

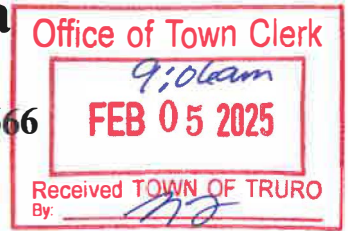


# Truro Zoning Task Force Agenda

## Hybrid Meeting: In-Person and Zoom

Truro Town Hall, 24 Town Hall Road, Truro, MA 02666  
Monday, February 10, 2025 – 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 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](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 January 6, 2025; January 17, 2025; January 27, 2025 and February 3, 2025 meeting minutes
- Continue review of draft zoning overlay provisions for development of Walsh Property, including feedback from Ad Hoc Walsh Committee; discussion of survey of subdistricts
- Outreach efforts – dates for in-person and remote outreach & listening sessions; preparation of materials for circulation
- Discussion of Planning Board proposed Zoning Bylaw regarding lot coverage
- Topics for future discussion

**Next meeting date:** February , 2025

**Select Board Briefing:** February 25, 2025 (tentative)

**Adjourn**

Truro Zoning Task Force  
Minutes of January 27, 2025 meeting

ZTF members attending: [Dave Bannard, Chair; Dan Silva, Vice Chair; Mara Glatzel; Nicolas Brown; Ellery Althaus; Darrell Shedd]

**Commented [BC1]:** Members to confirm attendance

[Also attending: Katie Halvorsen, Housing Coordinator; Barbara Carboni, Town Planner/Land Use Counsel; Jeff Fischer, Chair, Ad Hoc Walsh Advisory Committee; Anne Greenbaum, Vice Chair, Planning Board

**Commented [BC2]:** Others? Kennan?

The meeting was called to order by the Chair.

The Task Force approved the minutes of its January 17, 2025 meeting.

The Task Force continued its review of the draft zoning overlay district provisions for the development of the Walsh property. The following items were discussed:

- Revisions to definitions
- Title of Walsh Overlay District as opposed to Multi-Family Overlay District
- Consensus on three sub-districts
- Inclusionary zoning – after discussion of different ratios, settled on 20% for Walsh; town-wide might be lower percentage when addressed in future
- Removal of table providing for maximum number of units in each subdistrict; leave this to development process
- Consensus on low-impact commercial uses being allowed by special permit in medium and low-density areas; Town could still issue RFP calling for housing only
- Retail sales and wholesale trade uses allowed in low-density area by special permit
- Public utilities to be allowed in all three districts
- Dormitories discussed; clarification that this refers to year-round housing, not seasonal. Use entails individual bedrooms and shared facilities. Use and name to be revisited

Lot Coverage. The subject of lot coverage regulation in the overlay district was discussed; it was noted by Anne Greenbaum, Planning Board Vice Chair, that the Planning Board is working on a Lot Coverage bylaw for Annual Town Meeting.

- Consensus on exempting Walsh from lot coverage requirements and placing no limits on gross floor area, except for single family and duplex homes
- Interaction of overlay district bylaw and lot coverage bylaw discussed further
- Lack of communication discussed, and joint meeting with Planning Board suggested

Other topics discussed:

- Exemption of Walsh property from gross floor area provisions in Zoning Bylaw suggested to enable development of denser housing
- Dimensional requirements discussed: minimum lot size, frontage and building height. Discussion of setbacks and building separation in particular; concerns expressed that as proposed too restrictive. Further discussion needed
- Senior housing – dimensional requirements discussed. Further discussion needed

Future tasks and meetings:

- February 3<sup>rd</sup> Joint meeting with Ad Hoc Walsh Committee; Dave absent; Jeff Fischer (Walsh Chair) will chair
- Next Task Force meeting: February 10<sup>th</sup> to be discussed: outreach efforts; use table; dimensional requirements; parking standards
- Presentation to Select Board sometime in February