



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

