



Town of Truro Zoning Task Force  
March 3, 2025  
Meeting Minutes

In attendance: David Bannard, Chair, Darrell Shedd, Vice Chair, Ellery Althaus, Nicholas Brown, Mara Glatzel, and Dan Silva. Also in attendance, Barbara Carboni, Town Planner & Land Use Counsel, Katie Halvorsen, Town Housing Coordinator, Kennan Rhyne, Rhyne Civic Strategies LLC, Nancy Medoff, liaison to the Select Board, Emily Beebe, Mark Gebhardt, and Jack Reimer.

Chair Bannard called the meeting to order at 11:02 a.m. The meeting was held remotely via Zoom.

There was no public comment.

Meeting minutes for January 17, 2025, February 10, 2025 and February 18, 2025 were approved, each by unanimous vote, with Dan Silva abstaining from the Jan. 17 and Feb. 18 approvals.

The Task Force reviewed the compiled draft of the proposed Zoning Bylaw amendment creating a Walsh Overlay District included in the meeting packet.

- A comment from KP Law regarding a potential ambiguity between the 65% housing requirement in section D and the as of right uses in the table of uses was discussed. The ZTF determined that no change was needed and that it was clear that 65% of all development on the Walsh property must be housing.
- Nancy Medoff suggested that the transmittal to the Select Board note that the proposed bylaw amendment remains subject to legal review.
- Emily Beebe noted that the location of the Walsh Medium Density Subdistrict appears to be near where a potential wellhead could be located and asked whether the density of potential development on the WMD could be moved to the WRD. The ZTF noted that the water protection overlay district will not be altered and determined not to change the uses of the WMD or WRD.
- The ZTF reviewed the draft proposal for the Walsh Overlay District in light of comments received from the public. Dave noted comments received on the ZTF email site as well. The ZTF discussed the provision providing for buildings of up to 5 stories for senior housing with a special permit. Comments received were nearly unanimously negative. The ZTF determined to delete this provision from the dimensional table and eliminate the potential for up to 5 story buildings on the Walsh property.
- Dan Silva noted that he remains uncomfortable with only a minimum five-foot building separation and asked to increase that to a minimum of ten feet. The ZTF concurred with that change.
- The ZTF considered other changes suggested by commenters, including a larger minimum setback from abutting development, requiring more parking per dwelling unit, and eliminating potential mixed use development on the WMD, but concluded that there are other viable means to protect neighboring housing and avoid overdevelopment, given that this land is town-owned, and elected to preserve the flexibility included in the proposed bylaw amendment. The ZTF declined to make further changes to the proposed bylaw amendment.

By a rollcall vote, the ZTF unanimously approved submission of the proposed Walsh Overlay District bylaw amendment to the Select Board for inclusion on the warrant for the 2025 Town Meeting, subject to a public hearing before the Planning Board, legal review by the Town's counsel, and Select Board review and amendment.

- There was discussion regarding the content of the transmittal to the Select Board, which will be drafted by Dave and submitted to the Select Board March 3, 2025.
- The Planning Board hearing will be held on April 9, 2025. The hearing notice should note that there may be a quorum of the ZTF in attendance.

The ZTF then discussed on-going outreach efforts.

- Darrell suggested that the White Paper (FAQ) be modified to direct readers to the Town's water information link on the public health webpage of the Town's website. He offered to prepare suggested language.
- Dave asked each member of the ZTF to consider reaching out to friends and neighbors and set up at least 2 informal meetings to discuss the proposed Walsh Overlay District bylaw amendment.

Dave asked the members of the ZTF what they would like to move on to beginning at the next meeting. There was consensus to return to the consideration of an overlay district for the Highland Road-Shore Road area.

In addition, Nick Brown asked that the ZTF review the language regarding Auxiliary Dwelling Units (ADUs) in light of other towns' experiences. Nick offered to provide examples of potential language.

Dan Silva asked that the ZTF review the Zoning and general Bylaws for provisions that stifle development. Dan offered to identify specific provisions for the ZTF's review.

The next ZTF meeting was scheduled for March 24, 2025 at 11 a.m. in Town Hall and on Zoom.

A motion was made and seconded to adjourn and it was adopted unanimously.

The meeting adjourned at 10:30 a.m.

Respectfully submitted,  
David Bannard, Chair

