

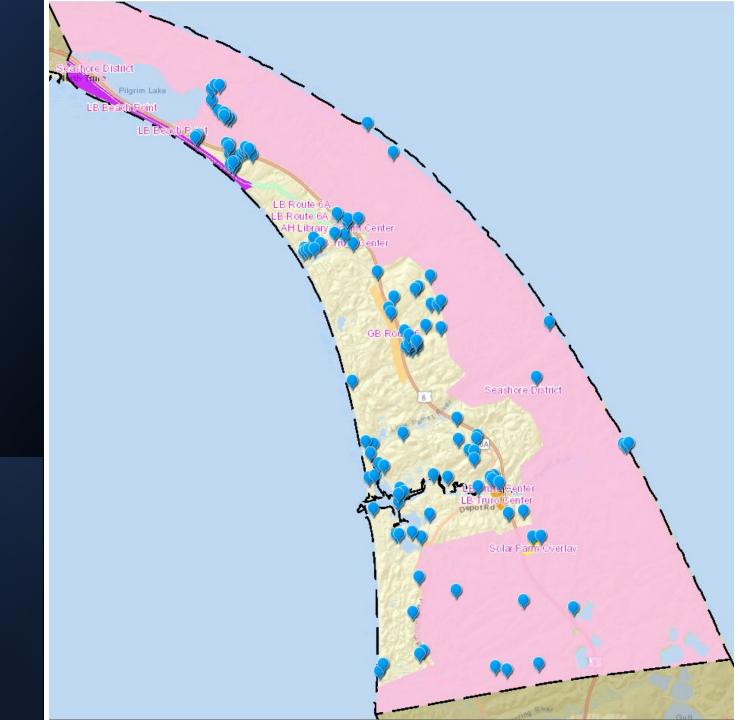
July 26, 2022

# Town Owned Property & Potential Uses

## GOAL:

To review Town
Owned properties and identify
Potential Uses

Housing
Municipal Infrastructure
Parking
Cemetery
Commercial
Services
Community Gathering Areas
Open Space

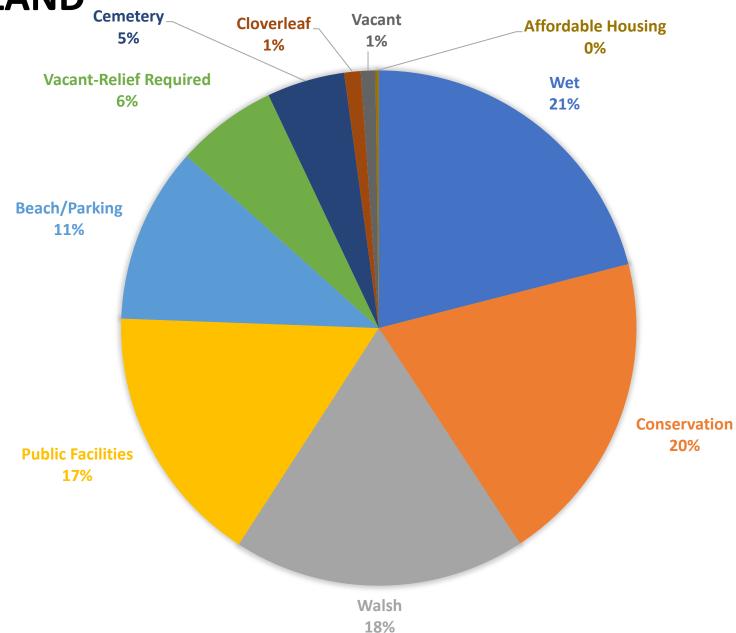


Town of Truro currently owns 126 Parcels totaling approximately 381 acres.

Existing Use	Number of Parcels	Acreage
Wet / Underwater	14	79.75
Conservation / Aquifer / Well Site / Open Space / LandBank	27	75.02
Walsh Properties	9	69.75
Public Facility Including Parks & Recreation areas	17	62.43
Beach / Beach Parking	20	41.91
Vacant-Needs Zoning Relief	20	24.06
Cemetery	5	18.55
Cloverleaf	1	3.91
Vacant	2	3.47
Roadway	10	1.38
Affordable Housing	1	0.78

#### **TOWN OWNED LAND**





# **Existing Town Owned Parcels**

### All Existing Parcels were reviewed for:

- Existing Use
- Size/Acreage
- Deed Restriction

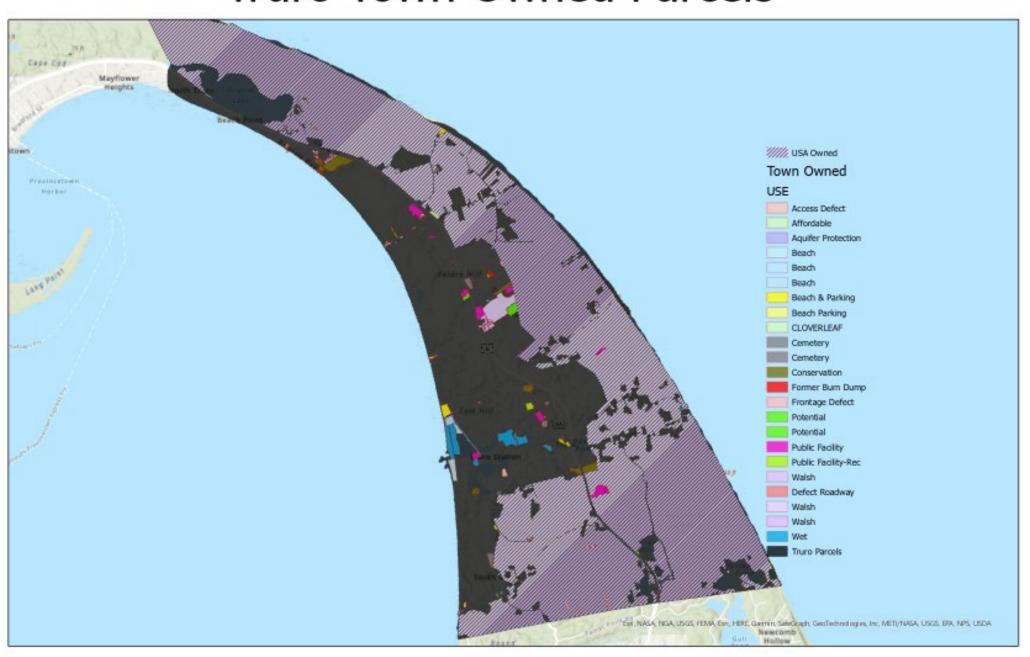
### Many Parcels were Removed from Consideration Due to:

- Wet/Under Water
- Land Bank/Conservation funds used to purchase (therefore to remain in a natural scenic or open condition and bound by permanent deed restriction.
- Town took previously for "Well Field" purposes
- Lands within the National Seashore

# Remaining is what is Potentially Eligible Today or in the Future

- Zoning Relief may be necessary to use or to create additional uses?
- Roads & Infrastructure
- Cluster Housing Potential?
- Tax Title Properties (Future)

#### Truro-Town Owned Parcels





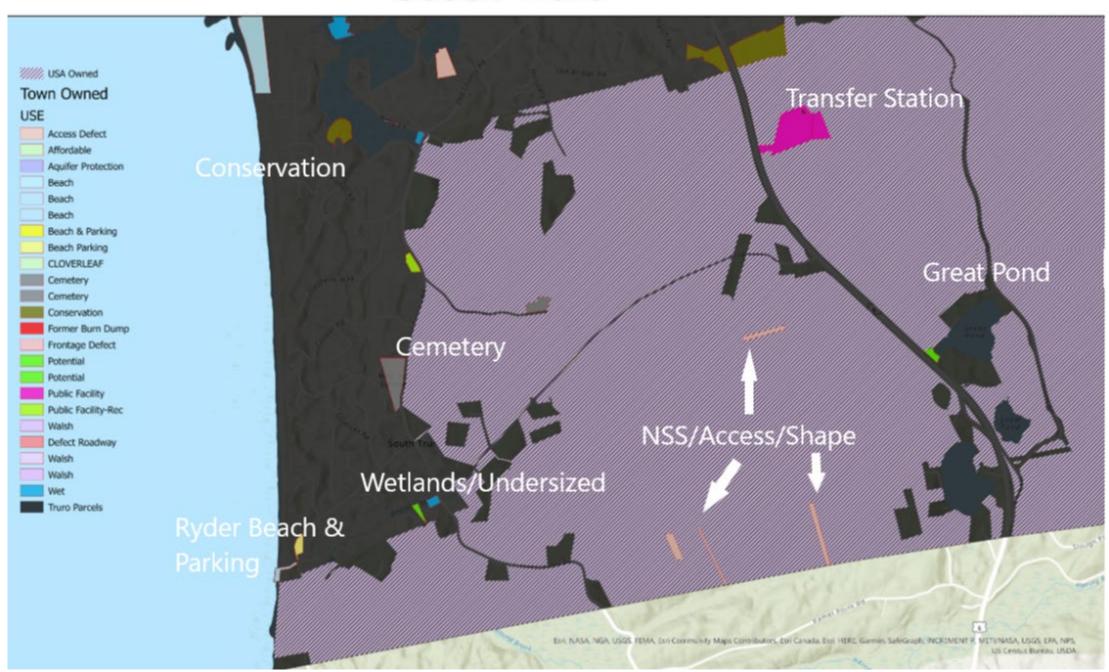
#### Mid-Truro



# Truro Center



#### South Truro



#### 340 Rt 6 (39-323)

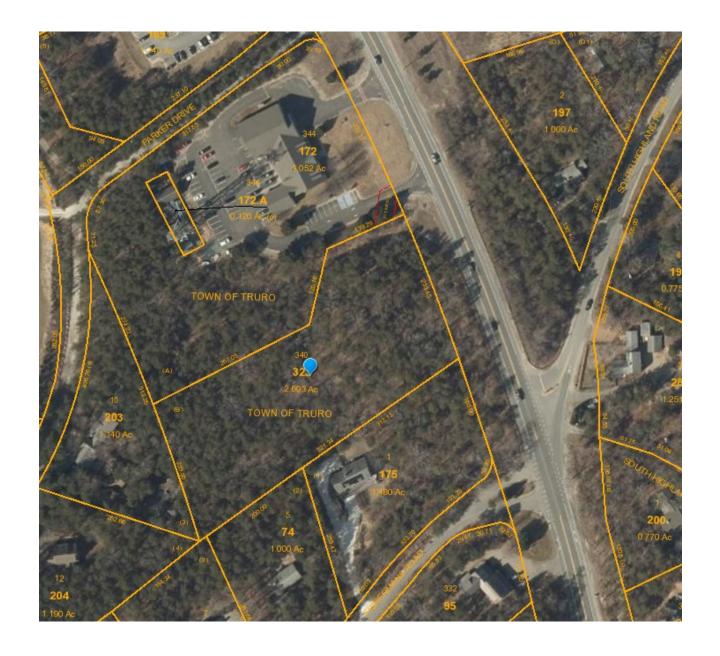
Lot Acreage: 2.693

Approx. Frontage: 253'

Zoning: GB Route 6

Notes:

Parcel abutting public safety facility-consulting engineers identified this as potential future DPW site. Could house 1 SFR or potentially multiple cottages?



#### 25 So Highland Rd

Lot Acreage: 0.775

Approx. Frontage: 177' & 197'

Zoning: Residential

Notes:

Corner lot given back to Town from Historical Society in 1992 (currently researching records why). NOTE: Abuts Town owned lot that was site of a "former burn dump". This former burn dump parcel has a restriction on use according to the plan. There are many other parcels with homes on them that abut this same former dump site.



#### 2 No Union Field Rd

Lot Acreage: 0.870

Approx. Frontage: 84'

Zoning: Residential

Notes:

This parcel outside of NSS however only has approx. 84' frontage so would need some curing or zoning relief.

Alternative Uses?



#### O Quail Ridge Rd

Lot Acreage: 9.40

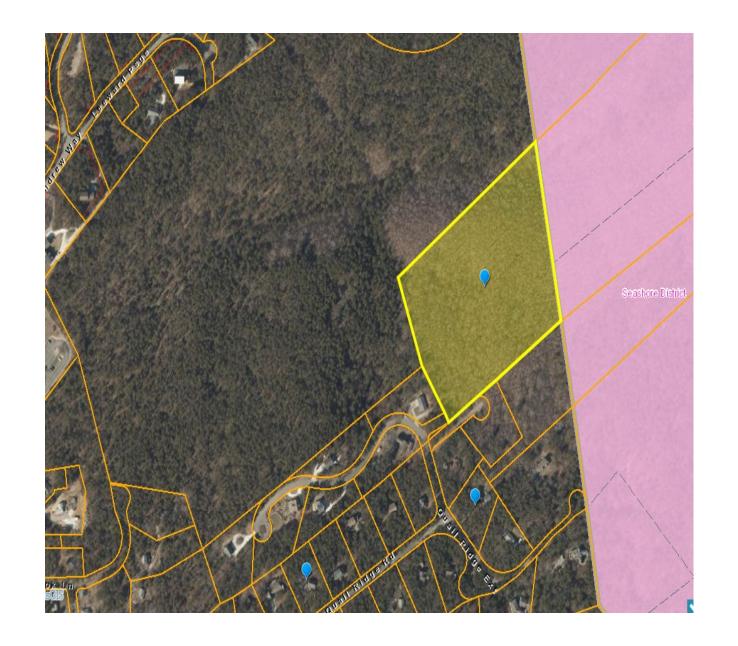
Approx. Frontage: 160' on Paper Rd

Zoning: Residential

Notes:

Town owned that abuts the Walsh property. Not in NSS. Lot has approx. 160' of frontage on paper road. Lot was acquired by Taking. It would appear would need to use frontage for entrance and then create a small subdivision w/in 9ac.

Planned by the Select Board in parallel with the Walsh Property Community Planning Committee?



# Next Steps

- Identify Additional Uses & Prioritize Potential Uses of Town Owned Land
- Viable Relocation of Walsh Cottages
- Viable Relocation of Donated Properties
- Direction to Explore Conceptional Planning of Workforce Housing
- CCNS Exchange Properties

# THANK YOU!

# APPENDIX

4	А	В	С	Е	G	Н	1	J	K	L
1	TOWN OF TRURO OWNED PARCELS	<u>s</u>					,			
2	KEY:									
3	Lt Green=Potentially Buildable									
4										
5										
6	Status 🔻	Category ~	Tot_Acres ▼	Map_l ▼	StNo ▼	StNo₂▼	Street_Name   ▼	State_C ▼	SaleDt 🔻	SalePr 🔻
7	WALSH PROPERTY	Walsh	57.17	43-2-0	10	Α	WALSH WAY	9300	2/28/2020	0
8	Vacant-Conservation Commission	Conservation	24.23	18-2-0	506		RT 6	9320	7/25/1985	540000
9	WET	Wet	21.19	50-210-0	0		PAMET RIVER -SO BANK	9300	3/10/1969	0
10	WET	Wet	19.01	49-31-0	0		PAMET RIVER -NO BANK	9300	5/12/1986	0
11	WET	Wet	13.72	49-16-0	0		PAMET HARBOR	9300	6/28/1956	0
12	WET-frontage issue	Beach	12.00	49-19-0	0		PAMET RIVER -MOUTH	9320	2/24/1971	0
	Vacant-Open Space-Land Bank									
13	Funds used	Conservation	11.38	51-91-0	139		RT 6	9300	1/25/2002	860000
	LIBRARY/Recreation/Senior									
14	Center	Public Facility	10.66	36-75-0	7		STANDISH WAY	9310	5/22/1987	0
15	DUMP	Public Facility	10.20	55-2-0	5		TOWN DUMP RD	9310	4/27/1950	0
16										
	Vacant-Potential-Frontage Issues									
	potential accxess via Ziller Path-									
17	43-3 abuts 10A Walsh Way	Potential w/Cure	9.40	43-3-0	0		QUAIL RIDGE RD	9300	5/21/2001	0
18										
19	WET	Wet	9.27	50-211-0	1	В	MEETINGHOUSE RD	9300	12/9/1976	0
20	Beach Parking-Corn Hill	Beach & Parking	9.18	45-50-0	48		CORN HILL RD	9300	1/4/1926	0
21	Truro Central School	Public Facility	7.94	43-1-0	317		RT 6	9340	5/13/1935	0
22	Beach	Beach	6.90	49-1-0	0		CORN HILL RD	9300	12/5/1968	0
23	CEMETERY-New South Cemetery	Cemetery	6.10	59-27-0	0		OLD COUNTY RD	9300	1/30/1990	0
	Vacant-Well Field Purposes-									
24	Eminent Domain	Conservation	6.00	40-71-0	241		OLD KINGS HWY	9300	2/6/2008	0
	Vacant-Open Space-Land Bank									
25	Funds used	Conservation	6.00	46-375-0	238		RT 6	9300	6/28/2002	312000
26	CEMETERY-Old North Cemetery	Cemetery	5.60	39-189-0	351		RT 6	9300	1/1/1988	0
	Former Railroad Bed-Wet-odd									
27	shape	Wet	5.17	49-17-0	0		PAMET RIVER RR BED	9300	1/1/1988	0
28	TOWN HALL/ DPW	Public Facility	5.14	46-269-0	24		TOWN HALL RD	9310	1/1/1988	0
29	ATHLETIC FIELD	Public Facility-Rec	4.50	46-245-0	14		SNOWS FIELD RD	9310	6/30/1959	0

4	А	В	С	Е	G	Н	I	J	K	L
	Vacant-CC Open Space Land									
30	Acquisition program	Conservation	4.26	51-87-0	142		RT 6	9300	5/11/2000	225000
	Utility Building-Well Site @ No									
31	UnionField	Public Facility	4.19	40-77-0	245		OLD KINGS HWY	9300	2/6/2008	0
32	TOWN HARBOR	Public Facility	4.18	50-18-0	75		DEPOT RD	9310	4/17/1951	0
33	Beach	Beach	4.13	49-34-0	0		TOMS HILL RD	9300	11/13/1975	0
34	PUBLIC SAFETY FACILITY	Public Facility	4.05	39-172-0	344		RT 6	9350	6/18/1990	490000
35	CLOVERLEAF	CLOVERLEAF	3.91	36-238-0	22		HIGHLAND RD	9300	8/11/2017	0
36										
37	WALSH PROPERTY	Walsh	3.69	43-9-0	8		WALSH WAY	9300	2/28/2020	0
38										
39	CEMETERY-Snow Cemetery	Cemetery	3.58	50-123-0	26		BRIDGE RD	9300	5/9/1995	0
40	WET	Wet	3.40	49-33-0	0		PAMET RIVER -SO BANK	9300	1/1/1988	0
	Vacant-Tax Title taking 2001-									
	Research shows LACKS FRONTAGE-	-								
41	no access.	Potential w/Cure	3.21	50-46-0	21	Α	MILL POND RD	9300	4/3/2001	0
42	DUMP	Public Facility	3.21	55-3-0	5	Α	TOWN DUMP RD	9300	11/17/1970	0
	Vacant-Well Field Purposes-									
43	Eminent Domain	Conservation	2.92	44-10-0	75		HIGGINS HOLLOW RD	9300	2/6/2008	0
44	Beach Parking-Head of Meadow	Beach & Parking	2.84	33-1-0	0		HD OF MEADOW RD	9300	12/31/1951	0
45	WET	Wet	2.84	50-218-0	0		PAMET RIVER -SO BANK	9300	12/6/1960	0
46										
47	WALSH PROPERTY	Walsh	2.79	43-135-0	7		WALSH WAY	9310	2/28/2020	o'
48										
								•		
49	Vacant-Abuts public safety facility	Potential	2.69	39-323-0	340		RT 6	9300	6/18/1990	490000
50										
	Vacant-site of old burn dump-									
	Capped Landfillabuts Town									
51	vacant lot 40-169	Public Facility-Former Burn Dump	2.25	40-167-0	27		SO HIGHLAND RD	9300	11/6/1929	0
52	CEMETERY-Pine Grove Cemetery	Cemetery	2.15	59-74-0	0		PINE GROVE CEMETERY	9300	10/2/1984	0
53										
54	WALSH PROPERTY	Walsh	2.10	43-13-0	13		WALSH WAY	9310	2/28/2020	o'
55										
	NSS-odd shape-undersized-no									
56	frontage or access	Potential w/Cure	2.10	65-11-0	0		PAMET PT EXIT	9300	12/31/1956	0
57	Vacant-Conservation	Conservation	1.79	53-101-0	8		SALT MARSH LN	9320	1/18/2007	0

	А	В	С	E	G	Н	T.	J	K	L
58	Vacant-Conservation	Conservation	1.76	54-116-0	10		SALT MARSH LN	9320	1/18/2007	0
	Vacant CONSERVATION									
59	COMMISSION	Conservation	1.70	21-1-0	205		SHORE RD	9320	7/25/1985	540000
60	WET	Wet	1.70	49-18-0	0		DEPOT RD - END	9300	6/6/1966	2000
	Vacant-In NSS-Undersized-lacks									
	frontage-bounded on all sides by									
61	NSS. No Access	Potential w/Cure	1.63	65-1-0	0		OLD COUNTY RD	9300	1/1/1988	0
62	Park on Pamet River	Public Facility-Rec	1.59	51-12-0	7		TRURO CENTER RD	9300	3/6/1959	0
	WET-at end of Ballston Beach									
63	parking lot	Wet	1.38	48-5-0	0		SO PAMET RD	9300	12/7/1970	0
	Vacant-In NSS-Undersized-lacks									
	frontage-bounded on all sides by									
64	NSS No Access	Potential w/Cure	1.38	60-1-0	0		PRINCE VALLEY RD-OFF	9300	##########	0
65	PAMET PARK	Public Facility-Rec	1.37	50-153-0	20		TRURO CENTER RD	9300	6/29/2001	195000
	Vacant-ATM 1957 granted to Town									
	if used as a Park. Right of Way to									
66	Rich Rd over middle of lot	Public Facility-Rec	1.33	54-48-0	0		OLD COUNTY RD	9300	9/12/1957	0
67	CONSERVATION COMMISSION	Conservation	1.32	18-17-0	0		CAPT MAYO DR	9320	4/12/2010	400000
68	CONSERVATION COMMISSION	Conservation	1.29	17-25-0	0		MOON POND LN	9320	4/12/2010	400000
69	CONSERVATION COMMISSION	Conservation	1.24	17-26-0	0		CAPT MAYO DR	9320	4/12/2010	400000
70	Beach Parking-Ryder	Beach Parking	1.20	63-10-0	0		RYDER BEACH RD	9300	5/18/1949	0
71	Beach Parking-Great Hollow	Beach & Parking	1.15	42-230-0	0		GREAT HOLLOW BEACH	9300	1/1/1988	0
72	CEMETERY	Cemetery	1.12	46-240-0	1		SNOWS FIELD RD	9300	10/2/1998	0
	Vacant CONSERVATION									
73	COMMISSION	Conservation	1.10	20-3-0	214		SHORE RD	9300	7/25/1985	540000
74										
75	WALSH PROPERTY	Walsh	0.97	43-10-0	10		WALSH WAY	9310	2/28/2020	0
76										
77	WALSH PROPERTY	Walsh	0.97	43-226-0	12		WALSH WAY	9300	2/28/2020	0
78										
	NSS-odd shape-undersized-no									
79	frontage or access	Potential w/Cure	0.94	65-5-0	0		PAMET PT EXIT	9300	12/6/1960	0
80										

4	А	В	С	Е	G	Н	I	J	K	L
	Vacant-Potential-frontage issue. Abutting parcel sold May 2021 @ 12 Fair Winds Passage, inquired							•		
81	about lot	Potential w/Cure	0.87	40-76-0	2		NO UNION FIELD RD	9300	7/27/1998	0
82										
83	Beach Entry Point- Ryder	Beach	0.86	63-26-0	0		RYDER BEACH RD	9300	8/9/1937	0
	Rt 6 @ Great Pond-Topography issues Severe slope from Rt 6 to									
84	Pond. In NSS-undersized	Potential w/Cure-Topo	0.84	60-32-0	49		RT 6	9300	2/26/1959	0
85	CONSERVATION COMMISSION	Conservation	0.83	17-23-0	0		CAPT MAYO DR	9320	4/12/2010	400000
86										
87	WALSH PROPERTY	Walsh	0.82	43-8-0	3		WALSH WAY	9310	2/28/2020	0
88										
	Vacant- Granted to TCT @ Town									
89	Meeting 2021-Walking trails	Conservation	0.82	36-48-0	1		POND VILLAGE AVE	9300	8/29/1994	0
	CONSERVATION COMMISSION-									
90	AQUIFER PROTECTION AREA	Conservation	0.80	14-1-0	538		RT 6	9320	4/12/2010	400000
	CONSERVATION COMMISSION-									
91	AQUIFER PROTECTION AREA	Conservation	0.80	14-2-0	0		CAPT MAYO DR	9320	4/12/2010	400000
	CONSERVATION COMMISSION-									
92	AQUIFER PROTECTION AREA	Conservation	0.79	17-24-0	0		CAPT MAYO DR	9320	4/12/2010	400000
	CONSERVATION COMMISSION-									
93	AQUIFER PROTECTION AREA	Conservation	0.79	18-10-0	0		CAPT MAYO DR	9300	4/12/2010	400000
	CONSERVATION COMMISSION-									
94	AQUIFER PROTECTION AREA	Conservation	0.79	18-11-0	524		RT 6	9300	4/12/2010	400000
	CONSERVATION COMMISSION-									
95	AQUIFER PROTECTION AREA	Conservation	0.79	18-12-0	0		CAPT MAYO DR	9300	4/12/2010	400000
	CONSERVATION COMMISSION-									
96	AQUIFER PROTECTION AREA	Conservation	0.79	18-13-0	0		CAPT MAYO DR	9300	4/12/2010	400000
	CONSERVATION COMMISSION-									
97	AQUIFER PROTECTION AREA	Conservation	0.79	18-14-0	0		CAPT MAYO DR	9320	4/12/2010	400000
	CONSERVATION COMMISSION-									
98	AQUIFER PROTECTION AREA	Conservation	0.79	18-15-0	0		CAPT MAYO DR	9320	4/12/2010	400000
99										
100	WALSH PROPERTY	Walsh	0.78	43-134-0	5		WALSH WAY	9310	2/28/2020	0
101										
	455000401511011011010000							7		

4	А	В	С	Е	G	Н	1	J	K	L
	AFFORDABLE HOUSING-CDP									
102	MANAGES/RENTS PER WEBSITE	Affordable	0.78	36-224-0	14		OLD FIREHOUSE RD	9310	5/22/1987	0
103										
	Vacant-Potential. Abuts old burn							•		
104	dump	Potential	0.78	40-169-0	25		SO HIGHLAND RD	9300	11/6/1929	0
105										
106	Beach Office	Public Facility	0.73	36-130-0	36		SHORE RD	9310	4/1/1960	0
107	Vacant-Wetlands-	Wet	0.73	59-66-0	133		OLD COUNTY RD	9300	6/26/1986	0
108	Vacant-Wetlands	Wet	0.71	54-5-0	0		OLD COUNTY RD	9320	12/6/1978	0
109	Beach-Ballston	Beach	0.69	48-6-0	0		SO PAMET RD	9300	3/13/1953	300
110										
	Vacant-odd shape-partial wet-							•		
111	undersized. Frontage?	Potential w/Cure	0.69	59-64-0	6		FREEMAN RD	9300	3/7/1994	0
112	_									
	Vacant-Well Field Purposes-									
113	Eminent Domain	Conservation	0.65	40-73-0	243		OLD KINGS HWY	9300	8/7/2008	0
114	Beach Parking Lot-Cold Storage	Beach Parking	0.55	39-1-0	0		COLD STORAGE PKG LOT	9300	10/6/2014	5000
	Beach-Cold Storage	Beach	0.53	38-3-0	49		POND RD	9300	1/16/1967	12000
116	_									
	Vacant-undersized-frontage									
	issues-bounded by private houses									
117	on all sides	Potential w/Cure	0.50	36-116-0	56		SHORE RD	9300	10/21/2004	0
118										
	Vacant-In NSS-Undersized HIGH									
	HEAD. Recent bldg approval									
119	nearby (32-19-A)	Potential w/Cure	0.46	30-4-0	44		BREWSTER RD	9360	12/6/1965	0
120										
	Vacant -undersized. HIGH HEAD							•		
	Recent bldg approval nearby (32-									
	19) NSS. Possibly combine with 32-	_								
121		Potential w/Cure	0.46	32-20-0	57		PRISCILLA RD	9300	12/6/1965	0
122									, _,	_
	Vacant -undersized. HIGH HEAD							•		
	Recent bldg approval nearby (32-									
	19) NSS/ Possibly combine with 32									
123	20	Potential w/Cure	0.46	32-27-0	55		ALDEN RD	9300	12/21/1951	0
124		. Dizmini in our	51.15	32 2. 0					12, 22, 2332	

A	А	В	С	Е	G	Н	I	J	K	L
125	Park-Pilgrim Pond	Public Facility-Rec	0.46	36-57-0	0		POND RD	9300	1/1/1988	0
126	Wet-Pilgrim Pond	Wet	0.46	36-159-0	4	В	BAY VIEW RD	9300	6/18/1993	0
127										
128	Walsh Property-Cottage	Walsh	0.45	43-133-0	6		WALSH WAY	9310	2/28/2020	0
129										
	Vacant -undersized. HIGH HEAD									
	Recent bldg approval nearby (32-									
130	19) NSS	Potential w/Cure	0.34	32-22-0	69		PRISCILLA RD	9300	12/30/1957	0
131										
132	Vacant-Conservation	Conservation	0.33	13-5-0	311	Α	SHORE RD	9300	6/28/2000	249000
	Library-Cobb Truro Historical									
133	Society	Public Facility	0.32	50-149-0	13		TRURO CENTER RD	9310	9/6/1912	0
	Vacant-undersized-center of cul-									
134	de-sac	Roadway	0.31	46-78-0	10		RYANS WAY	9300	8/29/1994	0
135	Veterans Memorial	Public Facility-Rec	0.30	50-152-0	4		CASTLE RD	9300	3/9/1971	500
136	Vacant-conservation	Conservation	0.27	39-152-0	374		RT 6	9320	5/20/1997	65000
137	Beach Point Parking Lot	Beach Parking	0.24	17-9-0	207		SHORE RD	9300	3/4/1930	150
	Vacant-undersized-point lot									
	between two roads. Deeded w/									
138	cemetery.	Roadway	0.24	46-251-0	38		MEETINGHOUSE RD	9300	6/30/1959	0
	Vacant-undersized-point lot									
	between two roads. Abuts Town									
139	Hall	Roadway	0.24	46-277-0	20		TOWN HALL RD	9300	8/24/1999	0
140										
	Vacant -undersized. HIGH HEAD.									
	Recent bldg approval nearby (32-									
141	19) NSS	Potential w/Cure	0.23	30-3-0	3		ALLERTON RD	9360	12/22/1953	0
142										
143	Cold Storage Beach Parking Lot	Beach Parking	0.23	35-129-0	0		COLD STORAGE PKG LOT	9300	10/6/2014	5000
144	Beach-Ballston-Former Musnuff	Beach	0.23	48-7-0	135		SO PAMET RD	9300	8/11/2021	1
145	Beach Parking lot-Noons Landing	Beach Parking	0.22	13-6-0	315		SHORE RD	9300	6/28/2000	249000
146	Beach Parking lot-Noons Landing	Beach Parking	0.22	13-7-0	311		SHORE RD	9300	6/28/2000	249000
147	Beach-Noons Landing	Beach	0.22	13-17-0	328		SHORE RD	9300	6/28/2000	249000
148	Beach-Noons Landing	Beach	0.22	13-18-0	322		SHORE RD	9300	6/28/2000	249000
	Vacant-undersized-steep-Abuts									
149	Cold Storage Beach Parking Lot	Roadway	0.18	39-2-0	1		BAY VIEW RD	9300	10/18/1979	0
150	Beach Parking lot-Longnook	Beach Parking	0.18	44-1-0	103		LONGNOOK RD	9300	1/2/1952	0

	А	В	С	E	G	Н	I	J	K	L
151	Vacant-undersized-partially wet	Roadway	0.18	45-70-0	0		CORN HILL RD	9300	1/1/1988	0
152	Beach-Beach Point Town Landing	Beach	0.12	20-2-0	216		SHORE RD	9300	3/4/1930	150
153										
154 155	Vacant -undersized. Recent bldg approval nearby (32-19) NSS- bounded on all sides by NSS	Potential w/Cure	0.11	29-4-0	4		PRISCILLA RD	9360	12/22/1953	0
	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32- 19) NSS-bounded on all sides by NSS	Potential w/Cure	0.11	30-7-0	9		ALDEN RD	9300	12/22/1953	0
157										
158	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32- 19) NSS-bounded on all sides by NSS	Potential w/Cure	0.11	30-12-0	39		ALDEN RD	9300	12/22/1953	0
159		r oterna wy oure	0122	50 12 0	55		7120211110	3500	12/22/2500	ū
	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32-	Potential w/Cure	0.11	32-21-0	70		PRISCILLA RD	9300	12/30/1957	0
161	19) NSS	Potential W/Cure	0.11	32-21-0	70		PRISCILLA RD	5500	12/30/1937	U
	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32-	Detential/Com	0.11	22.22.0	70		DDICCILL A DD	0200	12/22/1052	0
	19) NSS	Potential w/Cure	0.11	32-23-0	78		PRISCILLA RD	9300	12/22/1953	0
163 164	Vacant-conservation-Wet	Wet	0.10	54-114-0	10	Α	ABBY LN	9300	12/6/1978	0
	Vacant-undersized-frontage								- / /	
	issues	Roadway	0.09	36-79-0	13		OLD FIREHOUSE RD	9300	5/22/1987	0
	Vacant-undersized	Roadway	0.07	36-76-0	15		OLD FIREHOUSE RD	9300	5/22/1987	0
167	Vacant-wet-undersized	Wet	0.07	50-9-0	0		DEPOT RD	9300	4/17/1951	0
168	Beach Parking Lot Shed-Coast Guard	Roadway	0.05	33-40-0	44		COAST GUARD RD	9310	1/1/2007	0
169	Bus Stop-No Truro Ctr-Highland & Shore	Roadway	0.01	36-202-0	0		SHORE RD	9300	12/23/1922	0
170	Vacant-tiny undersized along road	Roadway	0.01	36-222-0	35	Α	POND RD	9300	1/1/2000	0