



Truro Planning Board Agenda

Remote Public Meeting – Work Session

Wednesday, May 12, 2021 – 5:00 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 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 **1-866-899-4679** and entering the access code **529-046-413#** when prompted. 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 or mute 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: <https://global.gotomeeting.com/join/529046413>

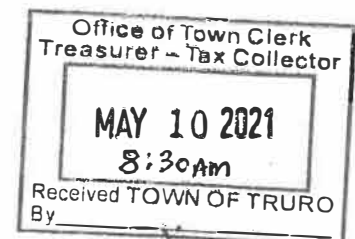
Public Comment Period

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 of Potential Bylaw Changes for ATM 2022

Adjourn



MASTER LIST OF POTENTIAL ARTICLES FOR 2022 ATM

May 7, 2021

Areas to Review

1. Definitions -
 - Apartment
 - Street
 - ?
2. Zoning Bylaws impacting housing (see separate document)
3. Zoning Bylaws impacting environment including:
 - Current work with Climate Committee
 - Carbon sequestration
 - Lot coverage
4. Special attention to possible bylaws that could both support greater housing diversity and protect open space/environment
5. Continue to look at ways to simplify application/hearing process
6. Bylaws that address how we as a Town to impact of climate change on coastal areas. How do we protect coastal areas, what are erosion implications of different options?
 - New building
 - Need to move buildings because of coastal erosion
 - Should buildings be put on pilings?
5. Water &/or sewer overlay districts
6. Harwich 2021 Warrant establishes Wellhead Protection Zone
7. Issue of house size bylaw not solving issue on small lots – may be addressed through implementing lot coverage

8. Bylaw to make changes in order to include Local Action Units (LAU) in Subsidized Housing Inventory. Local Action Units (LAUs) are created through local municipal action other than comprehensive permits; for example, through special permits, inclusionary zoning, conveyance of public land, utilization of Community Preservation Act (CPA) funds, etc.

POTENTIAL WAYS TO CHANGE BYLAWS TO INCREASE HOUSING

May 7, 2021

FROM BARARA'S REVIEW OF CURRENT TRURO BYLAWS

1. Inclusionary zoning. Common tool adopted by municipalities; requires the creation of affordable unit(s) in proportion to market rate units produced. A threshold of six units is typical; some include an opt-out with a cash payment to an affordable housing fund. Inclusionary zoning has been suggested as a strategy in prior planning documents. Where residential development at this scale (i.e., development of six or more residential lots at once) may not be a reliable or predictable pattern, the opportunities presented through inclusionary zoning alone may be minimal.

COMBO - An alternative might be to combine inclusionary zoning with relief on lot dimensions as an incentive – for example, allowing six units, one of which would be affordable, on smaller lots or in a cluster-type development. But this would require an acceptance of an increased density of market rate housing. By comparison, increased density is permitted in the Affordable Rental Housing Overlay District only if *all* units are affordable (and if all are rental).

2. Section 40.1.B allows for the construction of two units on one acre totaling 3,000 square feet, but the units must remain in common ownership and one unit must be owner-occupied. The Bylaw could be amended to allow for the units to be in condominium form without restriction as to occupancy. This would incentivize the construction of market rate duplexes – again requiring an acceptance of increased density of market rate housing.

3. Overlay District – Increased Density. The Town could rezone a designated area in which increased density is permitted through reduced lot area requirements, or through cluster-type development and (unlike the existing Overlay District) allowing for ownership or rental dwelling units. A percentage of these units could be required to be affordable – in effect, inclusionary zoning – or not, depending upon the Town's goals. This could be a reworking of the existing Affordable Rental Housing Overlay District, or a new Bylaw. Again, this turns on whether the Town's goal is exclusively affordable housing construction.

Rezoning – As of Right Uses. Of course, the Town could simply rezone areas to allow for two- family or multi-family use as of right; Title 5 and the Town’s septic regulations would determine the density at which property could be developed. The zoning could include an affordability requirement, or not, depending on the Town’s goals.

4. Rezoning – “Waivers” for affordable units. The Bylaw could provide for approval of an affordable unit (rental or ownership) on a lot not meeting area, frontage, or setback requirements, by special permit or another discretionary permit.

5. Revision of Section 40.3 – Conversion of Cottage or Cabin Colony, etc. It has been suggested in planning documents that there be exploration of how this Bylaw might be leveraged or adapted to provide for year-round units.

6. Over-shop housing/mixed use. Generally associated with urban or suburban areas, there is potential for housing units to be added to existing commercial structures, or to be created as a component of a new development. The Bylaw could provide for this use by special permit, and could include an affordability requirement or not, depending upon the Town’s goals.

OTHER SUGGESTIONS

7. Some form of inclusionary zoning when cottage colony etc. requests change to condominiums to include affordable units

7. Allow ADU to be owner by different owner – condo set up (Paul Asher Best?)

8. Allow smaller homes on smaller lots, with deed restricted affordability

9. From Emily Beebe - can we look at modifications to the zoning bylaws to create an allowance for our existing multifamily structures, possibly with a license/permit process that will give the town a better inspectional/regulatory handle on year-round apartments? (*Relates to putting definition of apartment back in bylaws*)

NOT BYLAWS BUT ONGOING LIST OF OTHER CREATIVE THOUGHTS

- Creative gifting – leave lot to TCT but carve out small piece for home deed restricted
- \$ from Affordable housing trust to support rehabs i.e., on Walsh property for deed restricted home
- Swap 181 Rt 6 for TCT property or Town property

ENVIRONMENTAL ISSUES TO INCLUDE IN ASSESSING POTENTIAL BYLAWS

May 7, 2021

Protecting Truro's natural resources must be integral part of review, this includes

- i. Water
- ii. Views
- iii. Habitats
- iv. Open Space
- v. Air Quality

Water

- Impact of water both water going in and wastewater coming out
- Integrate protection of water quality into bylaws as much as possible
 - Can we address pesticides?
- Look at what other towns are/have faced in terms of building municipal wastewater systems – cost to build, maintenance cost, cost to resident of municipal water.
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View - public

- Route 6 view corridor is example

Habitats

- Is MESA adequate and do our bylaws connect well enough
- Natural vegetation, plants etc.

Open Space

- Include smaller open space in this thinking i.e. Cluster housing

Air Quality

- Trees – carbon sequestration

POTENTIAL CHANGES TO DIVERSIFY/INCREASE HOUSING

5/10/21		Big A Affordable	Senior	Young Families	Workforce Housing - Year Round	Workforce Housing - Seasonal
1	<i>from Barbara's document</i> Inclusionary Zoning					
2	40.1B Duplex - change to allow separate ownership - condo structure					
3	Overlay District - Increased Density • % could be required to be affordable – in effect, inclusionary zoning – or not, depending upon the Town’s goals. • could be a reworking of the existing Affordable Rental Housing Overlay District, or a new Bylaw.					
4	Revision of 40.3 Cottage Colonies to allow for year round condos					
5	Over Shop Housing/Mixed Use					
6	Combine inclusionary zoning with relief on lot dimensions as an incentive – for example, allowing six units, one of which would be affordable, on smaller lots or in a cluster-type development.					
7	Rezone as of right = areas to allow for 2/ or multi family					
8	Some form of inclusionary zoning when cottage colony etc requests change to condominiums					
9	ADU - allow separate ownership - condo structure					

		Big A Affordable	Senior	Young Families	Workforce Housing - Year Round	Workforce Housing - Seasonal
10	Allow smaller homes on smaller lots - could be only in certain districts Could include affordability requirement					
11	From Emily Beebe - modifications to the zoning bylaws to create an allowance for our existing multifamily structures, possibly with a license/permit process that will give the town a better					
12	Change duplex regs to allow more than 600sq ft in 2nd unit					