



Local Comprehensive plan committee
Meeting minutes for Nov. 21, 2022

Committee members attending: Mara Glatzel, chair, Ellery Althaus, vice-chair, Christopher Clark, Kaitlin Blehm, Susan Areson, Select Board representative, Anne Greenbaum, Planning Board representative

Absent: Raphael Richter

Truro staff/consultant attending: Barbara Huggins Carboni, town planner/land use counsel; Sharon Rooney, LCPC consultant

Others attending: Bob Panessiti, representing the Economic Development Committee

The meeting was called to order at 3:05 pm.

Members unanimously approved the minutes of Nov. 7, 2022.

Planner Carboni reported that the Walsh Property Community Planning Committee will have a virtual forum on Dec. 5 from 6-7:30 p.m. and an in-person event on Dec. 8 at the Truro Central School to gather community ideas for use of the Walsh property. She also reported that Katy Ward, communications director, is updating the Walsh and LCPC pages on the town website.

Consultant Sharon Rooney presented a draft of a vision statement and growth policy for the LCP, saying she tried to incorporate all the comments submitted by members.

Members had varying opinions on the draft and discussion focused on:

- Housing as the LCP's main focus for the next five to ten years. Most members believe that it should be the lens through which we focus all aspects of the plan.
- How to present a "housing-forward" statement while still acknowledging a balance with the need to protect natural resources and the environment.
- Whether the vision statement should be a sentence or two, followed by a series of bullets to cover key points.
- The tension between open space and development, given the large amount of land protected by the National Seashore.
- How to define "respectful" in community conversations in a way that all can accept.
- The effect that higher density will have on the environment and the community.
- How protection of the environment can be and has been used to prevent development.
- The socioeconomic effects of the lack of affordable places for tradespeople, public workers and families to live.

Members worked on fleshing out the interrelated main topics for the vision statement: providing housing while protecting the environment/natural resources, addressing impacts of climate change, supporting community culture, addressing regional needs and supporting business and economic development. Each topic contained multiple bullet points.

Sharon Rooney made editing changes based on the conversation and suggested that members meet soon to review an updated version, which she will provide.

Members discussed the various other reports that will be referenced in the LCP, many of which will have action plans. These include the Housing Production Plan, the Economic Development Committee report, the Climate Action Committee's work, and the Walsh committee master plan. While the LCP will reference all of these plans, members want the LCP to be the primary source for the town's vision and action plans.

Members agreed to meet next at 4 p.m. on Thursday, Dec. 1, to review a new draft of the vision statement.

The meeting was adjourned at 5:01 p.m.

Respectfully submitted, Susan Areson

