



Town of Truro Zoning Task Force  
February 18, 2025  
Meeting Minutes

In attendance: David Bannard, Chair, Ellery Althaus, Nicholas Brown, Mara Glatzel, and Darrell Shedd. Also in attendance, Kelly Clark, Acting Town Manager, Katie Halvorsen, Town Housing Coordinator, Jeff Fischer, Chair of the Ad Hoc Walsh Committee, Anne Greenbaum, Vice Chair of Planning Board and member of the Ad Hoc Walsh Committee.

Chair Bannard called the meeting to order at 9:32 am. The meeting was held remotely via Zoom.

There was no public comment.

There were no meeting minutes to review or approve.

The Task Force reviewed the compiled draft of the proposed Zoning Bylaw amendment creating a Walsh Overlay District included in the meeting packet.

- The definition of “Co-living Unit” was revised to add “family or” prior to “nonfamily household” and the definition of “seasonal worker” was deleted.
- Section 20.3(D) was revised to insert “that, except as expressly provided,” after “however,” in the last line of the first paragraph.
- The Zoning Board of Appeals was designated as the special permit granting authority under the proposed Walsh Overlay District amendment.
- After extensive discussion, the ZTF voted 4-1 to eliminate the ability to locate residential housing in the Walsh Recreational Subdistrict in Table B (Permitted Uses) by special permit and instead to make residential housing a non-permitted use in the WRD.
- The ZTF agreed that it is the sense of the ZTF that the area within the WRD of approximately 7 acres for use by the Truro Central School should be set aside and a plan approved that designates such area for such purpose.
- It was agreed that the Walsh Overlay District will be exempt from any existing or future lot clearing and lot coverage bylaw amendments to the Zoning Bylaw.
- The ZTF agreed that public parking, preferably on pervious surfaces, will be a permitted auxiliary use for the WRD.

With the changes noted above, a motion was made and seconded to approve the proposed Walsh Overlay District Zoning Bylaw amendment, subject to further change on March 3 resulting from comments received, and the motion passed unanimously.

The ZTF then discussed on-going outreach efforts.

- The proposed White Paper (FAQ) was approved, subject to edits by the Acting Town Manager and Town Communications and Marketing Coordinator.
- Mara volunteered to work with Kennan Rhyne on a script for a short video explaining the proposed Walsh Overlay District for use at the Feb. 26 listening session and posting to the ZTF webpage. Dave and Ellery volunteered to narrate.

Dave indicated that Darrell had volunteered to replace Dan Silva as the Vice Chair and that, after inquiry, an alternate member could serve in that capacity. A motion was made and seconded to elect Darrell as Vice Chair and the motion passed unanimously

A motion was made and seconded to adjourn, and it was adopted unanimously.

The meeting adjourned at 10:50 am.

Respectfully submitted,  
David Bannard, Chair

