



# Local Comprehensive Plan Committee Agenda

## Remote Meeting

Monday, March 7, 2022 – 11:00 am

[www.truro-ma.gov](http://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](http://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 delay 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 **150-375-333#** when prompted. Citizens joining the meeting will be on mute until the public comment portion of the hearing. Citizens may also provide written comment via postal mail or by emailing the Town Planner and Land Use Counsel at [bcarboni@truro-ma.gov](mailto:bcarboni@truro-ma.gov).

Meeting link: <https://meet.goto.com/150375333>

### 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.

### Assignment of Minutes:

- ◆ Today's Minutes
- ◆ Outstanding Minutes of December 20, 2021

### Planner Update

### Election of Vice Chair for Local Comprehensive Plan Committee

### Stakeholders

- ◆ Identification of individuals to "populate" the stakeholder list (Draft Stakeholder List attached)

### Stakeholder Events

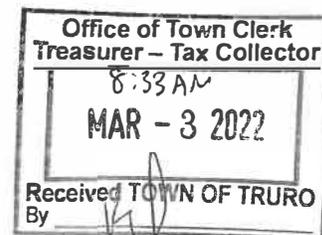
- ◆ Proposed use: help LCPC develop draft Vision Statement, Goals, and Growth Management Policy
- ◆ Format: for discussion

### Coordination with other Committees

Minutes: Review and Approval of January 10, 2022 Minutes

Next Meeting Date: Discussion

### Adjourn





## Local Comprehensive Plan Committee

### Draft Stakeholder List for meeting December 20, 2021

The following are Stakeholders as identified by the Committee in previous meetings and as supplemented with additional Town departments, boards and committees. Stakeholders are organized under headings to provide some structure and as may be useful in starting to design public event(s). Note that many entries overlap, either by the entity itself or individuals involved.

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**Business:** this category includes groups and individuals involved in local and/or regional economy

- Chambers of Commerce (Truro; Cape)
- Local business owners/employers
- Employees (resident and nonresident)
- Local farmers
- Representatives of specific industries (e.g., trades)
- Town as employer
- Economic Development Committee

**Housing:** this category includes groups and individuals involved in creation/management of housing (rental; ownership), with focus on affordable housing

- Truro Housing Authority
- Community Development Partnership
- Housing Assistance Corporation
- Michelle Jarusiewicz (Truro resident; works for Provincetown on housing)
- Ted Malone (Community Housing Resources)
- Highland Affordable Housing
- Tenants of existing developments (e.g., Sally's Way)

**Education:** this category interpreted broadly and includes all ages/stages of learning

- School Committee representative
- School employee
- Truro Central School family group representative
- Truro Library
- Library Trustees

Friends of the Library  
Council on Aging (COA)  
Friends of the COA  
Early childhood education/licensed daycare provider  
High School student or recent grad  
Cape Cod Community College  
Nauset Regional/other regional/school choice representative  
Adult/Continuing Education provider  
Payomet Performing Arts Center  
Bailey Boyd (community development grant implementation)  
Recreation Department

**Recreation:** this category also interpreted broadly to include active and passive recreation; organized activities; natural resource areas; and activities for all ages/abilities

Recreation and Beach Department  
Council on Aging (COA)  
Commission on Disabilities  
Adult leagues  
Cape Cod National Seashore  
Open Space Committee  
Bikes and Walkway  
Beach Advisory Committee  
Truro Conservation Trust  
Rail Trail (Department of Conservation & Recreation)  
Shellfish Advisory Board  
Harbor Master  
Harbor Commission

**Property Owners:** this category intended to capture range of ownership interests including operation of commercial uses

Truro Part-Time Residents Association

Second homeowners (see Cape Cod Commission survey)

Year-round population (how to represent?)

Motel owners

Cottage colonies

Short term rental hosts

Owners of beach-front property

**Conservation/Environment:** this category includes groups and agencies studying, managing, regulating and protecting natural resources, as well as entities involved in the use of resources and resource areas

Climate Action Committee

Energy Committee

Open Space Committee

Conservation Commission

Board of Health

Beach Advisory Commission

Health/Conservation Agent

Shellfish Advisory Board

Harbor Master

Harbor Commission

Truro Conservation Trust

Association to Preserve Cape Cod

Cape Cod National Seashore

Center for Coastal Studies

Atlantic Shark Conservancy

Provincetown Water Department

Cesspool/Septic Loan programs (Barnstable County Health Dept./Cape Cod Commission)

Municipal Vulnerability Preparedness Program (agent?)

Docs for Truro

Local farmers

**Community-based/Nonprofit/Cultural/Historical:** this category includes groups focused on individual and community wellbeing; historic resources; cultural resources and activities

Truro faith organizations

Truro Community Kitchen

Truro Food Pantry

Helping Our Women

Dexter Keezer Fund

Historical Commission

Truro Historical Society

Community Preservation Committee

Human Services Committee (plus their list)

Commission on Disabilities

Castle Hill (Truro Center for the Arts)

Sustainable Cape

Friends of Cape Cod National Seashore

Friends of the Truro Meetinghouse

Payomet Performing Art Center

Cultural Council

Concert Committee

Truro Library

Library Trustees

Truro neighborhood association (identify - sell stickers for local scholarships)

**Intermunicipal/Regional:** this category includes mostly, but not exclusively government agencies/partnerships

Cape Cod Commission

Lower Cape Ambulance

Provincetown Water Dept.

Cape Cod Regional Transit Authority (CCRTA)

State senator/representative

Municipal Vulnerability Preparedness agency (Cape Cod Commission lead)

Neighboring towns/Cape towns

**Town Departments/Committees:** this category includes departments and committees not already listed but relevant

Police Department

Fire Department

Public Works and Transfer Station

Building Department

Assessor

Town Clerk

Finance Director

Finance Committee

Charter Review Committee

Planning Board

Walsh Committee

**Individuals:** this category was created to accommodate individuals who due to involvement in multiple community/Town organizations may offer valuable input

Hannah King

Susan Howe

**Healthcare:** this category was added by request at the end of the meeting

Board of Health

Outer Cape Health

**Broadband:** this category was added by request at the end of the meeting

Cable and Internet Advisory Committee



## Local Comprehensive Plan Committee

Meeting Minutes, January 10, 2022, 10:00 a.m.

Members present: Chris Clark, LCP Chair; Sue Areson; Steve Sollog; Ellery Althaus; Mara Glatzel; Eric Jansen; Claudia Tuckey

Members absent:

Also present: Barbara Carboni, Town Planner and Land Use Counsel; Town Manager Darrin Tangeman; Assistant Town Manager Kelly Clark; Bob Weinstein, Select Board Chair; Bob Panessiti, Chair, Economic Development Committee and Finance Committee; Lucy Clarke; Joan Holt

The remote meeting access instructions were read. The Board members and others present identified themselves.

Opportunity for Public Comment was offered. Lucy Clarke sought to comment but was unable to get audio and deferred until later [and later on could not get audio].

Election of Vice Chair was postponed.

Town Manager Tangeman noted 606 survey responses thus far. Largest number of responses from age group 55-65; this is consistent with Town demographics. 353 responses were from full time residents; 216 from part time residents. 37 respondents reported children in schools. The many methods by which survey was publicized were discussed. LCP Chair Clark posed questions on existing demographic data. Town Manager Tangeman noted that demographic data from Cape Cod Commission and American Community Survey differ (for example, percentage of second home owners); this could be discussed at next meeting, along with survey results.

Bob Panessiti offered an Economic Development Committee (EDC) perspective on demographic information available, including second homeowner population, which is around 80%. Chairman Weinstein noted his concerns that so few survey respondents are of working age. Truro is becoming a nonresidential community; how do we plan for future of community skewed so totally away from working people? Bob Panessiti noted that change to 80% second homeownership has rendered basic services such as dentistry are unavailable in Town or nearby and threatens to make Town services unavailable in future. LCP Chair Clark asked how much control of this future does Truro have? These are forces beyond Truro, Cape, and Massachusetts; Town Manager Tangeman noted that there are some things that can be done. With respect to housing, zoning bylaws may be changed; also recruitment, infrastructure, and making community more friendly to the workforce and families.

The term "rural" was discussed by Town Manager Tangeman and Select Board Chair Weinstein, who noted that where 70% of land under jurisdiction of federal government, focus should be on 30% of land not in National Seashore; density is suburban. Focus should be on regulatory measures in place that render building difficult.

LCP Chair Clark asked members Ellery Althaus (Salty Market) and Eric Jansen (Blackfish restaurant) for comment on what is helping and what is not helping. Member Jansen noted that the fact that at 54, he is considered a member of Truro's "younger demographic" group, is telling. Jensen mentioned that at some point, it's not going to be viable to have a business in Truro. Member Althaus is shocked that any business is considering reopening this year. Althaus suggested workforce housing on the Walsh property and using Affordable Housing Trust to buy property as possible ways of helping Truro's housing crisis; noting that Provincetown and Eastham are working on barracks. Bob Panessiti noted that the Economic Development Committee is looking at Truro's business needs. He noted that the Town cannot simply tax its way out of this; if a vibrant community is a desired outcome, wealth needs to be distributed prior to taxation through policy-making. Public safety and health care are affected.

Select Board member Areson requested that discussion of "rural" stop; also called for proposal of drastic interventions and inform people that alternative is dying town. LCP Chair Clark noted that LCPC is not policy-setting body, but can influence and engage. Eric noted that environmental concerns must be part of discussion. Town Manager Tangeman noted that Truro has highest cost of living on Cape; lack of local businesses and services contributes to this. Town Planner Carboni suggested that the changes driven by growth in second homeownership (housing crisis, lack of businesses, workforce) is really the central issue for the Local Comprehensive Plan. Member Sollog stated that the Plan will not change anything. LCP Chair Clark agreed but said that Committee could direct Town to focus on direction.

Joan Holt requested that there be discussion of road taken by Town to be a tourist community. This conflicts with needs of year-round population. What moves can be taken that put year-round population first? Ms. Holt noted the impact of short-term rentals. Bob Panessiti stated that he did not disagree, but 20-25% of budget comes from tourism revenue; need to be mindful of this.

Bob Panessiti noted upcoming EDC focus groups around various industries. Planner Carboni asked the Committee to think about topics for next meeting. Bob Panessiti noted that since EDC looking at business community, LCPC can look at broader issues; he further noted that largest business in Town is the Town; how will it be able to provide services? LCP Chair Clark noted that LCPC needs to have map and timetable

Select Board Chair Weinstein suggested the new LCP include environmental concerns and de-carbonization and expressed hope that Cape Cod Commission would keep focus on these issues as well. LCP Chair Clark noted that Commission has provided new template for LCP. Planner Carboni noted that Climate Action Committee is doing their work on the above topics, and LCPC can fold Climate Action's work into the LCPC.

Moved to adjourn – Althaus; seconded – Sollog. Motion carried.

Respectfully submitted,

Barbara Carboni