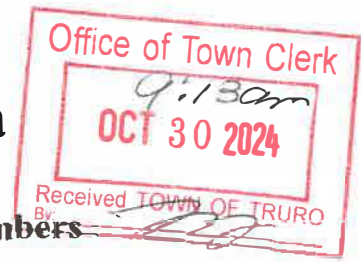




Truro Zoning Task Force Agenda Hybrid Meeting

Truro Town Hall, 24 Town Hall Road, Select Board Chambers
Monday, November 4, 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 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. To provide comments during the meeting, please call in at **1-646-931-3860** and enter the following when prompted: access code **869 5678 0902**, passcode **167667**. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. Citizens may join the meeting from a computer, tablet or smartphone by entering the following URL into your web browser: <https://us02web.zoom.us/j/86956780902>. We ask that you identify yourself when joining or calling in to the meeting to help us manage multiple callers effectively. 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 Barbara Carboni, Planner and Land Use Counsel, at bcarboni@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 October 28, 2024 meeting minutes; select Clerk for 11/4 meeting
- Discuss scope of Zoning Task Force Charge and phasing of scope elements
- Overlay Districts - Kennan Rhyne and Task Force discussion
- Update on Ad Hoc Walsh Property Advisory Committee
- Elements of Walsh Property Committee (I) recommendations affected by current Zoning By-Law
- Next meeting date: November 18, 2024, 11:00 a.m. – 1:00 p.m., or sooner?

Adjourn

TOWN OF TRURO
ZONING TASK FORCE
MEETING MINUTES OCTOBER 28, 2024

Members Present: Ellery Althaus, Dave Bannard, Nicholas Brown, Mara Glatzel, Daniel Silva, Darrell Shedd (alternate)

Others Attending: Nancy Medoff, Select Board Liaison; Darrin Tangemann, Town Manager; Emily Beebe, Health and Conservation Agent; Katie Halvorsen, Housing Coordinator; Barbara Carboni, Town Planner/Land Use Counsel; Kennan Rhyne, Rhyne Civic Solutions (consultant); John Winder (Ad Hoc Walsh Committee).

Town staff and Task Force members introduced themselves, noting other boards/committees on which they serve/have served; Select Board liaison Nancy Medoff thank the Task Force.

Consultant Kennan Rhyne (planner, architect urban designer) introduced herself and her firm's work. She discussed the first part of the Task Force's work plan, three potential overlay districts (Walsh property; Truro Motor Inn site/area; and Highland/Shore Road). Select Board member Medoff asked about basis for this decision. Carboni explained that the Town must expend grant funds to pay consultant by end of calendar year, and that best use of consultant's time in this short timeline is the overlay district task, as opposed to review and revision of entire Zoning Bylaw, another part of the Task Force's charge. That task will be undertaken later.

The Task Force reviewed its charge from the Select Board.

Task Force members responded to Kennan's question "what is Truro's greatest strength".

Town Manager Tangeman noted that use of the consultant's time and resources was geared towards presenting proposals to ATM 2025.

Consultant Rhyne continued her presentation, discussing the scope of work, timeline, tasks, and deliverables (overlay districts; zoning text changes) for the Task Force's work. She further discussed the process for developing overlay districts; what zoning can and cannot do; reviewed key findings from the Town's Local Comprehensive Plan, Housing Production Plan, and Walsh Property Community Planning Committee.

There was further discussion about the three overlay district areas identified, including zoning for mixed use and greater residential density. The need for retaining commercially zoned areas was noted.

The Committee elected Dave Bannard chair. Daniel Silva was elected vice chair. The Committee agreed that in place of electing a clerk to take minutes, that duty would be rotated.

The question of meeting format (in person, remote, hybrid) was discussed. Each had its supporters. Hybrid was selected for the next meeting.

The date and time of 11:00 a.m. to 1:00 p.m. on Mondays was selected for future meetings, at two-week intervals. Due to the November 11th holiday, however, the next meeting would be in one week, on November 4th.

Revision & Reorganization of Zoning Bylaws

Zoning Task Force #2

Walsh Property Focus

November 4, 2024

Prepared for the Town of Truro

Rhyne Civic Strategies LLC / Perci PBC

Presentation Overview

01

What exists today?

Overview of how Truro's zoning code is currently structured

02

What is an overlay?

How overlays work with base zoning and an overview of their characteristics

03

Examples of Overlays

How other towns and cities use overlays for multifamily and mixed-use districts

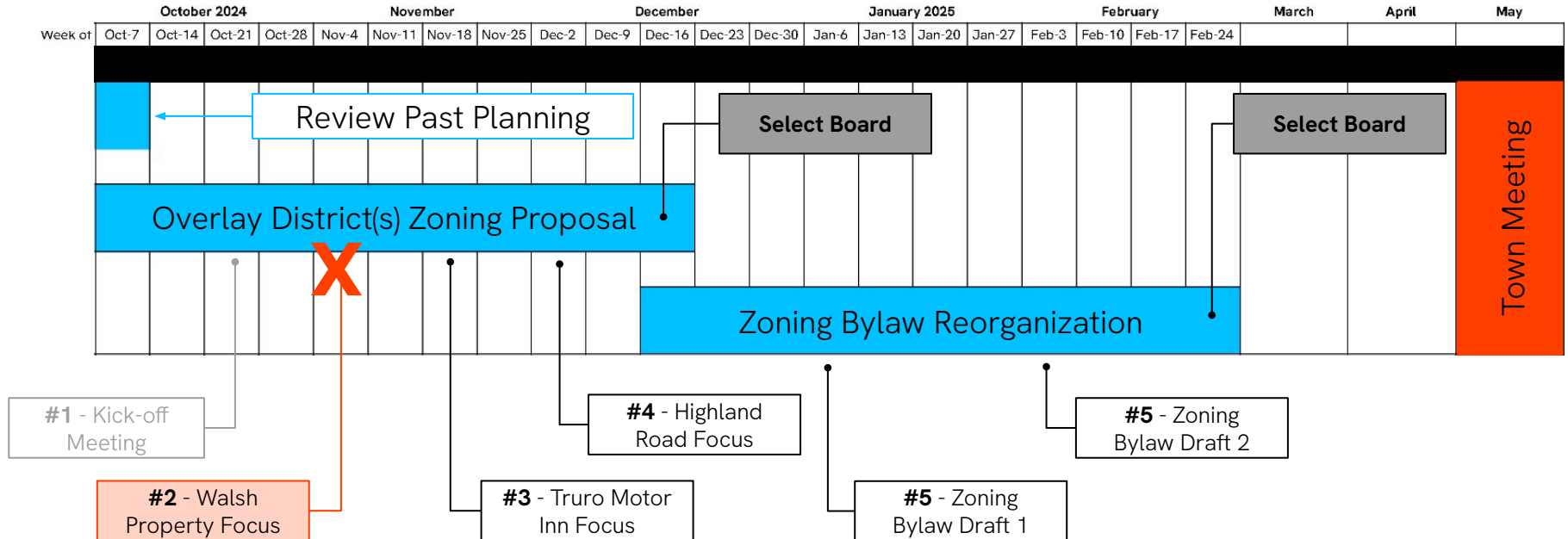
04

Walsh Recommendations

Conflict between Truro's existing zoning code & the Walsh recommendations

Scope of Work

Where we are today

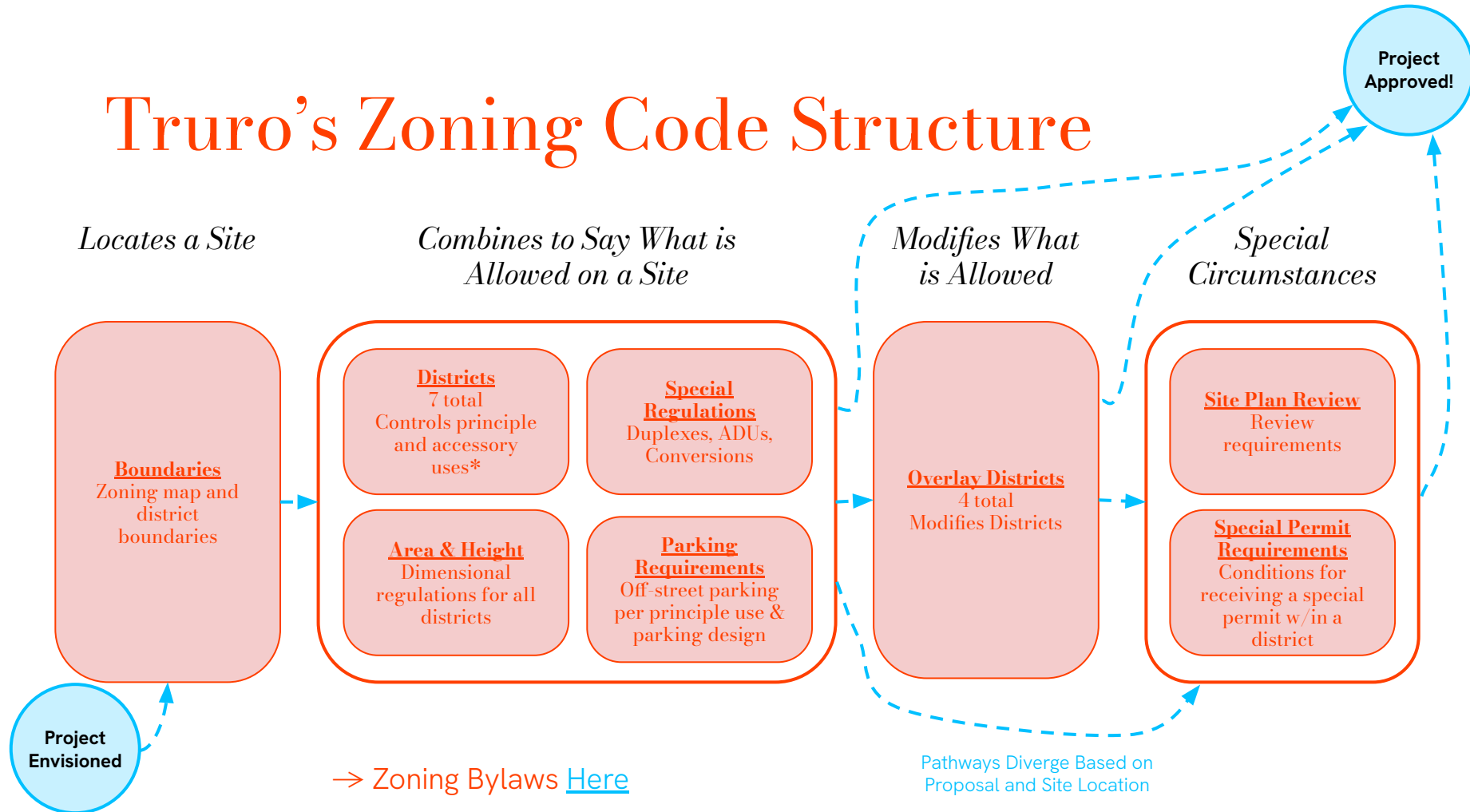


01

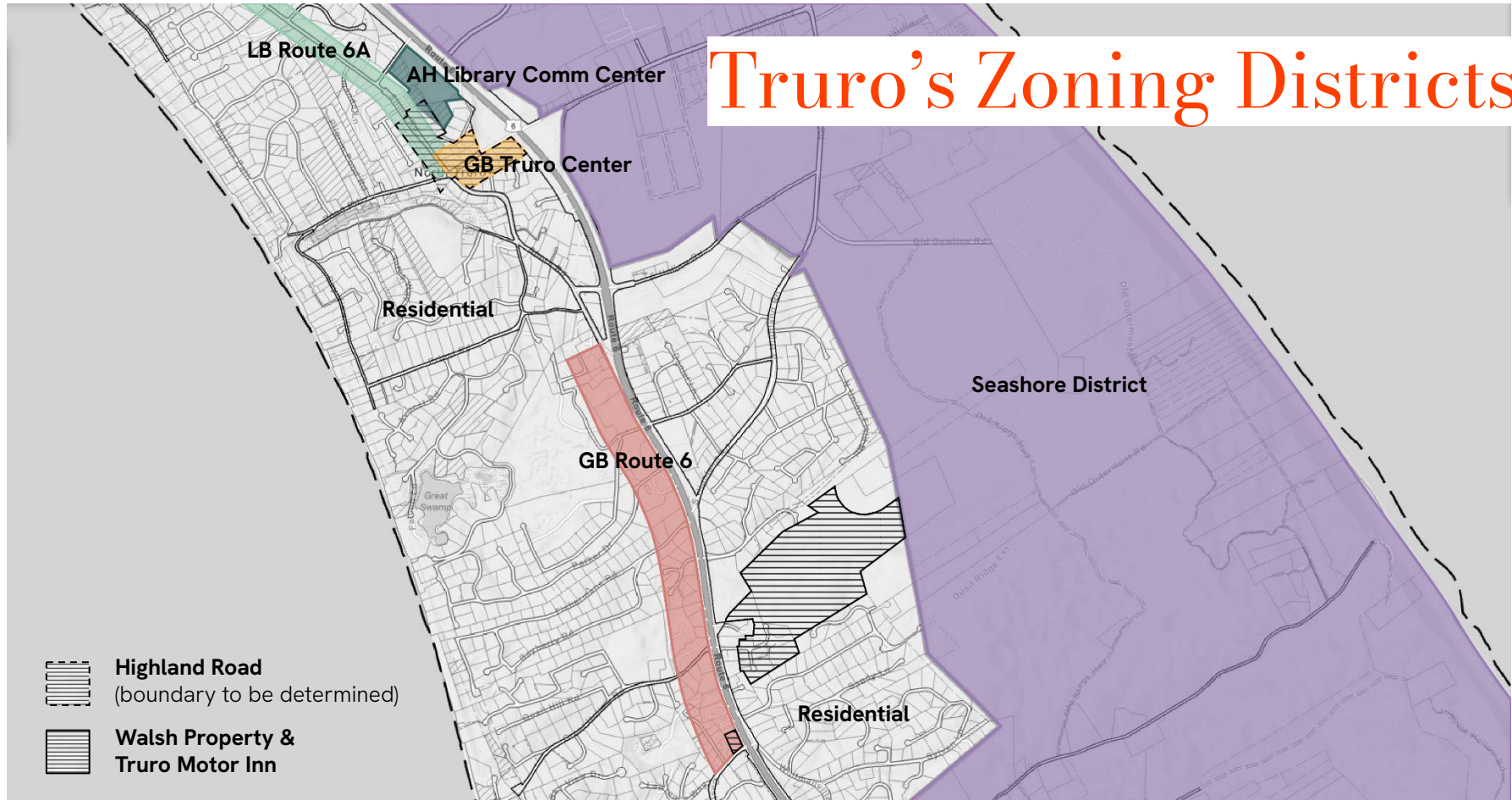
What exists today?

Overview of how Truro's zoning
code is currently structured

Truro's Zoning Code Structure



Truro's Zoning Districts



02

What is an overlay?

How overlays work with base zoning and an overview of their characteristics

What is a Zoning Overlay?

A zoning overlay district is a tool that **allows towns to modify or place additional regulations over an existing district.**

An overlay can add, change, or subtract rules from a zoning district.

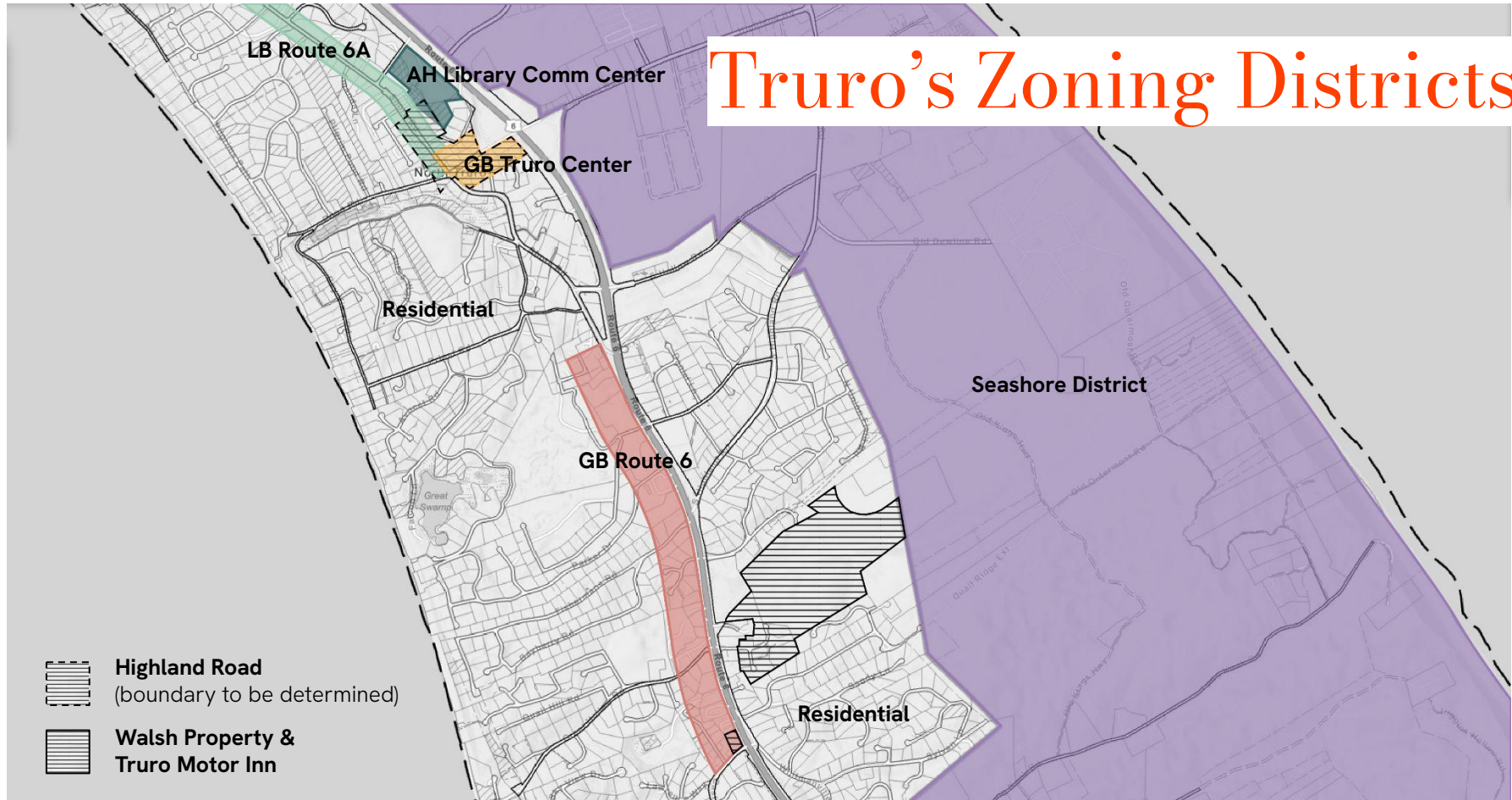
Overlays are used to most frequently to

- **protect** sensitive environments or historic buildings
- **prevent** or **promote** specific kind of development.

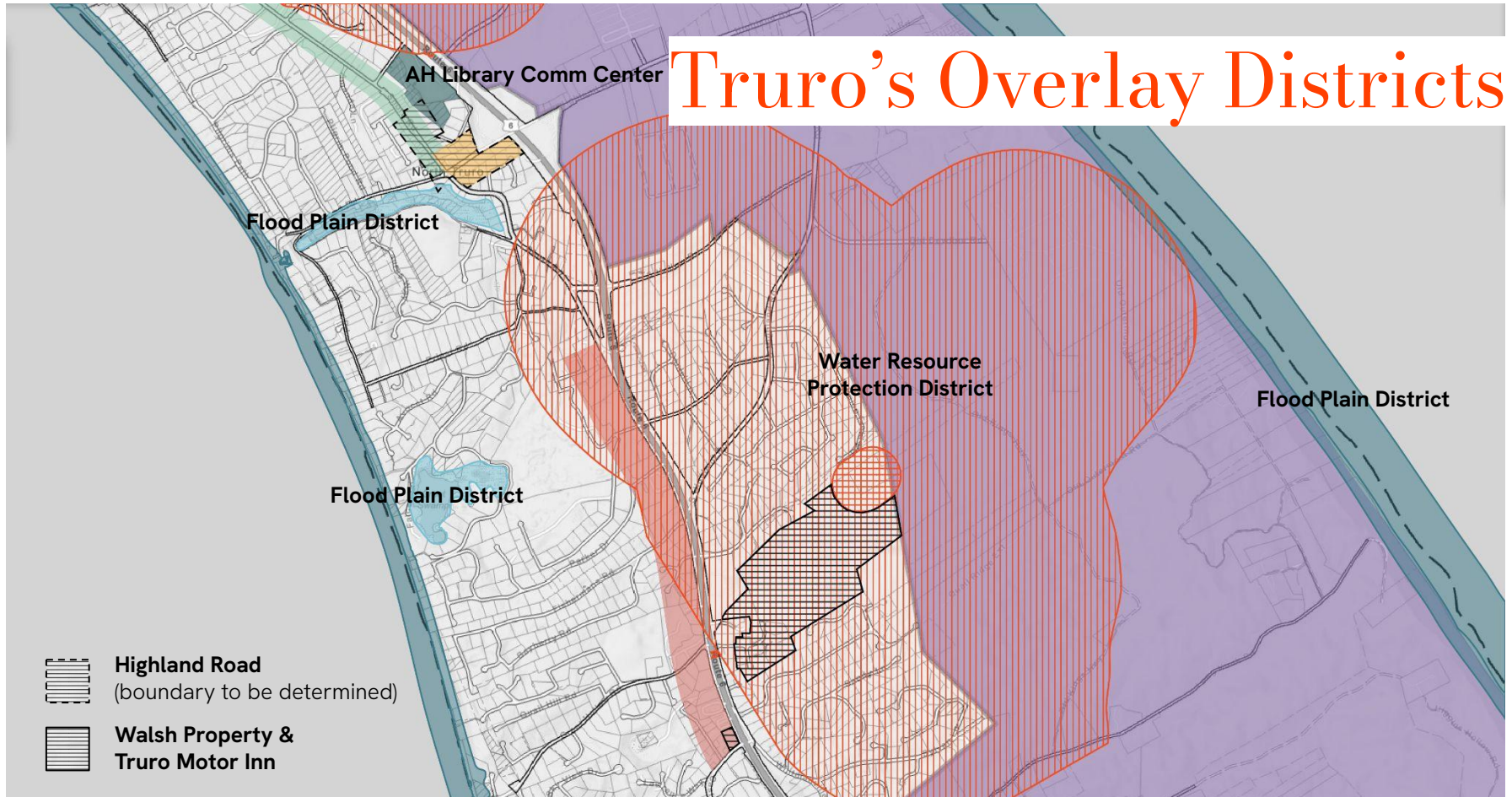
Truro's Overlay Districts

Overlay	Intent	How it Works	What it Regulates	Applicable to This Scope of Work		
				Walsh	Truro Motor Inn	Highland Avenue
Affordable Rental Housing District	To allow for the development of clustered affordable rental housing units	<u>Special Permit</u> by BoA SP conditions →	<u>Site layout</u> via impervious surfaces limits, driveway width, setbacks <u>Use limitations</u> via unit density, affordability <u>Use requirements</u> via tenancy, residency <u>Compliance & reporting</u>	N	N	Y* (adjacent)
Flood Plain District	To promote health, safety, and welfare during flooding	<u>Amends existing</u> district requirements	<u>Modifies and clarifies procedures</u> for properties in the flood plain, <u>Design standards</u> , <u>Performance standards</u> : site drainage	N	N	Y* (adjacent)
Solar Farm Overlay District	To provide a location for solar energy and reduce both the load on fossil-fueled generators	<u>As-of-right w/design review</u> by PB for one use type	<u>Site layout</u> via setbacks, ot size minimum <u>Design standards</u> <u>Performance standards</u> : Land clearance reduction <u>Maintenance standards</u>	N	N	N
Water Resource Protection District	To protect public health by preventing the degradation of surface water and ground water utilized for public water supply	<u>Amends existing</u> district requirements	<u>Use limitations</u> , <u>Performance standards</u> : drainage and program locations	Y	N	N

Truro's Zoning Districts



Truro's Overlay Districts



New Overlay Options

Appropriate for Multifamily Uses

A spectrum of dimensional and use controls are relevant to Truro and the goal of establishing a successful multi-family overlay district

Determine a Property's Layout

- Dimensional requirements
- Density requirements
- Parking requirements

Determine How a Property Can Be Used

- Land Use requirements
- Affordability requirements
- Terms of residency

Require Standards for a Site Plan Review Process

- Design standards
- Performance standards

New Overlay Options

Approval Process

Least Oversight

Most Oversight**

As-of-Right
Complies w/Zoning
Requirements with
No Additional
Review

Special Permit:
Certain Conditions
Must be Met to Gain
Board of Appeal
Approval

Special Permit:
Certain Conditions
Must + **Site Plan**
Review via
Planning Board

Most Likely to Be Built*

Least Likely to be Built*

*Likelihood for redevelopment is based on multiple factors. Generally, long review periods and more rounds of public feedback may impact a project's feasibility by reducing financial feasibility because of market cycles (timing) or reduction in building size.

**A Planned Urban Development (PUD) model also existing where performance standards are outlined in zoning. Developers proposed customized zoning for review by the Planning Board. Not recommended except for exceptionally large sites where new public spaces and roads are included.

03

Examples of Overlays

How other towns and cities use
overlays for multifamily and
mixed-use districts

Precedents

Multifamily Overlay Districts



Falmouth, MA



Dennisport, MA
In Progress



Billerica, MA

Falmouth

Mixed Residential and Commercial Overlay District

Approval Process - As of Right

Land Use:	Non-residential use requirements
	Affordability requirements that stress coordination with local and state actors
	Parking minimums
Site Layout:	Dimensional requirements that look at a minimum number of dwelling units, lot size and coverage, coastal protection
Procedural:	Procedure and development requirements that align with previous site plan review processes



Dennis

Multi-Family Overlay District (in progress)

Approval Process - Special Permit or As-of-Right

Land Use:

Affordability requirements

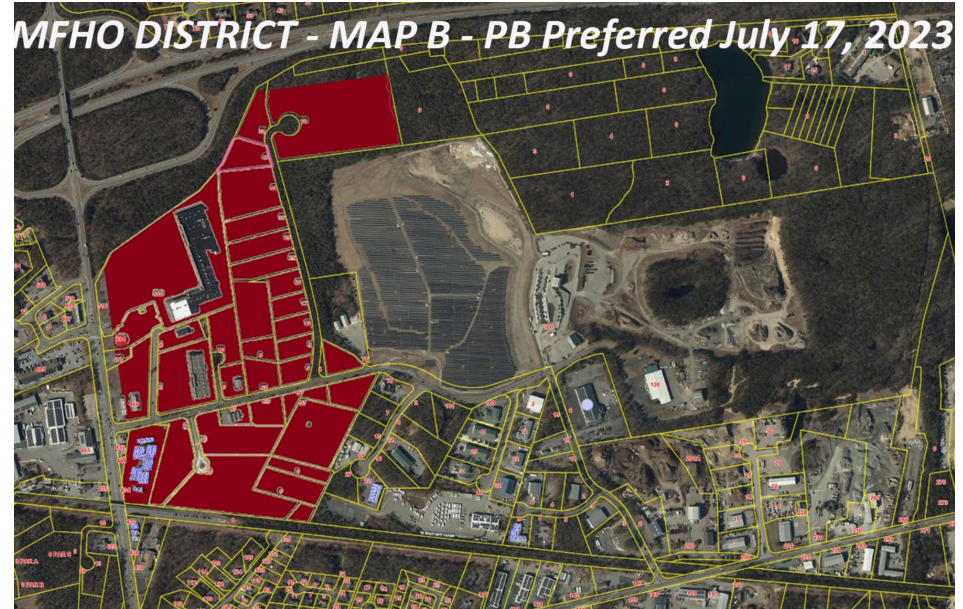
Requirements for **year-round housing**

Unit distribution across
equally spread across by
bedroom count

Parking requirements

Site Layout:

Intensity of use that covers
dimensions and density,
building and lot coverage



Billerica

Mixed Use Overlay Zoning District

Approval Process - Special Permit w/Site Plan Review

Land Use:

Balance of commercial & residential use that is reviewed concurrently and encourages pedestrian traffic with no glare from lighting on abutters

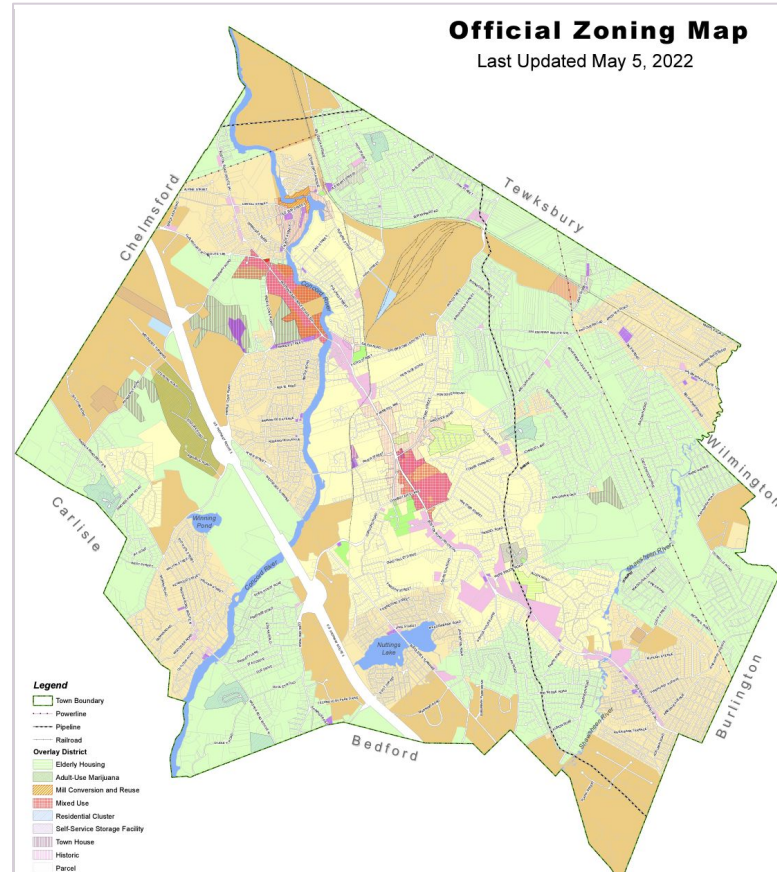
Affordability requirements and density bonuses

Parking requirements that stress cohesive and no separation by use

Site Layout:

Dimensional regulations for lot

Design guidelines that provide standards for massing, siting, & design solutions



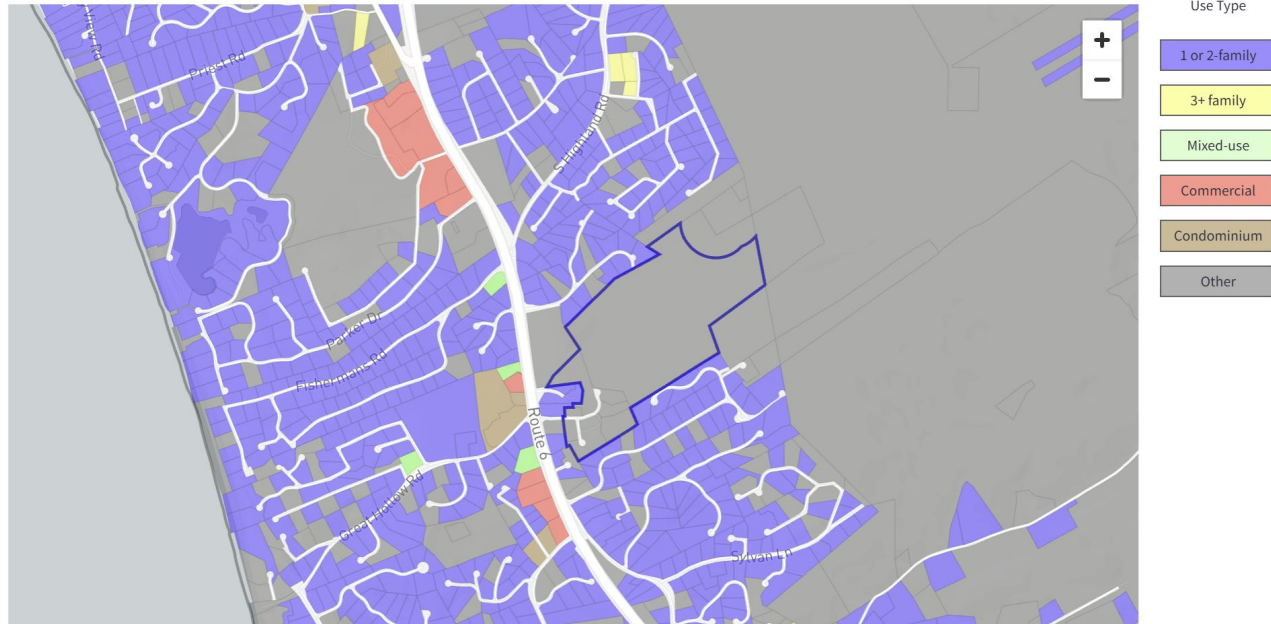
04

Walsh Property Recommendations

Conflict between Truro's existing
zoning code & the Walsh
recommendations

Walsh Property

Study Area Boundary



Past Planning

Walsh Committee

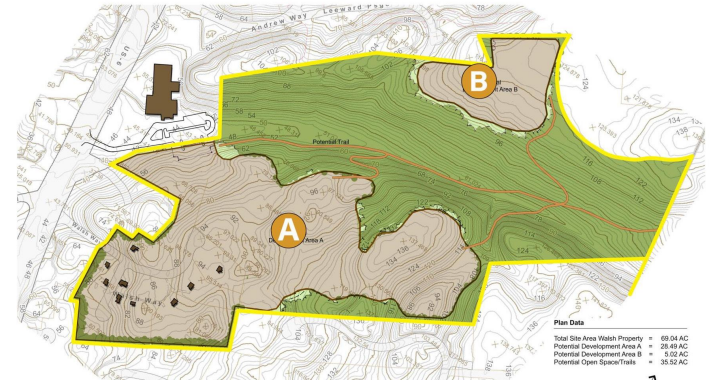
Site Plan Intent to Translate into an Overlay District

Land Use: Multifamily apartments up to 160 units

Potential for **ground-floor commercial or community uses**

Site Layout: Preferred development location(s) based on steep slopes, rare species habitats, & Zone II wellhead protection

POTENTIAL DEVELOPMENT AREAS A & B



Tighe & Bond

Walsh Property

Residential District - Dimensions

Requirement	Principle Use
Minimum Lot Size	33,750 sq ft
Minimum lot frontage	150 ft
Minimum frontyard setback	25 ft
Minimum sideyard setback	25 ft
Maximum building height	2 stories; 30 feet

**Red text highlights some impacts to a multifamily development*

Walsh Property

Residential District - Allowed Uses

Intent

Provide **appropriate space for housing**...provide **safety, good access, & the opportunity to enjoy** the peace & beauty of the property & the Town.

Residential Development Limitation

No more than forty (40) building permits for new single family dwelling units per calendar year w/roll.
Affordable units exempt

**Red text highlights some impacts to a multifamily development*

***Does not summarize allowed Industrial or Accessory Uses*

Primary Use**	Permitted	Special Permit	Not Permitted
Residential	Single family	Duplex conversion	Multifamily, Affordable Dwelling Unit, Cottage or cabin colony, motor court, Duplex (new), Hotel, Motel
Commercial	None	Commercial fishing activity	Automobile service, repair, storage, or salesroom, Professional office, Restaurant, Retail business service, Retail sales, Wholesale Trade
Institutional	Hospital, nursing and/or convalescent home, municipal use, Educational institution, Religious institution	Private club	National Seashore administration facilities, public facilities
Recreational	Park, playground, non-commercial recreation	Children's camp	None

Walsh Property

Residential District - Parking

Parking Requirements

- Park space and aisle **sizes**
- **Total number of spaces** per use
- **Landscape buffering**

	Principle Use	Parking Minimum
Residential	Single family, Two family (duplex) & Multi family Dwellings, Affordable Dwelling Unit, Apartments	2 spaces per dwelling unit
Commercial	Retail sales, retail or wholesale business services, etc., and other customer services	1 space per employee, 1 space per 150 sf of floor area for customer use, but not < 70% of the GFA
	Professional or Administrative Office, Bank or other Financial Institutions and General Business Office	1 space per employee, 1 per 250 square feet of floor area
	Medical Office or Animal Hospital	1 space per employee, 1 space per 2 seats in waiting room, 1 space per exam room or work station
	Food stores and supermarkets	1 space per employee, 1 space per 200 sf customer area
	Restaurant, clubs theaters, and other places of assembly	1 space per employee, 1 space per 4 seats (indoor & outdoor)
Institutional	Educational institution, Municipal use	1 space per employee maximum shift, 1 space per 3 seats
Recreational	Park, playground, noncommercial recreation	1 space for 3 users

**Red text highlights some impacts to a multifamily development*

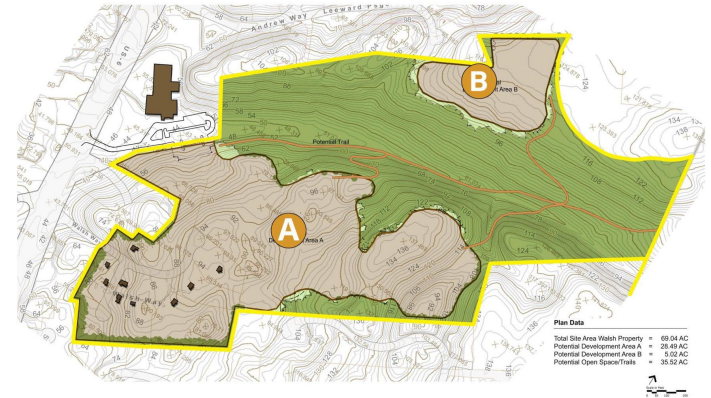
Walsh Property Overlay Zoning

Water Resource Protection District

- Intent:** To **protect public health** by preventing the degradation of surface water and groundwater utilized for **public water supply**
- Land Use:** **Limits uses** with negative impacts to wellheads
- Site Layout:** **Land use locations** based on wellhead impacts
- Performance Standards:** **Site drainage**

**Red text highlights some impacts to a multifamily development*

POTENTIAL DEVELOPMENT AREAS A & B



Tighe & Bond

Walsh Committee Development Areas, 8/16/2023

Lessons from Other Towns

Zoning Controls Not Used in Truro

Land Use

Multifamily:

Affordability requirements

Require **year-round tenancy**

Unit distribution across equally spread across by bedroom count

Commercial: Non-residential use requirement

Balance of commercial & residential use that encourages pedestrian traffic

Permitting Pathway

Approvals:

As-of-right, special permit, &/or site plan review

Site Layout

Density:

Minimum number of dwelling units

Parking:

Parking requirements that stress cohesive and no separation by use

Performance Standards:

Design guidelines that provide standards for massing, siting, & design solutions

Procedure and development requirements that align with site plan review process

Discussion

Questions

Scale

What is the most appropriate scale for the proposed overlay district?

Other

Please share any other feedback or concerns.

Precedents

Of the following categories most commonly found within overlay districts - what do you find the most important and why:

Land Use, Site Layout, Performance Standards, or Procedural?

Procedure

What is the most appropriate level of procedural oversight for the proposed overlay district:

As-of-right, special permit, or special permit with site review?

04

Next Steps

What you'll see next time

Next Steps

Truro Motor Inn

01

Review Past Planning Guidance

02

Study appropriate scale of development (options for discussion)

03

Updated zoning proposal for Walsh Property based on ZTF #2; **compare** relevance to Truro Motor Inn

04

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

Next Meeting

Truro Motor Inn

Date/time for discussion

Questions

Please contact Barbara at

bcarboni@truro-ma.gov

(508) 214 0928

Thanks!