



Local Comprehensive Plan Committee Agenda

Remote Meeting

Monday, June 28, 2021 – 7:00 pm

www.truro-ma.gov

Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at **1-877-309-2073** and entering the access code **828-787-813#** when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing the Town Planner at planner1@truro-ma.gov.

Meeting link: <https://global.gotomeeting.com/join/828787813>

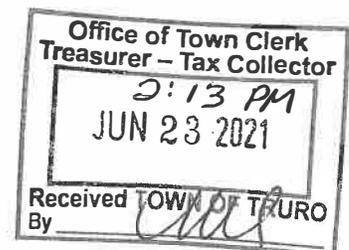
Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

- Review of the Commission's LCP Template
- Review of Commission Goals in 2018 Regional Policy Plan and application to Truro
- Review Commission's "Placetypes" and application to Truro
- Planner Report:
- Procedural:
 - Future meeting dates
 - Minutes preparation

Next Meeting Date: Discussion

Adjourn



LCP Template

Commission staff has prepared the following Local Comprehensive Plan (LCP) template. It is intended to help communities as they develop new LCPs or update old plans. The template provides a streamlined framework to organize the required content for CCC certification. This format is recommended but may be modified to suit a town's needs. (See FAQ question #8 on page 6 for additional information.)

Vision Statement & Growth Policy

Articulation of a vision statement and growth policy that express how and where the community wants to develop and areas the community wants to protect. Consideration should be given to the Cape Cod Placetypes identified in the RPP, as well as other appropriate strategic planning areas in the community.

Community Goals

Identification of community goals, which should suit local needs but also be consistent with the goals of the Regional Policy Plan and Cape Cod Commission Act.

Existing Conditions

Narrative and data providing an overview of the town, existing assets, issues, and needs, and capacity for growth (if buildout analysis is available).

Some examples of data to include are:

- Population
- Housing units
- Top employment sectors
- Median household income or other economic data
- Amount of open space in the community
- Flood plain issues/area in the community
- Significant community resources and assets (cultural, infrastructural, environmental)

Key Issues and Needs

Narrative that identifies key issues or needs within the community, including but not limited to capital infrastructure and facilities needs and local housing needs

Existing Buildout Analyses (Optional)

Narrative describing any existing and relevant buildout analyses conducted for the community (a new buildout analysis is not required)

Capital Infrastructure and Facilities

Attach and briefly discuss the Capital Infrastructure and Facilities Plan to accommodate growth both in that municipality and throughout Barnstable County

Housing Plan

Attach and briefly discuss the town's plan to provide for the development of fair low-and moderate-income housing consistent with local needs

Other Town Plans

Discussion of other town plans that inform and are consistent with the LCP such as:

- Open Space and Recreation Plan
- Housing Production Plan
- Harbor Plan
- Watershed Management Plans
- Others

Include references to these plans where applicable throughout the document

Public Process

Discussion on the public process for the development of the LCP, particularly its vision statement and growth policy

Cape Cod Commission Involvement

Brief discussion on the involvement of the Cape Cod Commission in the development of the LCP

Action Plan

Brief discussion of actions, including proposed zoning changes, the town will undertake to achieve the vision and goals of the LCP, including identifying each action's timeframe, priority level, and lead departments or boards for implementation

Zoning/Bylaw Changes

Identification of zoning/bylaw changes that will help the town grow in line with the community's vision, growth, policy, and goals

- Towns should consider adopting changes to zoning/bylaws to support various Placetypes in their community

Performance Measures (optional)

Discussion and identification of measures to track the town's progress towards achieving their vision and goals

Review and reporting on zoning and other regulatory changes

How the town plans to review and report on progress with changes to local zoning and other regulations as proposed in the Action Plan

Supplemental Resources

Commission staff has prepared the following supplemental resources section to provide detailed references from the 2018 Cape Cod Regional Policy Plan (RPP), including RPP goals and Placetypes.

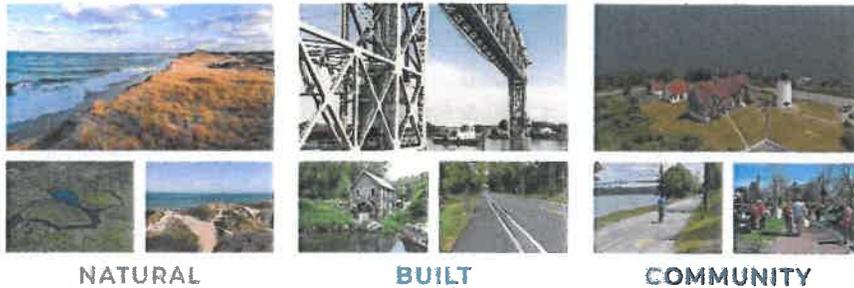
REGIONAL POLICY PLAN GOALS

The 2018 Regional Policy Plan (RPP) adopted goals to guide and plan for the future of the region in a manner consistent with the vision and growth policy of the RPP. The goals and their supporting objectives derive from the values and purposes of the Cape Cod Commission Act, preserving and enhancing the region's assets.

Organized around the region's natural, built, and community systems, these goals and objectives form the structure upon which the region's planning work relies, serve as touchstones to guide implementation actions, and set the measures by which the regulatory review process takes place.

CAPE COD SYSTEMS

The Regional Policy Plan goals and objectives are organized around the region's natural, built, and community systems. These goals and objectives form the structure upon which the region's planning work relies.



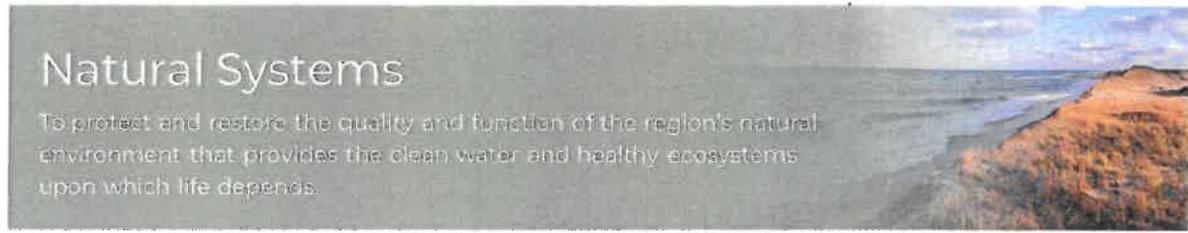
To obtain Commission certification, the LCP is required to include planning and land use goals that are consistent with the RPP goals.

LCP goals can be tailored to suit local needs to address key challenges identified by the town. Towns may adopt additional, more specific or different LCP goals than those in the RPP, so long as the LCP Goals are consistent and do not conflict with the RPP goals.

The goals contained within the RPP are replicated here for ease of reference for towns to use in crafting their town goals within their LCP.

Natural Systems

To protect and restore the quality and function of the region's natural environment that provides the clean water and healthy ecosystems upon which life depends.



Water Resources	Goal: To maintain a sustainable supply of high-quality untreated drinking water and protect, preserve, or restore the ecological integrity of Cape Cod's fresh and marine surface water resources.
Ocean Resources	Goal: To protect, preserve, or restore the quality and natural values and functions of ocean resources.
Wetland Resources	Goal: To protect, preserve, or restore the quality and natural values and functions of inland and coastal wetlands and their buffers.
Wildlife and Plant Habitat	Goal: To protect, preserve, or restore wildlife and plant habitat to maintain the region's natural diversity.
Open Space	Goal: To conserve, preserve, or enhance a network of open space that contributes to the region's natural and community resources and systems.

Built Systems

To protect and enhance the built environment and infrastructure necessary to support the region and healthy activity centers.



Community Design	Goal: To protect and enhance the unique character of the region's built and natural environment based on the local context.
Coastal Resiliency	Goal: To prevent or minimize human suffering and loss of life and property or environmental damage resulting from storms, flooding, erosion, and relative sea level rise, including but not limited to that associated with climate change.
Capital Facilities and Infrastructure	Goal: To guide the development of capital facilities and infrastructure necessary to meet the region's needs while protecting regional resources.

Transportation	Goal: To provide and promote a safe, reliable, and multi-modal transportation system.
Energy	Goal: To provide an adequate, reliable, and diverse supply of energy to serve the communities and economies of Cape Cod.
Waste Management	Goal: To promote a sustainable solid waste management system for the region that protects public health, safety, and the environment and supports the economy.
Climate Mitigation	Goal: To support, advance and contribute as a region to the Commonwealth's interim and long-term greenhouse gas reduction goals and initiatives, including a state-wide net zero carbon target by 2050.

Community Systems

To protect and enhance the linkages between society, the natural environment, and history vital to the way of life on Cape Cod by supporting development of amenities and life opportunities necessary to support vibrant and diverse communities.



Cultural Heritage	Goal: To protect and preserve the significant cultural, historic, and archeological values and resources of Cape Cod.
Economy	Goal: To promote a sustainable regional economy comprised of a broad range of businesses providing employment opportunities to a diverse workforce.
Housing	Goal: To promote the production of an adequate supply of ownership and rental housing that is safe, healthy, and attainable for people with different income levels and diverse needs.

For the complete 2018 RPP, go to: www.capecodcommission.org/rpp

CAPE COD PLACETYPES

Each town is required to develop a vision statement and growth policy that expresses the shared values of the community for future development and resource protection. Towns should use the Cape Cod Placetypes as a guide and framework for thinking about their community while developing their vision statement.

Outlined below are the Placetypes contained within the Regional Policy Plan for ease of reference for towns to consider as they develop a town vision statement. A character description for each Placetype is provided along with a vision for each area consistent with the region's growth policy. Additionally, each character description lists strategies for creating and enhancing the unique characteristics of these Placetypes.



Natural Areas

The vision for Natural Areas is to minimize adverse development impacts to sensitive resource areas, to preserve lands that define Cape Cod's natural landscape and contribute to its scenic character, and to improve the Cape's resilience to severe storms and the effects of climate change.

Natural Areas Placetype Strategies:

1. Accommodate sea-level rise by allowing low-lying areas to absorb rising seas and wave action/tides from severe storms
2. Provide natural areas for plant and wildlife habitat
3. Retain natural cover and restore wooded areas
4. Integrate green infrastructure practices to accommodate sea-level rise and storm events
5. Provide areas for passive recreation such as walking and hiking
6. Limit development to protect natural resource functions and encourage removal of development where appropriate



Rural Development Areas

The vision for Rural Development Areas is to ensure that development is located, sited, and scaled appropriately to avoid impacts on scenic and/or cultural resources, and to help maintain the economic diversity that agriculture can provide for the region including opportunities for the continuation of traditional agricultural occupations, and for the availability of locally-grown food.

Rural Development Areas Placetype Strategies:

1. Preserve lands in agricultural production to encourage locally-grown food
2. Protect agricultural lands and natural cover to preserve existing natural functions
3. Ensure development respects the surrounding landscape by using existing topography to guide the development layout, cluster the development on the site, and preserve wooded buffers
4. Protect scenic and cultural landscapes and historic structures within these landscapes that contribute to the Cape’s unique character and history
5. Provide connections to adjacent open space lands to create an open space network with opportunities for passive recreation such as walking and hiking



Suburban Development Areas

The vision for these areas is to redevelop commercial and industrial Suburban Development Areas consistent with the community’s vision to create more concentrated nodes of development, and to improve their design and function so that they are better integrated into surrounding neighborhoods. The vision for residential Suburban Development Areas is to cluster residential development to reduce the development footprint and provide high-quality open space.

Suburban Development Areas Placetype Strategies:

1. Encourage redevelopment of existing commercial suburban development with denser clusters of buildings surrounded by less developed areas
2. Integrate existing commercial development into surrounding areas with mixed-use and/or residential development providing greater housing opportunities and employment diversity
3. Create pedestrian and bicycle amenities within and between developments to improve safety for all users and reduce auto dependence
4. Improve the design and function of commercial and industrial areas through landscaping, stormwater treatment, and building layout/design
5. Encourage infill and cluster residential development to limit further suburban sprawl



Historic Areas

The vision for Historic Areas is to protect historic resources and to support infill development that respects the form, scale, and character of existing historic areas.

Historic Areas Placetype Strategies:

1. Support infill development at appropriate scale and density to retain the vitality of these areas
2. Preserve the character and traditional function of historic areas
3. Encourage the re-use of historic structures to accommodate small businesses and/or greater diversity of residential opportunities



Maritime Areas

The vision for Maritime Areas is to support the fin- and shell-fishing industry as well as other commercial, recreational, educational, and research activities associated with the marine environment and to protect water dependent trades. Storm events and climate change, along with the use, scale and form of adjacent development pose challenges to maintaining valuable maritime infrastructure and activities, as well as their character.

Maritime Areas Placetype Strategies:

1. Encourage towns to develop and regularly update Harbor Plans
2. Identify harbor use policies that support traditional maritime activities while also accommodating other users, such as tourism, transportation, energy, and marine science focused operations
3. Preserve and/or expand public access to water/beaches
4. Preserve historic structures and overall scale and character



Community Activity Centers

The vision for Community Activity Centers is to accommodate mixed-use and multifamily residential development in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities at a scale of growth and development desired by the community, with adequate infrastructure and pedestrian amenities to support development.

Community Activity Centers Placetype Strategies:

1. Encourage mixed-use commercial and residential development in a compact form to support a vibrant downtown area
2. Encourage development at a human scale that facilitates interaction and a sense of community
3. Develop infrastructure necessary to support greater density and mix of uses, including access to transit
4. Integrate pocket parks and create streetscapes that enhance the built environment and provide community gathering places



Industrial Activity Centers

The vision for Industrial Activity Centers is to support their development as significant employment centers with adequate infrastructure. Industrial land uses such as manufacturing, assembly, storage, processing and/or contracting in these areas is generally incompatible with residential development and should be appropriately separated and buffered from other uses.

Industrial Activity Centers Placetype Strategies:

1. Maintain adequate buffers between industrial development and surrounding uses
2. Provide employee services and facilities and access to transit
3. Develop incubator spaces for emerging industry clusters and entrepreneurs
4. Plan for renewable energy generation facilities



Military and Transportation Areas

The vision for these areas is to support comprehensive master planning with community input, encourage growth of industries appropriate to the diversification of the regional economy, and encourage partnerships for use of shared infrastructure.

Military and Transportation Areas Placetype Strategies:

1. Ensure transportation routes provide safe and adequate access to and from these facilities
2. Support opportunities for shared infrastructure
3. Support development of renewable energy generation where appropriate

Related Resources

For a Storymap describing the process for identifying Cape Cod's Activity Centers and Natural Areas, go here: ccom.link/sm-activitycenters

To view the mapped Placetypes in your community, go to the RPP Data Viewer: ccom.link/rppdata