



**Zoning Task Force Minutes: December 16, 2024 at 11:00 am**  
**In-person meeting at town hall**

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

**Meeting called to order at 11:07 am**

**Public comment:**

- Nancy Medoff thanked the ZTF members for their service

**Discussion and development of proposed combined Walsh/Truro Motor Inn Overlay Zone, including:**

- Overlay zone and subzone boundaries, Permitted uses,
- Dimensional requirements,
- Parking requirements,
- Project approval procedures, and
- Proposed definitions and sample provisions.

ZTF completed the survey brought by Kennan, who then plotted responses anonymously on a larger form to generate discussion.

Survey results were 5 in favor and one unsure for Kennan's proposal of creating a single district with 2-4 sub-districts.

**ZTF discussed:**

- Including inclusionary zoning for housing within the district
- Concerns about how to preserve the commercial aspect of the district along Rte. 6 if we were to include it within the overlay district
- Ideas about how to address traffic and water usage in this area
- The possibility of including the residential passage on the opposite side of the street in the district instead of the commercial corridor

ZTF to work with town staff on the development of communication strategy about why we are engaging in this rezoning effort and why the ZTF is recommending what it is recommending.

Dave would like this strategy in place by new years, including public outreach efforts and opportunities for discussion, particularly by abutters.

Barbara Carboni to work with KP Law on outstanding questions about the Truro Motor Inn, including:

- Is attainable housing allowable?
- Are there other uses possible on the property? (le. Commercial)

Discussion about the overlay district and potential subdistricts as they relate to Walsh:

- ZTF interested in how to allow for build your own home lots, modest single families on smaller lots with less frontage
- Perhaps these would be appropriate more around the border of the property
- ZTF members expressed desire to coordinate with the Ad Hoc Walsh Committee to make sure that we are working in concert prior to town meeting, potentially with some shared meetings

Kennan to draft language for the overlay district with different subdistricts for ZTF to use in moving forward prior to her contract ending at the end of the year.

**Review and approval of December 2, 2024 meeting minutes.** Mara made a motion to adopt the minutes as printed, Daniel seconded the motion. Motion passed by 5-0-0 roll call vote

**Update on Ad Hoc Walsh Property Advisory Committee:**

- The Ad Hoc Walsh Property Advisory Committee is currently gathering information and trying to answer questions about what is developable on the site
- They have been charged with putting together an RFP (perhaps multiple)
- How the infrastructure will be done, when, and by whom
- Water quality overlay dictates the way that the district can be developed

**Next meeting date:** January 6, 2025 at 11 am at Town Hall

Meeting was adjourned at 1:09 pm

Motion to adjourn was made by Nick Brown. Seconded by Daniel Silva. All in favor 5-0-0 by roll call vote.

Submitted by,  
Mara Glatzel

