 90, and shown more specifically as an unnumbered parcel with an area of 3.68± acres;

Parcel **43-133**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116, Deeds Book 17945 on Page 105, Deeds Book 16182 on Page 65, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 684, page 90, and shown more specifically as an unnumbered parcel with an area of 0.45± acres.

i. Walsh Low-Density Subdistrict. The Walsh Low-Density Subdistrict is the area designated as such on the Truro Zoning Map as set forth on the map entitled “Appendix C Walsh Overlay District with Subdistricts,” which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

All the land in Parcel 43-2, as listed in the Truro Assessor’s Map 43 and as further described in § 90.5.E, that is northerly of a line commencing at the southeasterly corner of the property listed on the Truro Assessor’s Map 40 as Parcel 40-166, as registered with the Barnstable County Registry of Deeds in Deeds Book 21785 on Page 245.; running thence southeasterly bearing S 76 9' 18" E for a distance of 52.21'
Thence S 66 35' 48" E for a distance of 93.06'
Thence N 75 32' 11" E for a distance of 73.12'
Thence N 62 11' 40" E for a distance of 89.28'
to the southwesterly boundary of the property owned by the Town of Provincetown and listed in the Truro Assessor’s Map 40 as Parcel 40-170 and registered with the Barnstable County Registry of Deeds in Deeds Book 25097 on Page 292 and Plan Book 684 on Page 90
Thence follows the boundary of Parcel 40-170 northerly, thereby following the parcel boundaries until the point of commencement, totaling approximately 6 acres.

i. Walsh Moderate-Density Subdistrict. The Walsh Moderate-Density Subdistrict is the area designated as such on the Truro Zoning Map as set forth on the map entitled “Appendix C Walsh Overlay District with Subdistricts,” which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

The land listed on the Truro Assessor’s Map 43 and as further described in § 90.5.E as Parcel 43-7, 43-8, 43-134, 43-135, 43-13, 43-10, 43-226, 43-2, and

All the land in Parcel 43-2 that is southerly of a line commencing at the northwesterly corner of the property owned by the Town of Truro and listed on the Truro Assessor’s Map 43 as Parcel 43-3, as registered with the Barnstable County Registry of Deeds in Deeds Book 4293 on Page 91, Deeds Book 13849 on Page 49, and Plan Book 684 on Page 90; running thence northwesterly bearing N 84 41' 58" W for a distance of 86.15'
Thence S 68 27' 40" W for a distance of 28.60'

Thence S 27 53' 29" W for a distance of 38.31'

Thence S 32 16' 17" W for a distance of 42.97'

Thence S 28 36' 34" W for a distance of 22.66'

Thence S 38 38' 10" W for a distance of 37.23'

Thence N 66 54' 9" W for a distance of 14.09'

Thence N 22 34' 42" W for a distance of 34.30'

Thence N 57 16' 31" W for a distance of 68.92'

Thence S 71 53' 20" W for a distance of 32.20'

Thence S 71 16' 29" W for a distance of 150.24'

Thence S 78 2' 57" W for a distance of 73.52'

to the easterly corner of the property listed in the Truro Assessor's Map 43 as Parcel 43-1 and registered with the Barnstable County Registry of Deeds in Deeds Book 511 on Page 179, Plan Book 52 on Page 47, and Plan Book 680 on Page 90

Thence follows the boundary of Parcel 43-3 southerly to the northerly corner of Parcel 43-180

Thence follows the boundary of Parcel 43-179 and 43-178 westerly to the easterly corner of Parcel 43-10, totaling approximately 33 acres.

i. Walsh Recreational Subdistrict. The Walsh Recreational Subdistrict is the area designated as such on the Truro Zoning Map as set forth on the map entitled "Appendix C Walsh Overlay District with Subdistricts," which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

All the land in Parcel 43-2, as listed in the Truro Assessor's Map 43 and as further described in § 90.5.E, between a northerly line commencing at the southeasterly corner of the property listed on the Truro Assessor's Map 40 as Parcel 40-166, as registered with the Barnstable County Registry of Deeds in Deeds Book 21785 on Page 245.; running thence southeasterly bearing S 76 9' 18" E for a distance of 52.21'

Thence S 66 35' 48" E for a distance of 93.06'

Thence N 75 32' 11" E for a distance of 73.12'

Thence N 62 11' 40" E for a distance of 89.28'

to the southwesterly boundary of the property owned by the Town of Provincetown and listed in the Truro Assessor's Map 40 as Parcel 40-170 and registered with the Barnstable County Registry of Deeds in Deeds Book 25097 on Page 292 and Plan Book 684 on Page 90

Thence follows the boundary of Parcel 40-170 easterly to the westerly boundary of the Cape Cod National Seashore and listed as Parcel 40-78 to the northeasterly corner of Parcel 43-3

Thence follows the boundary of Parcel 43-3 southwesterly to the northwesterly corner of 43-3

Thence follows a southerly line commencing at the northwesterly corner of the property owned by the Town of Truro and listed on the Truro Assessor's Map 43 as Parcel 43-3, as registered with the Barnstable County Registry of Deeds in Deeds Book 4293 on Page 91, Deeds Book 13849 on Page 49, and Plan Book 684 on Page 90; running thence northwesterly bearing N 84 41' 58" W for a distance of 86.15'

Thence S 68 27' 40" W for a distance of 28.60'

Thence S 27 53' 29" W for a distance of 38.31'

Thence S 32 16' 17" W for a distance of 42.97'

Thence S 28 36' 34" W for a distance of 22.66'

Thence S 38 38' 10" W for a distance of 37.23'

Thence N 66 54' 9" W for a distance of 14.09'

Thence N 22 34' 42" W for a distance of 34.30'

Thence N 57 16' 31" W for a distance of 68.92'

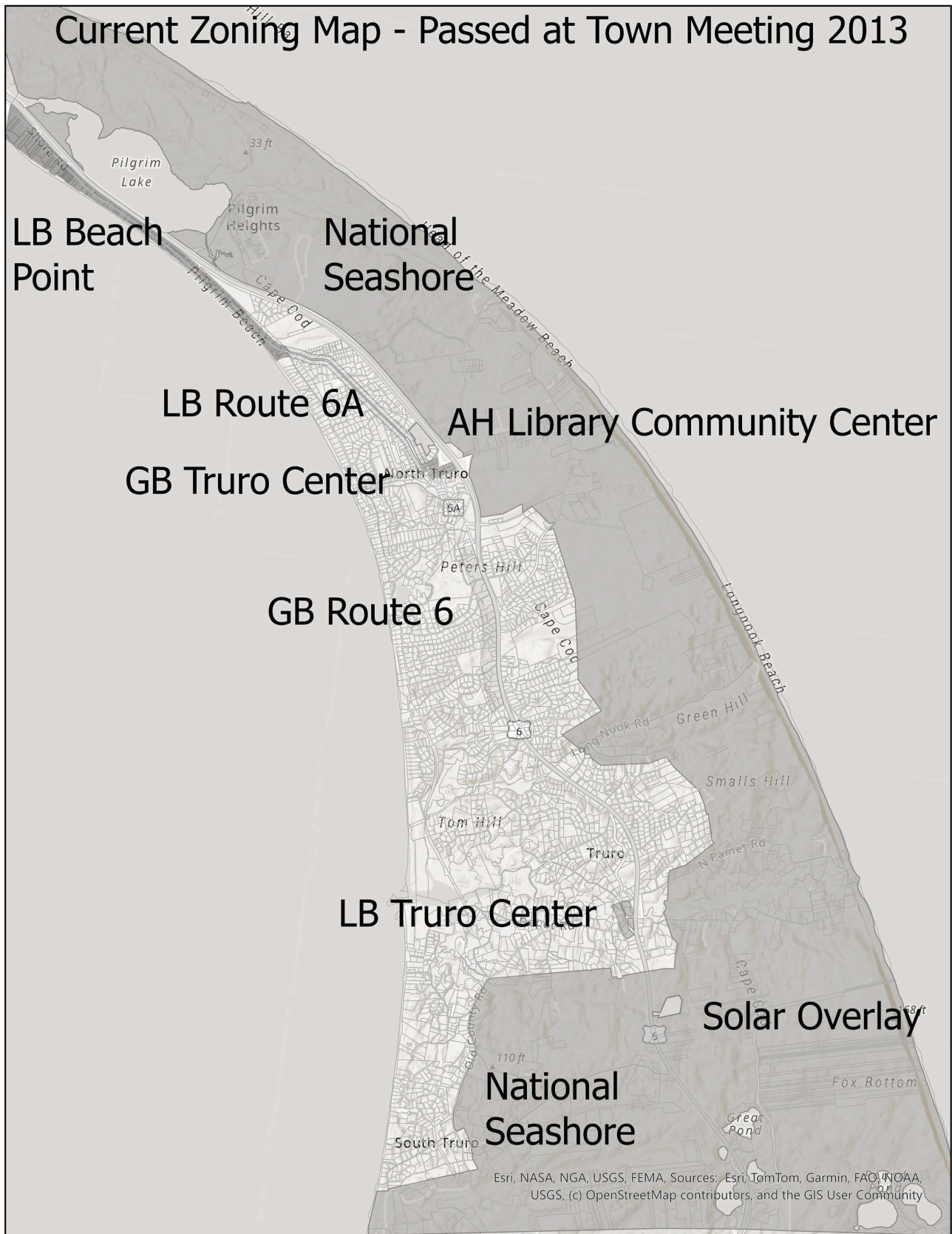
Thence S 71 53' 20" W for a distance of 32.20'

Thence S 71 16' 29" W for a distance of 150.24'

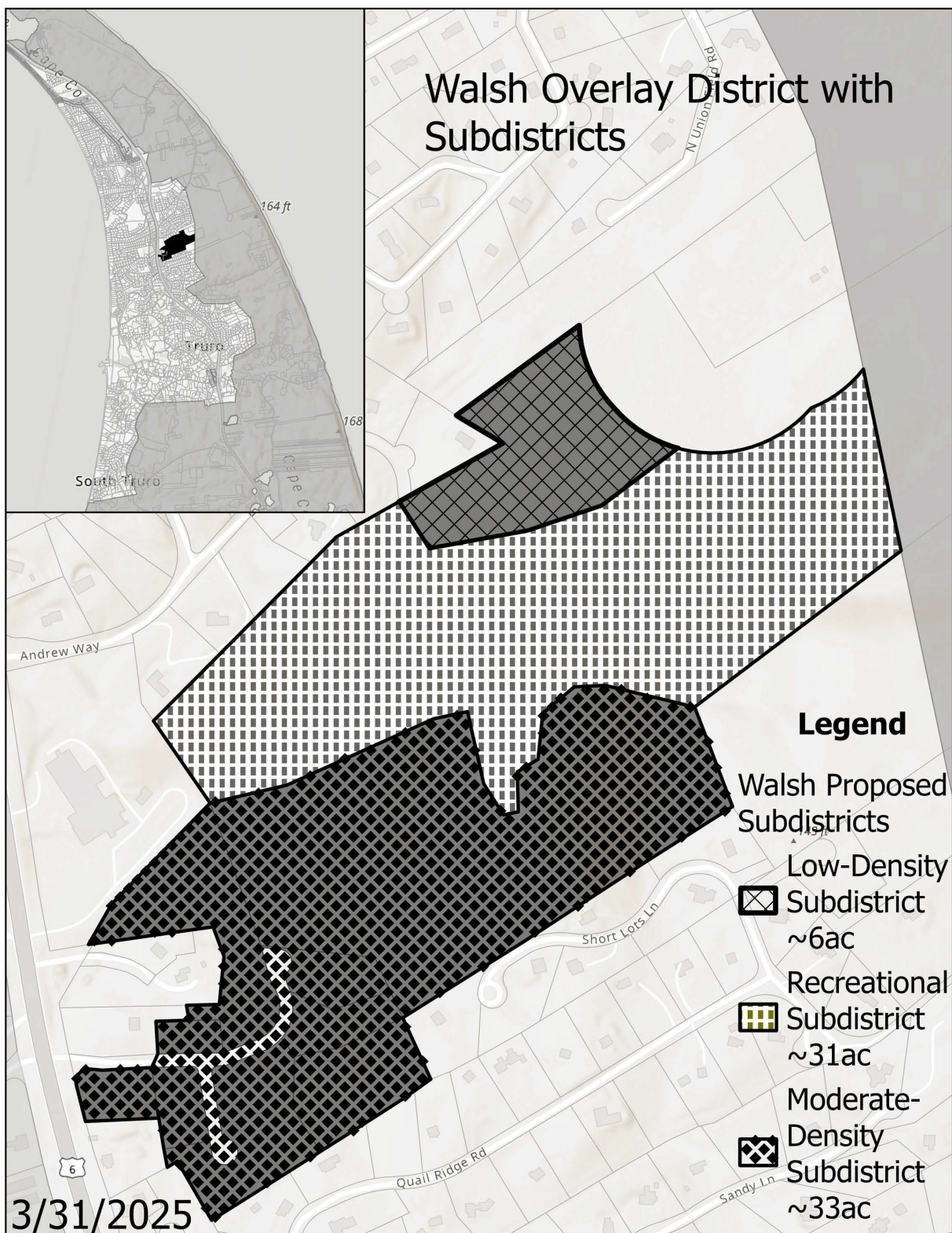
Thence S 78 2' 57" W for a distance of 73.52'

to the easterly corner of the property owned by the Town of Truro and listed in the Truro Assessor's Map 43 as Parcel 43-1 and registered with the Barnstable County Registry of Deeds in Deeds Book 511 on Page 179, Plan Book 52 on Page 47, and Plan Book 680 on Page 90

Thence follows the boundary of Parcel 43-1 northerly, thereby following the parcel boundaries until the point of commencement, totaling approximately 31 acres



Proposed Appendix C



or take any other action relative thereto.

Requested by the Zoning Task Force

Explanation: The Zoning Task Force (ZTF) created by the Select Board to, among other things, “review the town’s zoning and general bylaws with a focus on provisions that may affect housing opportunities or production ...” and “draft bylaw and/or policy amendments for recommendation to the Select Board” unanimously recommends the attached zoning bylaw amendment creating a Walsh Property Overlay District to the Select Board for its consideration and, if acceptable to the Select Board, placement on the warrant as an article for consideration at the 2025 Town Meeting. As a proposed amendment to the town’s zoning bylaw, this warrant article remains subject to legal review by the town’s counsel, KP Law, as well as a public hearing before the Planning Board.

The ZTF approved unanimously by roll call vote on March 3, 2025 recommending the attached bylaw amendment to the Select Board.

Process. The ZTF was established in October 2025 and held its first meeting on October 28, 2024. The ZTF chose to commence its work by developing a proposed bylaw amendment creating an overlay district for the Walsh property. We feel that this is a pressing need in order to allow the town to move forward expeditiously with the development of the Walsh property as approved at 2024 Town Meeting. The ZTF has been ably advised by Kennan Rhyne of Rhyne Civic Strategies LLC and our staff liaison, Barbara Carboni, the Town Planner and Land Use Counsel.

Early in our work, it became clear that the Walsh property cannot be developed consistent with the Town Meeting’s mandate without changing the current residential zoning of the property. The current zoning is quite restrictive and would allow far fewer than the recommended up to 160 dwelling units to be constructed.

The ZTF has sought to balance the vision for the Walsh property articulated by the Walsh Committee and approved by the Town at the 2024 Town Meeting with the Town’s character as a rural, residential community on the Outer Cape. Thus, the proposed bylaw amendment provides for multiple types of housing in addition to those permitted in the residential district and permits smaller lot sizes and requires development of affordable and attainable housing.

The ZTF has met twice with the full Ad Hoc Walsh Committee to obtain input into their vision of how the Walsh property will be developed and to obtain their feedback on the draft overlay bylaw amendment. We also held a public listening session on February 26th to seek community input and reached out to the chair of the Planning Board. We have also established an email address to receive comments. We intend to continue our outreach efforts to ensure that our fellow townspeople have the opportunity to ask questions and are provided with the complete rationale for the provisions of the proposed overlay district. At the ZTF meeting on February 18, we approved a draft of the overlay amendment for consideration at the February 26 public meeting and submission to the Select Board. Following our review of comments submitted, we met on March 3 to consider changes to the draft bylaw amendment as a result of community commentary.

Changes. The ZTF made several changes to the draft as a result of outreach to the community. The first is to eliminate the ability to build up to a 5 story building pursuant to a special permit for a senior living facility. The vast majority of commenters objected to the possibility of a 5 story building on the Walsh property and the ZTF agreed to reduce the maximum building height to 3 stories. Second, the ZTF agreed to expand the minimum side yard setback from a proposed 5 feet to 10 feet. This will provide for more space between buildings on adjacent lots. Although the ZTF carefully considered other comments received, we ultimately decided to retain the remainder of the proposed bylaw amendment in order to provide the town and the Ad Hoc Walsh Committee with sufficient flexibility to allow development of the area in the manner deemed most beneficial to the town. We recognize that, as town-owned property, there are multiple opportunities to control development of the Walsh property and we feel that our role is to enhance the opportunity for such development while imposing only appropriate and necessary boundaries.

Other Recommendations. In the course of our outreach, we have also received important feedback regarding the development of the Walsh property that, although not germane to our work on the zoning bylaw, we feel merits transmittal to the Select Board. First, as the Select Board is well aware, the issues of providing water to and addressing wastewater at the Walsh property are critical not only for the development of the Walsh property, but for the continued health of our town. We strongly support the Select Board's work to develop additional sources of potable water, to consider solutions for wastewater treatment, and to develop an equitable sharing of water with Provincetown. We urge the Select Board to continue these efforts and to continue to make these issues a top priority. Second, development of the necessary infrastructure to support development of the Walsh property, such as roads and utilities, is also a high priority. We also support the town's efforts to obtain funding for these efforts and to make this an early action item. Finally, we recommend that approximately 7 acres of the proposed Walsh Recreational Subdistrict be formally set aside for use by the Truro Central School; the proposed overlay district would fully consistent with that effort.

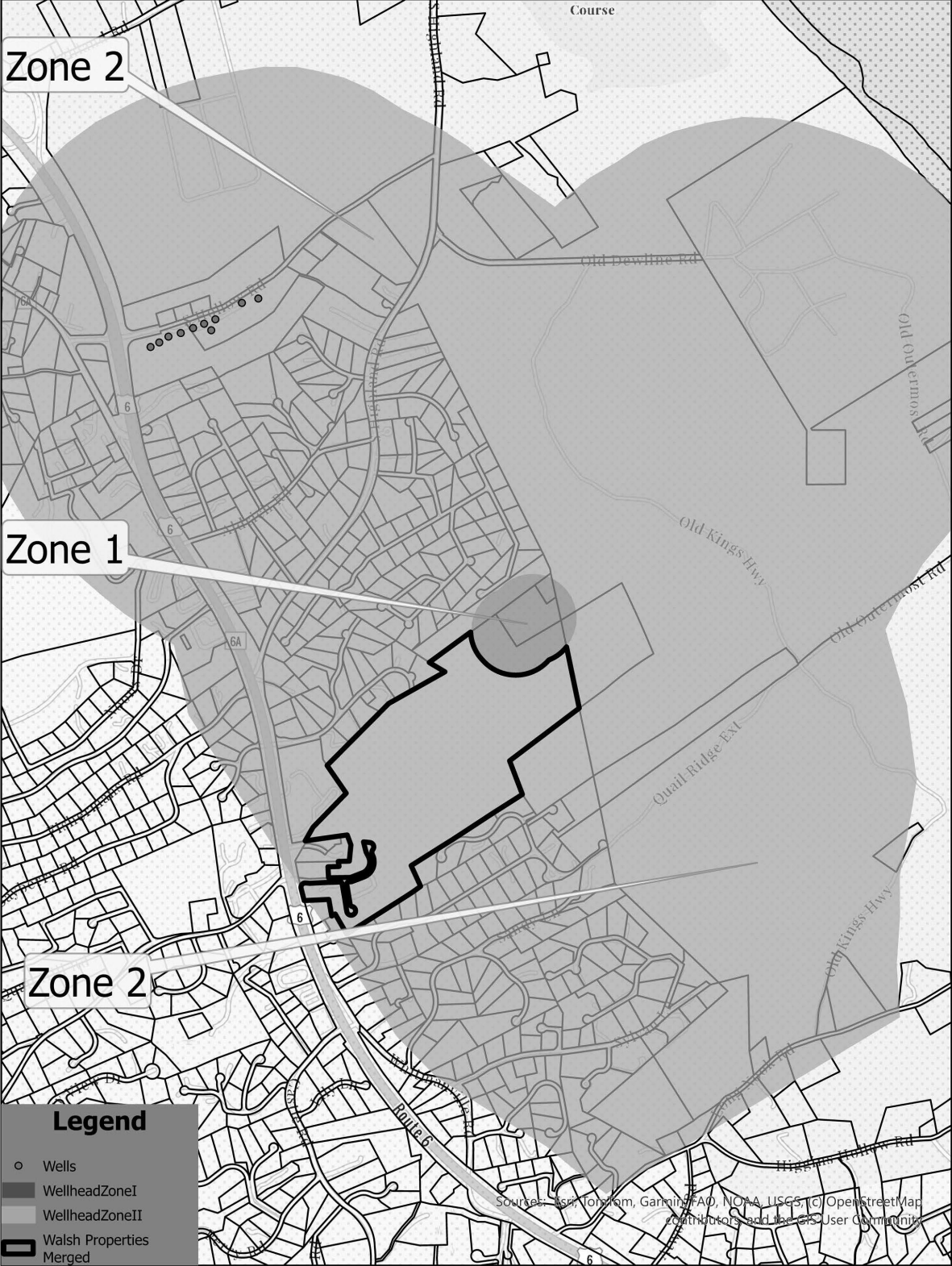
Select Board Comment: The Walsh Property lies within a "Zone 2" or "Wellhead Protection Area". In Massachusetts this is an area protected by State regulations that prohibit or restrict certain land uses within the Zone 2 area, specifically to protect a public water supply.

These regulations require proper disposal of stormwater and wastewater in the Zone 2.

The Town of Truro is currently working with our engineers to develop a wastewater disposal plan as well as a groundwater impact study to ensure that the development of the Walsh property is designed to protect our groundwater resources.

All of the above steps, along with other infrastructure development, will be taken prior to any work commencing on the site.

Map of Zone I & Zone 2



Zoning Task Force Recommendation	5	0	0
Select Board Recommendation	5	0	0