



Truro Planning Board Agenda

Remote Public Meeting – Work Session

Wednesday, September 30, 2020 – 2:30 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 via the link below, which can also be found on the calendar of the Board's webpage along with the meeting Agenda and Packet, or by calling in toll free at 1-877-309-2073 and entering the following access code when prompted: 204-989-909. 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 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: global.gotomeeting.com/join/204989909

Public Comment Period

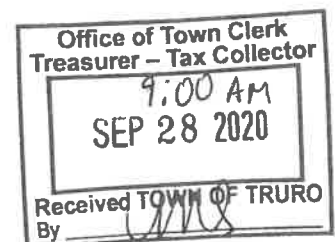
The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Work Session

Discussion: Housing and Options

- Request from Climate Action Committee
- Update on Report on Impact of Residential House Size Article including information available from Building Permits
- Goals – continued discussion of options for addressing Housing challenges
 - Information & discussion – Zoning Regulation options, challenges
 - Engaging with other Truro Boards/Committees

Adjourn



RE: Planning Board & Climate Action Committee

Carol Harris <carol_harris@comcast.net>

Mon 9/21/2020 11:17 AM

To: 'ANNE GREENBAUM' <annetruro@comcast.net>

Cc: 'Bob Higgins-Steele' <rehigginssteele@gmail.com>; Anne Greenbaum <agreenbaum@truro-ma.gov>

 1 attachments (111 KB)

climate_action_committee_charge_7.23.19.pdf;

Hi, Anne,

The Charge for the Climate Action Committee is attached.

Since addressing climate change is enormous undertaking, we've identified five general areas of concern. Within those five areas, we've further identified activities to address. We've then prioritized the activities which you can see below. (There are lots more but this is our focus for right now.)

Climate Area of Concern	Priority Tasks
Air	Estimate the amount of greenhouse gases (GHG) emitted in Truro, then make recommendations for policies to reduce GHG in Truro
Policy	Research and recommend policy to reach net zero GHG emissions in new construction
Land	<ul style="list-style-type: none">• Research Wetlands preservation & enhancement, then recommend policies/actions• Research plants that capture GHG, then recommend policies/actions
Water	<ul style="list-style-type: none">• Research water quality mitigation and adaptation, then recommend policies/actions
Education/Communication	<ul style="list-style-type: none">• Develop education and communication plans around climate change

We have a couple of guiding principles:

- All actions must take into consideration all economic levels.
- The audience for our actions is: full- and part-time residents, businesses, town buildings, municipal employees, and tourists.
- We can't do this alone: we need to work with as many like-minded groups as possible and use all credible information available.
- Reducing greenhouse gas emissions is a very large cultural change.

Please keep in mind that this is our first pass and should evolve. We do have a lot of other areas of concern to address, but these are our initial priorities. We'll be refining these over the next few weeks and hope to present to the Select Board in late October.

Our goals in meeting with the Planning Board are to identify areas where we might work together and make sure we're not encroaching on the PB's responsibilities.

Thank you! Let me know if you have any questions. We're looking forward to meeting with you.

Carol

From: ANNE GREENBAUM <annetruro@comcast.net>
Sent: Friday, September 18, 2020 11:57 AM
To: Carol Harris <carol_harris@comcast.net>
Cc: Bob Higgins-Steele <rehigginssteele@gmail.com>; Anne Greenbaum <agreenbaum@truro-ma.gov>
Subject: Re: Planning Board & Climate Action Committee

Hi

Thanks for reaching out to the Planning Board. We are in the process of beginning to do the same so your timing is great. I will bring your request to our next meeting so the entire Board can discuss. If you could send me your charge & what you've identified as your focus areas that would help move our discussion forward. We have a work session on Sept 30 and I'd like to put your request on that agenda.

Thanks

Anne Greenbaum

Principal, ADG Consulting
Helping youth serving organizations thrive
www.adgreenbaumconsulting.com

annetruro@comcast.net
617 429-4679

On 09/18/2020 10:43 AM Carol Harris <carol_harris@comcast.net> wrote:

Hello, Anne,

Truro's Climate Action Committee (CAC) is charged with minimizing the Town's carbon footprint, for both town-owned facilities and citizens. We've spent several months identifying the areas we wish to address and are developing some initial plans.

In order to work effectively, the CAC would like to align and partner with other Town boards and committees whenever appropriate. Therefore, we'd like to meet with the Planning Board to:

- Briefly review the CAC's Charge,
- Briefly review the activities on which we're working, and
- Identify/discuss opportunities for working with the Planning Board

Please let us know if you have any questions and if the Planning Board would be willing to meet with the Climate Action Committee.

Thanks very much for your consideration!

Carol Harris, Chair, & Bob Higgins Steele, Vice Chair, Climate Action Committee



TOWN OF TRURO

P.O. Box 2030, Truro MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

Date: July 23, 2019
From: Select Board
To: Climate Action Committee

In accordance with the Truro Town Charter, Chapter 6-4-4, and in response to April 30, 2019 Town Meeting, Article 17's motion to establish a Climate Action Committee, the Select Board voted to enact the following Charge:

Climate Action Committee

The Climate Action Committee's primary focus will be to investigate, study, and make recommendations to the Select Board on:

- ◆ The carbon footprint of all Town-owned facilities and equipment.
- ◆ Methods for minimizing the Town's carbon footprint.
- ◆ The Town's vulnerabilities to the consequences of climate change.
- ◆ Methods for minimizing the Town's vulnerabilities to the consequences of climate change.

The Climate Action Committee will also maintain communications with the Truro Energy Committee, as well as with other Climate Committees in Barnstable County, and with county and state commissions, to ensure that Truro works effectively with the wider community in achieving the above Town goals.

The Climate Action Committee may also recommend to the Select Board whatever actions are necessary to implement the Town's commitment to the U.S. Mayors' Cities Climate Protection Agreement, and, if approved, take such actions, including:

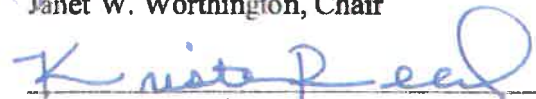
- ◆ To prepare a baseline study of the greenhouse gas emissions of the entire town of Truro, including municipal, residential, institutional, and commercial sectors, in concert with the Truro Energy Committee.
- ◆ To prepare a baseline study of Truro's vulnerabilities to the consequences of climate change that builds on work initiated by staff and regional efforts.
- ◆ To prepare recommendations outlining the specific policies necessary to achieve carbon reduction and vulnerability mitigation goals, for the approval of the Select Board, in concert with the Truro Energy Committee as appropriate.
- ◆ To conduct public education and outreach to residents, homeowners, business, and other stakeholders about Truro's carbon footprint and its climate vulnerabilities.
- ◆ To provide meaningful options for individuals to reduce carbon footprint, including options for groups and/or neighborhoods.
- ◆ To draft a community-wide climate action plan for Truro that sets short and long-term goals for reducing Truro's carbon footprint and its climate vulnerabilities to the maximum extent practical.
- ◆ To provide an annual report for inclusion in the Annual Town Report describing its efforts and accomplishments.

Committee Structure and Term

The Climate Action Committee will include five (5) citizen members-at large with one alternate member. Staff will be assigned as deemed appropriate by the Town Manager. The Committee is authorized to seek outside expert advice. If funding is deemed necessary, in support of the Committee, an expense budget should be submitted in advance to Town Manager for inclusion in the budget presentation.


This is to be a Standing Committee that will serve indefinitely and will provide quarterly progress reports to the Select Board.


Janet W. Worthington, Chair


Kristen Reed, Clerk


Susan Areson


Maureen Burgess, Vice-Chair


Robert Weinstein

Select Board
Town of Truro

SECTION 50
Area and Height Regulations

§ 50.1 Regulations
A. Table

DIMENSIONAL REQUIREMENT	ALL DISTRICTS
Minimum lot size	33,750 sq. ft. (1)(2)(8)
Minimum lot frontage	150 ft (1)(2)
Minimum frontyard setback	25 ft (3)
Minimum sideyard setback	25 ft (3)(4)
Maximum building height	2 stories; 30 feet (5)(5a)(6)
Minimum backyard setback	25 ft (3)(4)
Lot Shape	(9)

(4/05, 4/06, 4/10)

NOTES

1. Except buildings for accessory use and cottage. (4/10)
2. Except lots or parcels lawfully in existence and shown on a subdivision plan or described in a deed recorded at the Barnstable County Registry of Deeds prior to the adoption of the bylaw by Truro Town Meeting on February 15, 1960, having at least five thousand (5,000) square feet of area and at least fifty (50) feet of lot frontage.
3. Except in the Seashore District where the minimum setback from all streets is 50 ft. measured at a right angle from the street line.
4. Except in those portions of the Beach Point Limited Business district served by the Town of Provincetown Water System, where the minimum sideyard and backyard setbacks shall be equivalent to five (5) ft per story of the building or structure in question. Structures less than a full story shall meet the minimum 5 ft setback.
5. The 2 story limitation shall be measured from above mean ground level.
 - 5a. Except buildings which do not have a ridge or hip the maximum building height shall not exceed twenty-three (23) ft as measured to the highest point of the structure. (4/12)
6. Free standing flagpoles and private noncommercial radio and television antennae shall not exceed fifty (50) ft above mean ground level.

(#7 deleted 4/12)
8. Except in the Seashore District where the minimum lot size is 3 acres. (4/05)
9. For any lot created after April 30, 2004, the portion of the lot connecting the frontage with the front line of any building site shall not be less than 50 feet wide, as measured between opposite sidelines. (4/06)

- B. Exceptions to height limitations may be authorized by Board of Appeals by special permit.
- C. Notwithstanding the provisions of this section, the Board of Appeals may grant a special permit for proposed changes in building or roof height to buildings not exceeding 30 ft in height that were also in existence thus prior to April 1, 1986.
- D. Units in cottage colonies or motor courts shall be a minimum thirty (30) ft apart.
- E. In those portions of the Beach Point Limited Business district served by the Town of Provincetown Water System, buildings, including buildings for accessory use or cottages, on the same lot shall comply with the following minimum separations:

BUILDING CONFIGURATION	SEPARATION
Two 1-story buildings	10 ft
One 1- story buildings and one 1.5- story buildings	12.5 ft
Two 1.5-story buildings	15 ft
Two 2- story buildings	20 ft

- F. The Building Commissioner may require the filing of a certified site plan prepared by a land surveyor registered with the Commonwealth of Massachusetts, showing the location of all structures and top of foundation elevation, and structures' respective distances from all lot lines.
- G. Public accommodations and new units of existing public accommodations constructed after April 4, 1988 shall not exceed a ratio of one (1) unit per three thousand (3,000) sq. ft. of lot area, except that in the Beach Point Limited Business District the ratio shall not exceed one (1) unit per twenty-one hundred (2,100) sq. ft.
- H. Public accommodations shall not exceed two (2) habitable stories.

§ 50.2 Building Gross Floor Area for the Residential District (11/18)

- A. Purpose: The purpose of this bylaw is to limit the size of future residential construction, alteration, or reconstruction to preserve the special character and prevailing size and massing of buildings in the Town, and to be in harmony with the historic nature, sense of community, and aspirations of Truro.

B. Applicability and Exceptions:

1. Total Gross Floor Area Allowed by Right: Subject to the exceptions provided for in subsections 50.2.B.2, 50.2.C, and 50.2.D, building permits for new construction or for projects that seek to increase the Gross Floor Area of buildings that exist on lots as of November 13, 2018, shall be issued only where, on completion of the construction or project, the Total Gross Floor Area of the new or expanded structure(s) does not exceed 3,600 sq. ft. for a Residential District Minimum Lot Size of 33,750 sq. ft. (or .775 acre) and prorated to 3,668 sq. ft. for one acre of land:
 - a. Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.
 - b. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.
 - c. Plus a Planning Board Approved Accessory Dwelling Unit of up to 1,000 sq. ft.
2. Special Permit to exceed the Total Gross Floor Area limit: The Total Gross Floor Area limit for a dwelling and accessory buildings on a lot established in subsection 50.2.B.1 may be exceeded, up to a maximum established by this subsection, by Special Permit, as provided in 50.2.C and 50.2.D. No Special Permit may be issued for any construction if the construction would result in the Total Gross Floor Area exceeding 4,600 sq. ft. for a Residential District Minimum Lot Size of 33,750 sq. ft. (or .775 acre) and prorated to 4,668 sq. ft. for one acre of land:
 - a. Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.
 - b. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.
 - c. Plus a Planning Board Approved Accessory Dwelling Unit of up to 1,000 sq. ft.

- C. Procedures for Special Permit Application Review and Approval: Upon receipt of an application for a building permit, the Building Commissioner shall make an initial determination as to whether

any alteration, construction or reconstruction of a dwelling and/or accessory structure would result in Total Gross Floor Area exceeding the maximum determined by Section 50.2.B.1. If the Building Commissioner determines that the applicant cannot proceed without a Special Permit, the applicant must apply to the Zoning Board of Appeals for a Special Permit. No building permit shall be issued hereunder unless the Zoning Board of Appeals grants a Special Permit according to procedures as set out below in Section 50.2.D.

- D. When required, an application for Special Permit shall be made to the Zoning Board of Appeals. Notice shall be given of all applications for a Special Permit hereunder in accordance with Section 60.4 (Notice Requirements) of these Bylaws. A Special Permit may be granted only where the Zoning Board of Appeals finds by clear and convincing evidence that the proposed alteration, construction or reconstruction is consistent with the criteria found in Section 30.8 (Special Permits) of these Bylaws. In addition, the Zoning Board of Appeals shall make specific written findings of objective facts that support the request for additional gross floor area, and demonstrate that the additional gross floor area is in the public interest of the Town of Truro, and not inconsistent with the intention and purpose of this Bylaw, which is to promote the health, safety, convenience and welfare of the inhabitants of Truro, prevent the overcrowding of land, conserve the value of land and buildings, enable the protection of clean and adequate water supply, conserve natural resources, prevent blight of the environment, encourage the most appropriate use of land in Truro. In considering whether the proposed alteration, construction or reconstruction is in harmony with the public good and is not detrimental to the neighborhood the Zoning Board of Appeals shall consider, among other relevant factors, the size of neighboring buildings and the surroundings in which the additional gross floor area is proposed.
- E. Nothing in this Section shall be construed to regulate or restrict the use of the interior area of a dwelling.
- F. The Planning Board shall review the effect of this Section 50.2 of the Bylaw upon the Town of Truro and submit a report to the 2021 Truro Annual Town Meeting.

The Chilmark Planning Board/Zoning Board of Appeals Biennial Report to Town Meeting Residential Building Size Regulation Zoning Bylaw Impacts Annual Town Meeting - April 23, 2018

The "Residential Building Size Regulations" zoning bylaw, limiting the amount of living area on a lot, was approved at the April 2013 Annual Town Meeting. On the floor of that Town Meeting, an amendment to the bylaw was approved which requires the Planning Board and the Zoning Board of Appeals (ZBA) to jointly meet, review the effects of the bylaw and to report to the Town biennially. Accordingly, the Planning Board and the Zoning Board of Appeals met on January 24, 2018 in order to prepare a report for the Annual Town Meeting on April 23, 2018.

In brief, both the ZBA and the Planning Board agree that the Residential Building Size Regulation bylaw appears to be working.

This report presents the construction and special permit activity for the years 2011-2017, the administrative effects of the Residential Building Size Regulation bylaw on the Zoning Board of Appeals and appropriate conclusions. The data in years 2011-2012, before the bylaw went into effect, are included for the purposes of comparison.

BUILDING PERMIT & SPECIAL PERMIT ACTIVITY:

Summary of Residential Building Permits Issued 2011-2017:

	2011	2012	2013	2014	2015	2016	2017
New SFR	12	18	8	12	17	16	16
Additions	18	20	11	19	17	15	21

Special Permit Activity related to the Residential Building Size Regulation Bylaw 2011-2017*:

	2011	2012	2013	2014	2015	2016	2017
New SFR	NA	NA	0	0	0	0	1
Additions	NA	NA	2	2	3	0	2
Guest House	NA	NA	0	1	0	0	0
Detached Bedroom	NA	NA	0	0	0	0	1

*All of the 2015-2017 special permit applications were approved by the ZBA (as were those in the prior 2 year period). Note, however, that there were zero (0) applications in 2016.

CONCLUSIONS

The Residential Building Size Regulation bylaw does not seem to have had a material effect on either the number of building permits or the number of special permit applications. During the years between 2013 and 2017 the total number of Residential Building Size Regulation bylaw special permit hearings was 12 and the total number of special permit hearings was 66.

The ZBA has reviewed 2 to 3 special permit applications per year under the Residential Building Size Regulation bylaw. Given their regular workload, the additional work posed by the new bylaw is not considered burdensome by the ZBA.

Special permits are reviewed by the ZBA according to a number of specific criteria (see below). Both the Planning Board and the ZBA feel that, even though not all of the 13 criteria have been relevant, it is still worth keeping them. Further, it is worth noting that agents for Special Permit applicants appear to understand the criteria and generally prepare their presentations having regard to them.

13 Criteria Used by the Zoning Board of Appeals when considering an application for a special permit under the Residential Building Size Regulation Bylaw, 6.11:

1. the project, when complete, would be visible, including during the winter, from public ways, water bodies, cemeteries and neighboring properties, and if so whether:
 - a. the impact of the project on the existing rural, scenic character of the site and the surroundings has been mitigated through building siting, building design and landscape design;
 - b. the project retains natural buffer areas or, where that is impracticable, provides sufficient landscape screening; and
 - c. the project minimizes the impact of exterior and interior lighting on the surrounding area and minimizes glare from windows or other reflecting materials incorporated in the project;
2. the project protects the natural features of the site and retains the natural landscape of the site after completion of construction;
3. the project avoids altering the natural landscape, minimizes the size of lawns and recreational facilities, uses native species for landscaping, and retains natural vegetation on slopes;
4. the project minimizes grading alterations and executes grading and excavation so that the contours of the land are the same following construction as those previously existing on the site and adjacent to it;
5. roads and other ways are designed to curve to fit the landscape and permit shared driveway entrances where possible;
6. the project maintains the visual integrity of ridge lines by keeping construction below the ridge line and at least 10' below the average height of the existing trees on wooded ridges and hilltops on the lot;
7. in open land, buildings are sited behind fields against the backdrop of adjoining woodlands;
8. the project preserves and protects natural features of the site such as scenic points, water courses, large trees, historic spots, traditional stone walls and similar community assets;
9. the project incorporates measures to reduce or mitigate excessive negative water quality impacts on ponds, wetlands and other water bodies both during construction and after completion;
10. the project is designed to minimize fossil fuel use such as by incorporating energy efficiency, conservation techniques, and using renewable energy sources.
11. in relation to its construction and possible eventual demolition, the project uses environmentally sound and sustainable design and building techniques.
12. the project avoids significant adverse impacts on habitat, including:
 - a. whether the project meets the requirements and/or recommendations of the Massachusetts Natural Heritage and Endangered Species Program (NHESP) if the project triggered its review; and
 - b. if the project involves the clearing of more than one acre of NHESP Core or Priority Habitat, whether the project minimizes habitat fragmentation and has a defined development envelope limiting the disturbed area to the smaller of 35% or 2 acres of the designated habitat; and
13. The project protects and preserves historical and archaeological resources.

NOTES FROM BRAINSTORMING 2/26/20

1. What are your concerns about development, including housing development, in Truro? (i.e. wishes and worries)
 - Housing for housing sake not specific – what are the specific housing needs
 - Another 40B project
 - Large housing developments
 - Infrastructure – water issues, sewer
 - Current well water/wastewater study
 - Taxes
 - Preserve rural feel that keeps desirability and value
 - Loss of local control
 - Identify most important natural habitats
 - Cost of land (approaching buildout)
 - How much existing land should remain open space
 - Jobs v affordability

2. What questions would you like answered about housing and development?
What information do you think we need?
 - Water study
 - Breakdown of the population growth
 - Housing needs (specific data): seniors downsizing, young families
 - Access to healthcare services
 - Impact of aging on housing
 - Inclusionary zoning/building permits (rehab)
 - Creative zoning options
 - Is more housing the answer
 - Cost of municipal water system (drinking water)
 - Effect of municipal sewage on taxes
 - How is water quality changing
 - What water amount is available
 - What kind of affordable, workforce, housing does Truro actually need; an honest and objective housing assessment
 - Need a macro view of the Town – what is the planning goal for this Town
 - Good comprehensive data on existing housing stock
 - What jobs are available – assessment of year-round jobs

3. What questions do you think we should be asking the community?

- Need a macro view of the Town – what is the planning goal for this Town
- What do people of Truro want Truro to look like
- Sustainable year-round community
- Seasonal
- What is the effect of housing – no more housing, solutions, character – to what degree can you address these issues
- Cape development
- 40B/Safe Harbor – understanding it
- Community feedback on housing – types of housing and who needs housing
- What areas of Town could handle denser housing and what areas should be protected
- Housing crisis/income crisis
- Rental housing v home ownership (building) equity
- Affordable home ownership and home ownership
- Creative funding options
- Creative ownership options

What Town Board/Committees to invite

- Truro Housing Authority
- Commission on Disabilities
- Board of Health
- Open Space
- Select Board
- Comprehensive Plan Committee

Helpful Data & Information

- All vacant lots in Truro
- Town owned lots
- Any data re apts, 2 fam, 3 fam in Truro
- # legal units by type
- Housing Production Plan & update – Have Plan
- Housing conversation from a few years ago
- Water study from Jack
- Peer Review for Cloverleaf – what specifically
- Zoning Types
- Model housing development info