



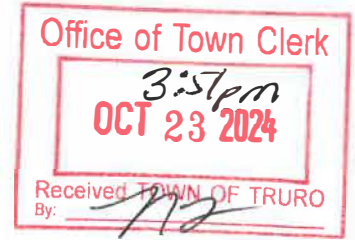
Truro Zoning Task Force Agenda

Remote Zoom Meeting

AMENDED

Monday, October 28, 2024 – 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 remote public meeting. 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.

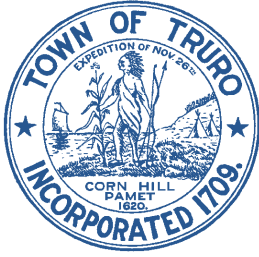
Public Comment Period

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.

Discussion/Action/Review

- Introductions – Task Force and Kennan Rhyne, Rhyne Civic Strategies, LLC, Task Force consultant
- Review of the Task Force Charge
- Project Overview (Kennan Rhyne) and Task Force discussion
- Discuss and vote for officers – Chair(s) and Clerk to take meeting minutes
- Coordination with Ad Hoc Walsh Property Advisory Committee – discussion and designation of liaison
- Discuss future meeting schedule and format
- Public comment

Adjourn



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004, Extension: 110 or 124 Fax: 508-349-5505

Date: February 13, 2024; Revised August 13, 2024

From: Select Board
To: Zoning Task Force
Re: Charge

In accordance with the Truro Town Charter, Chapter 6-6-4, the Truro Select Board hereby establishes an ad hoc Zoning Task Force, advisory to the Select Board.

The purpose of this task force is to propose ways to increase housing opportunities, housing production and economic development. It will focus on Truro's zoning and general bylaws and on the recommendations contained in the 2023 Local Comprehensive Plan, Housing Production Plan and Economic Development Plan.

ZONING TASK FORCE CHARGE

The task force shall:

- Review the town's zoning and general bylaws with a focus on provisions that may affect housing opportunities or production.
- Familiarize themselves with and incorporate the Affordable Homes Act.
- Identify unclear, outdated and/or inconsistent zoning bylaw provisions in need of removal or replacement.
- Evaluate the recommendations in the most recent Local Comprehensive Plan, Housing Production Plan, Walsh Advisory Plan and Economic Development Plan with the goal of proposing specific bylaw or policy changes to promote housing and economic development opportunities.
- Work closely with relevant town boards and committees, community organizations and businesses.
- Draft bylaw and/or policy amendments for recommendation to the Select Board.
- Prepare an annual report for the Select Board outlining the proposed bylaw or policy changes. This report will be delivered with sufficient time for the Select Board to review and include proposed articles for the Annual Town Meeting warrants in 2025 and 2026.

Organization: The task force shall be composed of five regular members and one alternate member, selected from all individuals who apply to serve. The Select Board will appoint a liaison and the Town Manager will appoint a staff liaison.

Appointment: The Select Board shall appoint all the task force members to terms expiring on May 30, 2026, or at such time that the task force's charge is completed, whichever occurs first. The task force shall then be dissolved, unless the Select Board votes to extend the appointment period for one or more additional one-year periods.

Meetings: The task force will meet monthly or more frequently as needed to accomplish its work.

Progress updates: The task force will update the Select Board quarterly on the topics under consideration and progress made on its charge.



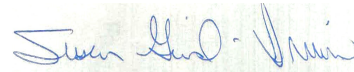
Susan Areson, Chair



Robert Weinstein, Vice Chair



Nancy Medoff, Clerk



Susan Girard- Irwin



Stephanie Rein

Select Board
Town of Truro

Revision & Reorganization of Zoning Bylaws Zoning Task Force Kick-off

October 28, 2024

Prepared for the Town of Truro

Rhyne Civic Strategies LLC / Perci PBC

Zoning Task Force Members

Ellery Althaus
David Bannard
Nicholas Brown
Mara Glatzel
Daniel Silva
Darrell Shedd
Nancy Medoff*

Please introduce yourself and answer the following:

→ What is Truro's greatest strength?

Zoning Task Force Charge

The purpose of this task force is to **propose ways to increase housing opportunities, housing production** and economic development.

It will **focus on Truro's zoning bylaws** and on the recommendations contained in

- **2023 Local Comprehensive Plan,**
- **Housing Production Plan, &**
- **Economic Development Plan.**

→ Review Full Charge [Here](#)

02

Project Overview

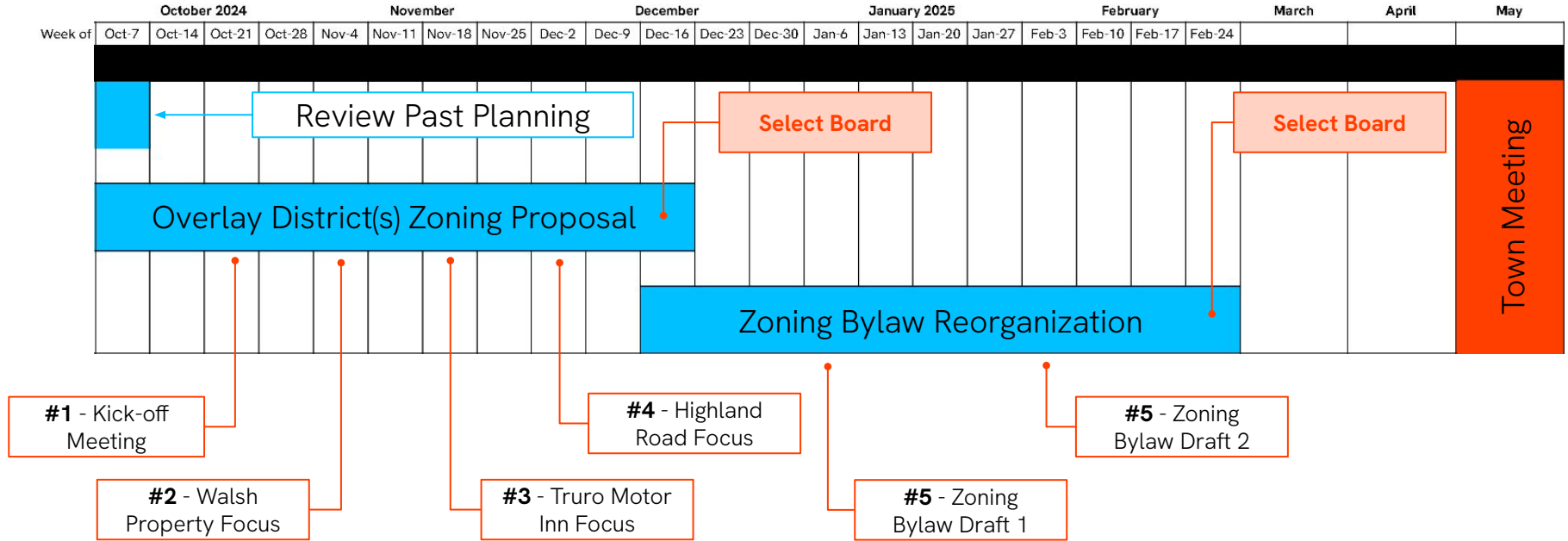
Review the project scope,
schedule, & intended deliverables

Objectives

- **Review the town's zoning** a with a focus on **housing opportunities or production**
- Incorporate the **Affordable Homes Act**
- **Identify** unclear, outdated and/or **inconsistent zoning bylaw**
- **Evaluate** the recommendations in **Local Comprehensive Plan, Housing Production Plan, and Walsh Advisory Plan**
- **Prepare overlay districts**
- **Work closely with town boards and committees, community organizations and businesses**
- **Draft bylaw and/or policy amendments** for recommendation to the Select Board
- **Prepare an annual report** for the Select Board outlining the proposed bylaw or policy changes. **Include proposed articles for the Annual Town Meeting warrants** in 2025 and 2026.

→ Review Full List of Objectives [Here](#)

Scope of Work



Coordination

Who we'll work directly with

Zoning Task Force

**Ad Hoc Walsh Property
Advisory Committee**

Select Board

Town Staff

Deliverables

What we will provide the ZTF

Phase One (Overlays)

Zoning proposal for 1-3 overlay districts that cover all three sites

- Walsh Property
- Truro Motor Inn
- Highland Road

This phase will define all major characteristics (dimensional, use, map, etc.) of the overlay districts

December 2024

Phase Two (Bylaws)

Draft Zoning Text for Adoption that considers:

- Dimensional and use regulations
- Removal/update of outdated language that would contradict the new language
- Zoning map amendments

February 2025

Overlay Methodology

01

Review past planning guidance

01a

Visualize recommended site designs
for sites with less previous planning

02

Translate plans into a set of rules
that align closest to planning intent

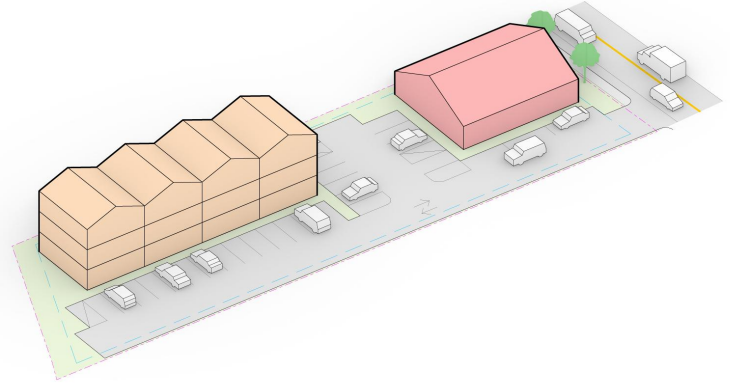
03

Test **different building models** (*housing & mixed-use*) within the proposed rules

04

Propose overlay district(s) land use and dimensional rules and locations

A Contextual Prototypical Housing/Retail Model



Testing Proposed Zoning Rules



Example: Littleton Common Revitalization, completed while at Utile

Zoning Bylaws

Opportunities & Limitations

What Zoning Allows

- What can be built: Building footprint, form, height, and architectural expression*
- How much can be built: Square footage limitations & distances between buildings
- Where it can be built: Location on a site and within the Town
- How it can be used: Type and quantity/mix of land uses

**Form-based codes or hybrid codes can provide dimensional regulations to create a predictable architectural expression. Truro does not have this type of zoning code.*

What Zoning Cannot Do

- Determine when a project is built: Costs, site & infrastructure limitations, and a owner's personal choices determine if/when a property is redeveloped
- Guarantee a particular site layout or design: Zoning can create a predictable outcome, but it cannot prescribe a specific layout or architectural style
- Say who builds & how a project is built: Control site ownership or construction
- Supersede life safety code requirements or State/Federal regulations

03

Review Past Planning

Affirm the direction laid out in
past planning studies. Review
questions.

Past Planning

Local Comprehensive Plan

"Truro's vision is to be an innovative, sustainable rural community with a socio-economically and culturally diverse population of all ages."

The Need

- **27%** of households are **housing cost burden** & **7%** are **severely cost-burdened**
- Only **1.88%** of the **housing stock** is **subsidized** compared to the **Commonwealth goal of 10%**
- **Multifamily housing is prohibited** by current zoning bylaws

TOWN OF TRURO LOCAL COMPREHENSIVE PLAN

Local Comprehensive Plan Committee

October 2023



Past Planning

Local Comprehensive Plan

Relevant Takeaways

- Encouraging **creative approaches & regulatory reform** to support housing development
- **Guide growth toward places with** adequate or potential for improved by **infrastructure**
- **Serve seniors, young families, local workers, and seasonal employees** with rental & ownership options at diverse price levels

TOWN OF TRURO LOCAL COMPREHENSIVE PLAN

Local Comprehensive Plan Committee

October 2023



Past Planning

Housing Production Plan

“Truro will have a balanced and diverse mix of housing types...”

- *Affordable and community housing will support a vibrant workforce & all ages...*
- *Housing solutions will strive to maintain the small-town character and coastal beauty...*
- *10% or more subsidized housing stock...”*

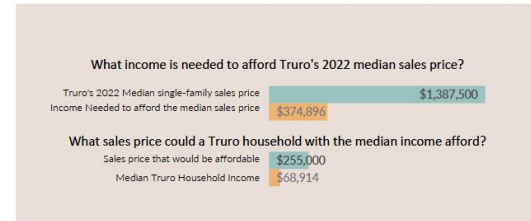
CHAPTER 1: INTRODUCTION

TRURO'S HOUSING STORY

Truro is in the midst of a housing crisis. There is a rapidly growing lack of year-round housing that is accessible and affordable for those at low to middle and even upper-middle income levels. This includes an extreme poverty of rental housing as well as homes for purchase.

Fifteen percent of Truro's housing stock are rental units. This puts the Town in the category of a 'rental desert' according to a study by the Joint Center for Housing Studies at Harvard University. Truro's largest affordable housing development – Sally's Way – offers 16 units of rental housing. Sally's Way is fully occupied and more strikingly has a waiting list of more than 200 families.

For those wanting to purchase a home, the situation has grown increasingly untenable. When homes do become available the prices are very often too high to afford. There is a growing and insurmountable gap between income and sales price. The median sale price of a single-family home in 2022 is nearly \$1.4 million. **To afford to buy a home at that price an individual or family would need to earn almost \$375,000 annually, however the median household income in Truro in 2020 was \$68,914.** Individuals and families hoping to purchase a home would need to earn more than three times as much as they earn currently. This gap is truly impossible to bridge.



What is affordable and available for purchase in Truro? A household with median income level could afford a home priced at \$255,000. When this report was written there were no homes available for sale at or below that price.

The fact is Truro has a great need for more year-round housing and there are several significant development constraints that are getting in the way. These include environmental constraints, restrictions on development in the National Sea Shore, and the lack of sewer infrastructure in the Town.

Other challenges to development have to do with competing priorities. Most people in Truro agree that there is a housing crisis and that more year-round housing is needed, but there are differing opinions in how to address the problem. However, the HPP engagement process revealed that many are willing to meet in the middle on these opinions.

Past Planning

Housing Production Plan

Relevant Takeaways

- Truro will need **175 more rental units and 85 more units for homeownership**, totaling 260 units for residents up to 120% AMI **by 2035**
- **Units sizes** for needed 260 units
 - 30% studio or 1-bedroom units
 - 50% 2-bedroom units
 - 20% 3+ bedroom units
- **Redevelop the Walsh Property**
- **Streamlining to incentivize** creation of year-round and affordable housing
- **Acquire vacant or underutilized properties** to create affordable housing (Truro Motor Inn)
- **Transitional** town employee housing

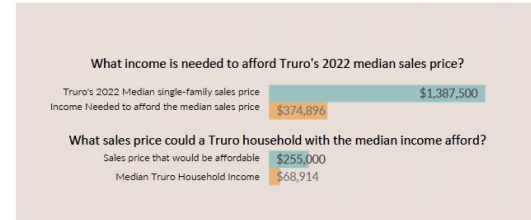
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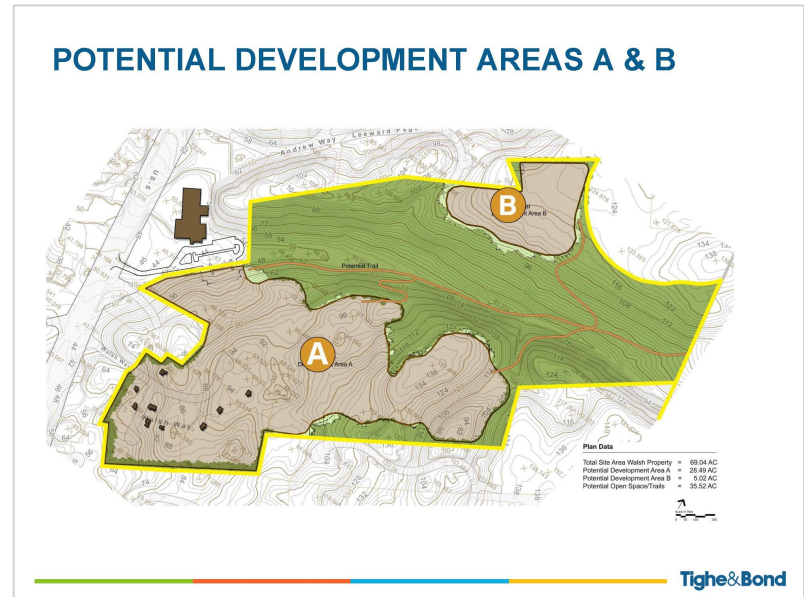
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Past Planning

Walsh Committee / Tech. Memos

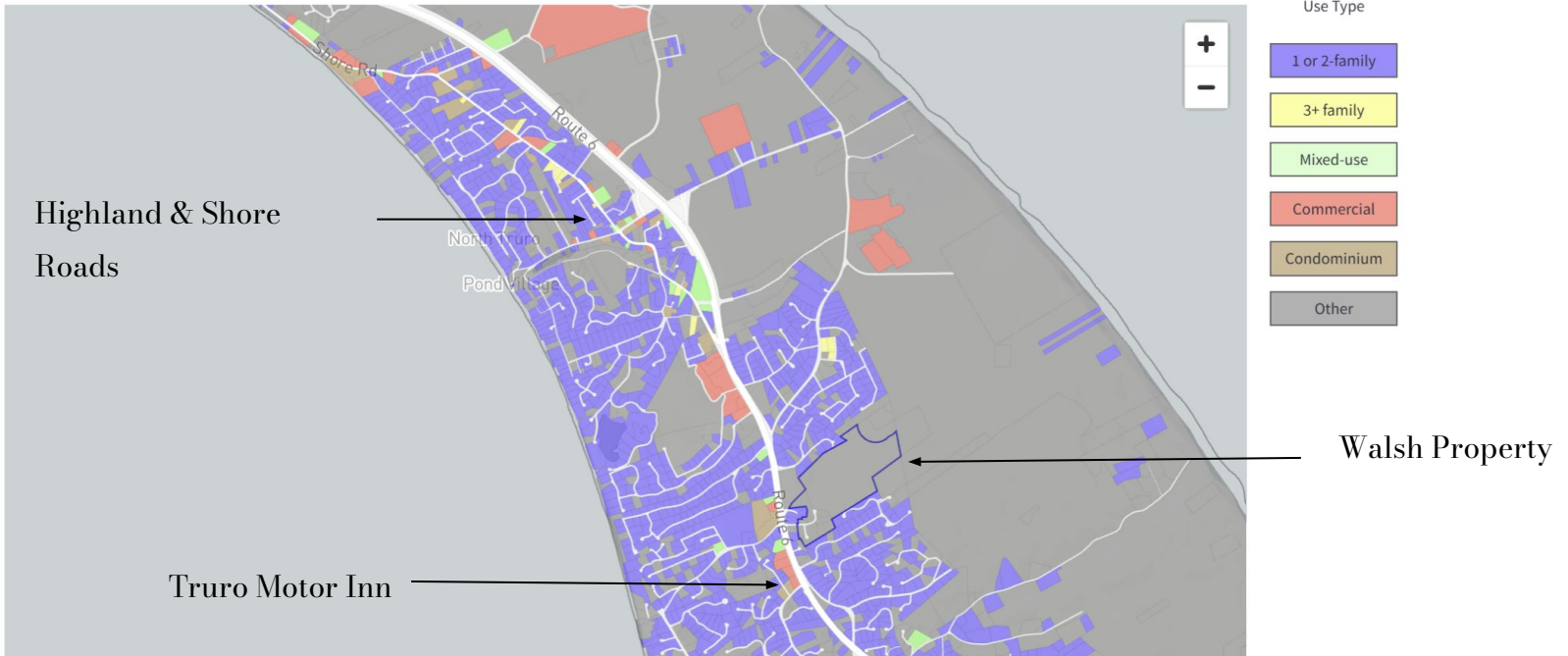
Relevant Takeaways

- Walsh Property Community Planning Committee led the community planning process, **recommended up to 160 units**
- Entirely within the Residential (R) **zoning district** and the Water Resource Protection District - **neither supports multifamily apartments by right**
- Steep slopes, rare species habitats, and wellhead protection area (Zone II) **limit where and how the site is developed**



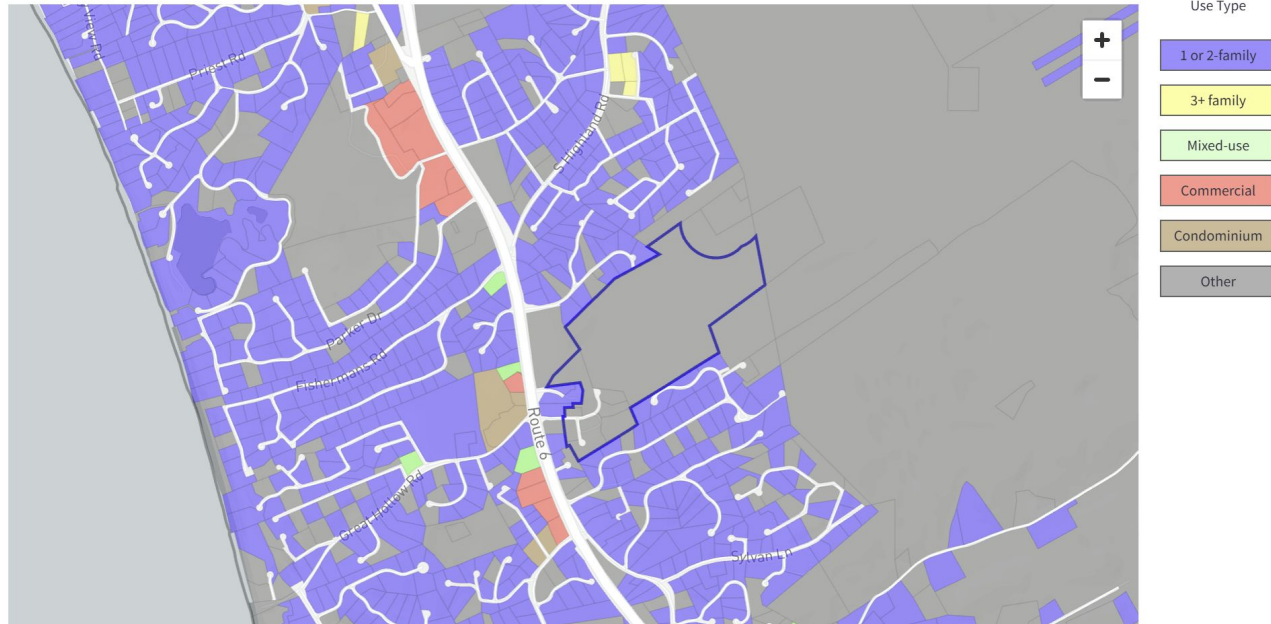
Study Area

Three Areas of Interest



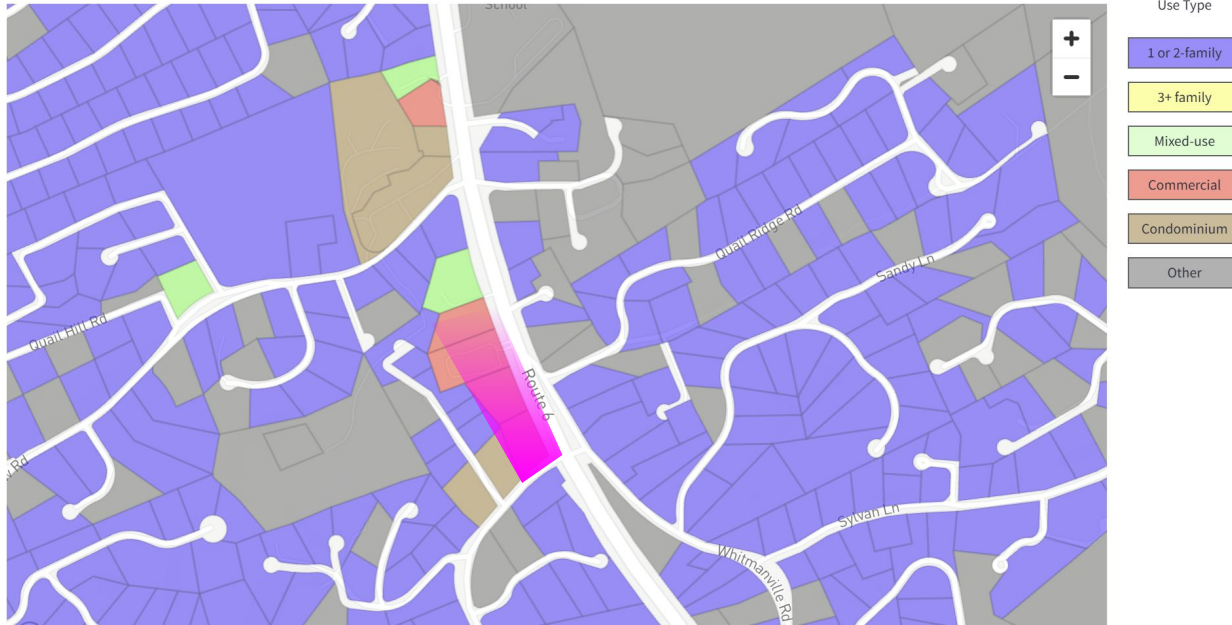
Walsh Property

Study Area Boundary



Truro Motor Inn

Potential Study Area



Highland Shore Roads

Potential Study Area



Project Assumptions

Mixed-use

There is interest in housing with ground-floor retail / restaurant or community uses (mixed-use)

Multifamily

The overlays will create a pathway for multifamily projects in the study area

Program - Walsh

Zoned capacity should allow for 160 units built in multiple phases over time

Study Boundary

We will determine the area of study for Highland Road through this group

Infrastructure

More information is needed to address infrastructure limitations (ongoing, separate)

Questions

Previous Plans

Did we capture the previous planning work appropriately? What concerns do you have?

Other

Please share any other feedback or concerns.

Truro Motor Inn

What is your vision for this area?

What are your concerns about use, scale, and impacts at the Truro Motor Inn?

Highland Road

What is your vision for this area?

What are your concerns about use, scale, and impacts along Highland Road?

Which areas should be included in an overlay?

04

Next Steps

What you'll see next time

Next Steps

Walsh Property

01

Review Past Planning Guidance

02

Incorporate guidance from recent
Walsh Committee meeting

03

Review housing & zoning precedents
from other Massachusetts towns

04

Translate plans into a set of rules
that align closest to planning intent



Water & wastewater capacity will
continue in a separate study (ongoing)

Next Meeting

Walsh Property

Date/time for discussion

Questions

Please contact Barbara at

bcarboni@truro-ma.gov

(508) 214 0928

Thanks!