

TOWN of TRURO
Truro Historical Commission
Truro Historical Commission (THC) Meeting Minutes

Meeting Location: Via Go to Meeting
Date and Time: Monday, January 30, 2023, 4:30 pm

Members Present: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Jim Summers, Secretary
David Kirchner, Member

Absent: Bart Mitchell, Member
Richard Larkin, Member
Amy Rolnick, Member

Attending: Barbara Carboni, Town Planner
Sue Areson, Select Board Liaison
Jim Sloman, Owner/applicant
Tim Dickey, Contractor

Chairman Kiefer opened the meeting and explained that, after determining that a building is significant, the bylaw directs the THC to determine if the intended demolition would be detrimental to the historical, cultural, or architectural heritage of the Town, or whether the work proposed will materially diminish the building or structure's significance to the Town's heritage, and to explore alternatives to demolition.

Tim Dickey presented the existing conditions of the shed which is intended to be demolished and replaced with a similar structure. The existing shed (14'x18') is beyond repair and the new building will be slightly larger (13'x24'). Photographs were presented that showed the shed's deteriorated state. The new shed building will be wood framed and sided with white cedar shingles.

A motion was made by Member Kirchner that the THC would not find it be preferably preserved in terms of the demolition. Vice Chair Steinman seconded the motion and all members, through a roll call vote, voted in favor.

Minutes:

Member Kirchner moved, and Vice Chair Steinman seconded, and all members, through a roll call vote, voted to approve the minutes of the December 13, 2022, and December 22, 2022, meetings. The minutes will be filed with the Town Clerk after Barbara Carboni provides the decision for the 146 Rt. 6 hearing held on December 22, 2022.

MHC area forms:

These forms may be used for future historic district applications and for future demolition delay reviews, among other purposes. The comments by the Commission members will be provided to Eric Dray. Vice Chair Steinman requested that the location of the Old Kings Highway relative to the Pamet Roads, Longnook Road and roads and leading into East Harbor be clarified by old maps.

Town Planner report:

1. Walsh property update – Potential uses of the existing cottages are still being considered in the planning process, but no decisions have been made. One cottage will be relocated for Town employee housing. If any of the cottages are to be demolished, they would need to be reviewed by the THC.
2. The Walsh Committee voted to proceed with a study for the potential impact of approximately 250 units. This vote is only for study purposes and not a decision on the number of units to be built. Vice Chair Steinman questioned if an environmental impact statement would be conducted based on this decision but since this is only a conceptual study the studies would be conducted based on an approved proposal in response to an RFP.
3. The Open Space and Recreation Plan draft was distributed to the Commission by Barbara Carboni.
4. Local Comprehensive Plan – Sue Areson presented an overview of the draft Vision Statement and draft Goals and Objectives. These documents were distributed to the THC prior to the meeting. Housing and the environment are the most prominent elements in the Vision Statement. The Goals and Objectives follow the Cape Cod Commission’s recommended outline. Comments on the drafts by the THC should be returned by end of February. THC should suggest which goals of the 2005 LCPC plan should be carried into the 2023 plan. The LCP should provide goals that will guide decisions which would ultimately direct the planning for the Walsh property. A meeting should be scheduled with members of the LCPC and THC to discuss what should be included in the Vision Statement and the Goals and Objectives. A meeting was scheduled for February 21st at 5pm with representatives of the LCPC and the THC. A draft of the THC recommendations will be circulated to the Commission members prior to the 21st for comments. Any edits or comments to this draft should be sent to the ‘author’ (Chair Kiefer) only and it will be incorporated into a revised draft which will be returned to the Commission members.
5. A Housing coordinator memo/proposal has been created by Barbara Carboni to oversee and fulfill the Town’s housing plans. The Town administration would need to approve for it to be included in a warrant for the April Town Meeting.

New Business:

1. Vice Chair Steinman made a motion to have Chair Kiefer, Vice Chair Steinman, and Member Summers as the subcommittee and authorizes Chair Kiefer to collect comments and submit these comments to the LCPC at the February 21st meeting. Commissioners will respond to Chair Kiefer and not ‘respond to all’ when returning comments of the draft. Member Kirchner seconded the motion, and all members present, through a roll call vote, voted to approve.

FY 2024 Community Preservation Committee (CPC) applications:

1. Historic Truro Self-Guided Tour Booklet - ‘Recreation’ was added to the application along with the Historic Preservation designation. CPC will recommend this project to be presented at Town Meeting 2023.
2. Meeting House cemetery restoration - CPC will recommend this project to be presented at Town Meeting 2023.
3. Cobb Library gutter replacement - CPC will recommend this project to be presented at Town Meeting 2023.

There being no further business, Member Kirchner made a motion to adjourn the meeting, and Vice Chair Steinman seconded the motion and all members through a roll call vote, voted in favor.

Respectfully submitted by Jim Summers, Secretary

Truro Vision Statement

Truro's vision is to be an innovative, sustainable community with a socio-economically and culturally diverse population of all ages. To achieve community sustainability, the vision for this LCP is to support the needs of year-round and part-time residents as well as seasonal employees for housing, economic opportunity, and public services while continuing to provide stewardship of Truro's land and natural resources upon which our community depends for its livelihood and way of life. Truro's top priorities for the next 5 – 10 years are as follows:

Truro will take action to address the severe housing crisis across a wide variety of demographics and income levels by:

- Encouraging community housing development at multiple sites throughout town.
- Ensuring environmental impacts are adequately addressed in all new housing development, including high quality wastewater treatment.
- Encouraging creative approaches including regulatory reform to support housing development.

built and natural

Truro will work to protect the ~~environment~~ and address the impacts of climate change by:

- Ensuring adequate, safe and reliable drinking water is available to meet future needs.
- Supporting municipal efforts to mitigate the Town's contribution to greenhouse gas emissions and providing support for appropriately scaled and sited renewable energy projects.
- Seeking climate resilience by working with the Cape Cod National Seashore and other local, regional, state and federal partners to implement coastal adaptation measures.
- Strongly encouraging energy conservation/reduction measures in all new development.

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Truro will support business/economic opportunities by:

- Supporting development of adequate space and housing opportunities for tradespeople to live and work in Truro.
- Supporting existing businesses and exploring creative ways to entice additional new businesses in Truro.
- Providing additional educational opportunities for future workers.
- Ensuring the availability of adequate support services including recreation and healthcare to allow Truro residents to live and work in Truro.

Truro will work with Cape communities to address regional infrastructure needs by:

- Working with Internet service providers, regional agencies and OpenCape Corporation to extend broadband and reliable Internet service to all users throughout Truro.
- **Highlighting the contribution of Truro's historic, cultural and scenic features to the town's character, vitality and economy.**
- **Ensuring that planning and development respect Truro's incomparable heritage of buildings and other cultural resources in a distinctive natural setting.**

- Seeking improvements to the regional transportation system including pathways, sidewalks and year-round public transportation to improve safety, reliability, and mobility for all users.
- Focusing housing development in areas with existing or planned infrastructure, including water and wastewater, transportation, and reliable internet services.

Truro will support a collaborative community culture by:

- Ensuring that community conversations are respectful and constructive.
- Communicating with the public in ways that promote collaboration and cohesion among all citizens.
- Promoting events to engage and reach all generations throughout the year.
- Providing transparency in decision-making.
- Actively encouraging participation by part-time residents, seasonal homeowners and seasonal residents.

DRAFT

Truro LCP Draft Goals/Objectives - 1/18/2023

Truro Historical Commission Suggested Edits in Red Boldface DRAFT 2/14/2023

Cape Cod Regional Policy Plan Goals	2023 Truro LCP Draft Goals/Objectives	Other LCP Related Plans	2005 Truro LCP Goals
<p>Built Systems</p> <p>Community Design - To protect and enhance the unique character of the region's built and natural environment based on the local context.</p>	<p>Community Design Goal: Preserve Truro's small-town historic character balanced with the need for additional density to support a vibrant year-round community.</p> <p>Community Design Objectives: - Protect a greenway preserving the frontage along Route 6 from development - Preserve and protect Truro's significant historic resources, including public landmark buildings and historic neighborhoods and districts. - Identify and protect areas whose characteristics make them particularly vulnerable to adverse effects of development*</p> <p>*CCC defined purpose of LCP</p>	<p>Historic Resource Recognition: - Community-wide Historic Resource Survey updated in 2009-2013 and 2020-2023 with Community Preservation Act funding - Plaques available to owners of historic buildings identified in survey - Tour booklets of Truro's heritage "Historic Truro, Landmarks and Legends, Self-Guided Tours"</p> <p>National Register of Historic Places Listings: - Highland House, Highland Light Station, and Truro Highlands District - Union Hall/Town Hall - Cobb Memorial Library - First Congregational Parish Meeting House, Congregational and Snow Cemeteries - Old North and Pine Grove Cemeteries - Jedediah Higgins House - Mid-20th Century Modern Multiple Resource Listing - Requests for Determinations of Eligibility for Longnook/Higgins Hollow and the Pamets districts submitted to Massachusetts Historical Commission in August, 2017; update in process</p> <p>Zoning: House size limits in Truro's Cape Cod National Seashore and town-wide</p>	<p>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.</p>

Truro LCP Draft Goals/Objectives - 1/18/2023

Truro Historical Commission Suggested Edits in Red Boldface DRAFT 2/14/2023

Cape Cod Regional Policy Plan Goals	2023 Truro LCP Draft Goals/Objectives	Other LCP Related Plans	2005 Truro LCP Goals
<p>Community Systems</p> <p>Cultural Heritage - To protect and preserve the significant cultural, historic, and archaeological values and resources of Cape Cod.</p>	<p>Cultural Heritage Goal: To protect and preserve the significant cultural, historic, and archaeological values and resources of Truro.</p> <p>Respect vast past current and future participation of the Native American community in Truro.</p> <p>Cultural Heritage Objectives: <ul style="list-style-type: none"> - Continue to support the preservation of significant cultural and historic resources including rehabilitation of historic town buildings and documentation of historically significant buildings and areas - Continue to support preservation and digitization of archival records - Support efforts of the non-profit arts community to create a Payomet/Castle Hill cultural district - Establish a town-wide cultural district - Establish National Register and/or Local Historic Districts, possibly including the following areas: The Pamets and Longnook-Higgins Hollow in the CCNS, Pond Village, Depot Road-Pamet Harbor, Truro Center, Castle Hill-Snow Village, The Ponds Moderns, Erlimba-Tryworks-Gospel Path Moderns, and Resolution Road Moderns. - Discourage the demolition of significant historic structures through implementation of Truro’s “Preserving Historic Properties” Bylaw - Increase awareness of the town’s </p>	<p>Historical Commission CPA Funded Town-Wide Survey: <ul style="list-style-type: none"> - Complete and publicize the update to the CPA-funded survey of cultural resources and the study of potential Native American memorials, which call attention to the contribution of native peoples and untold stories and 20th century resources to Truro’s heritage - Explore creating local and National Register historic districts in areas identified in the survey <p>Historic Reviews: <ul style="list-style-type: none"> - Consider amending demolition delay by-law to remove 75-year automatic standard of significance and to clarify design review - Incorporate cultural resource values into Town planning for the Walsh Property - Oversee Historic Preservation Restrictions granted to the town - Assist MHC, CCC and CCNS with reviews of state and federally funded or permitted projects impacting historic resources such as restoring tidal flow to the Pamet River - Work to incorporate cultural resource values into site plan reviews, special permit applications, and subdivision reviews and to coordinate such reviews with demolition delay reviews - Consider discretionary referrals to </p> </p>	<p>Economic Development Goal(s): 1) To encourage and support cultural institutions such as Castle Hill, the Truro Historical Museum, Payomet Performing Arts, and Truro Concerts in the Park. 2) 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): 3) 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>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</p>

Truro LCP Draft Goals/Objectives - 1/18/2023

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	<p>historic heritage through the printed publication of Truro's historic resources and parallel online listings on the Massachusetts Historical Commission's website: mhc-macris.net</p> <ul style="list-style-type: none">- Create an indigenous land acknowledgement statement for Truro- Change the Truro town seal	<p>Cape Cod Commission in appropriate circumstances</p> <p>Property Owner Assistance</p> <ul style="list-style-type: none">- Assist the Truro Historical Society, Friends of the Truro Meeting House, and Castle Hill Center for the Arts in their ongoing rehabilitation of their historic properties- Assist other organizations, such as Payomet Performing Arts Center with their preservation efforts at The Highland Center- Assist homeowners and other owners of historic resources by providing design guidelines, in obtaining funding, undertaking rehabilitations, donating tax-advantaged conservation/preservation easements, etc.	<p>village centers and outlying residential areas so as to protect the town's characteristically rural look and feel.</p>
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