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Truro Planning Board  
Truro Town Hall  
Truro, MA 02666

November 28, 2021 | via email

**Re: Street Definition Discussion | December 1 meeting**

Dear Ms. Greenbaum and Members

As you may know, TPRTA has called for a change to Truro's street definition since at least 2013 for one simple reason: the current definition requires 40 feet width, a requirement that no road in Truro meets, with the exception of a small portion of State Highway (Rt 6) from the Rt 6A split to the Provincetown line. This means that with the exception of Truro's Town roads which are exempted from this requirement, 230+ public and private roads in Truro are non-conforming roads. Thus the adequacy of frontage of properties on these roads may be in question, with serious implications for properties seeking permits for renovations/alterations, new construction, septic upgrades, and sales, among other actions requiring town permits based on conforming frontage. While in some cases, the ZBA can grant relief, with an issue of this scale this is not a practical, effective or economical solution.

We believe the **Zoning Bylaw found in Section 10.4** should be changed so that there is no question that the road width of existing ways that meet the Town's minimum requirement for safety and adequacy in the **General Bylaws (Section 1-9-13)** are considered legal and conforming ways for frontage. We also recognize that having a definition that conforms to State road width requirement is important for many reasons as well.

For this reason, we ask the PB to consider **adding needed exemptions to Zoning Bylaw (Section 10.4)** to be harmonized with related design requirements. These exemptions could cover various "road" scenarios including exempting ways that **meet the General Bylaw requirement of Section 1-9-13** for the "14 foot box" on the ground **and** that, for example,

- are contained in an approved subdivision plan; and/or
- are on any ancient way never discontinued by the Town; and/or
- existed on the ground prior to 2021 (or xx date); and/or
- are ways on which two or more residential or commercial structures are taxed; and/or
- are the frontage and access for two or more prior approval(s) of building permits for any property along said way.

Perhaps there are other, better ways to frame these exemptions, but the aim is to make clear that existing ways on which construction already has occurred are acceptable for frontage and access (assuming the plans otherwise meet zoning requirements) in respect of new construction, alteration, septic upgrades, and sale. The benefit to the entire Truro community is unquestionable and clear.

Thank you for your consideration.

Anthony Garrett, President