



Local Comprehensive Plan Committee Remote Meeting Agenda

Tuesday, January 3, 2023 – 3:30 pm

Truro Public Library
Community Room
7 Standish Way
North Truro, MA 02652
www.truro-ma.gov

Open Meeting

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.

Minutes:

- ◆ Assignment of Today's Minutes
- ◆ Approval of Minutes: December 9, 2022
- ◆ Outstanding Minutes: December 1, 2022

Discussion of Goals with Tighe & Bond

Next Meeting Date: Discussion

Adjourn



Local Comprehensive Plan Committee Draft Minutes – December 1, 2022

Members attending: Mara Glatzel – Chair; Ellery Althaus – Vice Chair; Chris Clark, Kait Blehm, Anne Greenbaum (Planning Board Liaison), Raphael Richter, Susan Areson (Select Board Liaison) Truro Staff/Consultants attending: Barbara Carboni – Town Planner & Land Use Counsel; Sharon Rooney – Consultant, Tighe & Bond

Meeting called to order at 4:02pm

Public Comment: None

Minutes assigned: Ellery Althaus

Planner Report – Barbara Carboni

-December 5, 4pm Draft Housing Production Plan virtual presentation

-December 8, 4:30-6:30 Walsh committee pizza dinner event at Truro central school

At Chair's request, Sharon Rooney laid out the days goal:

-Achieve consensus on draft vision statement

Brief discussion on what that consensus might look like

-settled on members agreeing “good enough to move forward”

Discussion follows about the vision statement prepared by Tighe and Bond consultant, Sharon Rooney.

-bullet point format well received

-Universal Design, agreement of importance, debate about location in LCP

The majority of the discussion centers around opening statement and housing bullet point. Specifically, how to balance the need for housing, the need to not harm the environment, and to prevent concern for either being used to undermine the other.

-difficulty coming to consensus around phrasing

-Work group created to finalize balance of Housing and Environmental within the vision statement: Raphael Richter, Anne Greenbaum, Mara Glatzel

Next meeting Friday December 9, 3:30pm

Motion to adjourn: Anne Greenbaum

2nd: Susan Areson

Unanimous vote.

Meeting adjourned at 5:50pm

Submitted by

Ellery Althaus

Local Comprehensive Plan Committee

Meeting Minutes for 12/9/2022

Committee members attending: Mara Glatzel, chair, Ellery Althaus vice-chair, Kait Blehm, Raphael Richter, Susan Areson, Select Board Representative, Anne Greenbaum, Planning Board rep, Christopher Clark joined at 3:53

Truro Staff/consultant attending: Barbara Huggins Carboni, town planner/land use counsel, Sharon Rooney, LCPC Consultant

The meeting was called to order at 3:36.

Members unanimously approved the minutes of 11/21/2022.

Members shared appreciation that Sharon Rooney accurately incorporated the committee's input from the meeting on 12/1/2022. Members were also grateful to Mara, Raphael and Anne for taking the time to review and edit the vision with Sharon this week.

Motion: Anne Greenbaum moved to approve the working draft of vision/growth policy. Raphael Richter seconded.

Roll Call Vote: Ellery Althaus, Kait Blehm, Mara Glatzel, Anne Greenbaum and Raphael Richter all voted aye. Chris Clark in absentia at the time of vote.

Sharon Rooney recommended discussion on strategizing public feedback on the draft. Members discussed the benefit of starting with outreach to local boards and committees. After discussion, it was decided that as chair, Mara will send draft vision to chairs and vice chairs of the committees (listed below). Members hope to receive initial feedback on objectives for achieving goals. Further discussion of the importance of regularly updating the Select Board on LCP progress.

- Ad-Hoc Housing Group
- Board of Health and Emily Beebee
- Climate Action
- Economic Development Committee
- Energy Committee
- Historical Commission
- Housing Authority
- Planning Board
- Walsh Committee

Members agree to prioritizing completion of draft goals by the end of January. Sharon reported that the committee is generally on target for the timeline.

Members agreed to meet in-person at 3:30 on January 3, 2023.

The meeting was adjourned at 4:35.

Respectfully submitted, Kait Blehm

Wildlife and Plant Habitat - To protect, preserve, or restore wildlife and plant habitat to maintain the region's natural diversity.

Open Space - To conserve, preserve, or enhance a network of open space that contributes to the region's natural and community resources and systems.

Built Systems

Community Design - To protect and enhance the unique character of the region's built and natural environment based on the local context.

Wetland/Wildlife Goal(s):

2) Truro will take measures to prevent loss or degradation of critical wildlife and plant habitat, minimize the impact of development on wildlife and plant habitat, and maintain, in so far as possible, existing populations and species diversity. Define what critical is;

Open Space and Recreation Goal(s):

1) Truro will preserve and enhance the availability of open space in order to provide wildlife habitat, recreation opportunities, and protect the natural resources, scenery, and character of Truro.

2) Truro will use Land Bank or Community Preservation Act funds to help maintain the town's rural character, reducing density, securing future well sites, developing a Route 6 greenbelt, protecting wildlife and endangered species, and providing additional passive recreation areas.

4) Truro will continue to develop active and passive recreation opportunities that serve all segments of Truro's diverse population.

Land Use Goal(s):

1) Protect Truro's rural character outside the Seashore

2) Support vital and healthy villages and encourage a small-town, year-round character for these areas.

3) Work with the National Park Service as well as the Cape Cod Commission to ensure that their planning and the town's are coordinated.

Wildlife and Plant Habitat Goal:

- To protect, preserve, or restore wildlife and plant habitat to maintain the Town's natural diversity

Note: review the mapping work next meeting

Objectives:

Open Space and Recreation Goal:

To conserve, preserve, or enhance a network of open space that contributes to the Town's natural and community resources and systems.

Objectives:

- Develop safe spaces safe ways to recreate; reference to Puma Park as successful effort;

- Support active and passive recreation opportunities on Walsh/town-owned land;

- Balance open space needs with other needs such as housing;

- Protect a Route 6 greenway preserving the frontage along Route 6 from development;

- Develop a town-wide walking trail/interpretive educational trail network and/or support connections to these systems

Coastal Resiliency - 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.

Capital Facilities & Infrastructure - To guide the development of capital facilities and infrastructure necessary to meet the region's needs while protecting regional resources.

Transportation - To provide and promote a safe, reliable, and multi-modal transportation system.

Coastal Resource Goal(s):

2) Truro will limit development in coastal and other high-hazard areas in order to protect health, minimize loss of life and of structures, and prevent environmental damage resulting from storms, natural disasters and sea level rise in so far as possible.

Cape Cod National Seashore Goal(s):

- 1) Work cooperatively with the CCNS and with regional towns for the betterment of the seashore, the region, and the Town.
- 4) Work with the CCNS to address beach problems related to dune health, beach access, parking, and traffic management.
- 5) Work with the CCNS to improve the town's coastal resource profile, including developing an integrated approach to management of the Pamet River System and coordinating the development of an estuary and shellfishing area at East Harbor.
- 6) Maintain an active voice in the decision making for the future of the Truro Dune Shacks and in the management of the Off-Road Vehicle program.

Capital Facilities & Infrastructure Goal(s):

- 1) Develop a long-range plan to improve/maintain the town's infrastructure while maintaining a modest rise in taxes.
- 2) Work cooperatively with other communities and entities to explore regional solutions to meet community and regional needs.
- 6) Develop a long-range projection and analysis of the Town's school populations and school infrastructure needs.
- 7) Continue to maintain current and future buildings with a building maintenance plan.
- 8) Develop and implement a long range beach and beach management plan to ensure continuous long range recreational and conservational uses. This plan should include parking issues and strategies, dune nourishment programs, permitting issues, and conservation issues.

Transportation Goal(s):

- 1) Continue to advocate for a year-round transportation system that is convenient, safe, accessible, economical and consistent with the Town's historic, scenic and natural resources.
- 2) Continue to encourage alternative transportation modes, such as bicycles, shuttles and on-call bus service that reduce dependence on private automobiles, within the limits defined by Truro's location, density and fiscal strength.
- 3) Maintain the existing capacity levels of all non-Federal/State highways, which should be sufficient to handle the Town's anticipated growth.
- 4) Continue to encourage linking beach and harbor parking areas to a public transportation or shuttle system.
- 5) Create a safe and unified bicycle and walking system.

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.

Objectives:

- Develop town policy on rebuilding in coastal dunes;
- Develop regulations for development in fragile coastal areas;
- Address conflicts with CCNS policies;
- Address building height/issues with raised structures
- Address internal conflicts with other policies; conservation of the coastline is critical;

Energy - To provide an adequate, reliable, and diverse supply of energy to serve the communities and economies of Cape Cod.

Waste Management - To promote a sustainable solid waste management system for the region that protects public health, safety, and the environment and supports the economy

Community Systems

Cultural Heritage - To protect and preserve the significant cultural, historic, and archaeological values and resources of Cape Cod.

Economic Development Goal(s):

6) To explore the potentials for alternative energy, including wind power.

Capital Facilities & Infrastructure Goal(s):

5) Encourage energy conservation and improved energy efficiency, and manage land uses to maximize energy efficiency. Weigh the aesthetics and other impacts of these technologies when they are being proposed.

Capital Facilities & Infrastructure Goal(s):

3) Continue to manage solid waste using an integrated solid waste management system that includes source reduction, recycling, composting, and incineration. Divert increasing percentages of the municipal waste now sent to incinerator facilities through recycling and composting programs.

4) Continue to dispose of hazardous waste generated by Truro households and businesses in an environmentally sound manner using regional programs.

Economic Development Goal(s):

3) To encourage and support cultural institutions such as Castle Hill, the Truro Historical Museum, Payment Performing Arts, and Truro Concerts in the Park.

4) To work with the National Seashore and Highlands Center Inc. to ensure that the Town will benefit from the activities taking place at the Highlands Center.

Cape Cod National Seashore Goal(s):

2) Work cooperatively with the CCNS to develop and implement further plans concerning the Highlands Center that enhance Truro's economy, community character, scientific, artistic and environmental goals.

Heritage Preservation and Community Character Goal(s):

1) Truro will seek to protect and preserve the important historic, cultural, and scenic features of the Truro landscape, recognizing that they are critical components of the town's heritage, character, and economy.

2) Truro will preserve historic areas through the establishment of Historic Districts, subject to the wishes of area residents, beginning with the Pond Village area in North Truro Center. The Pamet Roads, Depot Road and Longnook Road should be considered as well.

3) Truro will work to ensure that future development and redevelopment respect the traditions and character of historic village centers and outlying residential areas so as to protect the town's characteristically rural look and feel.

Economy - To promote a sustainable regional economy comprised of a broad range of businesses providing employment opportunities to a diverse workforce.

Housing - 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.

Land Use Goal(s):

5) Recognize that the Town cannot support a full-service economy in the foreseeable future.

Economic Development Goal(s):

1) To encourage year round businesses, including home based occupations, that will provide a benefit to both the year round and seasonal population while maintaining and preserving the rural character of the town.

2) To locate business development so as to preserve Truro's rural character and cultural heritage, minimize adverse impacts and enhance the quality of life, focusing on promoting the revitalization of North Truro Village and Truro Center by concentrating small scale professional service, retail, office, home based industry, residential and community activities in these areas while maintaining their rural village character.

5) To encourage traditional home occupations providing services to Truro residents as well as knowledge workers, artists, artisans and others.

Land Use Goal(s):

4) Encourage sustainable and economically diversified residential growth consistent with the Town's and the Cape's carrying capacity.

Open Space and Recreation Goal(s):

3) Truro will work to ensure that continued residential development does not destroy key open lands that are important for ecosystems, view sheds, rural character, or access ways for the general public.

Affordable Housing Goal(s):

1) Truro will promote decent, safe, affordable housing for rental or purchase to meet the needs of present and future Truro residents. In accordance with state law, Truro will seek to raise its affordable housing stock to 10% of all year-round units at the rate of 0.75% per year of existing housing stocks.

2) Truro will encourage and support affordable housing that can serve a variety of needs, including elderly residents, families with children, couples, singles, and municipal employees.

3) Truro will work with other towns and with state and regional agencies to support affordable housing at the regional level.

4) Truro will make the necessary zoning and regulatory changes to encourage the development of affordable rental units and homes needed for Truro residents.