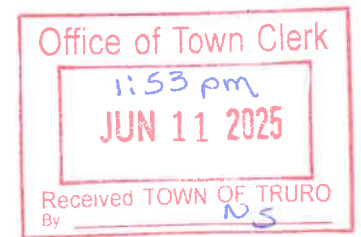


Town of Truro  
Zoning Task Force  
**May 27, 2025 Meeting Minutes**



In attendance were Dave Bannard, Chair, Darrell Shedd, Vice Chair, Ellery Althaus, and Mara Glatzel. Others in attendance were Barbara Carboni, Town Planner and Land Use Counsel, Katie Halvorsen, Housing Coordinator, Kennan Rhyne (Rhyne Civic Solutions) and Eric Ouyang

Public comment: There was none.

Review and approval of April 7, 2025 and April 22, 2025 minutes: Each was reviewed and approved unanimously (April 7 as amended to include adjournment).

Town meeting follow up: There was brief discussion of the relevant articles at Town Meeting. All ZTF-related articles were passed. The Zoning Overlay District amendment to the Town's Zoning Bylaw is with the Mass. Attorney General's office for mandatory review prior to it becoming effective. Barbara included the legal opinion from KP Law regarding only a majority vote being required in the package sent to the A.G.

There was also discussion of how to bring additional proposed Zoning Bylaw amendments to the 2026 Town Meeting, since some will simply need a majority vote while others will require a 2/3rds majority approval. We will mark up the current bylaw and then package it for Town Meeting in the spring. There was also discussion regarding increased outreach before the 2026 Town Meeting.

**Review of Specific Topics in the Zoning Bylaw:**

- We briefly touched on the need to revise the existing ADU provision to harmonize it with the new Housing Law.
- We agreed to revise the bylaw as to sheds to allow them as of right under most circumstances. We will ask Darrell to prepare that amendment.
- We also agreed to delete the option to build an additional 1,000 sf of residential space with a special permit.
- We agreed to delete the prohibition on condominium ownership of duplexes.
- We discussed adding a multi-family housing definition to the bylaw and spent some time discussing the scope of permitted development of multi-family housing as well as conversion of existing single-family housing to multi-family housing. No decisions were reached.
- We discussed adding a mixed-use development (e.g., commercial on first floor and residential on upper floor(s)) definition and began to discuss where such uses should be permitted.
- We had a brief discussion of "co-housing" – e.g., renting rooms in a single-family house to non-family members.
- We discussed possible ways to change the zoning of the Truro Motor Inn parcel to allow development of multi-family housing and did not reach a conclusion on the best option.

- We discussed working with other Town committees on various issues, including having a meeting of chair & vice chair of the Planning Committee and the ZTF and same for Zoning Board of Appeals, discussions re: housing with the Housing Authority, etc. We will try to set up the meeting between ZTF and Planning Board first.
- We agreed to work on placing greater limits on short-term rentals, if possible.
- We agreed to look at broadening the definition of permitted commercial in-home uses. Mara and Ellery will take the lead on that issue.

Kennan will develop a draft schedule for preparation of Zoning Bylaw amendments and submission for 2026 Town Meeting approval for the next meeting.

Kennan was asked to look into a number of issues and provide comparisons with how other cities and towns have addressed certain zoning issues. She will provide a draft scope of work for review and the next ZTF meeting. Her scope of work is now ready to be expanded, with the proceeds of a state grant and the free cash voted at Town Meeting for this purpose. Not all of emergency funding allocated by the Finance Committee was used prior to Town Meeting and the additional amount will be returned to free cash.

There being no further business, a motion was made, seconded and passed unanimously to adjourn at 12:55 p.m.

Respectfully submitted,

Dave Bannard,  
Chair

