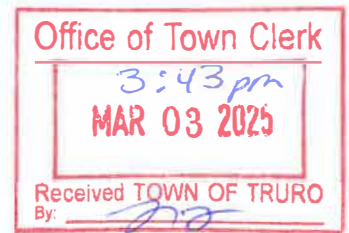


Zoning Task Force Minutes: January 17, 2025 at 11am  
Hybrid Meeting at town hall + virtual



Committee Members attending: Dave Bannard, chair; Nicholas Brown, Mara Glatzel, Ellery Althaus, members; Darrell Shedd (alternate)

Others Attending: Katie Halvorsen, Housing Coordinator; Barbara Carboni, Town Planner/Land Use Counsel; Kennan Rhyne, Rhyne Civic Solutions (consultant)

Public Comment: None

Review and approval of December 16, 2024 meeting minutes: Unanimous in favor  
Ellery Althaus volunteered for 1/17 minutes

### **Outreach Plan and Consultant Discussion**

Members discussed the proposed outreach plan for the committee, emphasizing the importance of reaching out to property owners and abutters. The plan includes hosting materials on the committee's website, a brief video explaining the proposed zoning overlay district, and targeted meetings with neighbors. The committee also mentioned the need for a consultant to answer questions during outreach meetings. The committee agreed on the importance of starting outreach in early February and the need for a clear timeline of opportunities for feedback. The possibility of a separate discussion on the area along Route 6 in Truro was also raised.

### **Balancing Flexibility and Green Space**

Committee members discussed the zoning task of the Walsh Committee, focusing on the need for sub-districts and the potential for more flexible development. Members expressed concerns about the potential for developers to exploit the lack of clear boundaries, and the need to balance flexibility with the need to preserve green space. The discussion also touched on the potential for future school expansion on the Walsh property, and the need to ensure that the property remains accessible for development. The conversation ended with a discussion about the potential for a single overlay district on the Walsh property, with a requirement for a certain percentage of the land to be set aside for green space.

### **Walsh Property Overlay District Discussion**

The committee discusses whether to include sub-districts or zones within the proposed overlay district for the Walsh property development. After debate, they decide to maintain the concept of sub-districts with different density levels. However, they agree to postpone considering inclusion of the Truro Motor Inn property in the overlay due to concerns over spot zoning. The committee aims to finalize the zoning proposal focused on the Walsh property for the upcoming town meeting, while leaving the Truro Motor Inn for future consideration. Members emphasize the importance of clear regulations to prevent ambiguity and legal challenges. There are differing views on the level of regulation needed, with some favoring more flexibility and reliance on other codes like building and fire codes.

### **Affordable Housing Definitions and Certifications**

In the meeting, the committee, Kennan, and Barbara discussed the definitions of affordable and attainable housing units. They agreed that the definitions should be objective and tied to a percentage of the area median income (AMI). They also discussed the role of the Truro Housing Authority in certifying affordable housing units, concluding that it might not be the best approach. The group decided to rewrite the definitions to provide more flexibility and to tie them to the State's established percentages. They also discussed the possibility of allowing dormitory uses in the town, with a focus on defining what constitutes a dormitory and where it could be allowed. Lastly, they discussed the current definition of townhouses and whether it should be expanded to allow more than one dwelling in a townhouse. Kennan suggested tying the definition to the number of units rather than a specific building type.

### **Affordable Housing Zoning Overlay Discussion**

The committee is discussing zoning overlay district regulations for affordable housing development. They are considering requiring a minimum of two-thirds of the development to be residential uses, with the remaining one-third potentially allowing mixed-use. The town wants to include an inclusionary zoning provision requiring a percentage of affordable and/or attainable units but needs to research appropriate percentage levels based on best practices. They are also considering prohibiting short-term rentals by requiring year-round leases. Additionally, the town is evaluating whether to keep or remove existing residency preference requirements, which could impact funding opportunities.

### **Upcoming Meeting and Adjournment**

January 27th and February 3rd at 11 a.m.

Motion to adjourn by Nick Brown: Unanimous in favor

