

Zoning Task Force Minutes: November 4, 2024 at 11:00 am
Hybrid Meeting at town hall + virtual

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

Others Attending: Nancy Medoff, Select Board Liaison; Sue Areson, Select Board Chair; Katie Halvorsen, Housing Coordinator; Barbara Carboni, Town Planner/Land Use Counsel; Kennan Rhyne, Rhyne Civic Solutions (consultant)

Review and approval of October 28, 2024 meeting minutes; select Clerk for 11/4 meeting

- Mara volunteered to clerk the meeting
- Mara moved to approve the minutes. Daniel Silva seconded the motion. Motion passed with a unanimous roll call vote.

Public Comment – none

Discuss scope of Zoning Task Force Charge and phasing of scope elements

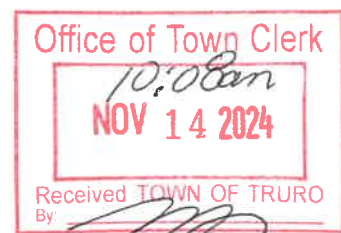
- Task force discussed our collective desire to undertake the full scope of our charge, as we have been tasked by the Select Board, even as we move forward on this initial piece in our work with our consultant Kennan Rhyne

Overlay Districts - Kennan Rhyne and Task Force discussion

Presentation:

- Kennan describes Truro's current zoning code structure
- How overlay districts modifies or places additional regulations over the zoning code of an existing district
- New overlay options: determine a property's layout, determine how a property can be used, and/or require standards for a site plan review process
- Examples from Falmouth, Dennisport, and Billerica
- Walsh property recommendations for zoning code modification...
 - Potentially address maximum building height (currently 2 stories / 30 ft)
 - Potentially create opportunity for multi-family housing
 - Potentially create commercial or multi-use uses
 - Potentially address the limit on building more than 40 single-family units within a calendar year, with roll-over
 - Potentially modify parking requirements and landscape buffering requirements
 - Particular attention to land use based on wellhead impacts and site drainage

Questions + Discussion



- How open space might work into the overlay district for Walsh
- How we proceed with an overlay district: propose amended zoning language to be voted on at town meeting and a proposed map amendment that goes with that

Update on Ad Hoc Walsh Property Advisory Committee

- Ad Hoc Walsh Property Advisory Committee is up and running, but doesn't plan to have additional recommendations available on the timeline we had previously discussed
- Discussion about next steps and how we would like to pursue Walsh specifically between now and 2025 ATM
- Next meeting will be devoted to Truro Motor Inn

Elements of Walsh Property Committee (I) recommendations affected by current Zoning By-Law

- Setting aside a portion of the property for deed restricted housing or working with habitat for humanity, zoning can have the flexibility to provide for these different types of housing and homeownership within one unified overlay district
- Parking requirement as an example. The overlay sets the overall limit to allow for the possibility of the project, but provides flexibility under the overall limit
- Plans for the Walsh property will need to be reviewed by the Cape Cod Commission, by virtue of the size of the property and the scope of the proposed development. Barbara Carboni would like to get that input and guidance from them up front. The Commission is aware of the site and town's intentions.

Next meeting will contain a presentation on Truro Motor Inn and a continued discussion about the Walsh property overlay district.

Next meeting date: November 18, 2024, 11:00 a.m. - 1:00 p.m.

Meeting was adjourned at 12:53

Motion to adjourn was made by Daniel Silva. Seconded by Mara Glatzel. All in favor, Nick Brown abstained.

Submitted by,
Mara Glatzel

