

Joint Meeting of Zoning Task Force and Ad Hoc Walsh Committee
February 3, 2025
Minutes (ZTF)

In attendance: Ellery Althaus, Nick Brown, Mara Glatzel, Darrell Shedd of ZTF; Jeff Fischer, Ad Hoc Walsh (AHCW) Chair, Morgan Clark, Vice Chair, Anne Greenbaum, Breon Dunigan, Beth Chapman, Jon Winder. Also in attendance, Barbara Carboni, Kennan Rhyne

Called to order by Jeff Fischer, AHCW chair, around 11:05 am.

Public Comment: Fred Goldsmith asked about chart in the consultant's report showing permitted uses that includes dormitories. What is currently envisioned? Expressed concern that this looks like it could be a small city...

Mara went through where the ZTF's work stands as of Feb. 3. Started with dimensional requirements. Noted that ZTF worked to reduce minimum front, rear and side setbacks. Ellery noted that the concept is to give AHCW flexibility.

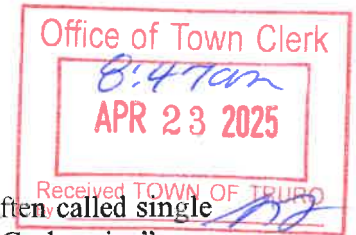
No comments on landscaped buffer and design standards.

Moved to parking requirements. Unchanged from Jan. 6 meeting. Darrell noted that 1.5 parking spaces may not make sense for a single-family dwelling, noting that some families have 2 cars. Ellery expressed the opinion that the requirement should be reduced to 1 parking space per dwelling unit, but he can live with 1.5. Ellery noted that much of Truro parking today is on-street, in violation of bylaws. Discussion of gravel vs. paved parking areas, to decrease impervious surfaces. Kennan Rhyne noted that 1.5 is a minimum not maximum requirement. ZTF voted to move to 1 parking space per dwelling unit as minimum.

Dimensional Requirements. Chair Fischer asked for comments on dimensional requirements. He noted that the ZTF has clearly responded to AHCW comments. Anne noted that gross floor area does not reflect exclusion of single-family houses from exclusion. There is a maximum GFA for single family homes. Darrell advocated for not allowing an additional 1,000 sf by special permit. Noted that there is no minimum house size. Morgan noted that other regulations, such as fire code, also affect dimensional requirements. Expressed gratitude for additional flexibility.

Parking Requirements. Chair Fischer asked about whether street parking is allowed in Truro. Ellery stated that on-street parking is not permitted in town, but as this is a single lot, not sure how that would be addressed. Kennan noted that draft language would allow street parking on private ways. But if the town were to accept private ways, we might need more flexibility. Anne noted that likely some roads will be public, so recommended that language be changed to allow on-street parking. Jeff advocated for parking in "designated areas". Discussion of minimum parking for home occupations. Ellery advocated for shared parking to serve these uses. Appears that one category is missing. No further comments on parking.

Definitions. Anne suggested that "seasonal" be deleted from Dormitory definition, but prefers different term for this definition, such as co-living, cooperative housing, etc. Noted that on-site



management might be necessary. Kennan noted that this is very traditional, often called single room occupancy (SRO), but that term has a negative connotation in many cases. "Co-housing" was suggested to demonstrate community. Kennan promised to research terms and conditions. Jeff noted that "dwelling unit" definition doesn't address single persons. Anne noted that this is an existing definition.

Anne asked to consider separate definition of Multi-Family housing for larger buildings (e.g., 10-12 or more units). Anne also noted that there is no Multi-Family housing definition in Zoning Bylaw and there needs to be one. Kennan noted that it is common to segment into definitions by size. This definition is most permissive. Morgan noted that if not treating differently sized developments differently, there is no need for different definitions. Jeff concerned that split definition may create a problem for developers of larger facilities. One member noted that ownership requirements should be clarified, so that rental or condo units should be clear. Kennan noted that the current language was intended to clarify this.

Some discussion of the definition of "Seasonal Worker" in that there is a desire for Walsh to all year-round housing, and to clarify that co-housing is intended to be year-round.

Subdistricts. Morgan noted AHCW's appreciation for maintaining green space but argued for maximum flexibility. Language as of Feb. 3 allowed development by SP in recreational subdistrict (WRS). Jeff's concern is that too much of Walsh is not developable – not sure how best to address. Delete subdistricts? Anne agrees with need for flexibility. Does not agree that 1 district is right way to go. Prefers plan that includes protected green space. Perhaps WMS should be larger than proposed to give developer some flexibility, but limit development to some portion (e.g., 28.5 acres only may be developed). She feels that requiring a SP for construction is a very bad idea. Should not be any construction in the recreational zone. Afraid that Town Meeting will not accept plan without protected space. Jeff concurs in expanding WMS but limiting amount of space that can be developed. Kennan noted that the basis for the current boundaries is steep drop-offs, so likelihood of development in those areas is greatly reduced. Morgan wanted to be sure that WRS can be used for a variety of recreational uses. Darrell noted that there are permitted uses in WRS, including playgrounds, fields, etc.

Jeff questioned the meaning of inclusionary zoning language "of each type". Would prefer by units in each development, vs. each type of housing. Breon argued that she feels that 20% affordable housing is way too low. Jeff noted that this is a minimum and that RFP can (and is expected to) call for greater amount. Question raised about overlay districts that apply – noted that water protection is only applicable overlay.

Jon questioned whether a definition of moderate density might be helpful going forward, noting statement of purpose.

Use table. Anne reiterated her belief that residential should not be allowed in WRS. Prefers buffer or expanded WMS. SP makes much harder to develop. Jeff noted that this is a call for the ZTF. Jeff wondered if development within first xx sf of WRS would be allowed by SP? Mara suggested that allow only up to a maximum amount of WRS could be developed. Another suggestion was to limit development to 28.5 contiguous acres. Kennan indicated that she is concerned that this is

not permissible for zoning. Could be done through PUD with site plan review. Noted that in perfect world zoning and RFP work together to achieve these goals.

Jeff noted public utilities are permitted in WRS. Would like to limit to SP for utilities.

Jon questioned whether building materials are included in zoning. Barbara noted there are none currently.

Brief discussion of “tiny houses”. Noted that they do not have wheels and are year-round structures.

Both committees voted to adjourn

