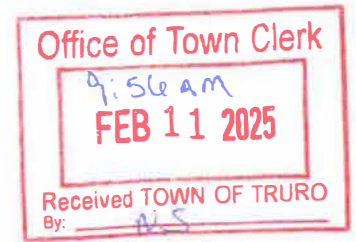


Truro Zoning Task Force  
Minutes of January 27, 2025 meeting



ZTF members attending: Dave Bannard, Chair; Dan Silva, Vice Chair; Mara Glatzel; Nicolas Brown; Ellery Althaus; Darrell Shedd

Also attending: Katie Halvorsen, Housing Coordinator; Barbara Carboni, Town Planner/Land Use Counsel; Jeff Fischer, Chair, Ad Hoc Walsh Advisory Committee; Anne Greenbaum, Vice Chair, Planning Board

The meeting was called to order by the Chair.

The Task Force continued its review of the draft zoning overlay district provisions for the development of the Walsh property. The following items were discussed:

- Revisions to definitions
- Title of Walsh Overlay District as opposed to Multi-Family Overlay District
- Consensus on three sub-districts
- Inclusionary zoning – after discussion of different ratios, settled on 20% for Walsh; town-wide might be lower percentage when addressed in future
- Removal of table providing for maximum number of units in each subdistrict; leave this to development process
- Consensus on low-impact commercial uses being allowed by special permit in medium and low-density areas; Town could still issue RFP calling for housing only
- Retail sales and wholesale trade uses allowed in low-density area by special permit
- Public utilities to be allowed in all three districts
- Dormitories discussed; clarification that this refers to year-round housing, not seasonal. Use entails individual bedrooms and shared facilities. Use and name to be revisited

Lot Coverage. The subject of lot coverage regulation in the overlay district was discussed; it was noted by Anne Greenbaum, Planning Board Vice Chair, that the Planning Board is working on a Lot Coverage bylaw for Annual Town Meeting.

- Consensus on exempting Walsh from lot coverage requirements and placing no limits on gross floor area, except for single family and duplex homes
- Interaction of overlay district bylaw and lot coverage bylaw discussed further
- Lack of communication discussed, and joint meeting with Planning Board suggested

Other topics discussed:

- Exemption of Walsh property from gross floor area provisions in Zoning Bylaw suggested to enable development of denser housing
- Dimensional requirements discussed: minimum lot size, frontage and building height. Discussion of setbacks and building separation in particular; concerns expressed that as proposed too restrictive. Further discussion needed
- Senior housing – dimensional requirements discussed. Further discussion needed

Future tasks and meetings:

- February 3<sup>rd</sup> Joint meeting with Ad Hoc Walsh Committee; Dave absent; Jeff Fischer (Walsh Chair) will chair
- Next Task Force meeting: February 10<sup>th</sup> to be discussed: outreach efforts; use table; dimensional requirements; parking standards
- Presentation to Select Board sometime in February

