

Joint Meeting of Zoning Task Force and Ad Hoc Walsh Committee
January 6, 2025
Minutes

In attendance: Dave Bannard, ZTF Chair, Dan Silva, Vice Chair, Nick Brown, Mara Glatzel, Darrell Shedd of ZTF; Jeff Fischer, Ad Hoc Walsh (AHWC) Chair, Anne Greenbaum, Breon Dunigan, Beth Chapman, Jon Winder, Morgan Clark, Vice Chair. Also in attendance, Nancy Medoff, Kelly Clark, Barbara Carboni, Katie Riconda, Kennan Rhyne

Called to order around 11:05 am.

Nancy Medoff on public comment. Thanks to both committees for joint meetings and collaboration.

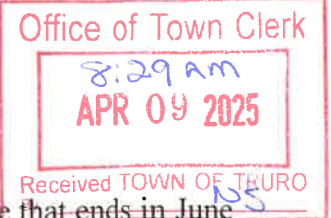
Dave Bannard made presentation on preliminary work done by ZTF to date. Started with background of current zoning, as Walsh property is currently zoned residential, and its restrictions. Note that current zoning will not allow uses and vision approved at last Town Meeting. Note work by Kennan Rhyne. Discuss Route 6 Business Overlay District, as model. Then discussed elements of development that can be controlled by zoning, including use, dimensions, density and parking, with other issues that can be controlled through other means by the Town, e.g., through contract. Outline proposed overlay district, including considering extension of overlay down Route 6 to Truro Motor Inn property. Walsh would have 3 subzones: medium density, light density and recreation/green area.

Jeff Fischer interjected regarding recreational area. Question is whether this area should be even more restrictive, preserve as open space. Question for AHWC.

Anne Greenbaum asked about Affordable overlay down Route 6. Dave responded that this is a proposal to avoid “spot zoning” to include TMI. Anne asked if any affordable housing zone in Walsh. Dave responded that affordable and attainable housing will be on Walsh and query for AHWC regarding what minimum percentage should be affordable or attainable. Attainable housing is being defined by the state, but likely to be defined as affordable by those earning well over 100% of Area Median Income.

Dave: Current draft of proposed bylaw amendment has not been voted by ZTF. Expect fairly sizable amount of affordable and attainable housing. Expect denser development. Propose mixed use development in medium density area, not sure about light density and ask for AHWC input. Discussed types of housing, such as bungalows. Might work for seniors, build your own and for lower income. Definitely think that works in light density area, as well as being part of development in medium. Expect buffering between neighboring properties and Route 6 to preserve scale and feel of Truro. Discussed senior housing as even denser development, up to 5 stories because elevators likely required, and possibility of developing senior housing. Mixed use with housing above may be helpful in medium density, with limited uses, such as professional offices, retail, restaurants, etc.

ZTF is meeting with AHWC well before finalizing a proposal to obtain AHWC’s input.



Nick Brown noted that ZTF is focused on 2025 Town Meeting; ZTF has charge that ends in June 2026. Charge is intended to force ZTF to act. Would like to bring Walsh Overlay District, at minimum, to 2025 TM.

Darrell Shedd noted his pleasure with Kennan's work on preparing a draft of the language. Thanks to Kennan for her great work.

Jeff Fischer took charge. Noted that zoning represents minimums and maximums as well as potential permitted uses. Dave noted that goal is to provide AHCW a flexible tool. Jeff noted that the low-density area is not within their remit, and AHCW will focus on only the medium density area. Would need to go to future Town Meeting. Dave noted that if TM approves overlay that permits housing, a separate TM vote may not be required for low density area.

Mara Glatzel noted that ZTF's purview is to create framework for full Walsh property. Dave noted that ZTF charge is to look at zoning for entire Town.

Jon Winder asked if it is a shared understanding that the maximum of up to 160 dwelling units applies to all of Walsh or only the medium density area? Jeff stated that it applies only to the medium density area.

Breon Dunigan wanted to know how specific the bylaw amendment needs to be about permitted commercial uses. Dave noted that specific uses must be addressed. Breon expressed concern about restaurant use and water availability. Dave noted that the entire Walsh property is within the existing water protection overlay zone. Use table is very specific, but intent is to give AHCW flexibility to have multiple uses. Morgan noted that restaurant use could include a community kitchen. Where would a therapist office lie? Dave noted that a senior living center might want to include professional/medical offices. But hospital use might be broader. Anne Greenbaum noted that professional offices include medical uses. Jeff wondered if permitting public utilities in the recreational area could be detrimental. Perhaps should be subject to a special permit? Question regarding WLS, WMS and WRS acronyms.

Breon asked whether this allows condominium form of ownership – does this need to be made specific? Dave said we will check, but believes that housing can be rental or ownership, including condos. Anne Greenbaum noted that under current Zoning Bylaw, can only create condos out of existing cottage/motel developments. Cannot create new condos. Dave said that is because residential district only allows single family or ADUs. Anne noted that duplexes allowed, too, but only in single ownership.

Dave noted that the more process that a developer must go through, the less attractive it is. So ZTF is looking to make envisioned uses and dimensions permitted as of right. Discussed need to get the word out to the Town to explain the proposed overlay. Mara noted that Kennan brings a great visual component that helps bring home concepts. Recommends a full picture for outreach.

Jon asked if would be helpful to discuss what led to ZTF decisions. Used other examples? Would appreciate context. Dave noted that materials provided by Kennan showed ideas from around the

Commonwealth, e.g., bungalow development from Concord. Looked at a Yarmouth mixed use proposal – too dense for Truro, but a helpful example. Noted that buffering neighboring single family development is important, as is green space along Route 6.

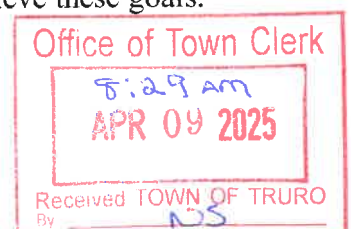
Anne had a question on the use table – no specific provisions for day care, childcare. Is that permitted? Mara noted that we want to allow it. Kennan noted that if there is no separate definition, it should be included under commercial uses. She will doublecheck. Breon asked about artist's studios. Dave noted that it would be a home occupation but should be permitted. Could also fall under commercial, especially if there is a gallery. Jeff noted that small engine repair might conflict with water quality. Dave noted that the water protection zone remains in place.

Morgan noted that this is a very good start. As a member of previous Walsh committee, this allows all envisioned uses and elements. Wanted to know about parking and dimensional requirements – especially setback. Seeking maximum flexibility. Dave noted difficulty with parking, since public transit is a poor option, with most people in Truro owning a car. Trying to balance less required parking against issue of too many cars. Noted offsets for different kinds of use, e.g., commercial spaces could overlap residential since used at different times. Morgan noted that people wait for the bus adjacent to Walsh today. Believes that dimensional requirements are too stringent. Jeff noted that looking for ways to reduce impervious areas. Dave noted that there is large green area adjacent that serves as a buffer. Also note that density will increase as development moves away from boundaries. Jeff thought minimum space between buildings was excessive. Anne noted that a new piece is the building separation minimum. She suggested that this could be developed to be based on the building's size. It was noted that building separation requirement only applies within a single lot, and setbacks apply to each lot. Morgan noted that having an experienced planner to consult with is important on this issue. She urged separation requirements to be minimized to the extent possible.

Question arose regarding whether one can incentivize the builder to put parking under structures? Mara wondered if building heights should be adjusted to allow parking underneath. Dan Silva noted that parking under a building is extremely expensive for the developer because of fireproofing costs. Breon noted that Provincetown has a lot of under building parking. Dave noted that we are seeking affordable and attainable housing and that the financial return might not be sufficient to fund under-building parking. Darrell noted that developers can often come up with a creative approach. He also noted that anything can be appealed, so these requirements are not the final word.

Jon noted that Cloverleaf is ~40 units on essentially 4 acres, so approximately 10 units per acre. Compare to 28 acres and up to 160 units. Darrell noted that Cloverleaf was developed under M.G.L. c. 40B, which avoids zoning code. All acknowledged that this would be dense development.

Morgan noted that one of the AHC principles is low impact development, including reduction in impervious surfaces, incorporating greenspaces, etc. Also want to avoid segregating housing types. Dave noted that ZTF is trying to provide tools so that the AHC can achieve these goals. The group discussed examples of good mixed income housing.



Morgan questioned the use of the term “affordable corridor” for the possible extension down Route 6. Acknowledgement that a different term might be better. Also acknowledgement that ZTF may not bring anything except Walsh to Town Meeting.

Morgan asked whether both subzones should be the same density. Jeff asked to bring this back to Walsh. He asked about both the residency requirement as well as the affordability requirement. Jeff noted that the original Walsh committee took a more regional approach. AHCW wants to encourage people to be able to live in Truro. Anne suggested broadening the definition to encompass persons with children in Truro schools, working in Truro or Truro town employees, as well as existing residents. Mara noted that there is precedent for neighboring towns to become involved and obtain a portion of local preference. Morgan would like to delete the current bylaw definition of Truro resident (“lived in or worked in Truro for past 6 months”). Dave noted that Kennan had asked whether this requirement should apply to Barnstable County, vs. Town and took responsibility. He also noted that this requirement could also be attained through contractual means. Morgan noted that enforcement responsibility would be on the Building Commissioner and that he/she is unlikely to be able to address this effectively. Dan agreed that this is not our obligation. Kennan suggested that best practices for residency requirement is not to include it. She expressed concern about fair housing challenges, especially with a small population such as in Truro. Worth considering in light of affordability requirements and population size. Dave noted that this will have to be approved at Town Meeting and that residents may want to be sure that Truro residents are treated well. Kennan noted that residency preferences, based on points, can be a nuanced way to deal with this question. Mara noted that residency requirement might be unpopular at TM, especially if extended down Route 6. She suggested deleting the requirement.

Anne asked about the definition of townhouse. At Cloverleaf there are some townhouses with two units per floor. Dave noted that the definition of multi-family housing would allow this. Townhouses are intended to be a single-family dwelling with party walls. Kennan said townhouse can be defined as one or multiple units.

Jeff noted that if the overlay is extended down Route 6, affordability requirement could be a problem for current property owners.

Jon asked about ZTF’s timeline and priorities. Dave noted that he had sent Jeff and Morgan a set of questions and indicated that AHCW will likely want to discuss all of this in greater detail. Seeking input on are we on the right track? Guidance on mixed use development. Indications on what contractual controls the AHCW is likely to use. Seeking AHCW input by late January/early February, followed by public outreach before finalizing the proposed bylaw amendment. Would like input from neighbors as well as full Town. Suggested reaching out to the Independent to ensure that there is all information out in public. Jeff said AHCW will take this up at next AHCW meeting. Nick suggested that members of each committee attend each others’ meetings. Morgan suggested that we have another joint meeting. She also agreed that extensive public outreach is very important. She offered that AHCW can help make joint presentations. She also noted the value of Loom videos – a sharable piece would be valuable.

ZTF needs to meet, followed by a joint meeting. Set next joint meeting for Feb. 3. Motions to adjourn each committee; both passed and meeting adjourned.

