



Truro Zoning Task Force Agenda

Remote Zoom Meeting

Monday, December 2, 2024 – 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

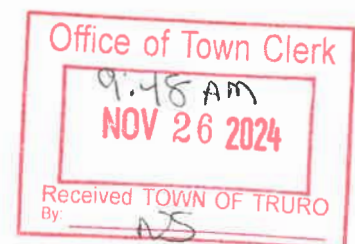
Open Meeting

This will be a remote public meeting. 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. Please lower or mute the volume on your computer during public comment so that you may be heard clearly. Citizens may also provide comment via postal mail or by emailing Liz Sturdy, Planning Department Assistant, at esturdy@truro-ma.gov, one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

Note on Public Comment

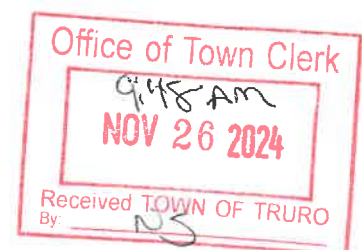
The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

- Public Comment
- Review and approval of November 18, 2024 meeting minutes
- Discussion of short-term and longer term goals and objectives
- Highland/Shore Road Potential Overlay
Current zoning status
Discussion of goals for area – LCP, Economic Vision & Strategy, Housing plan, other
Potential overlay zoning
- Truro Motor Inn property
Update
Potential overlay zoning
- Update on Ad Hoc Walsh Property Advisory Committee



- Further discussion of potential Walsh Property or combined Walsh/TMI Overlay Zone
- Topics for future discussion
- Next meeting date: December 16, 2024

Adjourn



Zoning Task Force Minutes: November 18, 2024 at 11:00 am
Remote Meeting

Committee Members Attending: Dave Bannard, Chair; Mara Glatzel; Ellery Althaus; Darrell Shedd (alternate, voting in this meeting)

Members Absent: Daniel Silva, Vice Chair; Nick Brown

Others Attending: Barbara Carboni, Town Planner; Kennan Rhyne, Rhyne Civic Solutions, Consultant; Kelly Clark, Asst. Town manager; Nancy Medoff, Select Board Liason; Jeff Fischer, Chair WAHC;

Public Comment: None

Review and Approval of 11/4/24 minutes; Select clerk for 11/18 meeting

Ellery Althaus volunteered to clerk meeting

Darrell Shedd moved the minutes, Ellery Althaus seconded the motion. Motion passed by unanimous roll call vote. 4-0-0

Discussion and Presentation Concerning Truro Motor Inn

Brief recap that the Town of Truro is now the (unofficial) owner of the Truro Motor Inn

*The property as voted at spring 2024 town meeting is to be used for housing projects only, be it Affordable, workforce, etc.

Presentation by Kennan Rhyne about Truro Motor Inn:

- Truro Motor Inn's current zoning status
- Types of multifamily housing that could work on the property
 - o Duplex, townhouse, walk up apartment building
- What could fit on the property
 - o Between 8-25 units depending on types of buildings
- What would need to be changed in the zoning code to allow/encourage development
 - o Building height increase to 3 or 3.5 stories or more
 - o Reduction of parking requirements to one parking spot per unit or shared parking
 - o Allow by right development to encourage development
 - o Establish multifamily housing definition
 - o Require year round tenancy
 - o Also consider: Bedroom distribution and design standards, can hinder development feasibility

Discussion and Presentation Concerning Walsh Property

Presentation by Kennan Rhyne about Walsh Property:

- **Zoning study methodology:**
 - o **Why:** To understand different building types without precluding the Walsh Ad Hoc Committee (WAHC)

- **Goal:** To leave zoning flexibility for the WAHC to identify building types, distribution and site planning concepts
- What do we want to see here options;
 - similar to Truro Motor Inn plus:
 - Cottage colonies
 - Larger scale apartment buildings
- What would need to be changed in the zoning code to allow/encourage development
 - Same as Truro Motor inn plus:
 - Add commercial zoning component
 - Require 4-10ft between buildings
 - Also consider: Dwellings per acre, units per building, , can hinder development feasibility
- Combined Overlay Options for walsh and Truro Motor
 - One overlay: not very feasible, too many different building types and requirements
 - One overlay with 2-3 subdistricts: Very feasible, allows for navigating differences between the 2 properties.
 - One overlay that allows for Planned Unit Development (PUD) creation: Possibly best for large scale project like walsh property but inconvenient for single family home ownership.
- Avoiding Spot zoning
 - Combine Walsh and Truro Motor Inn
 - Various options given in terms of connecting the parcels in a zoning overlay district

Questions and Discussions:

- Condos viable?
 - Yes, town can dictate what they want while working with developer
- How to ensure specified green area remains green, zoning, RFP, etc?
 - Zoning can be used, not common, RFP more common

Next meeting to contain presentation about Highland Rd/Shore Rd Overlay district possibilities.

Motion to Adjourn by Mara Glatzel, seconded by Darrell Shed, passed unanimously with roll call vote 4-0-0

Adjourned 12:53

Submitted by,
Ellery Althaus

Revision & Reorganization of Zoning Bylaws

Zoning Task Force #4

Highland & Shore Roads

December 2, 2024

Prepared for the Town of Truro

Rhyne Civic Strategies LLC / Perci PBC

Presentation Overview

01 *Highland/Shore Roads*

Summary of current zoning & past planning for Highland and Shore Roads

02 *Overlay Analysis*

Overlay analysis for Highland and Shore Roads area

03 *Overlay Proposal*

Overlay proposal for Highland and Shore Roads area

04 *Walsh/TMI Overlay*

Advantages and disadvantages for the Walsh Property & the Truro Motor Inn

05 *2025 Schedule*

Recommended schedule for the Zoning Task Force and estimated scope for continued services in 2025

01

Highland Road & Shore Road

Summary of current zoning &
past planning for Highland and
Shore Roads

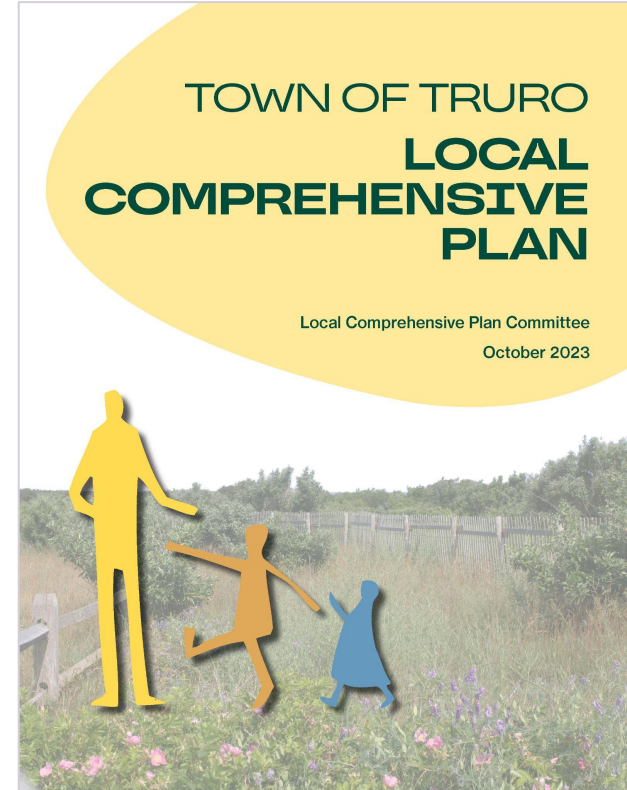
Local Comprehensive Plan

Community Activity Centers

“Areas with a concentration of business activity, community activity, and a compact built environment”

Vision

Accommodate **mixed-use and multifamily residential development** in a **walkable, vibrant area, to preserve historic buildings**, and to provide **diverse services, shopping, recreation, civic spaces, housing, and job opportunities** at a scale of growth and development desired by the community, with **adequate infrastructure and pedestrian amenities to support development**



Local Comp. Plan

Community Activity Centers

Relevant Takeaways

- **Expand commercial space in town through zoning reform** in areas with a concentration of business activity, community activity, and a compact built environment
- **Pursue land use and regulatory changes** that support economic development goals
- **Prioritize areas of natural linkage for walkway/bikeway/shared ways***
- **Place-based economic development opportunities***

** Specifically references the Highland and Shore Roads area*








2023 Economic Development Vision & Strategy

Relevant Takeaways




- **Identify ways to encourage mixed-use development of apartments in existing commercial districts**
- **Evaluate options for providing housing for seasonal workers**, including whether temporary placement of mobile home units **on commercial properties** can be used **for seasonal housing of employees**
- **Address unnecessary encumbrances to business activity, such as restrictions on wholesale trade**
- Evaluate the potential for **creating or reinforcing identifiable shopping areas potentially as part of mixed-use rezoning**
- Explore the potential to **attract pop-up retail businesses during the peak season**
- Explore the potential for **shared work/maker space and retail space for producers of compatible goods**, such as art/pottery, local food products, woodworking, and other local crafts.

Truro's Zoning Districts


Zoning Districts

-  Limited Business
Route 6A, No. Truro District
-  General Business
North Truro Center District
-  General Business
Route 6 District
-  Seashore District
-  Residential District

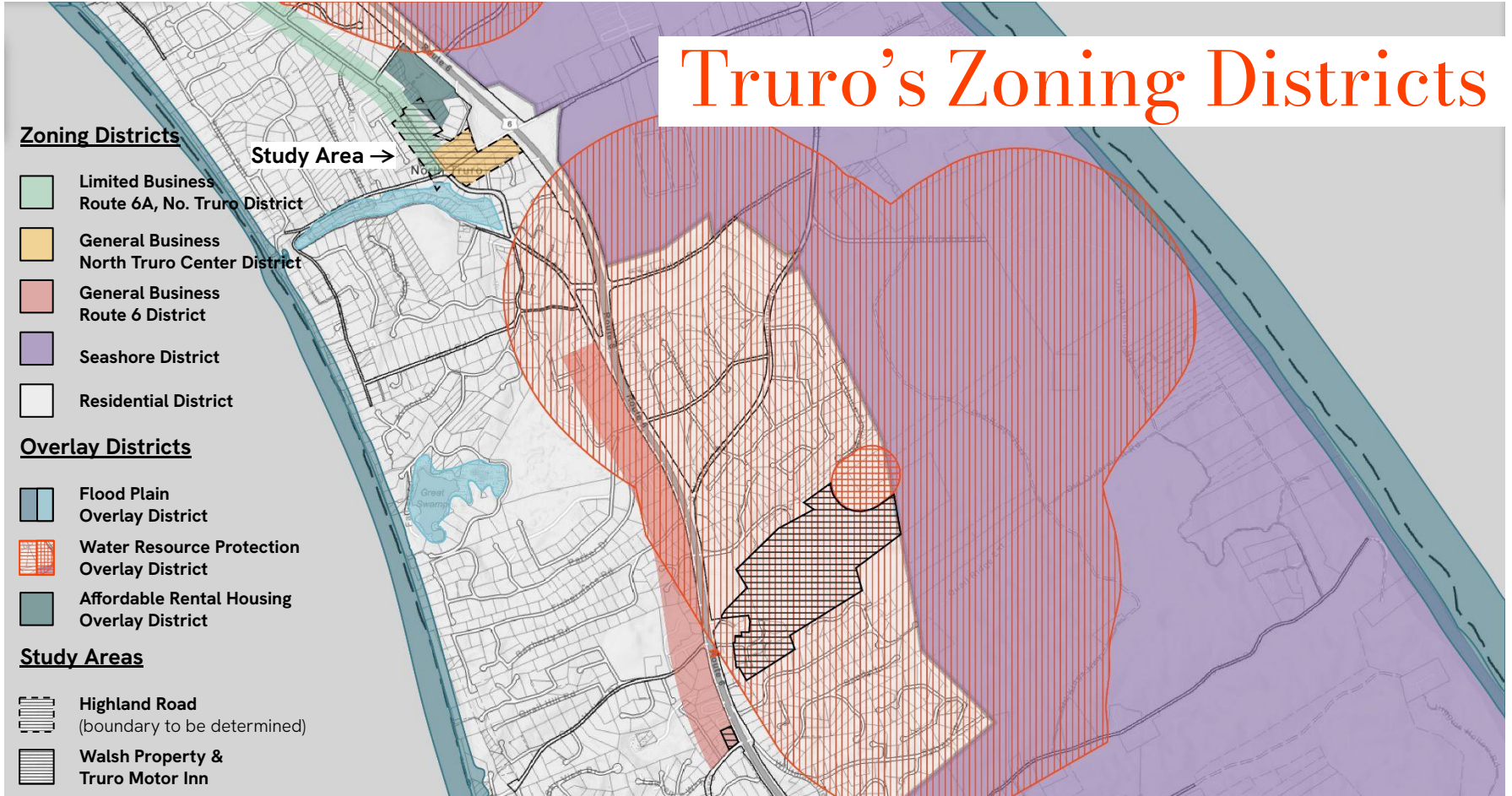
Overlay Districts

-  Flood Plain
Overlay District
-  Water Resource Protection
Overlay District
-  Affordable Rental Housing
Overlay District

Study Areas

-  Highland Road
(boundary to be determined)
-  Walsh Property &
Truro Motor Inn

Study Area →



Highland & Shore Roads

Zoning District Intents



Shore Road looking North

North Truro Center General Business District

Intended to **foster larger businesses as well as hotels and restaurants together with residences**, while **protecting the small-town flavor** of this **historic center**.

Route 6A, North Truro Limited Business District

This **bridge district** is intended to **provide space for professional offices in an otherwise residential district**.

Residential District

Provide **appropriate space for housing** and associated uses for the people of the town. They should provide **safety, good access, and the opportunity to enjoy the peace and beauty** of the property and the Town.

Affordable Rental Housing Overlay District

Allow for the development of **clustered affordable rental housing units**. The district will make it possible for **families with low and moderate income** to reside in Truro, encourage the protection of open space on large tracts of land, and preserve the wooded areas within the developed parcel.

Primary Uses

Affordable housing (ownership) & multifamily housing are not allowed
(both do not exist in Truro's bylaws)

Primary Use ¹	North Truro Center General Business	Route 6A/ North Truro Limited Business	Residential	Affordable Rental Housing Overlay District (on Residential District)
<u>Residential</u>				
Attainable undersized lot		Special Permit		
Cottage or cabin colony, motor court, Hotel, Motel	✓ Yes	X No		
Single family dwelling, Duplex ²	Yes			
Affordable rental housing	No			Special Permit (2-16 units ³)
<u>Commercial</u>				
Automobile service, repair, storage, or salesroom	Yes	No		
Commercial fishing activity	Yes			
Professional office*; Retail business service; Trade, repair shops, etc.	✓ Yes		X No	
Food trucks	Special Permit			
Restaurants, Retail sales	✓ Yes	X No		
Wholesale trade	✓ Yes	Special Permit	X No	
<u>Institutional & Recreational</u>				
Educational institution; Hospital, nursing, and/or convalescent home; Municipal use; Religious institution; Park, playground, non-commercial recreation	✓ Yes			
Private club not conducted for profit; Children’s camp	Special Permit			

¹ Does not summarize uses irrelevant to this study or Accessory Uses

² Special dimensional rules apply to duplexes per 40.1

³ For qualifying affordable rental units; no more than 12 dwelling units;
BoA may grant additional 4 DU; single family not allowed

✓ Allowed & relevant to this study

X Not allowed & relevant to this study

Parking Requirements

Principle Use ¹		Parking Minimum ²
Residential	Single family, Duplex & Multi family Dwellings, Affordable Dwelling Unit, Apartments	2 spaces per dwelling unit
	Hotel, Motel, Establishment Bed and Breakfast	2 per manager, + 1.25 per rental unit, + 1.5 per 20 sf of floor area for meetings
Commercial	Retail sales – Large Items	1 per 700 sf of floor area dedicated to customer use or display
	Retail sales, retail or wholesale business services, barber shop, small engine repair, trade, repair shop, etc., and other customer services	1 per employee, + 1 per 150 sf of floor area dedicated to customer use or display, but not less than 70% of the total floor area
	Professional/Administrative Office, Bank/Financial Institutions, & General Business Office	1 per employee, + 1 per 250 sf of floor area
	Medical Office or Animal Hospital	1 per employee, + 1 per 2 seats in waiting room, + 1 per exam rm or workstation
	Food stores and supermarkets	1 per employee, + 1 per 200 sf customer area
	Restaurant, clubs theaters, and other places of assembly	1 per employee plus, + 1 per 4 seats
	Hospital, nursing and/or convalescent home	1 space per employee, + 1 space per 3 beds or seats for public assembly
	Private clubs not conducted for profit, Religious institution	1 per employee, + 1 per 3 seats, + 1 space per classroom and office
Recreational	Children's Camp	1 per employee, + 1 per 3 users at maximum utilization
	Park, playground, non-commercial recreation	1 per 3 users at maximum utilization

¹ Does not summarize uses irrelevant to this study or Accessory Uses

² Language summarized for purpose of presentation

Area & Height Regulations

	Zoning Dimensional Requirement	Affordable Rental Housing Overlay District
Minimum lot size	33,750 sq ft	
Maximum residential unit size	3,600 sq ft or 4,600 sq ft w/special permit	
Minimum lot frontage	150 ft	
Minimum front yard setback	25 ft	50 ft
Minimum side yard setback	25 ft	50 ft
Maximum impervious surface coverage (lot coverage)	-	25%
Maximum building height	2 stories; 30 for pitched feet (23-ft for flat roofs)	

Affordable Rental Housing Overlay District

	How it Works	What it Regulates
Affordable Rental Housing Overlay District	<u>Special Permit</u> by BoA SP conditions →	<u>Site layout</u> via impervious surfaces limits, driveway width, setbacks (see above) <u>Use limitations</u> via unit density, affordability <u>Affordability Requirement</u> : 100% designated as available to affordable households <u>Residency Requirement</u> : 70% units for Truro residents <u>Compliance & reporting</u>

Red text represents barriers to the goals of this study

Allowed Residential Density

Least Oversight

Most Oversight

As-of-Right

2 units =
1 unit + ADU
÷
33,750 sq ft min. lot size
=
2.6 dwelling units/acre
(1.3 w/o ADU)

With restrictions:

3 units = year-round
duplex + ADU
÷
33,750 sq ft min. lot size
=
3.9 du/acre
(2.6 w/o ADU)

Special Permit:

2 units = 1 "attainable" unit
@ 100% AMI + ADU
÷
10,000 sq ft min. lot size*
=
8.7 du/acre
(4.4 w/o ADU)

Most Likely to Be Built

Least Likely to be Built

** No subdivisions allowed, as only applies to lots of record as of 1/1/2024*

What Exists Today?



1.35 du/acre



What Exists Today?



3.4 du/acre



What Exists Today?



22.2 du/acre



What Exists Today?

Housing Density

As-of-right density

1 home + ADU

÷

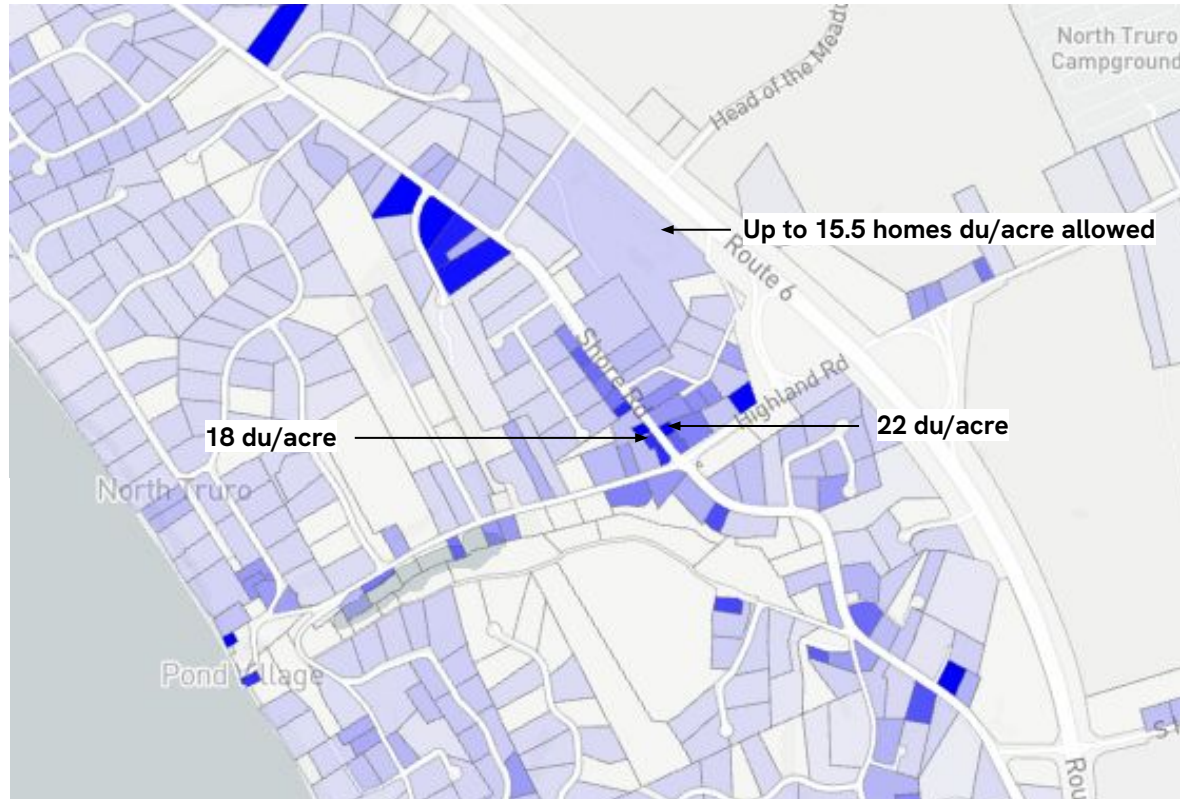
33,750 sq ft min lot size

=

2.6 homes/acre

Homes per acre

>4



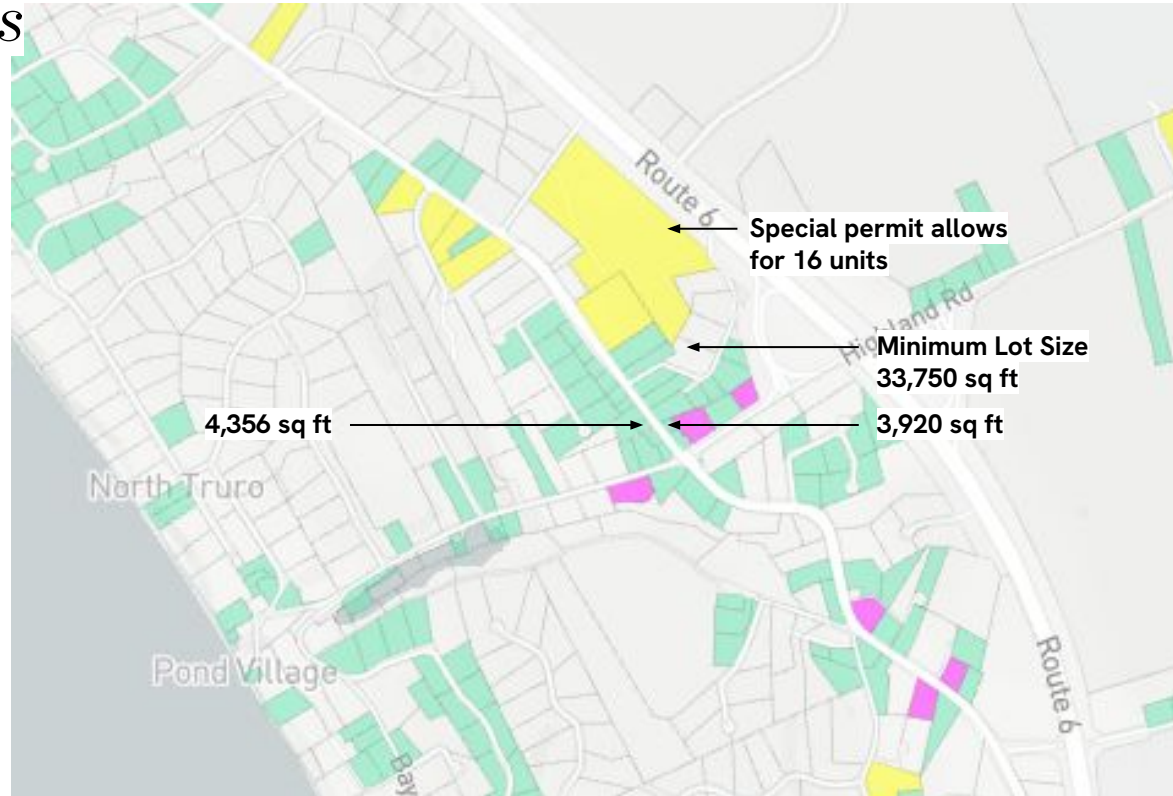
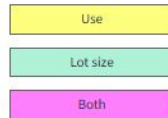
What Exists Today?

Nonconforming Lots

As-of-right lot size

33,750 sq ft min lot size

Non-conformity reason



02

Highland & Shore Roads Overlay Analysis

Overlay proposal for Highland
and Shore Roads area

Testing Assumptions

Matching Existing Building Configuration

Existing minimum lot size
33,750 sq ft



Testing Assumptions

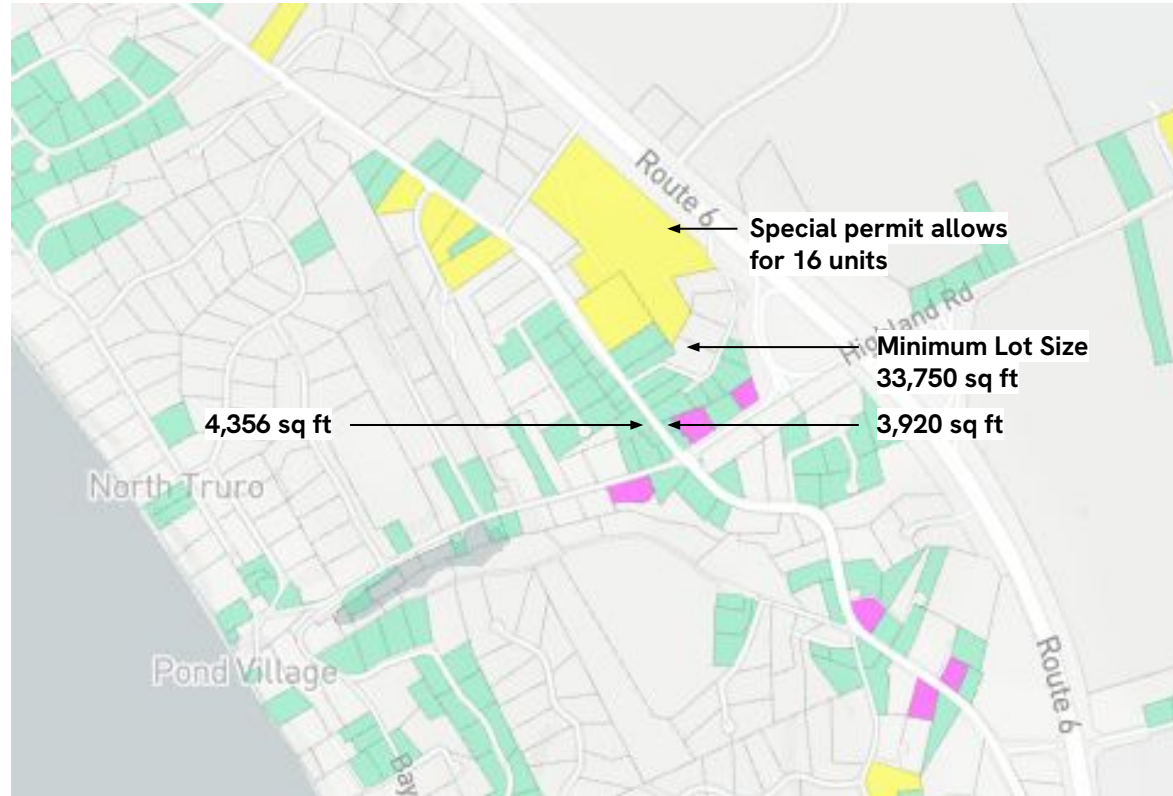
Minimum Lot Size

Zoning - Minimum Lot Size

- 33,750 sq ft

Actual Lot Sizes (Typical)

- 8,000 sq ft
- 30,000 sq ft



Testing Assumptions

Minimum Lot Size

Zoning - Minimum Lot Size

33,750 sq ft



Proposed - Minimum Lot Size

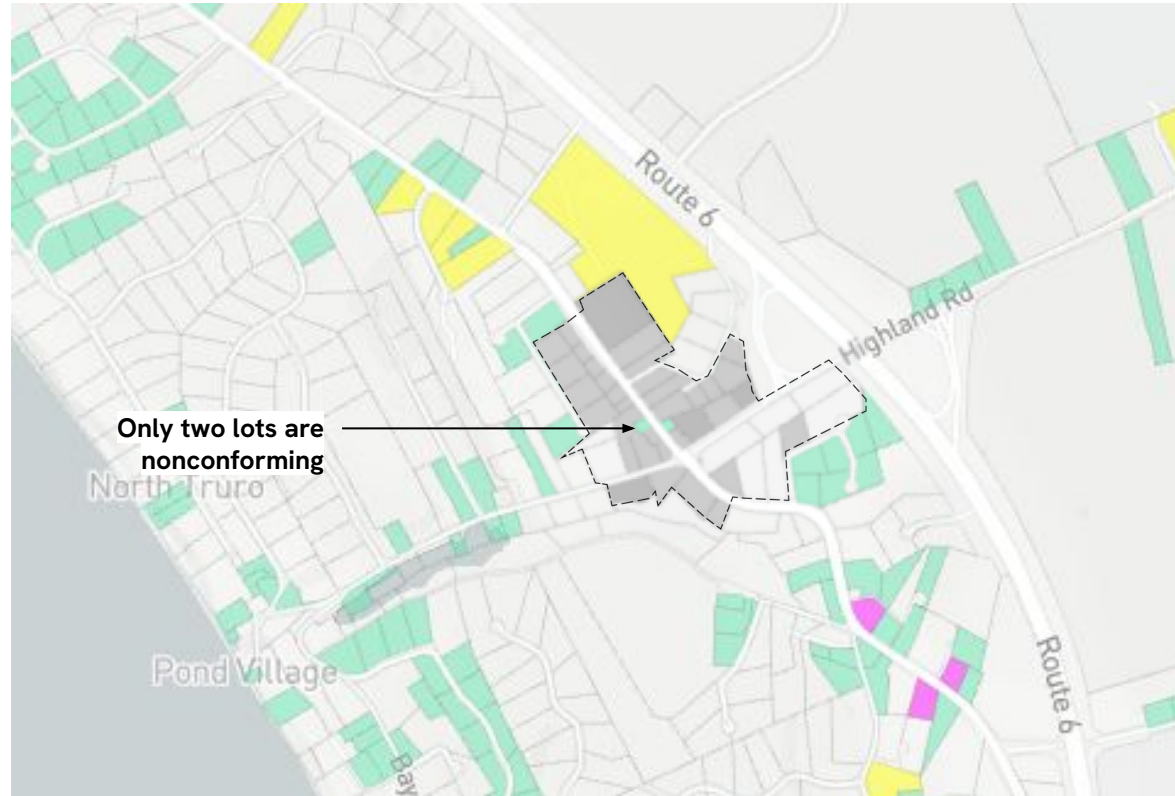
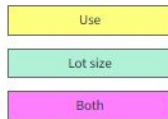
5,000 sq ft

Expanded use definitions

- Multifamily use
- Active uses
- Dormitory use

Boundary roughly aligns with full parcel boundaries touching the General Business District with some slight expansions down Highland and Shore Roads

Non-conformity reason

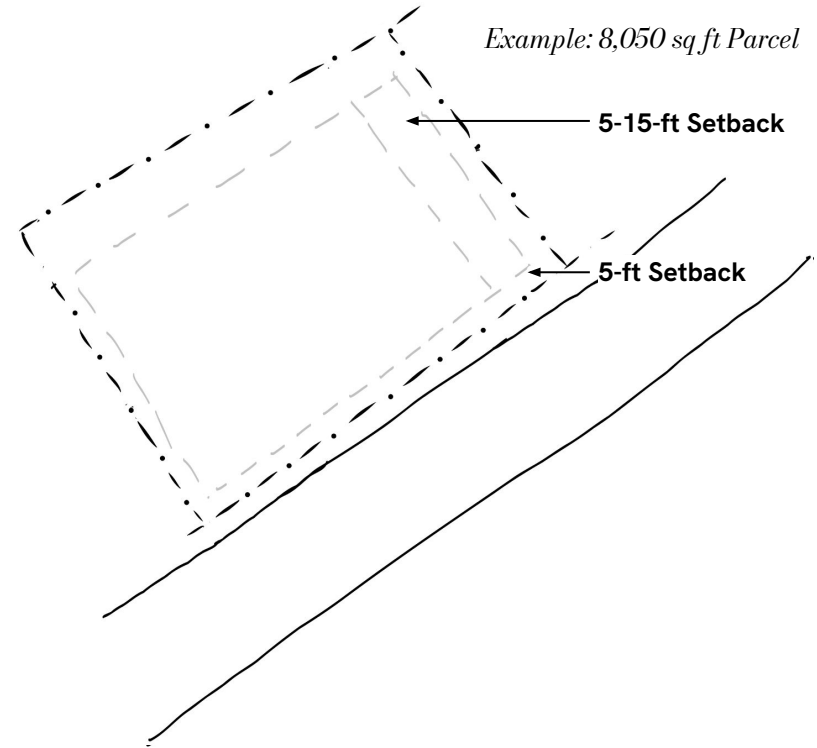


Testing Assumptions

Minimum Lot Size Layout

Assumptions

- Lot Coverage 65%
- Front Setback 5-ft
- Rear Setback 15-ft
- Side Setback 5-ft min, 20-ft total
- Shared Parking Strategy



Testing Assumptions

Minimum Lot Size Layout

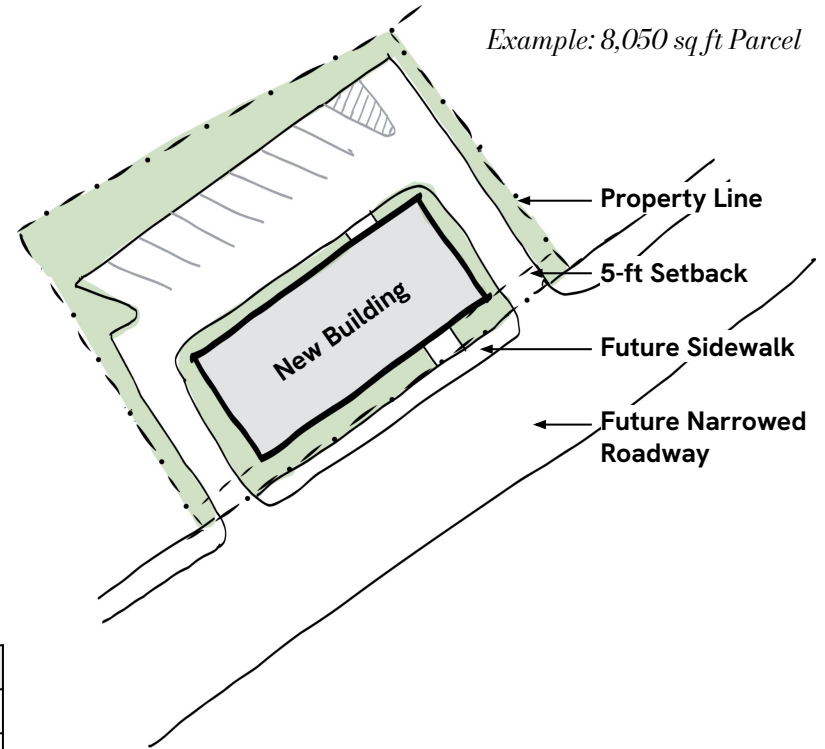
Assumptions

- Lot Coverage 65%
- Front Setback 5-ft
- Rear Setback 15-ft
- Side Setback 5-ft min, 20-ft total
- Shared Parking Strategy

Mixed-use w/Residential Above

	Total Yield
Gross Floor Area	8,325 sq ft
Floors	4 floors
Retail	1,720 sq ft
Apartments	3-6 units
Parking Spaces	9 spaces
Density	16-32 du/acre

Function	Area (sq ft)	Lot Coverage
Building	2,080	26%
Parking	3,150	39%
Impermeable Total	5,230	65%
Open space	2,820	35%
Permeable Total	2,820	35%
Grand Total	8,050	100%



Testing Assumptions

Minimum Lot Size Layout

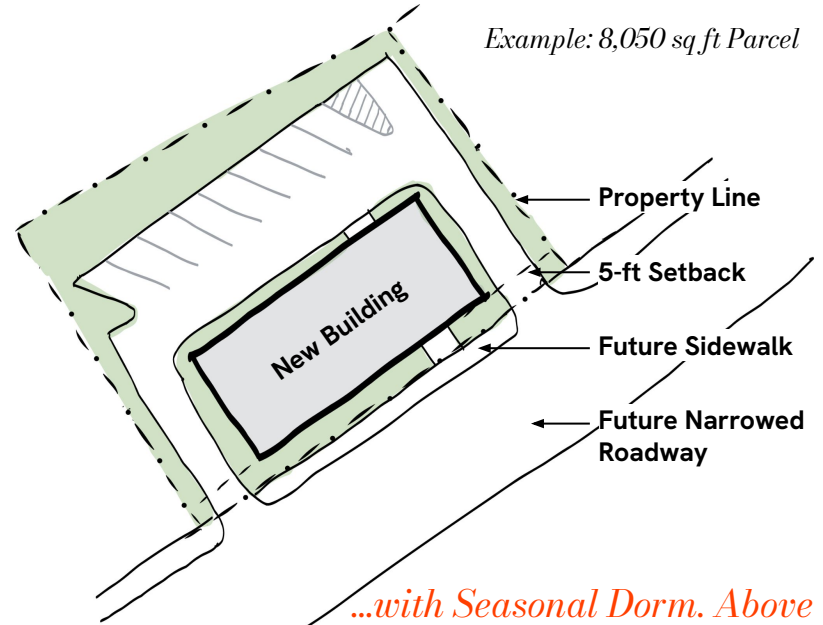
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- Shared Parking Strategy

Mixed-use w/Residential Above

	Total Yield
Gross Floor Area	8,325 sq ft
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Density	16-32 du/acre

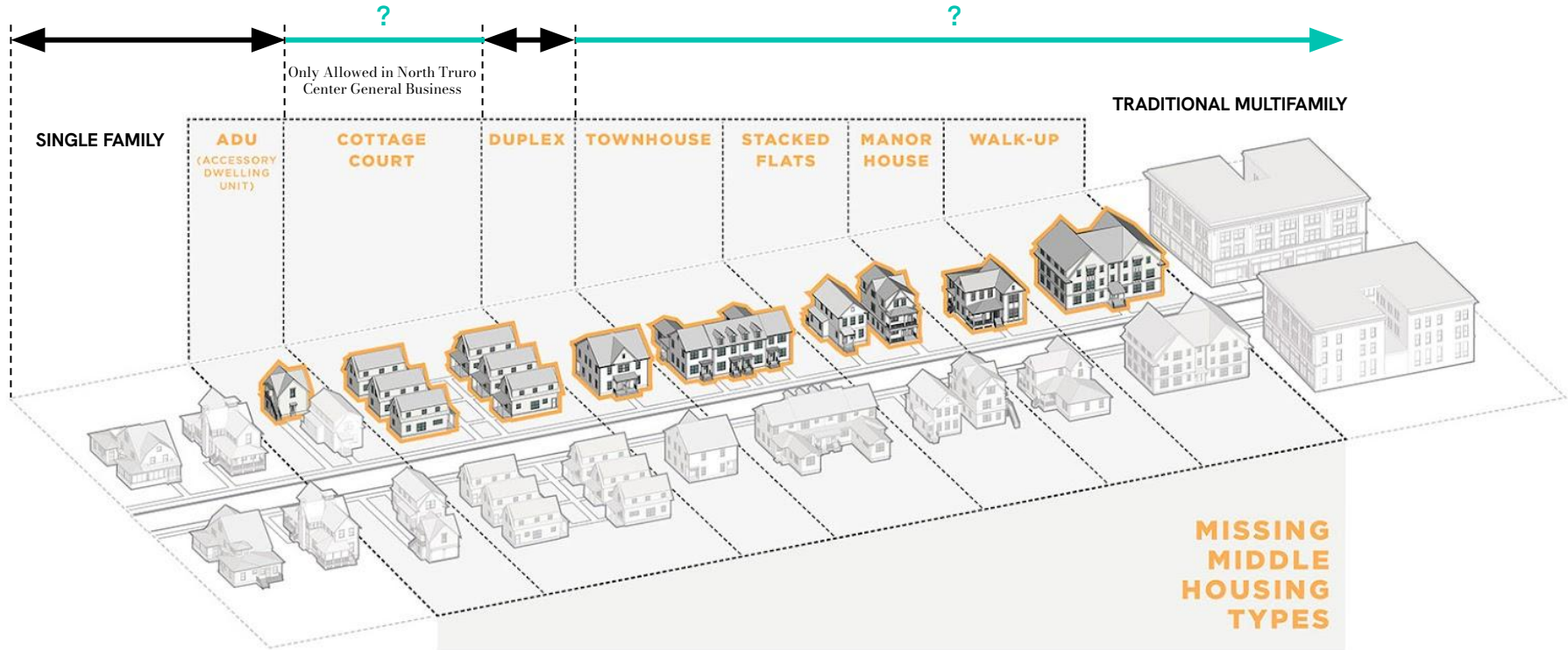
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Parking	3,150	39%
Impermeable Total	5,230	65%
Open space	2,820	35%
Permeable Total	2,820	35%
Grand Total	8,050	100%



60% lot coverage ←

	Total Yield
Gross Floor Area	8,325 sq ft
Floors	4 floors
Retail	1,720 sq ft
Seasonal Dorm	13 rooms
Parking Spaces	6 spaces
Density	N/A

What Do We Want in the Future?



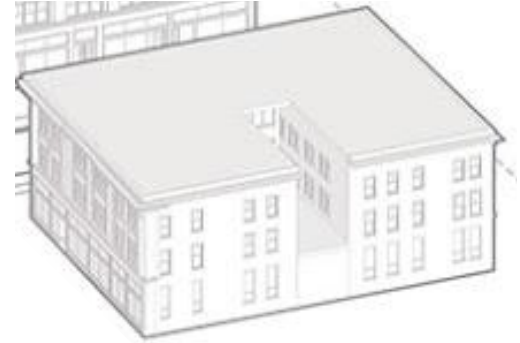
What Do We Want in the Future?



Townhouse



Mixed-use Walk-Up



Mixed-use Walk-Up → Mid-rise



Orleans townhomes



Capitol Square, PVD, RI



704 Main, Falmouth

For Further Study

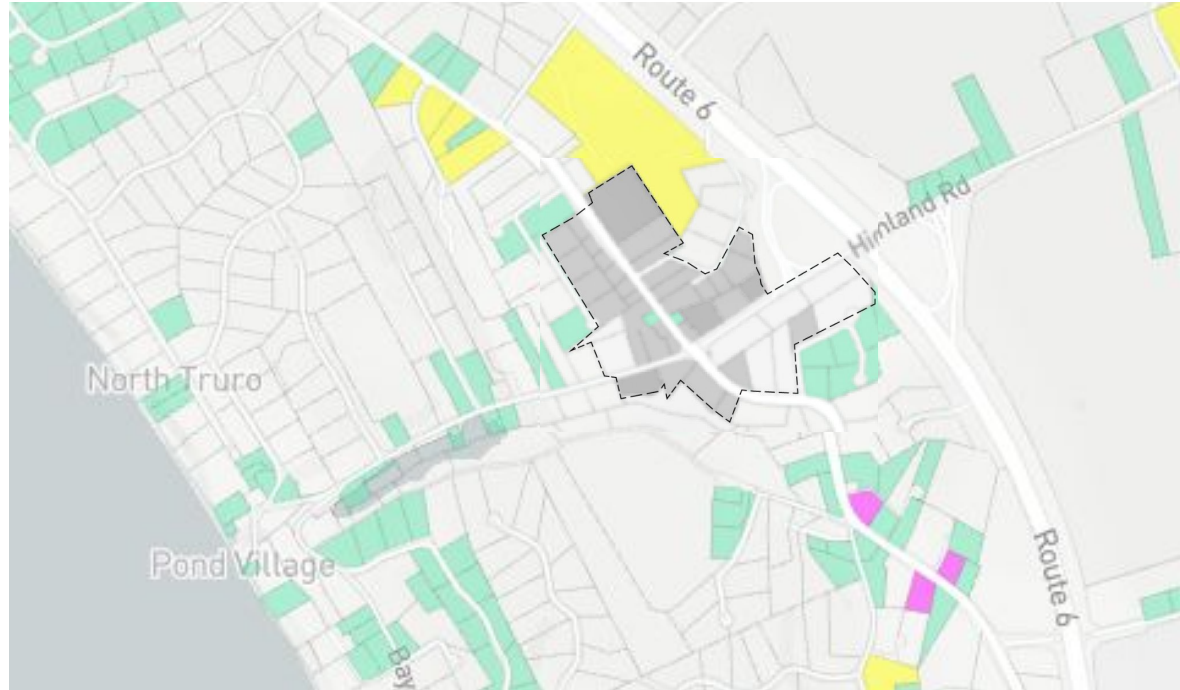
Optimize for Building Type



Capitol Square, PVD, RI



704 Main, Falmouth



03

Highland & Shore Roads Overlay Proposal

Overlay proposal for Highland
and Shore Roads area

Overlay Recommendations

Align w/Past Planning & Existing Buildings

RCS Recommendation

✓ Will enable an affordable multifamily project and/or increase project feasibility through fluctuating housing market conditions

△ Proceed with caution, may limit a proposed project's financial feasibility

Land Use

Multifamily/ Mixed Use:

✓ Establish a multifamily or separate mixed-use definition

Dormitory Use:

✓ Establish a dormitory or group quarters definition for seasonal workers

Active Uses:

✓ Allow ground-floor/active commercial uses

Commercial Uses:

✓ Make all commercial uses as-of-right in GB & LB districts

(except automobile service, repair, storage, or salesroom in LB district)

Tenancy/ Affordability:

△ Require year-round or affordability cap

Parking

Residential:

✓ Reducing parking minimum to 1 space per du

Commercial:

✓ Remove employee space requirement

Dormitory:

✓ Eliminate parking minimum

Residential:

✓ Allow shared parking for 50% of spaces per use on one lot

Permitting Pathway

Approvals:

✓ As-of-right, △ special permit, &/or site plan review

Overlay Recommendations

Align w/Past Planning & Existing Buildings

RCS Recommendation

✓ Will enable an affordable multifamily project and/or increase project feasibility through fluctuating housing market conditions

△ Proceed with caution, may limit a proposed project's financial feasibility

Site Layout

Minimum Lot Size: ✓ Reduce to align with existing lot sizes (5,000 sf)

Minimum Frontage: ✓ Reduce to align with existing lot sizes (50 ft)

Density: △ Dwelling units/beds per acre min/max limits

OR

Maximum lot coverage: △ 60% lot coverage¹
(impervious surfaces)

Site Layout

Max. Building Height: ✓ Increase to 3-½ to 4 Stories/45-feet






Side/Rear Setbacks: ✓ Optimize for active uses on existing lot sizes
(5-ft min., 20-ft total)

Layout: △ Site controls to relocate parking to rear & leave space for pedestrian zone in GB district




¹ "The portion of a lot which is covered by impervious structures and improvements. Impervious structures and improvements shall include but not be limited to paved driveways and parking areas, principal and accessory structures, swimming pools and other on-site amenities which render any portion of the lot impervious."

How Far Should the Boundary Extend?



Zoning Districts

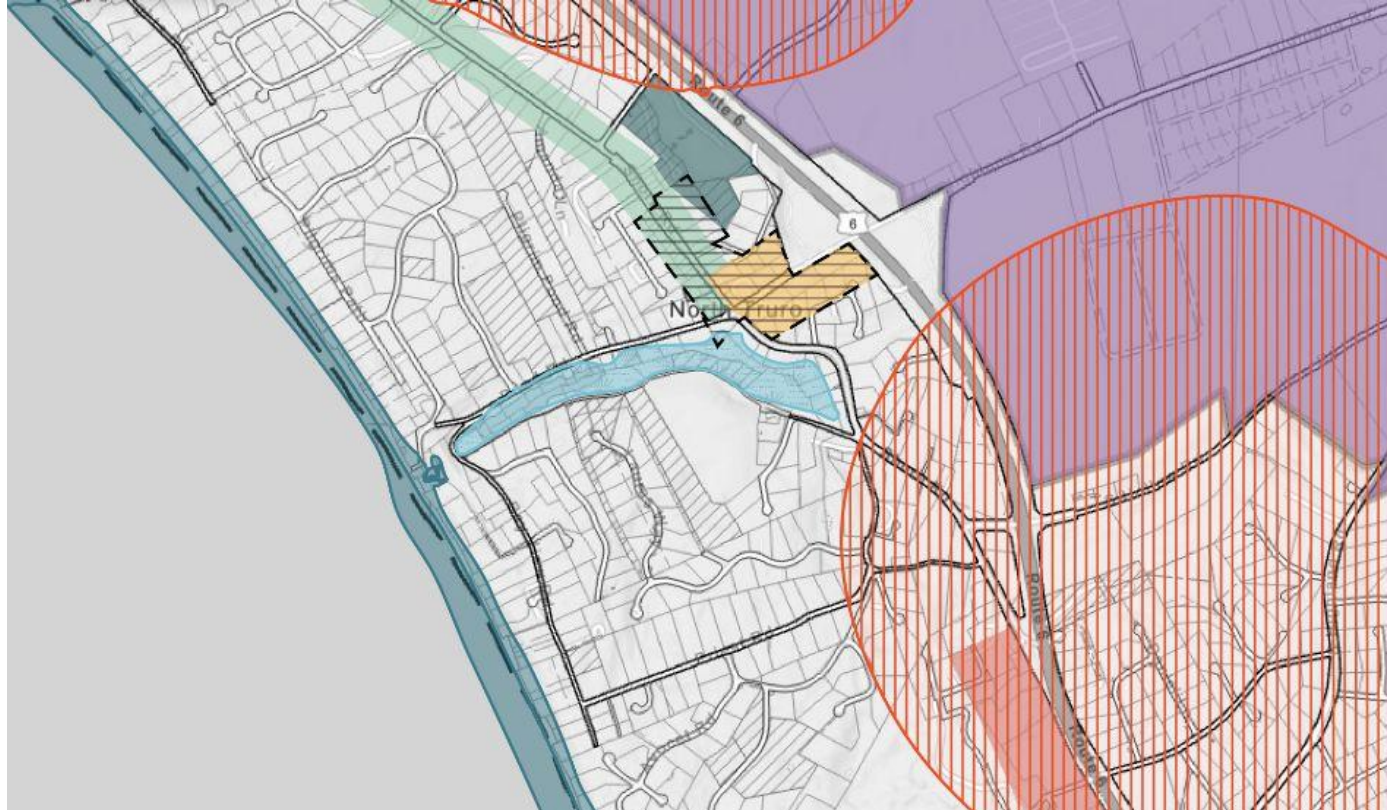
-  Limited Business
Route 6A District
-  General Business
Truro Center District
-  General Business
Route 6 District
-  Seashore District
-  Residential District

Overlay Districts

-  Flood Plain
Overlay District
-  Water Resource Protection
Overlay District
-  Affordable Housing
Community Center District*

Study Areas

-  Highland Road
(boundary to be determined)
-  Walsh Property &
Truro Motor Inn



* Affordable Housing Overlay and Community Center District share the same boundaries

05

Walsh/TMI Overlay Comparison

Truro Motor Inn & Walsh Property

Overlay Structure Options

	One Overlay	One Overlay with 2-3 subdistricts	One Overlay that Enables PUD Creation
Land Use	- Commercial could be allowed anywhere	+ Commercial Restricted to Subdistrict A	+ Commercial restricted to a specific building(s)
Maximum Height	+ Most types don't exceed 3-½ stories	+ Can add areas for mid-rise housing up to 5-stories	
Density Dwelling Units Per Acre	+ Maximum easy to align with 160-unit intent (2.32 du/acre) - Difficult to control denser building type locations - Consistent min. doesn't for build-your-own lot and larger projects	+ Min./max. easy to align w/building types per area + Can control denser building type locations + Works better for future build-your-own lots	+ Guided by a regulatory plan with subdivision guidance + Could only apply to larger sites after subdivision - Can be overly restrictive for single-family homes
Space Between Buildings	- May cause small buildings to be too far apart or large buildings to be too close	+ Can customize for dense cottages / duplexes / townhouses vs. larger walk-ups	
Minimum Lot Size / Frontage / Setbacks	- Can't use this metric for build-your-own lot and larger projects successfully	+ Can customize for build-your-own lot areas	

05

2025 Schedule

Recommended schedule for the
Zoning Task Force and estimated
scope for continued services in 2025

2025 Schedule *(Proposed)*

Additional Services →

Currently Scoped	X
Additional Scope	X
ZTF / Major Meetings	X
Work Period	
- Work Paused to Accommodate Other Tasks	

[illegible]

2025 Schedule

Proposed Zoning Task Force Agendas

2024

			3/10/25	#10	Optional Meeting (<i>consultant cannot Prepare for this meeting</i>) - <i>Could move to 3/13/25 and use to review Select Board Comments</i>
12/16/24	#5	Review 1st Draft Amendments			

2025

1/6/25	#6	Identify Further Analyses Needed	3/11/25	SB	Select Board Presentation of 3rd Draft
1/27/25	#7	Walsh & TMI Overlay Negative Impact Analysis	3/24/25	#11	Town Meeting Preparation
			4/7/25	#12	Town Meeting Preparation
2/10/25	#8	Highland & Shore Roads Remaining Analyses Negative Impact Analysis Inventory of Outstanding Issues	4/29/25	TM	Town Meeting
2/24/25	#9	Review 3rd Draft Amendments			

Thanks!