

**Truro Housing Authority Minutes: May 11, 2023 at 4:15 pm -- Video Conference  
Committee Members attending:**

Kevin Grunwald, Chair; Vice Chair, Betty Gallo; and Mara Glatzel.

**Also attending:** Eliza Harned, Town Organizer

**I. Roll Call**

**II. Vote to approve the minutes from April 13, 2023.** Betty Gallo made a motion to approve minutes. Mara Glatzel seconded the motion. Motion passed unanimously by a roll call vote.

**III. Public comment.**

- - Michael Forgione commented was looking for the housing plan on the town website and not finding it. He looked at the 2017 plan and noted significant differences and wanted to point out the shift from a 10% planning to a 20% planning.
- - Amy Wolff here to participate and listen to the meeting. She wasn't able to find the agenda.

**IV. Welcome New Member to the Truro Housing Authority Board.**

- We are very excited to have Melissa Wheeler join THA!

**V. Recap and Discussion about Truro Town Meeting and Town Election.**

- - Town meeting budget override for housing coordinator passed as well as the minimum fund percentage towards housing for the CPC allocations to 60%.
- - Unfortunately the override for housing coordinator was defeated in the recent town vote.
- - Discussion about how to share information about future such efforts and getting out the

vote for the next election.

**VI. Update on Walsh Property Master Plan.**

- - Committee continues to discuss the number of housing units, density, and open space around units.
- - Conversation about siting a water tower on a piece of property owned by Provincetown that abuts the Walsh property.
- - Intent to bring a master plan forward for the fall town meeting.

**VII. Status of Housing Needs Assessment and Production Plan including the Revisions to the Last Housing Production Plan and Votes Scheduled by Select Board and the Planning Board.**

- - Housing Needs Assessment and Production Plan ready to go before select board and planning board.

- - Discussion with Michael Forgione about data sources, the difference between the 2017 and 2023 plans, and the impact that the pandemic had on affordable housing in Truro.

**VIII. Update on 181 Route 6.**

- No decision at this point. Kevin will make us aware as things change.

**IX. Next Meeting:** June 8, 2023 at 4:15 pm

**X. Vote to Adjourn.** Betty Gallo made the motion to adjourn. Mara Glatzel seconded the motion. Motion passed with unanimous roll call vote at 5:12 pm.

Respectfully submitted, Mara Glatzel, Secretary

**DRAFT REVISED DUPLEX BYLAW for FALL TOWN MEETING 5.25.23**

This version includes additions, changes and questions for the Board to consider based on comments at the March 29, 2023 Public Hearing & discussion at 5.24.23 Planning Board Meeting

§ 40.1 Duplex Houses and Apartments

- A. Purpose. For the purpose of promoting the more efficient use of land, in keeping with the protection of the quality of life and ecology, and at the same time giving relief to those with problems of obtaining adequate housing, ~~duplexes may be created by Right the Board of Appeals may approve a special permit authorizing the~~ through new construction of duplex houses or the conversion of single-family dwellings to ~~2 units~~ **apartments**, consistent with the following conditions.
- ~~B. New Construction. lots of one acre or more are required for new construction; the duplex shall not exceed 3,000 sq. ft.; the requirements of paragraph D shall be met.~~
- ~~C. Conversion of single family dwellings in any zoning district except the Seashore District and the Water Resource Protection District may be approved by special permit from the Board of Appeals. Lots shall meet current minimum lot area requirements; no more than one apartment in addition to the primary dwelling unit may be created from any one single family dwelling; the floor area of the secondary dwelling unit shall not exceed 50% of that of the primary dwelling unit; the floor area of the secondary dwelling unit shall not exceed 600 sq. ft.~~
- B. These structures, either new or conversion, are allowed in all districts except: Beach Point and Seashore District. The requirements of paragraph E shall be met.
- C A minimum lot size of 33,750 sq ft. is required for both new construction and conversion of existing structures.
- D. The Total Gross Floor Area (definition in 10.1) of the new or expanded structure(s) shall 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.
- ~~D. Requirements. All new construction or conversions shall comply with the following:~~
- ~~1. All applicable provisions of the building, health and safety codes, as determined by the Building Commissioner and Board of Health shall be met.~~
  - ~~2. One unit shall be owner occupied.~~
  - ~~3. The applicant shall demonstrate that the new construction or conversion is essential to provide needed housing.~~
  - ~~4. The new construction or conversion is compatible with and will not derogate from or be detrimental to the neighborhood.~~
  - ~~5. Section 50, Area and Height regulations of this bylaw.~~
  - ~~6. The use is in harmony with the general purpose and intent of the bylaw.~~
- E Requirements. All new construction or conversions shall comply with the following.

