

Zoning Task Force Minutes: April 7, 2025 at 11am  
Hybrid Meeting at town hall + virtual

Committee Members attending: Dave Bannard, chair; Darrell Shedd, vice chair (alternate); Nicholas Brown, Mara Glatzel, Ellery Althaus, members.

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

Public Comment: None

**Review and approval of January 6, February 26, and March 24 meeting minutes:** Moved by Nick Brown, Second by Darrell Shedd, 5-0-0 with Mara Glatzel noted she would abstain on the 3/24/25 minutes as she didn't attend the meeting.

**Review and discussion of Planning Board Bylaw to Amend Zoning Bylaw §40.5.B.3 Requirements;** Communication structures, Buildings and Appurtenances.

Vote to support this bylaw: Moved by the Chair, Seconded by Mara Glatzel, 5-0-0

**Brief Discussion regarding Provincetown's request for buffer in Low Density district of Walsh Overlay.**

**Discussion of Affordable Homes Act**

-Truro's ADU Bylaw out of compliance regarding # of parking spots

-Perennial question: ADUs in Seashore

-ADUs vs Homeowner Associations

-Tiny Homes, need further info.

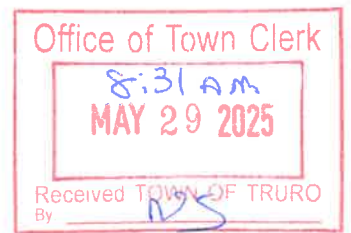
**Discussion Looking Forward, next areas of focus for ZTF:**

-North Truro Business District

-Highland Rd

-Shore Rd

-Muliti Family housing



-Conversion of single family to apartments

-Co-living housing

-Truro Motor Inn, How to address? change zoning? 40b?

-Parking requirements for businesses, push for parking behind commercial buildings

Brief Discussion of Pre-Town Meeting presentation; play existing Zoom Video, Mara and Ellery add notes, Dave will answer questions.

Mara made the motion to adjourn; Darrell seconded the motion; motion passed by unanimous vote 5-0

Next Meeting: 5/22/25 11:00am

Submitted By

Ellery Althaus