

## **WPAC Packet for January 15, 2025**

### **Questions to WPAC from ZTF**

Is ZTF generally on the right track?

Should we encourage mixed use development more broadly? On WMS only or also on WLS?

What controls is WPAC considering instituting through contract?

What controls does AHCW envision being imposed through Town-funded infrastructure?

Has ZTF missed any major issues that relate to zoning?

### **Other feedback.**

ZTF tasks going forward, with target of bringing Multi-family Overlay District to spring 2025 Town meeting.

Develop near-final proposal

Further vetting with AHCW

Strategic outreach plan, including Town staff, Truro FD, neighbors, full Town outreach and input

Finalize proposed MOD in time for Town meeting (late February - early March)

Other thoughts, questions, concerns and input.

### **Notes from 1/6/25 joint meeting with ZTF courtesy of Jon Winder**

- Overall good – even great – work by ZTF. They are trying to create flexibility for what we want to do in Phase 1 plan. There are key numbers yet to be proposed – e.g., % of dwelling units within MOD reserved for Truro residents; - or finalized (parking, setbacks)
- They are not trying to make a “green” space, nor are they trying to enable a 40B approach.
- Multiple overlay districts the smart approach - can tailor to purpose of each district
- Sounds like recreational subdistrict could become a way in the future for others to expand the amount of housing. And – Ad Hoc has charge to advise on recreational district, right?
- Height in medium density restricted to 3.5 floors, or 5 if senior housing
- Cloverleaf puts 40 or so living units on not quite 4 acres – or 10 units per acre of land; Walsh contemplates 160 on 28 acres, for 5.71 units per acre of land.
- Specific requests for:
  - Allowing day care facility to operate
  - Artist studio spaces allowable
  - Condos allowable
- Morgan said premature to define setbacks and bldg. separations. Push back on that from ZTF – lot setback of 25 ft pretty standard, 10 ft between bldgs. Not a lot. Fire/safety issues with any less?

- Parking an issue – how tight the regulation to start? Balance the needed parking and the hardening/amount of impermeable surface. Remote parking?
- Discussion around qualifying for affordable or attainable – town or county residency? Required regulations...or point system? Is this appropriate in Zoning?
- Preference expressed for “incentivizing rather than prohibiting”
- Timeline: ZTF will present at Spring Town meeting. Need to get community input by end of Feb/mid March. We will meet together again on Feb 3. ZTF wants to know from us:
  - Is ZTF on the right track – any big differences of opinion, direction?
  - Our input particular on the mixed use table.
  - Community communication program: 1) work with The Independent to get the whole story out; 2) create a 7-minute video. Loom? <https://www.loom.com/>