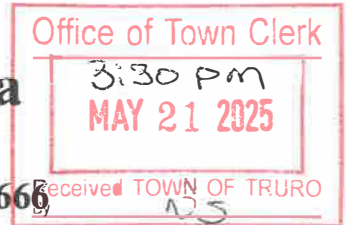




Truro Zoning Task Force Agenda

Hybrid Meeting: In-Person and Zoom

Truro Town Hall, 24 Town Hall Road, Truro, MA 02666
Tuesday, May 27, 2025 – 11:00 am



www.truro-ma.gov

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/86956780902>

Dial in: +1-646-931-3860

Meeting ID: 869 5678 0902 Passcode: 167667

Open Meeting

This will be a hybrid (in-person and Zoom) meeting. The in-person portion of the meeting will be held in the Select Board meeting room at Town Hall. Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. Citizens may also provide comment via postal mail or by emailing the Zoning Task Force at ztf@truro-ma.gov, or may instead speak during the Public Comment portion of the hearing.

Note on Public Comment

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

- Public Comment
- Review and approval of April 7, 2025; and April 22, 2025 meeting minutes
- Town Meeting follow up
- Review specific topics under current Zoning Bylaw; discussion to include Kennan Rhyne and Barbara Carboni
 - What changes to the current Zoning Bylaw would ZTF members like to see?
 - Consider expanding areas that can be developed for commercial or industrial use
 - Expansion of permitted uses in 6A North Limited Business District
 - Allow multi-family housing; if so, in what areas?
 - Allow denser housing in residential zone or more limited areas?
 - How best to address Truro Motor Inn property
- Examine Truro Zoning Map for potential expansions or changes in permitted uses, dimensional requirements and/or parking
- Topics for future discussion
 - Multi-Family Housing
 - Page by page review of Zoning Bylaw
 - Work Session with Planning Board

Next meeting date: Monday, June 9, 2025 at 11:00 am

Adjourn

Hybrid Zoning Task Force Meeting - April 22 at 11 am at Town Hall Select Board Chambers.

In attendance: Dave Bannard, ZTF Chair; Darell Shedd, ZTF Vice Chair; Ellery Althaus, Nick Brown, Daniel Silva, Mara Glatzel, members

Also in attendance, Barbara Carboni, Kelly Clark, Nancy Medoff, and Kennan Rhyne

I. Public comment

- Barbara thanked everyone for their efforts at pre-town meeting

II. Review and approval of February 3, 2025; and April 7, 2025 meeting minutes

No minutes from April 7 yet. We will vote on them at the next meeting.

Darrell moved to pass the minutes from February 3, 2025. Nick seconded the motion. Motion passed by unanimous roll call vote.

III. Review and discuss April 9, 2025 Public Hearing on the Walsh Overlay District Bylaw

The Planning Board hosted a forum on the Walsh Overlay District Bylaw and voted in favor of the overlay district 4-3-0 after much debate.

IV. Review and discuss April 17, 2025 Pre-Town Meeting

Darrell asked where the rec be found, which is on the town website under meetings.

Mara brought up how we can proactively address some of the issues (water, next steps, etc) at town meeting.

Ideas for that included.

- Asking town staff to speak to it // specifically Jarrod Cabral, Emily Beebe, Kelly Clark, and Select Board
- Kelly working on how to relay the order of steps and where we are in terms of infrastructure planning
- Nancy's suggestion is to ask people to answer questions // "Through you Mr. Moderator, I would like to hear from..."
- Barbara will work on something that depicts what the ZTF/this overlay is and isn't and think about best practices to communicate that to the general public
- Town staff will work to create some sort of chart that shows where this article is in the overarching process

V. Review and approval of handout for Town Meeting (to be provided); prepare for Town

Meeting

Committee prefers the bulleted version, and Ellery wants to make it one page.

Nick made a motion to approve the handout condensed to a single page. Darrell seconded the motion. Motion passed by a unanimous roll call vote.

KP Law has issued an opinion that this zoning bylaw only requires a ½ vote. Committee read through the opinion included in packet.

Nick urged us to focus on the turnout of thoughtful people to town meeting, asking each of us to bring 10 friends.

VI. Truro water issues, if issues remain for discussion.

None at this time.

VII. Review specific topics under current Zoning Bylaw

- *What changes to the current Zoning Bylaw would each ZTF member like to see?*
- *Expand areas that can be developed for commercial or industrial use*
- *Expansion of permitted uses in 6A North Limited Business District*
- *Modify or expand Route 6 General Business District or permitted uses to allow multi-family housing?*
- *Allow denser housing in residential zone or more limited areas?*
- *Truro Motor Inn property*

Nick believes that low hanging fruit is multi-family homes to increase affordable/attainable housing stock. Mara agrees.

Dan is interested in discussing more commercial/industrial development.

Darrell is excited about the potential of north truro limited commercial district and wondered if it would be possible to trade the Truro Motor Inn property for a property in downtown North Truro.

Dave asked for an opinion from town council about whether or not something like that might be possible.

Nick put in a plug for a full time building inspector.

Dan would like us to go line by line through the zoning code to make permitting easier (especially commercial permitting).

Mara is looking for clear communication and delineation with roles/responsibilities between ZTF and Planning Board for future work and collaboration.

Other potential ideas for town meeting 2026:

- Rewrite of the zoning bylaws
- Modify bylaw around sheds so that people don't have to go to the ZBA for a shed
- Delete special permit provision for an extra 1000 feet expansion

Barbara and Kennan will work to create a calendar for us to chart how we move through these ideas in a timely fashion.

Dave hopes to weave outreach into this overarching plan.

VIII. Meeting adjourned at 12:40.

Dan made the motion to adjourn. Ellery seconded the motion. Motion passed by unanimous roll call vote.

Next meeting dates: Tues, May 27th at 11 am at Town Hall

Submitted,

Mara Glatzel