

**ZONING TASK FORCE MINUTES: DECEMBER 2, 2024 at 11:00 AM  
Remote Meeting**

**Committee Members Attending:** Dave Bannard, Chair; , Daniel Silva, Vice Chair; Mara Glatzel; Ellery Althaus; Nicholas Brown; Darrell Shedd (alternate, not voting in this meeting)

**Members Absent:** None

**Others Attending:** Barbara Carboni, Town Planner; Kennan Rhyne, Rhyne Civic Solutions, Consultant; Nancy Medoff, Select Board Liaison; Kelly Clark, Asst. Town Manager; Eric Ouyang

**Public Comment:** None

**Review and Approval of 11/18/2024 minutes; Select Clerk for 12/02 meeting**

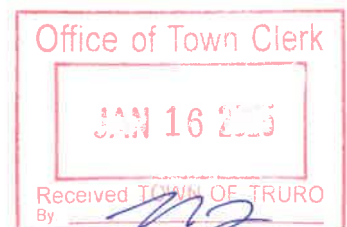
Nicholas Brown volunteered to clerk meeting

Mara Glatzel moved the minutes, Ellery Althaus seconded the motion. Motion passes by unanimous roll call vote. 4-0-0

**Discussion and Goal of Taking Walsh and Truro Motor Inn Into a Overlay Zoning District to Truro Annual Town Meeting.** All agreed to strive for this outcome. Top priority!

**Presentation by Kennan Rhyne and Eric Ouyang for a n Analysis of a Highland/Shore Road Potential Overlay District**

- Increase Residential Density by right, with or without restrictions
- Consider moving north Truro General Business District further north on Shore Road
- Evaluate options for providing housing for seasonal workers
- Accommodate mixed-use and multi-family residential development in a walk able, vibrant area, to preserve historic buildings and to provide shopping services with adequate pedestrian amenities to support development



**Truro Motor Inn Property Update**

Town Manager reports that all existing structures on site will be demolished so as to start with a clean site.

**Walsh Property and Truro Motor Inn**

Zoning Task force Goal: to create a single overlay district that included the Walsh Property east of Route 6 with the Truro Motor Inn west of Route 6. All members were in agreement.

**Update on Ad Hoc Walsh Property Advisory Committee**

Tasked with creating phased development RFP for Walsh

**Next Meeting** at Town Hall, in person, with large-scale map of Walsh Area, Route 6 and Truro Motor Inn

Motion to adjourn by Ellery Althaus , seconded by Dave Bannard

Passed unanimously 5-0-0

Adjourned at 1:10 PM

Submitted by

Nicholas L. Brown

