

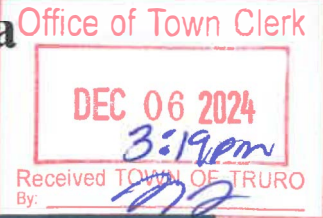


# Truro Zoning Task Force Agenda

## Hybrid Meeting – In-Person and Zoom

Monday, December 16, 2024 – 11:00 am

[www.truro-ma.gov](http://www.truro-ma.gov)



Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/86956780902>

Dial in: +1-646-931-3860

Meeting ID: 869 5678 0902    Passcode: 167667

### Open Meeting

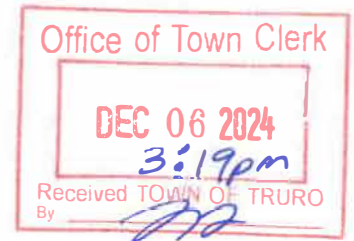
This will be a hybrid (in-person and remote) meeting. The in-person portion of the meeting will be held in the Selectboard meeting room at Town Hall. Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. Please lower or mute the volume on your computer during public comment so that you may be heard clearly. Citizens may also provide comment via postal mail or by emailing Liz Sturdy, Planning Department Assistant, at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov), one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

### Note on Public Comment

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

- Public Comment
- Review and approval of December 2, 2024 meeting minutes
- Update on Ad Hoc Walsh Property Advisory Committee
- Review of recommendations for development of Walsh Property
- Discussion and development of proposed combined Walsh/Truro Motor Inn Overlay Zone, including:
  - Overlay zone and subzone boundaries,
  - Permitted uses,
  - Dimensional requirements,
  - Parking requirements,
  - Project approval procedures, and
  - Proposed definitions and sample provisions.

- Format and content of next ZTF meeting:  
Will next meeting be held jointly with Ad Hoc Walsh Property Committee?  
Date of next meeting  
Questions for Ad Hoc Walsh Committee input
- Further discussion of Highland Road/Shore Road Overlay District (time permitting)
- Topics for future discussion
- Next meeting date: January 2, 2025 or January 8, 2025
- Adjourn



## **ZONING TASK FORCE MINUTES: DECEMBER 2, 2024 at 11:00 AM Remote Meeting**

**Committee Members Attending:** Dave Bannard, Chair; , Daniel Silva, Vice Chair; Mara Glatzel; Ellery Althaus Nicholas Brown; Darrell Shedd (alternate, not voting in this meeting)

**Members Absent:** None

**Others Attending:** Barbara Carboni, Town Planner; Kennan Rhyne, Rhyne Civic Solutions, Consultant; Nancy Medoff, Select Board Liaison; Kelly Clark, Asst. Town Manager; Eric Ouyang

**Public Comment:** None

### **Review and Approval of 11/18/2024 minutes; Select Clerk for 12/02 meeting**

Nicholas Brown volunteered to clerk meeting

Mara Glatzel moved the minutes, Ellery Althaus seconded the motion. Motion passes by unanimous roll call vote. 4-0-0

**Discussion and Goal of Taking Walsh and Truro Motor Inn Into a Overlay Zoning District to Truro Annual Town Meeting.** All agreed to strive for this outcome. Top priority!

### **Presentation by Kennan Rhyne and Eric Ouyang for a n Analysis of a Highland/Shore Road Potential Overlay District**

- Increase Residential Density by right, with or without restrictions
- Consider moving north Truro General Business District further north on Shore Road
- Evaluate options for providing housing for seasonal workers
- Accommodate mixed-use and multi-family residential development in a walk able, vibrant area, to preserve historic buildings and to provide shopping services with adequate pedestrian amenities to support development

**Truro Motor Inn Property Update**

Town Manager reports that all existing structures on site will be demolished so as to start with a clean site.

**Walsh Property and Truro Motor Inn**

Zoning Task force Goal: to create a single overlay district that included the Walsh Property east of Route 6 with the Truro Motor Inn west of Route 6. All members were in agreement.

**Update on Ad Hoc Walsh Property Advisory Committee**

Tasked with creating phased development RFP for Walsh

**Next Meeting** at Town Hall, in person, with large-scale map of Walsh Area, Route 6 and Truro Motor Inn

Motion to adjourn by Ellery Althaus , seconded by Dave Bannard

Passed unanimously 5-0-0

Adjourned at 1:10 PM

Submitted by

Nicholas L. Brown



# Rhyne Civic Strategies LLC

[www.rhyne.llc](http://www.rhyne.llc) – 617-446-3412 – [kennan@rhyne.llc](mailto:kennan@rhyne.llc)

## *Zoning Task Force #5 - Discussion Guide*

### OBJECTIVES

To determine the following zoning characteristics:

- **Structural** - Overlay district structure & map boundaries
- **Build-Your-Own Lots**- Confirm inclusion of build-your-own lots at all or part of Walsh Property
- **Dimensional Requirements** - Upper limits of development scale enabled in zoning; consider limits as of right and higher limits with special permit/design review
- **Use Requirements** - Inclusion of commercial and/or community uses on Walsh; also consider excluded uses
- **Parking Requirements** - Quantity of required parking spaces per use / shared parking allowances
- **Approval Process** - As-of-right / special permit / special permit with site plan review or mix depending on elements of proposed development

What we aren't doing

- Deciding the appropriate scale and type of development on Walsh or TMI. These will be determined through their respective RFP processes and, as applicable, the Walsh Ad Hoc Committee (WAHC)

*Continues on the next page*

Walsh	TMI	Discussion Question	Zoning Task Force Recommendation <i>(To be filled out during the meeting, but you may use this space to organize your thoughts ahead of time)</i>
X	N/A	<b>Structural</b> Confirm the pursuit of an overlay district with 2-4 subdistricts that will include the TMI and the Walsh Property	
X	N/A	<b>Build-Your-Own Lots</b> Confirm that build-your-own lots will be a component of the Walsh Property development & determine appropriate dimensional requirements	
X +BYO LOTS	X	<b>Dimensional Requirements</b> <u>Up to what</u> scale of development do we want to <u>enable</u> on the Walsh Property (Walsh) and Truro Motor Inn (TMI)?	
X	N/A	<b>Use Requirements</b> Are additional uses appropriate for Walsh, and should they be limited in quantity or location? <i>(commercial, community, etc.)</i>	
X +BYO LOTS	X	<b>Parking Requirements</b> Should we reduce parking requirements, especially at the TMI, to allow for more housing units?	
X	X	<b>Approval Process</b> At what point and how much public input is appropriate for both sites? <i>(as-of-right, special permit, special permit with site plan review by Planning Board)</i>	
X	X	<b>Overlay District and Subdistrict Boundaries</b> What other properties should be included as a part of this overlay district, and in which subdistrict should they fall?	