

Town of Truro Zoning Task Force
Community Forum-Hybrid Meeting
February 26, 2025

In attendance: David Bannard, Chair; Darrell Shedd, Vice Chair; Ellery Althaus, Nicholas Brown, and Mara Glatzel.

Also in attendance (in person or virtual): Barbara Carboni, Town Planner & Land Use Counsel; Kennan Rhyne, Rhyne Civic Strategies LLC; Sue Areson, Select Board Chair; Katie Riconda; Nancy Medoff, liaison to the Select Board; Beverly Miller, Catherine Potenza, Eileen Breslin, Jack Reimer, Paul Kiernan, Betty Gallo.

Meeting opens 5:00pm

Chair explains the Forum's outline: Video Presentation followed by questions from public with limited answers from the Chair and Board

Brief Video Presentation, prepared by Kennan Rhyne: Details the context for the Walsh Overlay District and details the bylaw itself. Script read by members: Dave Bannard (Chair), Mara Glatzel, Ellery Althaus.

Community Questions

Beverly Miller:

-Other overlay districts?

Chair's answer:

-Confirms there are and names several: Water Protection Overlay, Affordable housing Overlay

Catherine Potenza:

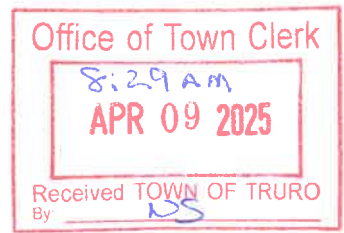
- Water limitations since it is such a vital area.
- Concerned about Light pollution
- 5 stories concern, **doesn't feel right for Truro**
- Excited about senior housing

Chair responds

- There is existing Water Protection Overlay that will remain in place
- Water protection major priority for everyone
- Town Planner responds to light concerns, the existing Truro Bylaw dealing with
- Explains 5 story height reasoning, help make building senior housing more financially viable for developer

Eileen Breslin:

- Former co-chair of the first Walsh Committee
- 160 units, expected to see a more phased break up
- Commercial properties, housing the higher priority
- Buffers between property
- 5 story concern



Chair responds:

- Phasing of project is not us
- Minimally invasive commercial space, bottom floor of buildings only, housing above.
- Having more commercial space a high priority for the town
- 25 ft buffer between Walsh Property and abutter's
- Repeats 5 story explanation

Sue Areson, Select Board Chair:

- 5 story height, hard to pass at town meeting with that height
- 2 story buildings in Recreation District, a mistake?
- This plan is the upper limits for Walsh, important for people to understand

Chair responds:

- 2 story building in Recreation District is held for municipal and school only.

Jack Reimer, Planning Board Member:

- Here as citizen
- 5 story building, fire dept. need to add ladder truck?
- 1 way in and 1 way out concern for such a large property
- Traffic study been done?
- Road layout and dimensions needed to make decisions
- Stormwater treatment plan/wastewater plans not addressed
- Next Public water supply well
- Growth Management plan

Chair responds:

- Good points, many beyond zoning
- Growth management plan very good idea, likely for Selectboard

Paul Kieran, Planning Board:

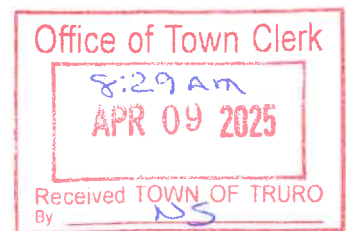
- School property size is undersized, needs extra land
- 5 story building, Ladder truck concerns
- 1 hr. to hospital, concerns for transport to hospital
- Dimensions 10ft between buildings safety concerns
- Parking spots too few per apt/house

Chair responds:

- We recommend 7 acres for the school via ANR (approval not required) from the Planning Board
- 10 ft separation, parking concerns, these are mins and not maximums, for flexibility

Betty Gallo, Chair of Housing Authority:

- Here as citizen
- Great opportunity
- Unlike cloverleaf lots of direct input
- Future of town depends on housing
- Great opportunity



Beverly Miller:

-Distance between buildings Is that the ZTF (zoning task force)?

Chair responds:

-not the ZTF

Mara Glatzel (Member):

-Same building codes/fire safety codes will apply

Rich Roberts, Planning Board Chair:

-Here as citizen

-Water and wastewater. Concerned we should have a plan in place for water and wastewater before creating this overlay.

-5 story building

-Co-living, looking for explanation

Chair responds:

-Co-living housing single bedroom w communal spaces, kitchens, and bathrooms.

Nancy Medoff, Selectboard Liaison, Water and Sewer Board Liaison:

-There is a joint working group with Truro and Provincetown, large group meeting frequently

-Sole purpose of water

-Working towards new water source.

-Also looking at wastewater management

-New water outreach from Truro

-Katie Riconda walks through new page on Truro website, including input form

-Truro needs to move forward in concurrent tracks with water and planning

Jack Reimer:

-Here as citizen

-Water a public welfare issue

-Mix of uses: furthering water use

-Walsh must preserve water source

Chair responds:

-Not us

-But will be addressed by others

Sue Areson, Select Board Chair:

-ZTF is a zoning tool

-Important to stay focused on your charge

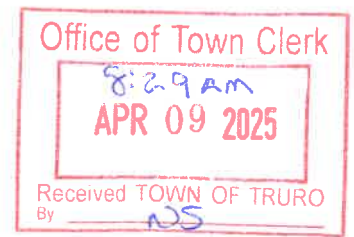
-Not a development plan, a zoning plan

Member Mara Glatzel:

-The ZTF has members with a lot of experience working on town reports and plans like the Local Comprehensive Plan and the Housing Production Plan.

-Those plans had lots of outreach and feedback which was helpful to ZTF

-Lots of elements incorporated into Walsh Overlay District



Beverly Miller:

-If there were a wellhead centered in the Walsh property, would the overlay prevent it?

Chair responds:

-No it wouldn't be an issue

Next steps:

Discussion of comments and submission on Monday March 3, 2025 at 11:00am

Motion to adjourn:

Mara Glatzel made motion

Nick Brown seconds

Unanimous roll call vote 5-0-0