



# Local Comprehensive Plan Committee Meeting Agenda

Monday, January 9, 2023 at 3:30 pm

Truro Town Hall  
Select Board Chambers  
24 Town Hall Road  
Truro, MA 02666  
[www.truro-ma.gov](http://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.

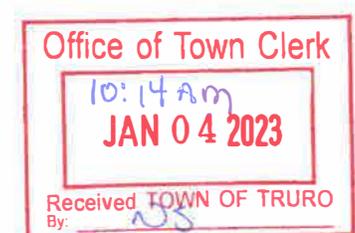
### Minutes:

- ◆ Assignment of Today's Minutes
- ◆ Approval of Minutes: January 3, 2023
- ◆ Outstanding Minutes: None

### Discussion of Goals with Tighe & Bond

Next Meeting Date: Discussion

### Adjourn



## **Local Comprehensive Plan Committee**

Meeting Minutes for 1/03/2023

**Committee members attending:** Mara Glatzel, chair, Ellery Althaus, vice-chair, Kait Blehm, Susan Areson, Select Board Representative, Anne Greenbaum, Planning Board representative

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

The meeting was called to order at 3:40 pm.

Susan Areson motioned to approve amended minutes from 12/1/2022. Anne Greenbaum seconded. All members present voted aye.

Anne Greenbaum motioned to approve minutes of 12/9/2022. Susan Areson seconded. All members present voted aye.

Discussion focused on 2023 Truro LCP draft goals and objectives.

Members agreed to meet in-person at Truro Town Hall at 3:30 on January 9, 2023.

The meeting was adjourned at 5:45pm.

Respectfully submitted, Kait Blehm

**Truro LCP Draft Goals/Objectives - 1/9/2023**

Cape Cod Regional Policy Plan Goals	2023 Truro LCP Draft Goals/Objectives	Other LCP Related Plans	2005 Truro LCP Goals
<p><b>Natural Systems</b>  <u>Water Resources</u> - 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.</p>	<p><u>Water Resources Goals:</u>                      - To promote/encourage use of I/A systems and/or public wastewater treatment where needed to protect water supplies and marine water quality                      - To complete an integrated water resources management planning process to address environmentally impacted areas and address future growth                      - To plan regionally to identify potential new well sites for future water supply needs                      - To protect, preserve and restore the ecological integrity of Truro's fresh and marine surface water resources  <u>Objectives:</u></p>	<p><u>Open Space and Recreation Plan Goals:</u>                      1) Protect Truro's (and Provincetown's) groundwater quantity and quality                      4) Protect Truro's surface waters and wetlands and implement restoration strategies where needed  <u>Open Space and Recreation Plan Objectives:</u>                      - Identify, develop and protect potential groundwater well sources and locations                      - Preserve additional open space adjacent to groundwater resource areas (and surface water bodies)                      - Enact regulatory and planning measures directed at water resource protection via land use controls, financial and density incentives, stormwatermanagement, and wastewater treatment strategies</p>	<p><u>Water Resource Goal(s):</u>                      1) To maintain the overall quality and quantity of Cape Cod groundwater to ensure a sustainable supply of high quality, untreated drinking water.                      2) To continue the efforts to protect the Pamet and Chequessett Lenses.                      3) To identify and protect future water supplies.                      4) To work cooperatively with the National Park Service, adjacent towns and other agencies to protect existing and future water supplies.                      5) To encourage the use of private wastewater disposal systems other than septic systems specifically to protect water supplies and marine water quality, not as a basis for increasing building density or type of development beyond the standards defined in Truro's LCP. These systems, when used, must be adequately managed and maintained.                      6) To preserve and improve the ecological integrity of marine and fresh surface waters.  <u>Cape Cod National Seashore Goal(s):</u>                      3) Explore the potential to work closely with the CCNS and with other regional towns to provide alternative water supplies for the Lower Cape towns.</p>
<p><u>Ocean Resources</u> - To protect, preserve, or restore the quality and natural values and functions of ocean resources.</p>	<p><u>Ocean Resources Goal:</u>                      - To protect, preserve, or restore the quality and natural values and functions of ocean resources. (stress the importance of acknowledge the need to co-existence of wildlife (shark/seals))  <u>Objectives:</u>                      Support and expand shellfishing in the harbor; expand aquaculture where appropriate (Pilgrim Lake noted); Eagle Neck Creek restoration to improve ecosystem; improve coastal marsh systems; support for managed retreat for development in hazard areas and strict rebuilding standards; implement the Town's floodplain bylaw</p>		<p><u>Coastal Resource Goal(s):</u>                      1) Truro acknowledges the public's interest in the coast &amp; rights for fishing, fowling and navigation, and will preserve and manage coastal areas so as to safeguard and perpetuate their biological, economic and aesthetic values, and to preserve and, where appropriate, expand public access to the shoreline.                      3) Truro will maintain and improve coastal water quality to encourage shellfishing and swimming, where appropriate, and to protect the coastal ecosystem which supports shellfish and finfish habitat.</p>
<p><u>Wetland Resources</u> - To protect, preserve, or restore the quality and natural values and functions of inland and coastal wetlands and their buffers.</p>	<p><u>Wetland Resources Goal:</u>                      - To protect, preserve, or restore the quality and natural values and functions of inland and coastal wetlands and their buffers, particularly the Pamet River system  <u>Objectives:</u></p>	<p><u>Open Space and Recreation Plan Goal:</u>                      4) Protect Truro's surface waters and wetlands and implement restoration strategies where needed                      - Objective: Identify, map and list land acquisition priorities and conduct outreach and negotiation with landowners</p>	<p><u>Wetland/Wildlife Goal(s):</u>                      1) Truro will preserve (leave as is) the quality and quantity of its inland and coastal wetlands insofar as natural forces allow.                      3) The Pamet River should symbolize Truro's commitment to protecting the natural environment. The lower Pamet should be protected and, where necessary, restored in order to improve water quality, preserve associated natural ecosystems and maximize human enjoyment. The upper Pamet, presently an artificially maintained fresh-water marsh, should gradually be returned to its former status as a saltmarsh.</p>
<p><u>Wildlife and Plant Habitat</u> - To protect, preserve, or restore wildlife and plant habitat to maintain the region's natural diversity.</p>	<p><u>Wildlife and Plant Habitat Goal:</u>                      - To protect, preserve, or restore wildlife and plant habitat to maintain the Town's natural diversity                      Note: review the mapping work next meeting  <u>Objectives:</u></p>	<p><u>Open Space and Recreation Plan Goal:</u>                      5) Prevent loss or degradation of critical wildlife and plant habitat to protect existing populations and species diversity                      - Objective: Identify and protect sensitive natural resources                      -Objective: Protect vernal pools.</p>	<p><u>Wetland/Wildlife Goal(s):</u>                      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;</p>

**Truro LCP Draft Goals/Objectives - 1/9/2023**

Cape Cod Regional Policy Plan Goals	2023 Truro LCP Draft Goals/Objectives	Other LCP Related Plans	2005 Truro LCP Goals
<p><u>Open Space</u> - To conserve, preserve, or enhance a network of open space that contributes to the region's natural and community resources and systems.</p>	<p><u>Open Space and Recreation Goal:</u> To conserve, preserve, or enhance a network of open space that contributes to the Town's natural and community resources and systems.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> <li>- Develop safe spaces safe ways to recreate; reference to Puma Park as successful effort;</li> <li>- Support active and passive recreation opportunities on Walsh/town-owned land;</li> <li>- Balance open space needs with other needs such as housing;</li> <li>- Protect a Route 6 greenway preserving the frontage along Route 6 from development;</li> <li>- Develop a town-wide walking trail/interpretive educational trail network and/or support connections to these systems</li> </ul>	<p><u>Open Space and Recreation Plan Goals:</u></p> <ol style="list-style-type: none"> <li>1) Protect Truro's (and Provincetown's) groundwater quantity and quality</li> <li>2) Protect, and enhance the availability of, open space for its habitat, open space, recreational and scenic values                             <ul style="list-style-type: none"> <li>- Objective: Prioritize targeted land acquisitions for open space and recreation.</li> <li>- Objective: Use Community Preservation Act funds for parcel purchases.</li> <li>- Objective: Place environmentally sensitive areas under Conservation Commission control</li> <li>- Objective: Place CR's on public and private open space for added protection</li> <li>- Objective: Place CR's on public and private open space for added protection.</li> <li>- Objective: Create network of marked bicycle and walking trails with detailed maps (see OCBPMP).</li> <li>- Objective: Designate "Scenic Roads" under MGL C40 S15c</li> <li>- Objective: Increase public awareness of the importance of open space.</li> </ul> </li> <li>3) Improve Truro's active and passive recreation opportunities for all segments of the population                             <ul style="list-style-type: none"> <li>- Objective: Clarify and prioritize open space and recreation priorities</li> <li>- Objective: Identify possible locations and funding for new facilities</li> <li>- Objective: Create more active and passive recreation opportunities with emphasis on the priorities identified during the public participation and visioning processes.</li> <li>- Objective: Improve handicapped accessibility at all facilities.</li> </ul> </li> <li>4) Protect Truro's surface waters and wetlands and implement restoration strategies where needed                             <ul style="list-style-type: none"> <li>- Objective: Identify, map and list land acquisition priorities and conduct outreach and negotiation with landowners</li> </ul> </li> <li>6) Work cooperatively with town officials and boards/committees towards open space and recreation goals while simultaneously supporting the expansion of affordable and attainable housing opportunities, an identified critical priority                             <ul style="list-style-type: none"> <li>- Objective: Create Ad Hoc "Land Use Task Force" tasked with understanding and implementing land use strategies on all town owned land that simultaneously meet open space, recreation and housing needs</li> </ul> </li> <li>7) Implement strategies that address the adverse effects of climate change</li> </ol>	<p><u>Open Space and Recreation Goal(s):</u></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>4) Truro will continue to develop active and passive recreation opportunities that serve all segments of Truro's diverse population.</li> </ol>
<p><b>Built Systems</b></p> <p><u>Community Design</u> - To protect and enhance the unique character of the region's built and natural environment based on the local context.</p>			<p><u>Land Use Goal(s):</u></p> <ol style="list-style-type: none"> <li>1) Protect Truro's rural character outside the Seashore</li> <li>2) Support vital and healthy villages and encourage a small-town, year-round character for these areas.</li> <li>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.</li> </ol>
<p><u>Coastal Resiliency</u> - 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.</p>	<p><u>Coastal Resiliency Goal:</u></p> <ul style="list-style-type: none"> <li>- 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.</li> </ul> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> <li>- Develop town policy on rebuilding in coastal dunes;</li> <li>- Develop regulations for development in fragile coastal areas;</li> <li>- Address conflicts with CCNS policies;</li> <li>- Address building height/issues with raised structures</li> <li>- Address internal conflicts with other policies; conservation of the coastline is critical;</li> </ul>	<p>Objective: Improve coastal and pond water quality</p> <p>Objective: Protect the Pamet River, and where necessary restore it, to Improve water quality, preserve associated natural ecosystems and maximize human enjoyment.</p> <ul style="list-style-type: none"> <li>- Objective: Protect land within watersheds to Pamet River, ponds and other wetlands</li> </ul>	<p><u>Coastal Resource Goal(s):</u></p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p><u>Cape Cod National Seashore Goal(s):</u></p> <ol style="list-style-type: none"> <li>1) Work cooperatively with the CCNS and with regional towns for the betterment of the seashore, the region, and the Town.</li> <li>4) Work with the CCNS to address beach problems related to dune health, beach access, parking, and traffic management.</li> <li>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.</li> <li>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.</li> </ol>

**Truro LCP Draft Goals/Objectives - 1/9/2023**

<b>Cape Cod Regional Policy Plan Goals</b>	<b>2023 Truro LCP Draft Goals/Objectives</b>	<b>Other LCP Related Plans</b>	<b>2005 Truro LCP Goals</b>
<p><u>Capital Facilities &amp; Infrastructure</u> - To guide the development of capital facilities and infrastructure necessary to meet the region's needs while protecting regional resources.</p>		<p><u>Truro Economic Overview Goals:</u> - Infrastructure enhancements to support local businesses</p>	<p><u>Capital Facilities &amp; Infrastructure Goal(s):</u> 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.</p>
<p><u>Transportation</u> - To provide and promote a safe, reliable, and multi-modal transportation system.</p>			<p><u>Transportation Goal(s):</u> 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.</p>
<p><u>Energy</u> - To provide an adequate, reliable, and diverse supply of energy to serve the communities and economies of Cape Cod.</p>		<p><u>Climate Action Committee Goals:</u> 2) Educate business owners on the benefits of EV charging stations and on the EV charger installation process via information sheets and direct mailing 8) Work with Cape Light Compact to promote energy audits 11) Inform and engage citizenry, Town Government, other boards, and committees to participate in the stretch code adoption process and adoption of specialized opt-in code</p>	<p><u>Economic Development Goal(s):</u> 6) To explore the potentials for alternative energy, including wind power. <u>Capital Facilities &amp; Infrastructure Goal(s):</u> 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.</p>
<p><u>Waste Management</u> - To promote a sustainable solid waste management system for the region that protects public health, safety, and the environment and supports the economy</p>			<p><u>Capital Facilities &amp; Infrastructure Goal(s):</u> 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.</p>

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<p>Community Systems</p> <p><u>Cultural Heritage</u> - To protect and preserve the significant cultural, historic, and archaeological values and resources of Cape Cod.</p>			<p><u>Economic Development Goal(s):</u></p> <p>3) To encourage and support cultural institutions such as Castle Hill, the Truro Historical Museum, Payoment Performing Arts, and Truro Concerts in the Park.</p> <p>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.</p> <p><u>Cape Cod National Seashore Goal(s):</u></p> <p>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.</p> <p><u>Heritage Preservation and Community Character Goal(s):</u></p> <p>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.</p> <p>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.</p> <p>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.</p>
<p><u>Economy</u> - To promote a sustainable regional economy comprised of a broad range of businesses providing employment opportunities to a diverse workforce.</p>		<p><u>Truro Economic Overview Goals:</u></p> <ul style="list-style-type: none"> <li>- Opportunities to Expand Existing or Develop New Business Sectors</li> <li>- Land use and regulatory changes that could support economic development goals</li> <li>- Opportunities to increase the supply of affordable workforce housing</li> <li>- Opportunities to support the workforce</li> <li>- Place-based economic opportunities (e.g., Walsh, Highland Center, other)</li> </ul>	<p><u>Land Use Goal(s):</u></p> <p>5) Recognize that the Town cannot support a full-service economy in the foreseeable future.</p> <p><u>Economic Development Goal(s):</u></p> <p>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.</p> <p>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.</p> <p>5) To encourage traditional home occupations providing services to Truro residents as well as knowledge workers, artists, artisans and others.</p>

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Cape Cod Regional Policy Plan Goals	2023 Truro LCP Draft Goals/Objectives	Other LCP Related Plans	2005 Truro LCP Goals
<p><u>Housing</u> - To promote the production of an adequate supply of ownership and rental housing that is safe, healthy, and attainable for people with diferent income levels and diverse needs.</p>		<p><u>Housing Production Plan Goals:</u>                      1) Create year-round housing opportunities that are affordable for very low, moderate, and middle-income households including through the conversion of existing buildings into year-round affordable housing                      2) Create seasonal housing options for employees of the Town and local businesses to support and sustain the seasonal elements of the local and regional economy more effectively                      3) Create differing types of affordable housing to meet and then exceed the State's goal of 10% of all housing being affordable to assure the stability, diversity, and growth of the community, with a minimum average of 20 units annually to reach to 2020 qualitative housing goal of 260 units by 2035                      4) Assure that all housing developed includes a diversity of housing types and sizes to respond to the full spectrum of need facing Truro                      5) Create more affordable year-round housing for: families with children, senior housing options, and individuals with special needs, including accessible and supportive housing to respopnd to the diversity of need across population type                      6) Increase Truro's public and private capacity to implement local and regional housing initiatives to assure attainment of Truro's housing vision                      7) Promote greater public awareness and understanding of Truro's housing crisis including encouraging enhanced housing advocacy by a broad cross section of the community to solidify and build community support for all future housing development efforts  <u>Open Space and Recreation Goal:</u>                      6) Work cooperatively with town officials and boards/committees towards open space and recreation goals while simultaneously supporting the expansion of affordable and attainable housing opportunities, an identified critical priority</p>	<p><u>Land Use Goal(s):</u>                      4) Encourage sustainable and economically diversified residential growth consistent with the Town's and the Cape's carrying capacity.  <u>Open Space and Recreation Goal(s):</u>                      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.  <u>Affordable Housing Goal(s):</u>                      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.</p>