

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.

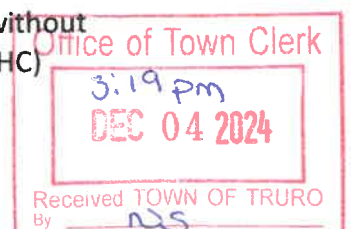
Presentation by Kennan Rhyne about Truro Motor Inn:

- 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

