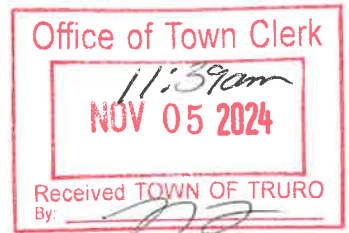


TOWN OF TRURO  
ZONING TASK FORCE  
MEETING MINUTES OCTOBER 28, 2024



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 11<sup>th</sup> holiday, however, the next meeting would be in one week, on November 4<sup>th</sup>.