



Truro Zoning Task Force Agenda

Hybrid Meeting: In-Person and Zoom

Truro Town Hall, 24 Town Hall Road, Truro, MA 02666
Monday, January 27, 2025 – 11:00 am

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 Select Board 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, one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

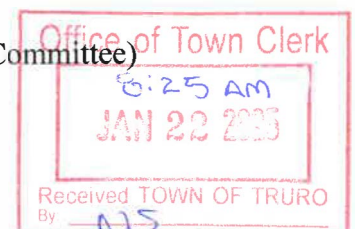
Note on Public Comment

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 January 6 and January 17, 2025 meeting minutes (if ready)
- Continue review of draft zoning overlay provisions for development of Walsh Property, including feedback from Ad Hoc Walsh Committee – work to develop near final draft for discussion with Ad Hoc Walsh Committee on February 3
- Prepare for joint Walsh Committee & ZTF meeting 2/3/2025 (Note: DYB cannot attend)
- Outreach efforts
- Discuss proposed lot coverage bylaw proposed by the Planning Board
- Topics for future discussion

Next meeting date: February 3, 2025 (Joint Meeting with Ad Hoc Walsh Committee)

Adjourn



Zoning Task Force - Draft Zoning Proposal

Prepared by Kennan Rhyne for the Truro Zoning Task Force (ZTF) on December 31, 2024; Revised by David Bannard on January 19th, 2025 based on joint meetings of Jan. 6 and 17.

NOTE: All gray text below currently exists in the Truro Zoning Code and is added for your reference. All text highlighted in yellow is suggested for consideration by the ZTF and will be discussed at the Jan. 27 ZTF meeting. Text highlighted in blue is forthcoming or needs to be updated when the draft is ready for adoption.

§ 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, and The Town will certified as affordable by the Truro Housing Authority and registered as such with the Truro Housing Authority. The Housing Authority will provide applicants with current affordable housing standards, 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 80% 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 certified as affordable by the Truro Housing Authority and registered as Affordable Dwelling Units such with the Truro Housing Authority Town. The Housing Authority will provide applicants with current affordable housing standards, require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

Attainable Dwelling Unit. A dwelling unit exclusively available for sale or lease to Affordable Households or Attainable Households, and The Town will certified as attainable by the Truro Housing Authority and registered as such with the Truro Housing Authority. The Housing Authority will provide applicants with current attainable housing standards, 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 definitions supersedes any definition of "Attainable" or similar terms set forth in this Zoning bylaw.

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

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.

Cottage or Cabin Colonies, or Motor Courts. A group of three or more detached dwellings under one ownership located on a single lot, which are customarily rented to the transient public by the day, week, month, or season. Each dwelling shall be limited to one and one-half stories in height.

[www.rhyne.llc](mailto:kennan@rhyne.llc) – 617.446.3412 – kennan@rhyne.llc

Dormitory. A building or development composed primarily of dormitory units for seasonal workers with at least one 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

Dormitory Unit. A living area intended for one or a small group of seasonal workers that may or may not have complete or independent or permanent provisions for 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 1 residential dwelling unit in each building, which may be owned by one or more persons.

Townhouse. A single-family dwelling unit constructed in a group of three (3) or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Seasonal Worker. A person who is employed during a specific peak business period and is employed to work less than nine (9) months but more than one (1) month within a twelve (12) month period.

Commented [DYB1]: Allow more than 1 Dwelling Unit in a single Townhouse?

§ 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
Multi-family Overlay District

Commented [DYB2]: Consider renaming "Walsh Property Overlay District"

§ 20.2 Purposes of Districts

[To be inserted at the end of article]

Multi-family Overlay District. The Multi-family Overlay District is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families. [Four] subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District shall 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.

Commented [DYB3]: Discuss inclusion of subdistrict extending to TMI, vs. only providing for Walsh.

§ 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 Multi-family Overlay District and its subdistricts are identified in § 90.5 of this bylaw, and are shown on the map entitled “Multi-family Overlay District,” dated [MAP DATE] which appears as Appendix C to this bylaw and is declared to be a part of this bylaw.

Commented [DYB4]: N.B. We will need to obtain a professional survey of the overlay district and each subdistrict in advance of Town Meeting.

§ 30.X Multi-family Overlay District

- A. Purpose.** The Multi-family Overlay District hereinafter referred to as the “MOD” is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families, including both affordable and attainable dwelling units. [Four] subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District shall 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 density of development within the MOD, including both area coverage as well as height and building separation, is intended to be more concentrated than in a residential district, but requirements regarding density for development abutting Residential Districts is intended to transition from the lower density Residential District to more densely developed areas of the interior areas of the MOD. 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 MOD 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 “Multi-family Overlay District,” dated [MAP DATE] which appears as Appendix C to this bylaw and is declared to be a part of this bylaw.
- C. Subdistricts.** The MOD contains the following subdistricts shown on the Truro Zoning Map as set forth on the map entitled “Multi-family Overlay District,” dated [MAP DATE] which appears as Appendix C to this bylaw. The subdistricts are as follows:
- i. **Affordable Housing Subdistrict.** The Affordable Housing Subdistrict hereinafter referred to as the “AHS” is intended to increase the quantity of affordable and attainable dwelling units available in Truro and complement existing commercial uses along Route 6.
 - ii. **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.
 - iii. **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 shall provide ample recreational opportunities and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.
 - iv. **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.

Commented [DYB5]: Discuss (1) inclusion, (2) new title (suggest “Route 6 Mixed Use Subdistrict (“RMUS”)” and (3) whether to include requirements or incentives regarding affordable and/or attainable dwelling units.

Commented [DYB6]: Q: limit to single family dwellings or allow other, denser buildings, such as townhouses, or multi-family buildings?

D. Applicability. To qualify for inclusion in the MOD, the proposed development must have 67% or greater of the Gross Floor Area dedicated to Residential uses. MOD 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 MOD, an applicant may choose to conform either to the zoning regulations which govern the underlying zoning district or to the MOD regulations and procedures set forth by this Section.

E. Year Round Housing. All residential housing located within the MOD shall be year round housing and all leases shall be for a minimum term of one year. No seasonal or short term rentals shall be permitted.

F. Inclusionary Zoning. No less than Percent (%) of all new residential units (of each type) constructed within the MOD shall be Affordable Dwelling Units.

E.G. Maximum Number of Units. Buildings or structures must comply with the aggregate dwelling unit ~~and dormitory unit~~ limitations in **Table A**, entitled “Multi-family Overlay District Maximum Number of Units per Subdistrict,” per individual lot.

Table A - Multi-family Overlay District Maximum Number of Units per Subdistrict

Unit Limitation	AHS	WLS	WMS	WRS
Maximum Number of Dwelling Units; Dormitory Units, or a combination of Dwelling Units and Dormitory Units in aggregate Allowed By Right	10 units	None	None	None
Maximum Number of Dwelling Units; Dormitory Units, or a combination of Dwelling Units and Dormitory Units in aggregate Allowed Special Permit	25 units	160 units	160 units	None

Commented [DYB7]: For discussion - should some number permitted without a special permit?

Commented [DYB8R7]: Is this table necessary?

F.H. Permitted Uses. The use requirements in the MOD shall comply with § 30.2 Use Table, herein, except for the following:

- i. Any and all uses permitted by subdistrict in **Table B**, entitled “Multi-family 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.
- 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 Planning Board 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
- 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.

KEY

P	Permitted
SP	May be allowed by special permit granted by the Board of Appeals, or the Planning Board, where noted
N	Not Permitted
MOD	Multi-family Overlay District
[AHS	Affordable Housing Subdistrict]
WLS	Walsh Low-Density Subdistrict
WMS	Walsh Moderate-Density Subdistrict
WRS	Walsh Recreational Subdistrict

This page is for the ZTF's reference only - Not a Part of the Zoning Draft -
Multi-family Overlay District Permitted Uses by Subdistrict (Showing Underlying Zoning)

Principal Uses	AHS	WLS	WMS	WRS
Commercial				
Professional office	P	N	NP	N
Restaurant	P	N	NP	N
Retail business service	P	N	NP	N
Retail sales	P	N	NP	N
Trade, repair shop, etc.	P	N	NP	N
Wholesale Trade	P	N	NP	N
Industrial				
Industrial or manufacturing use (5)	SPN	N	NSP	N
Public utility	P	NP	NP	NP
Research or experimental lab (6)	SP	SP	SP	SPN
Small engine repair	SP	SP	SP	SPN
Institutional				
Hospital, nursing and/or convalescent home	PN	PN	P SP	PN
Private club not-for-profit	SPN	SPN	SP	SPN
Religious institution	P	P	P	PN
Large-Scale Ground-Mounted Photovoltaic Array (4/11)	P	SP	SP	SPN
Residential				
Attainable Undersized Lot (5/24)	SP	SPP	SPP	SPN
Bungalow/Cottage Court	P (New)	P (New)	P (New)	N (New)
Dormitory	SP (New)	SP (New)	SP (New)	N (New)
Duplex (as defined in §40.1) (5/24)	P	P	P	PN
Mixed-use Development	P (New)	SP (New)	P (New)	N (New)
Multi-family Housing	P (New)	P (New)	P (New)	N (New)
Townhouse	P (New)	P (New)	P (New)	N (New)
Single family dwelling (9)	P	P	P	PN

Commented [9]: This page is for the Zoning Task Force's Reference. It shows the allowed uses in each subdistrict's underlying zoning district and how the MOD changes each use (strikethrough). It is not a part of the zoning draft. The draft table is on the next page.

Commented [B10]: I think we should include commercial fishing activity consistent with the existing bylaw, which allows this in all districts.

Commented [DYB11]: Add child-care or day-care facility or artist's studio(s) to definition?

Commented [DYB12]: Consider restrictions on public utilities in WRS - or require SP?

Commented [B13]: I think no restrictions but good subject for discussion

Commented [B14]: I think there was suggestion to take this out or revise with updated category

Commented [B15]: Shouldn't this include municipal uses? It's in current Table

Table B - Multi-family Overlay District Permitted Uses by Subdistrict

Principal Uses	AHS	WLS	WMS	WRS
Commercial				
Professional office			P	
Restaurant			P	
Retail business service			P	
Retail sales			P	
Trade, repair shop, etc.			P	
Wholesale Trade			P	
Industrial				
Industrial or manufacturing use (5)	N		SP	
Public utility		P	P	P
Research or experimental lab (6)				N
[revised category/other?]				N
Institutional				
Hospital, nursing and/or convalescent home	N	N	SP	N
Private club not conducted for profit	N	N		N
Religious institution		P	P	NP
Large-Scale Ground-Mounted Photovoltaic Array (4/11)				N
Residential				
Attainable Undersized Lot (5/24)		P	P	N
Bungalow/Cottage Court	P	P	P	N
Dormitory	SP	SP	SP	N
Duplex (as defined in §40.1) (5/24)		*	*	N
Mixed-use Development	P	SP	P	N
Multi-family Housing	P	P	P	N
Townhouse	P	P	P	N
Single family dwelling (9)		*	*	N

*Already permitted

Commented [DYB16]: Please be prepared to discuss each use at the 1/27 meeting. If you cannot attend, please send your proposed uses to the Chair (only) and he will share them with the rest of the ZTF on 1/27.

Commented [DYB17R16]: Note - these uses are *in addition to* uses permitted in the residential zone

Commented [B18]: again, municipal uses?

Commented [DYB19R18]: Allowed under current Bylaw. Note Accessory Uses also allowed under current Bylaw.

Commented [DYB20]: Need to research scope of these terms and how they would be interpreted.

Commented [DYB21]: Delete - must be permitted by law (currently allowed).

Commented [DYB22]: Consider need to expressly allow condominium ownership where multiple dwelling units within a single lot. May also be done through revision to definitions or changes to definitions applicable only in MOD (e.g., duplex).

Commented [DYB23]: This is addressed in Sec. 40.8 of the Zoning Bylaw. We may wish to address this differently.

Commented [DYB24]: Or not permitted?

Commented [DYB25]: Consider allowing 10 or fewer units as of right, and greater than 10 units requiring SP

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

- i. Any and all dimensional requirements in **Table C**, entitled “Multi-family Overlay District Dimensional Requirements by Subdistrict,” shall supersede the underlying Zoning District.
- ii. [Any mixed-use development with a Professional Office use located within the subdistrict AHS has no maximum lot coverage.]
- iii. **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**.
- iv. **Setbacks Abutting Residential Districts.** All front, rear, and side yard setbacks for buildings or structures abutting a Residential District outside of the MOD 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.
- v. **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**.
- vi. **Senior Housing.** Nursing, Convalescent Homes, or any Residential use deed restricted or exclusively leased to occupants over 65 years of age shall be permitted to increase the Maximum Building Height to 5-stories or 55-feet, whichever is lesser, by special permit granted by the Board of Appeals, or the Planning Board.

Commented [DYB26]: Consider incentivizing affordable and attainable housing by allowing greater density as of right for minimum percentages of each?

Table C - Multi-family Overlay District Dimensional Requirements by Subdistrict

Dimensional Requirement	AHS	WLS	WMS	WRS
Minimum Lot Size		None	None	
Minimum lot frontage		None	None	
Minimum Frontyard Setback	25 ft ^{1,3}	10 ft ¹	10 ft ¹	25 ft ^{1,3}
Minimum Sideyard Setback	25 ft ^{1,3}	5 ft ¹	25 ft ^{1,3}	25 ft ^{1,3}
Minimum Backyard Setback	10 ft ¹	10 ft ¹	10 ft ¹	25 ft ^{1,3}
Minimum Building Separation	25 ft	10 ft	25 ft	25 ft
Maximum Building Height	3.5 stories; 45-ft ²	2 stories; 30-ft ^{2,3}	3.5 stories; 45-ft ²	2 stories; 30-ft ^{2,3}
Lot Shape		Not applicable	Nor applicable	
Gross Floor Area		No limit	No limit	No limit

Commented [DYB27]: Please be prepared to discuss each dimensional requirement at the 1/17 meeting. If you cannot attend, please send your proposed requirements to the Chair (only) and he will share them with the rest of the ZTF on 1/17.

Commented [DYB28]: Note that no minimum frontage on a roadway is required.

Commented [DYB29]: Need to consult with Truro FD

Table B - Notes

1. All setbacks shall meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the MOD 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 MOD 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 MOD as specified in the Dimensional Requirements Sections of this by-law.

H.J. Landscape Buffer. All buildings or structures abutting Route 6 or a Residential District outside of the MOD shall provide a year-round landscaped or vegetated buffer.

I.K. Design Standards. The following Design Standards shall apply to development in the MOD. 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 MOD, 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.
- v. Consider developing separate design standards for Bungalow/Cottage developments that are individually developed and/or owned.
- vi. Reference is made to the Report of the Walsh Committee for additional guidelines that should be considered.

J.L. Parking Requirements. The parking requirements in the MOD shall comply with **§ 30.9 Parking**, herein, except for the following:

- i. Any and all parking requirements in **Table D**, entitled “Multi-family 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 MOD 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 Planning Board as specified in the Shared Parking and Off-site Parking Sections of this by-law.
- iv. **Shared Parking.** An applicant may request to the Planning Board 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 Planning Board 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 Planning Board 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 - Multi-family Overlay District Parking Requirements for all Subdistricts

Principal Use	Parking Requirement
Residential	
Bungalow/Cottage Court; Duplex; Mixed-use Development; Multi-family Housing; Single Family Dwelling	1.5 spaces per dwelling unit
Home Bed and Breakfast, Board House, Home	1.5 spaces per dwelling unit, plus 1 space for each rental unit
Home Occupation, including Commercial Fishing Activity	1.5 spaces per dwelling unit as required above, plus 1 space for each non-resident employee
Home Occupation – permitted office use	1.5 spaces per dwelling unit as required above, plus 3 spaces for office, plus 1 space per each non-resident employee

Commented [DYB30]: Please be prepared to discuss each parking requirement at the 1/27 meeting. If you cannot attend, please send your proposed parking requirements to the Chair (only) and he will share them with the rest of the ZTF on 1/27.

Commented [DYB31]: Consider incentivizing certain designs (e.g., parking below) or uses (e.g., affordable housing) by allowing decreased required minimums as of right?

Commented [B32]: I think under 2 spaces is going to be a tough sell as it is unworkable for households with two working adults. Or even two adults.

- v. **Off-site Parking.** An applicant may request to the Planning Board 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 Planning Board 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 Planning Board shall approve the new mechanism to satisfy the parking requirement.

Commented [DYB33]: Also - allow use of roadways with minimum width for parking?

- 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.

Commented [DYB34]: For discussion how long a lease term is reasonable and achievable

All shared driveways and private roads shall have a minimum of one 8-foot sidewalk on one side of the driveway or roadway.

Commented [DYB35]: Consider less as minimum requirement

- 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 10 or 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 Planning Board under site plan review, loading and unloading areas shall be located in the rear of the building.

K.M. 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.

L.N. Exemptions. The Planning Board, through Site Plan Review, may waive any regulation or requirement within ~~§30.X~~ Multi-family Overlay District.

§ 90.5 Overlay Districts

[To be inserted at the end of article]

- E. **Multi-family Overlay District.** The Multi-family Overlay District and its subdistricts is the area designated as such on the Truro Zoning Map as set forth on the map entitled "Multi-family Overlay District," dated [MAP DATE] which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows: [Boundaries to be determined by the Zoning Task Force and/or Walsh Ad Hoc Committee. Attached Appendix C draft map is for discussion purposes only.]

The land shown on a plan entitled "Multi-family Overlay District, made for the Town of Truro" by [TBD] Registered Land Surveyors, dated [DATE] and recorded with the Barnstable County Registry of Deeds in Plan Book [#], Page [#] and shown more specifically as an unnumbered parcel with an area of [#] acres.

Commencing at a point...[TBD]

Ad Hoc Walsh Property Advisory Committee

Draft Meeting Minutes January 15, 2025 – not final.

Members present: Jeff Fischer Chair, Morgan Clark Vice Chair, Breon Dunigan Clerk, Todd Schwebel, Lisbeth Chapman, Alternate members Anne Greenbaum and Jon Winder

No staff present

David Bannard ZTF

Meeting called to Order at 11:30 am

Update on Communications:

Jeff is continuing to work on merger of two Walsh Committee Websites

Morgan Clark expressed, for the record, her displeasure at the lack of town staff support for the committee

Discussion of meeting dates and times is ongoing. Subjects of scheduling are numerous.

Committee went through the ZTF Preliminary Proposal and had many comments and suggestions.

Purpose is to give AHWPAC as much flexibility as possible to build denser housing than currently allowable.

Are the sub districts too restrictive? Could we create a proposal where there could be more flexibility? Such as open space be exchanged for buildable space. This would leave a developer more flexibility.

Discussion and reiteration of proposed setbacks and separations. It was proposed by AHWPAC that the interior setbacks be less restrictive in the overlay district.

Discussion on “Tiny Houses” The committee agreed that they would like the term Tiny Houses defined and included in the Overlay district. It was noted that all housing on the property was to be year round, including tiny houses.

It was agreed that the committee approved of the 67% figure be in Item D

It was agreed that the committee would like to see a residency requirement, E removed noting that other mechanisms would regulate the residency requirement and it was not appropriate in a zoning bylaw

F should be removed

G, Remove 160 from WLS

Home offices would be permitted in both districts.

Committee agreed that it would like language to include Non Profits being allowable

Recommendations:

Research SP

Small Engine Repair SP

Religious P

Private Club P

Solar Array SP

Add tiny houses to Residential

Permit Duplexes

K Design Standards should include Walsh Guidelines and Principles

L concern about covering the property in Parking. Noted that all parking does not have to be on impervious surfaces. Sidewalk dimensions seem excessive.

Next meeting January 29

From: [David Y. Bannard](#)
To: [Katie Riconda](#); [Katie Halvorsen](#)
Cc: [Barbara Carboni](#); [Dave Bannard](#); [David Y. Bannard](#)
Subject: RE: ZTF Comms Strategy - Next Steps
Date: Sunday, January 19, 2025 4:55:11 PM
Attachments: [image787045.png](#)
[image815938.png](#)
[image656569.png](#)

Katie:

We had a good meeting of the ZTF on Friday. Mara Glatzel is also interested in assisting with the outreach effort and I think she would be a great addition. I intend to forward this email to the ZTF as part of the packet for our Jan. 27 meeting. Please let me know what you think of the following blurb.

At the January 6 Zoning Task Force Meeting, presented a Draft Zoning Proposal for the Walsh property. [Please click here to view the full meeting packet.](#) The ZTF is in the process of discussing a possible Article for Spring Town Meeting creating a new Overlay District covering the Walsh property and invites the public to join their next meeting on [January 27 at 11:00 am](#). An Overlay District would establish separate zoning requirements for a specific area – in this case the Walsh property - that are appropriate to permit development of that area in a manner that differs from the underlying zoning. The Walsh property is currently zoned residential, and thus cannot accommodate the types of housing and other uses recommended by the Walsh Committee and approved at the 2024 Town Meeting. Our goal is to create an Overlay District that will permit development on the Walsh property as envisioned by the Town, while continuing to protect the character of the Town and neighboring development. During this meeting the ZTF expects to create a complete draft of the proposed Overlay District that will then be shared with the Ad Hoc Walsh Committee on February 3 and, as revised, with the Select Board thereafter for comment. Then, the ZTF will hold outreach meetings with neighbors and Town residents and property owners to seek input on the draft Overlay District, including in-person meetings, Zoom meetings and other outreach. Please see this site for additional materials and information as we seek to obtain everyone’s input. The ZTF’s goal is to finalize a final product to present at a future Select Board Meeting, prior to Spring Town Meeting. The ZTF is seeking public participation during upcoming meetings.

David Y. Bannard

Of Counsel; Attorney at Law, admitted only in Massachusetts
He/Him/His

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From: Katie Riconda <kriconda@truro-ma.gov>

Sent: Tuesday, January 14, 2025 11:33 AM

To: David Y. Bannard <dbannard@kaplankirsch.com>; Katie Halvorsen <kchalvorsen@truro-ma.gov>

Cc: Barbara Carboni <bcarboni@truro-ma.gov>

Subject: ZTF Comms Strategy - Next Steps

Hi Dave,

I reviewed the meeting packets, and I suggest something very simple to start for social media (to post next week after the 1/17 meeting) that you can expand upon in the upcoming January Newsletter (to publish by 1/31). Next steps/dates are below for easy reference. Can you and Barbara please provide feedback on the bold very rough draft language below that could be posted on social next week (once finalized and with your approval. Please note I would also need to send to Kelly and Darrin before posting as well)? I think the image of the different housing types could be helpful, but not sure where that fits in and hoping you can help explain that more? Also, should [@Katie Halvorsen](#) be included on these emails and part of this convo?

During the most recent Zoning Task Force Meeting on January 6, Rhyne Civic Strategies, LLC presented a Draft Zoning Proposal. [Please click here to view the full meeting packet.](#) The ZTF is in the process of discussing a possible Revision and Reorganization of Zoning Bylaws for Highland Road/Shore Road Overlay District Article for Spring Town Meeting and invites the public to join their next meeting on [January 17 at 11:00 am](#). During this meeting **X**. Then, at the Joint ZTF and Ad Hoc Walsh Committee Meeting on [February 3 at 11:00 am](#), the ZTF will present **X** to the Ad Hoc Walsh Committee with the goal of finalizing a product to present at a future Select Board Meeting, prior to Spring Town Meeting. The ZTF is seeking public participation during upcoming meetings.

What are the images they're looking at/what's the difference between the two? What is an overlay district? How did these drawings come to be? What is the difference between

low-density and moderate-density subdistricts, and what does that include?

Next Steps

- **1/17** – Next ZTF Meeting; goal to agree on near final product to present to Walsh Committee on 2/3.
- **Before 1/24**
 - Update current **ZTF webpage** with easy-to-find information
 - Post visual with general next steps (e.g., boundary/maps, meeting dates, how to participate, education related to plan (what are different types of uses, what does density mean and how are the different types defined, etc.) to **social media**
- **1/31** – Add content to January **Newsletter**
- **2/3** – Next Joint ZTF and Walsh Meeting; ZTF will present near final product to Walsh Committee; goal for ZTF and Walsh Committee to agree on product to present at next Select Board Meeting (2/11 or 2/25).
- **2/11 or 2/25**
 - ZTF and Walsh Committee will present near final plan to the Select Board.
 - Outreach meetings, Zoom calls, and Press Release

Katie Riconda, MPA
Communications and Marketing Coordinator
Town of Truro
24 Town Hall Road
P.O. Box 2030
Truro, MA 02666
774-722-9867

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LOT COVERAGE POTENTIAL BYLAW *working version*

(1/12/25)

RED = draft language to be added to Truro Zoning Bylaws

WHY

- Protect and preserve the quality of our groundwater by decreasing runoff & thereby decreasing contamination of the aquifer. Developing a townwide public water supply, even if possible, would be a huge expense for the community.
- Preserve the “rural” character of Truro which supports the tourism industry that is a major component of Truro’s economy
- Maintain wildlife habitat and encourage contiguous habitats across properties
- Support SB goal B) *Protect the natural and built environment & address impacts of climate change.*
- Support Carbon Sequestration, which was identified as a need by the Local Comprehensive Plan (p. 89). Carbon sequestration is **the process of capturing and storing atmospheric carbon dioxide**. It is one method of reducing the amount of carbon dioxide in the atmosphere with the goal of reducing global climate change. Biologic carbon sequestration refers to storage of atmospheric carbon in vegetation, soils, woody products, and aquatic environments. For example, by encouraging the growth of plants—particularly larger plants like trees—advocates of biologic sequestration hope to help remove CO₂ from the atmosphere. (United States Geologic Survey)

DEFINITIONS

- Truro’s current definition: Lot Coverage: The portion of a lot which is covered by impervious structures and improvements. Impervious structures and improvements shall include but not be limited to paved driveways and parking areas, principal and accessory structures, swimming pools and other on-site amenities which render any portion of the lot impervious.
- **Naturalized green space – the minimum percentage of the lot that DOES NOT require watering/irrigation and/or fertilizing. This shall consist of either existing trees, bushes, underbrush, plants, grasses etc. or native species.**

NEW BLAW XXX

This bylaw shall apply to the Residential District lots of 33,750 sq ft or more. Municipal properties & lots designated as Farms in the Truro assessor’s database are exempt. This will apply to all applications for building permits for new construction & increases in lot coverage as defined above on lots with existing homes. To support the reasons listed above, this bylaw both limits the amount of Lot Coverage and places a minimum percentage of the lot that shall be “Naturalized Green Space.”

- The maximum Lot Coverage in the Residential District shall be 20%.
- The minimum Naturalized Green Space in the Residential District shall be 60%.

Requirements

- A plan showing both Lot Coverage and Naturalized Green Space will be included in the Building Permit Application.

BACKGROUND INFORMATION

Maximum Lot Coverage

- in Other Towns
 - 15% in Wellfleet &
 - 40% in Provincetown

Minimum lot size is 33,750 sq ft.

- 20% = 6,750 sq ft
- House size - 3,600 sq ft maximum livable space on a 33,750 sq ft lot.
 - A single-story home of 3,600 sq. ft. = 10.7% lot coverage
 - A 2-story home of 3,600 sq. ft = 5.3% lot coverage

Examples of impervious structures and improvements and their approximate square footage

- ADU – 900-1,000 sq ft
- Garage
 - 1 car 600 sq. ft
 - 2 car 864 to 1296 sq ft
- Basketball Court - 94 x 50 = 4,700 sq ft
- Tennis Court - total area of recreational court including out of play 4,416 sq ft
- Swimming Pool 20 x 40 pool + 10 ft deck all around = 40 x 60 2,400 sq. ft
- Driveway, paved 20 x 60 1,200 sq ft.
- Patio 20 x 40 800 sq ft
- shed 20 x 20 = 400 sq ft

Naturalized Green Space

- Only Provincetown includes anything like this concept and their minimum “green space” in the residential district is 30% which includes all green space