

Barnstable Local Comprehensive Plan Community Meeting

SPRING 2025



Community Meeting Agenda

- Overview of the Draft Local Comprehensive Plan
- Spring 2025 Community Meetings
- Public Comment Period
- Next Steps
- Open House

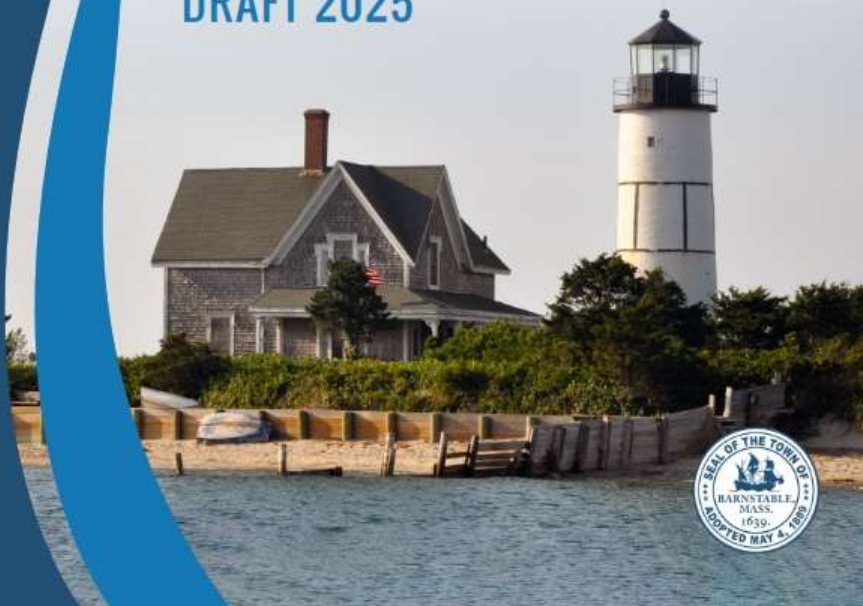


Local Comprehensive Plan Overall Process



Town of Barnstable Local Comprehensive Plan

DRAFT 2025



What is the Local Comprehensive Plan



Local Comprehensive Plan

A local comprehensive plan defines a long-term vision for the community by anticipating and guiding the **rate of new development** and coordinating it with **capital facilities**. A comprehensive plan defines the **unique values** we seek to protect and encourages **balanced economic development**.



Why is the Local Comprehensive Plan Important?



Town of Barnstable's Mission Statement

Our mission is to protect the Town of Barnstable's quality of life and unique character, engage our citizens, and enact policies that respond to and anticipate the needs of our community.



Existing Conditions Report



Existing Conditions Report



Local Comprehensive Plan
Town of Barnstable, MA
2023

Phase I: Vision, Engagement, and Existing Conditions



**Barnstable Local
Comprehensive Plan**
Community Vision, Goals,
and Strategic Actions



DODSON & FLINKER
Landscape Architecture and Planning

Existing Conditions Report



Vision Statement



Existing Conditions Report



Vision Statement



SEPTEMBER

- 9/20 – Cotuit Civic Association Freedom Hall 976 Main Street, Cotuit @7:00 PM
- 9/22 – 55+ Community Safety Day Barnstable Adult Community Center 825 Falmouth Road, Hyannis 11:00 AM – 2:00 PM
- 9/27 – Youth Commission via Zoom @6:30 PM

OCTOBER

- 10/11 – Barnstable Village Association St. Mary's Episcopal Church 3055 Main Street, Barnstable @7:00 PM
- 10/16 – Hyannis Open Streets Downtown Hyannis @12:00 AM – 4:00 PM
- 10/22 – Youth Soccer Cape Cod Community College, Barnstable @9:00 – 11:00 AM
- 10/28 – Coffee with a LCPC Member (Osterville Public Library, 43 Wianno Avenue) @9am
- 10/31 – Halloween on Main Street Hyannis, 4pm-7pm

NOVEMBER

- 11/1 – Osterville Civic Association Osterville Public Library 43 Wianno Avenue, Osterville @7:00 PM
- 11/1 – Marstons Mills Civic Association via Zoom @6:00 PM
- 11/4 – Coffee with a LCPC Member Fig Tree Cafe @9am
- 11/7 – Hyannis Port Civic Association via Zoom @7:00 PM
- 11/8 – Greater Hyannis Civic Association Steamship Authority Terminal Building Conference Room, 123 School Street, Hyannis @6:30 PM
- 11/11 – Coffee with a LCPC Member Chez Antoine @9am
- 11/14 – Centerville Civic Association via Zoom @7:00 PM
- 11/18 – Coffee with a LCPC Member Sturgis Library 3090 Main Street, Barnstable @12:00-1:00 PM
- 11/23 – RedHawks Rolling Rally Downtown Hyannis Village Green @12:00 PM

DECEMBER

- 12/3 – Holiday Love Local Fest Hyannis Village Green + Harbor Overlook @10:00 AM – 4:00 PM
- 12/6 – West Barnstable Civic Association West Barnstable Community Building 2377 Meetinghouse Way @7:00 PM
- 12/7 – Winter Stroll Main Street Barnstable Village @5:45-8:00 PM
- 12/13 – Hyannis Main Street Business Improvement District (BID) @8:30 AM
- 12/13 – Osterville LCP Workshop Osterville Historical Museum, 155 Bay Road, Osterville @7:00-9:00 PM
- 12/14 – Winter Open House Hyannis Youth and Community Center, Shepley Room @4:00-7:00 PM

JANUARY

- 1/12 – Marstons Mills Civic Association Liberty Hall, 2150 Main Street, Marstons Mills @7:00-9:00 PM
- 1/17 – West Barnstable Civic Association West Barnstable Community Building 2377 Meetinghouse Way @6:30 PM
- 1/18 – Centerville LCP Workshop Centerville Recreation Building 524 Main Street, Centerville @7:00 PM

FEBRUARY

- 2/7 – Barnstable Association for Recreational Shellfishing LCP Workshop West Barnstable Community Building 2377 Meetinghouse Way @7:00 PM
- 2/28 – Bringing It Together Workshop (Option #1) to be held remotely 12:00-1:15 PM. To obtain the Zoom link, please pre-register at: <https://www.cognitofrms.com/TownOfBarnstable1/barnstablelcp>

MARCH

- 3/1 – Bringing It Together Workshop (Option #2) Barnstable Adult Community Center 825 Falmouth Road, Hyannis 5:00-7:00 PM. Pizza will be provided and in partnership with Barnstable Recreation, arts and crafts and a movie will be available for children ages kindergarten through 5th grade. For planning purposes, please pre-register at: <https://www.cognitofrms.com/TownOfBarnstable1/barnstablelcp>

Existing Conditions Report




Vision Statement



Barnstable Local Comprehensive Plan

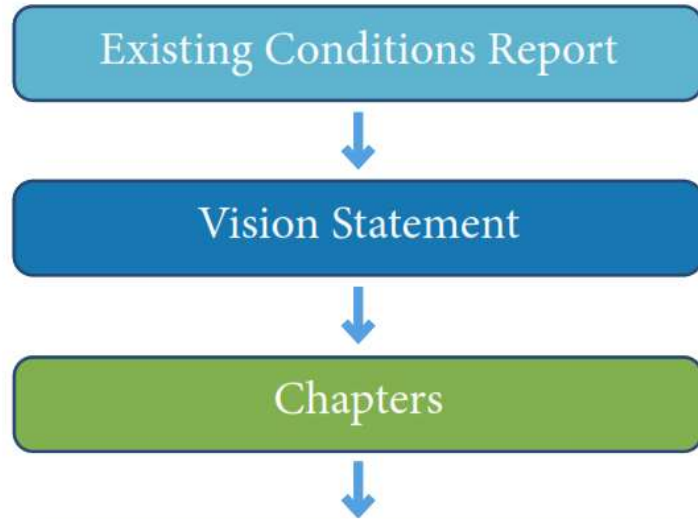
Final Vision Statement



The town of Barnstable is a vibrant and diverse community where people and nature thrive together. We are committed to creating a healthy, safe, inclusive, and equitable place for all residents and to restore, enhance and protect our natural resources for future generations.

To achieve our vision, we will proactively:

- 1) Protect, restore and enhance priority natural habitats, salt and fresh water resources, and open spaces.
- 2) Maintain healthy coastal ecosystems along with commercially viable harbors.
- 3) Protect and improve the quality and quantity of our drinking water.
- 4) Prepare and adapt to climate impacts including sea level rise.
- 5) Reduce our environmental footprint by investing in low-carbon energy, reducing greenhouse gas emissions, and better managing our waste.
- 6) Build on our outstanding recreational opportunities and enhance access to open spaces while also ensuring no environmental harm as recommended by the open space and recreation plan.
- 7) Preserve, enhance and celebrate the unique historic character and sense of place of the town and each of its seven villages.
- 8) Promote a diverse economy that supports living wages and local businesses and restores, enhances and protects the natural environment.
- 9) Commit to providing affordable and attainable year-round housing options.
- 10) Provide access to high-quality public education, healthcare, human and social services, and a healthy environment.
- 11) Foster an inclusive community that values diversity.
- 12) Create a healthy, safe community, and care for those in need.
- 13) Incentivize redevelopment and encourage new development toward locations with adequate infrastructure and away from environmentally sensitive areas town-wide.
- 14) Enable people to travel safely and efficiently by the mode of their choice.
- 15) Build essential infrastructure that is resilient, adaptable, and sustainable and minimizes its environmental impact.
- 16) Increase transparency of the local government so that it can make effective decisions ground in citizen input and implement necessary changes efficiently.
- 17) Strengthen community connections and communication town-wide and seek opportunities for collaboration with neighboring towns.
- 18) Recognize and build upon previous efforts by citizens and the Town to make Barnstable the best that it can be.



Existing Conditions Report



Vision Statement



Chapters



Land Use

Housing

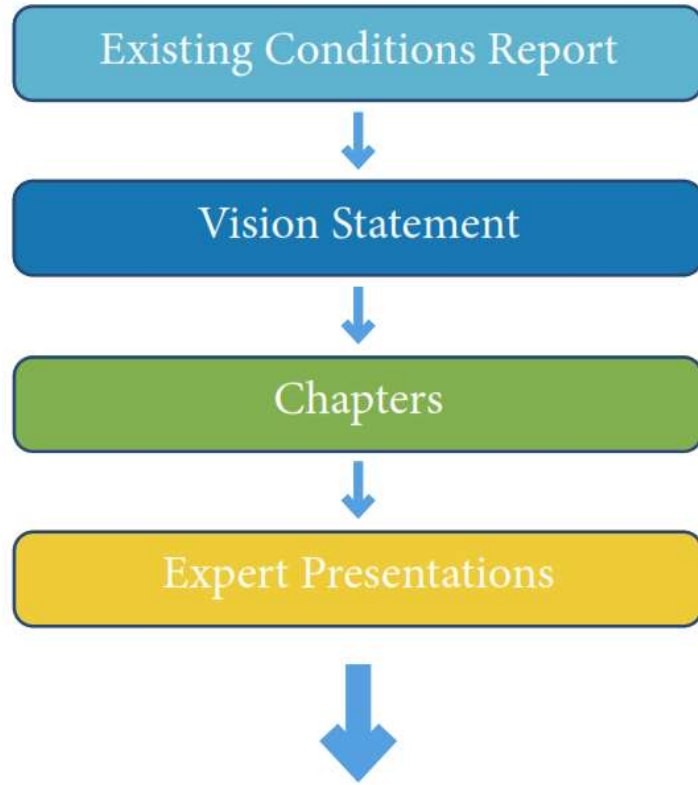
Natural Resources

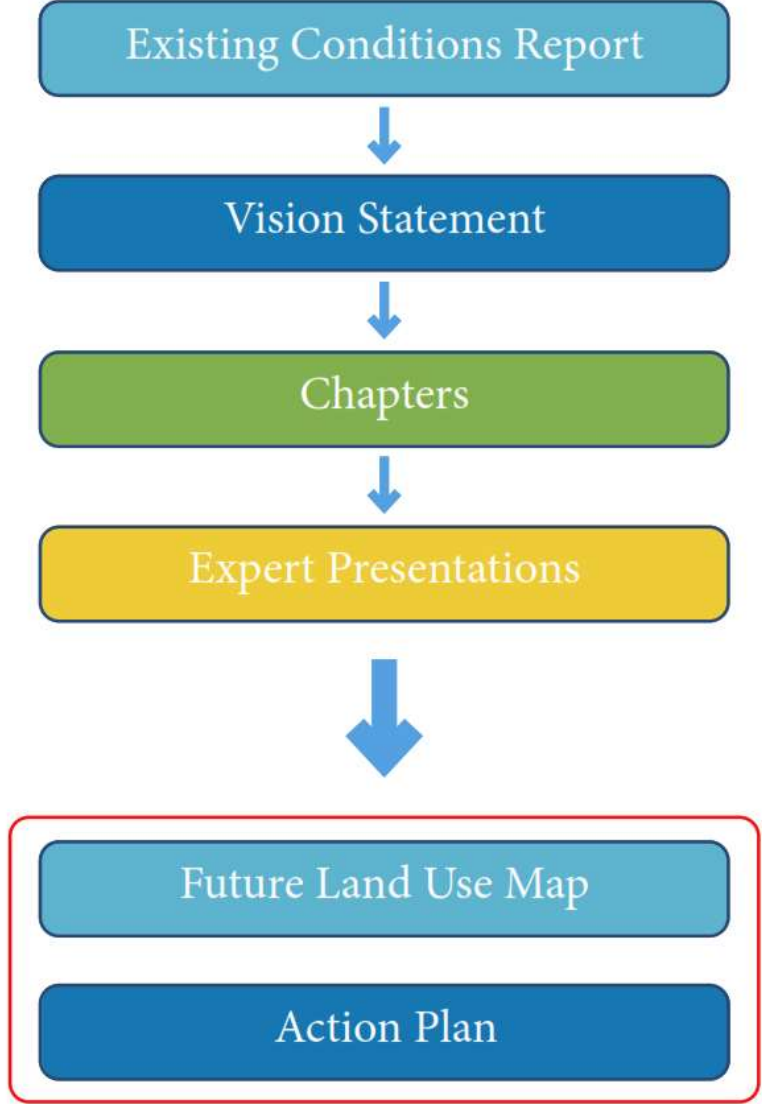
Infrastructure

Facilities

Economic Development

Culture, Heritage & Design





Spring 2025 Community Meetings



Spring 2025 Community Meetings


- **Tuesday, April 15th at 6pm** at the West Barnstable Community Center
- **Wednesday, April 30th at 6pm** at Liberty Hall
- **Monday, May 5th at 6pm** at the Osterville Library **This meeting will also be accessible virtually*
- **Thursday May 8th at 6pm** at the Barnstable High School Performing Arts Center
**Free childcare services and live Portuguese and Spanish interpretation will be provided*

How to Submit Comments



Draft LCP Comment Period


The public comment period is open through **Sunday May 11th**



Town of Barnstable

Local Comprehensive Plan


Draft Plan for Review:
Spring 2025 Community Meetings: Public Comment



Please share your comments on the draft Local Comprehensive Plan. **The public comment period is open through Sunday, May 11, 2025.** Comments can be submitted by:

- Emailing the Barnstable LCP email address: BarnstableLCP@town.barnstable.ma.us
- Using the online comment tool accessible by scanning the QR code below or visiting the project website BarnstableLCP.com by clicking on the "Document Library" tab
- Mailing or dropping off hard copies at Town Hall 367 Main Street, Hyannis 02601 Attention: Planning & Development

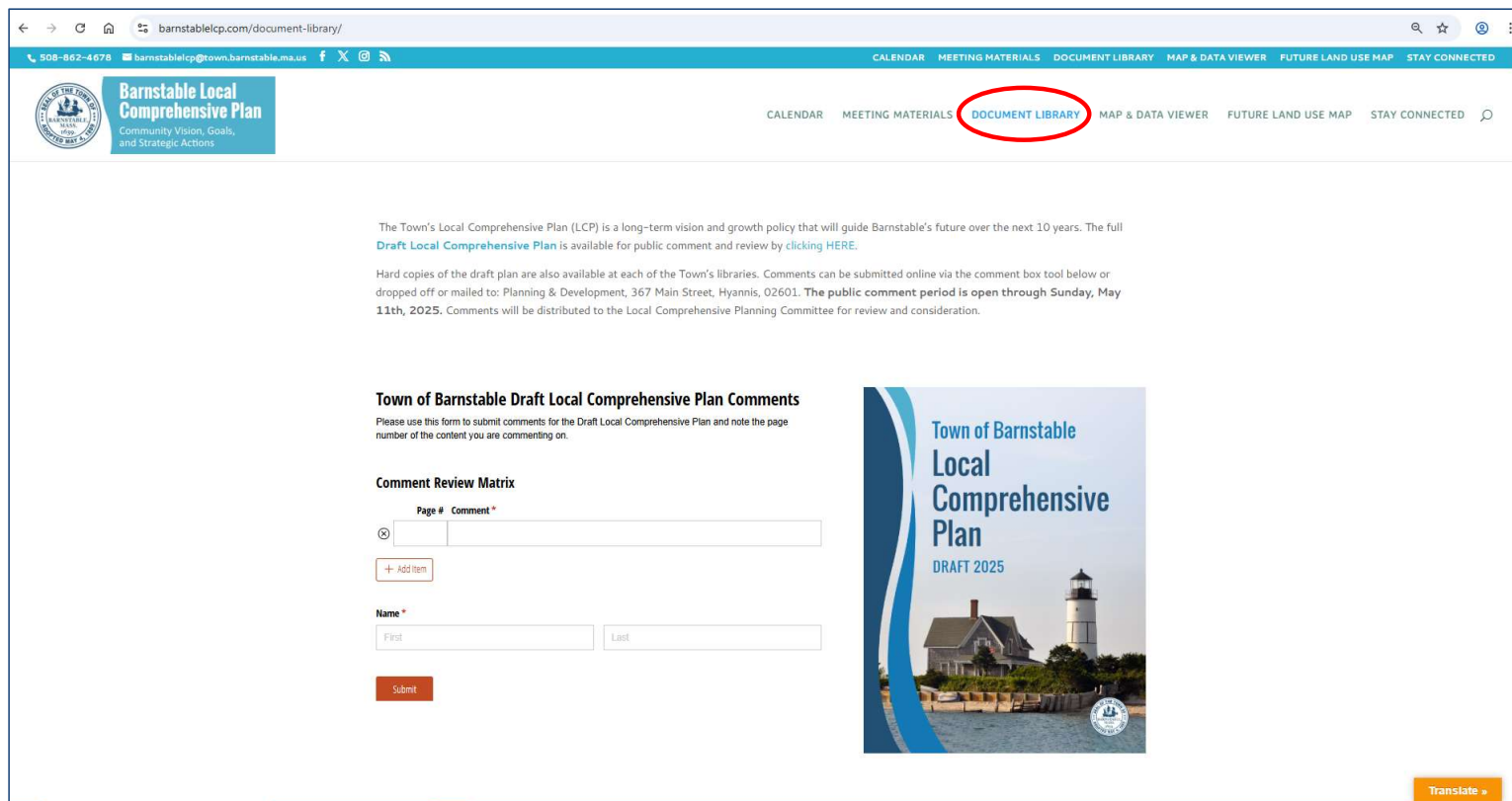
Page #	Comment	



SCAN ME

Where is the Draft LCP Available?

Digital Version: BarnstableLCP.com



The screenshot shows a web browser at the URL barnstablelcp.com/document-library/. The page features a blue header with the Barnstable Local Comprehensive Plan logo on the left and a navigation menu on the right. The navigation menu includes links for CALENDAR, MEETING MATERIALS, DOCUMENT LIBRARY (circled in red), MAP & DATA VIEWER, FUTURE LAND USE MAP, and STAY CONNECTED. Below the header, the main content area contains text explaining the LCP and providing information on where to find the draft plan. A 'Town of Barnstable Draft Local Comprehensive Plan Comments' form is visible, including a 'Comment Review Matrix' table with columns for 'Page #' and 'Comment *'. To the right of the form is a promotional graphic for the 'Town of Barnstable Local Comprehensive Plan DRAFT 2025' featuring a lighthouse and a house. A 'Translate' button is located in the bottom right corner.

508-862-4678 | barnstablelcp@town.barnstable.ma.us | CALENDAR | MEETING MATERIALS | **DOCUMENT LIBRARY** | MAP & DATA VIEWER | FUTURE LAND USE MAP | STAY CONNECTED

Barnstable Local Comprehensive Plan
Community Vision, Goals, and Strategic Actions

CALENDAR | MEETING MATERIALS | **DOCUMENT LIBRARY** | MAP & DATA VIEWER | FUTURE LAND USE MAP | STAY CONNECTED

The Town's Local Comprehensive Plan (LCP) is a long-term vision and growth policy that will guide Barnstable's future over the next 10 years. The full [Draft Local Comprehensive Plan](#) is available for public comment and review by [clicking HERE](#).

Hard copies of the draft plan are also available at each of the Town's libraries. Comments can be submitted online via the comment box tool below or dropped off or mailed to: Planning & Development, 367 Main Street, Hyannis, 02601. **The public comment period is open through Sunday, May 11th, 2025.** Comments will be distributed to the Local Comprehensive Planning Committee for review and consideration.

Town of Barnstable Draft Local Comprehensive Plan Comments

Please use this form to submit comments for the Draft Local Comprehensive Plan and note the page number of the content you are commenting on.

Comment Review Matrix

Page #	Comment *
<input type="text"/>	<input type="text"/>
<input type="button" value="+ Add Item"/>	

Name *

First Last

Town of Barnstable Local Comprehensive Plan DRAFT 2025

Where is the Draft LCP Available?

Hard Copies

- Barnstable Adult Community Center
 - Hyannis Public Library
 - Centerville Public Library
 - West Barnstable Public Library
 - Marstons Mills Public Library
 - Osterville Public Library
 - Cotuit Public Library
 - Sturgis Library
-

How to Submit Comments

Online: BarnstableLCP.com

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Town of Barnstable Draft Local Comprehensive Plan Comments

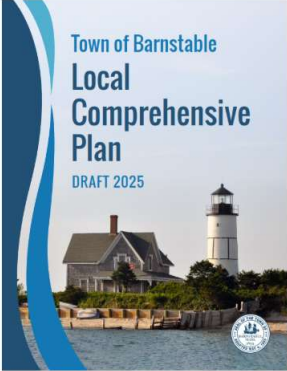
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<input type="text"/>	<input type="text"/>
<input type="button" value="+ Add Item"/>	

Name *

First <input type="text"/>	Last <input type="text"/>
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[Translate »](#)

How to Submit Comments

Hard Copy & Email Submissions

- Attend one or more of the community meetings
 - Drop off or mail comments to the Planning & Development office 367 Main Street Hyannis, 02601 Attention: Planning & Development
 - Send comments via email to BarnstableLCP@town.barnstable.ma.us
-

Next Steps



Next Steps

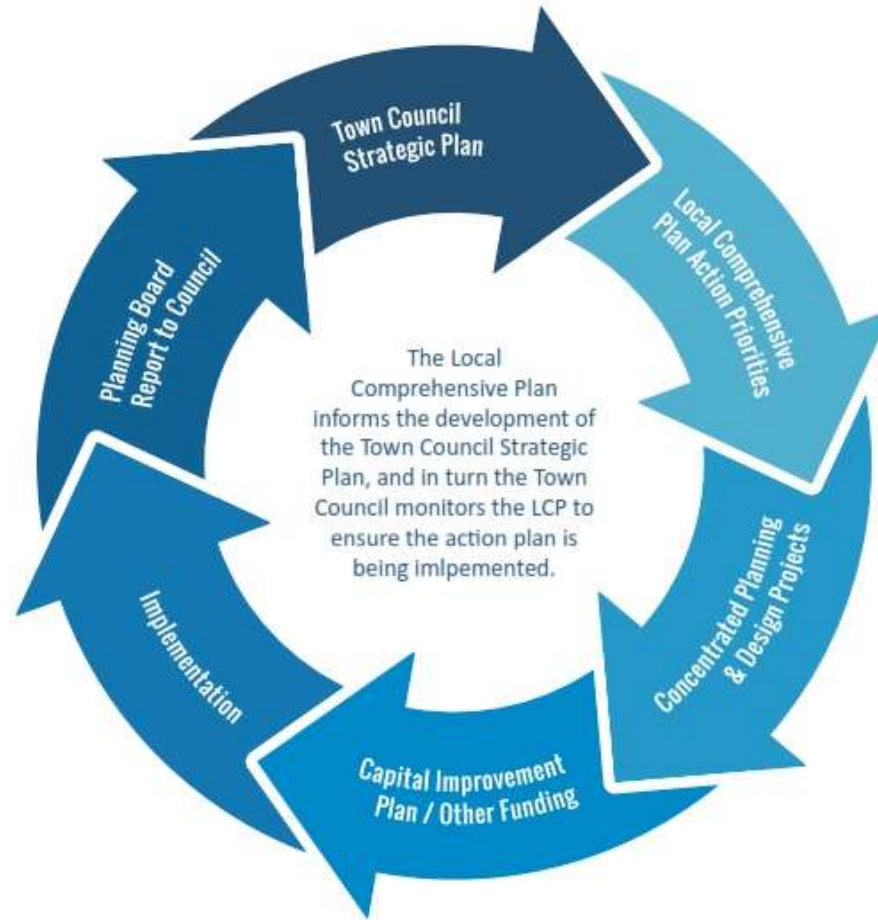
Local Comprehensive Planning Committee Meetings

The Committee will meet to review public comments and will ultimately vote on each chapter

Planning Board & Town Council

The Committee in collaboration with Town staff will present the Local Comprehensive Plan to Planning Board & Town Council

Implementation

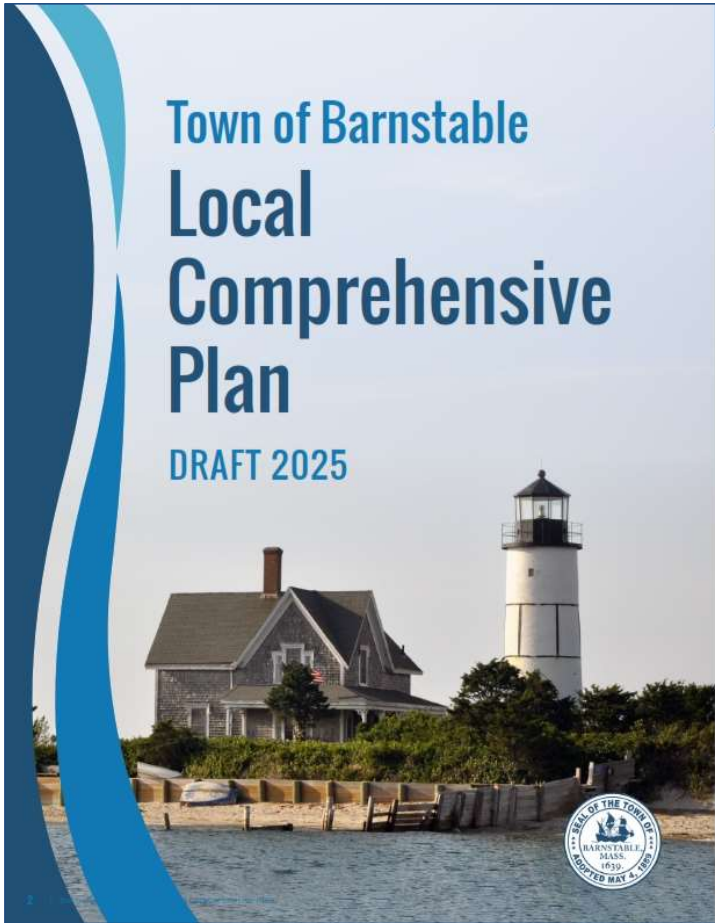


Open House



We Want to Hear from You

Town of Barnstable Local Comprehensive Plan DRAFT 2025



Executive Summary

The 2025 Barnstable Local Comprehensive Plan (LCP) serves as a strategic guide for the future development, growth, and preservation of the Town. The Local Comprehensive Plan process was steered by the Local Comprehensive Planning Committee (LCPC). The LCPC is made up of volunteer residents of the community that were appointed by the Town Manager and ratified by Town Council to better facilitate and communicate the planning process, to assure the long-term land use plan reflect the community's needs and support a robust inclusive engagement of the greater community in this important planning effort. This three-year effort involved a collaborative public process to identify a vision, define key issues, and develop actionable steps that will guide decision making over the next 10 years. Through this vigorous community engagement process, input from local stakeholders, and a thorough review of existing conditions, the Committee crafted a comprehensive framework that addresses the unique needs and aspirations of the community. This framework ultimately created a vision and supporting goals and actions that seek to achieve balance and a commitment to a healthy, diverse community for both people and nature.

What is the Local Comprehensive Plan?

A Local Comprehensive Plan (LCP) defines a long-term vision and growth policy that guides the future of a Town, for an established duration, generally over the course of 10 to 20 years, that anticipates and guides development, land use, infrastructure, and resource protection ultimately defining a targeted action plan for future work and resource allocation with respect to the community's vision, values and expectations. The plan serves as a guide and resource for elected officials, board members, and residents when considering future decisions including policies related to development, infrastructure, the economy, and resource protection.

The Local Comprehensive Plan acts upon the Town's mission statement "to protect the Town of Barnstable's quality of life and unique character, engage our citizens, and enact policies that respond to and anticipate the needs of our community." The LCP defines strategic land use actions and goals as well as provides a clear picture of where additional study or special regulation is necessary to manage complex issues and challenges and is a guide for allocating capital funding and prioritizing town projects.

How is the Local Comprehensive Plan Structured

How is the Local Comprehensive Plan Structured?

The Barnstable Local Comprehensive Plan was completed in two phases commencing with coordination and amassing Existing Conditions with data and narrative for the current status of the Town through detailed data analysis and interviews with stakeholders and town departments. Engagement, together with existing conditions produced a well rounded land use Vision Statement. These portions complete Phase I.

Phase II, uses Phase I as a foundation of information from which the Committee focused on specific topic issues and needs. Ultimately, a Targeted Action Plan was developed with topic and location specific land use goals and actions to be achieved over the next 10 years. The structure of this document is further defined below.

Introduction

The Introduction provides an overview of what the Local Comprehensive Plan is and how it was developed including:

- Acknowledgments
- [Letter from the Committee](#)
- [Executive Summary](#)
- [Community Engagement & Process](#)

Community Vision Statement

Building upon key themes of public input presented over months of community outreach, the community Vision Statement expresses shared values for future development and resource protection and represents a growth policy for the community.

Existing Conditions Report

The Existing Conditions provides a snapshot in time with a foundation of data and narrative for the current status of the Town which informed future goals established herein. The Existing Conditions is organized by the following topics:

1. [Natural Systems](#)
2. [Built Systems](#)
3. [Community Systems](#)

Key Issues & Opportunities

Building upon the Existing Conditions and the community Vision Statement, the Key Issues and Opportunities takes a deeper dive into specific topics to identify what has been achieved since the prior LCP, and includes topic-specific issues and needs as well as goals and actions. Each topic includes an illustrative Fact Sheet highlighting significant data points. The Key Issues & Needs is organized by the following topics:

4. [Land Use](#)
5. [Housing](#)
6. [Natural Resources](#)
7. [Infrastructure](#)
8. [Facilities](#)
9. [Economic Development](#)
10. [Culture, Heritage & Design](#)

Future Land Use Maps

Building upon the Town's Current Land Use Map the Future Land Use Maps reflect on what Barnstable should be over the next 10 years. The Future Land Use Map is organized as two maps: the Regulatory Areas Map identifies future land use types geographically across Town and the Study Areas Map identifies four areas for further land use study. In developing the Future Land Use Maps, the LCP Committee reflected upon land use types and corresponding areas defined on the Current Land Use Map with consideration of areas of potential change versus areas of stability. An interactive version of the Future Land Use Map was developed to obtain public comment which the Committee reviewed and considered in finalizing the maps.

Targeted Action Plan

Building upon the Existing Conditions, Key Issues and Opportunities and feedback from the community for priority efforts, the Targeted Action Plan provides topic and location specific goals and actions to be achieved over the next 10 years including responsible parties, potential funding sources, and identifies how each action relates to the various chapter topics. The Targeted Action Plan is organized by the following topics: Land Use, Housing, Natural Resources, Infrastructure, Facilities, Economic Development, Culture, Heritage & Design.

Plan Implementation


The Implementation plan defines the process for which the goals and actions defined within the Targeted Action Plan will be controlled through the Town Council in collaboration with Town Boards, Committees, and Commissions, Town Departments, as well as other Town organizations.

Appendix

The Appendix provides summaries for each of the presentations offered by Town staff and regional subject matter experts which informed the Key Issues & Needs and includes a glossary as well as sources.

Together these sections create one Local Comprehensive Plan for the Town of Barnstable to guide land use policy and discussion for the next 10 years. While the Plan was written by a committee of volunteers who served the Town for over three years, the Plan was truly developed by the thousands of public comments, emails, survey responses, etc that make this plan unique to the Town of Barnstable.

Targeted Action Plan

 Land Use Targeted Action Plan	
<p>GOAL 1 Analyze current standards for lot coverage and building massing in the Residential Areas. Consider creating or decreasing maximum lot coverage limitations and/or establishing floor to area ratio (FAR) limits in strategic areas to contain the spread of impervious surfaces and to improve coastal flooding resilience.</p>	
<p>ACTIONS</p>	
<p>A Amend the Town's zoning to incorporate requirements for the built and natural environment with best practice strategies related to coastal flooding resiliency and potential need to retreat.</p>	
<p>B Establish new lot coverage requirements or enhance existing requirements to define maximum impervious coverage in residential zoning districts.</p>	
<p>GOAL 2 To preserve open lands, agricultural lands, and cultural, historic, and scenic landscapes, explore locations for an increased lot size requirement in areas with insufficient infrastructure.</p>	
<p>ACTIONS</p>	
<p>A Conduct an analysis of the parcels in the Resource Protection Overlay District (RPOD) currently zoned for two acres by overlaying maps of natural, historic, and scenic resources to help identify if the RPOD should be expanded.</p>	
<p>GOAL 3 Continue to explore opportunities to protect or acquire areas of land to retain and expand open space.</p>	
<p>ACTIONS</p>	
<p>A Seek to increase land protected in perpetuity with prioritization for land that is contiguous with existing open space, adjacent to a wetland as well as opportunities to establish or expand greenways and wildlife corridors of sufficient width to protect edge species and species that inhabit the interior forest.</p>	
<p>GOAL 4 Amend the zoning ordinance to enhance requirements to retain existing tree canopy and establish new requirements to increase tree canopy.</p>	
<p>ACTIONS</p>	
<p>A Amend the Town's zoning to require that residential and commercial properties are improved with or maintain existing vegetated landscape buffers between other properties and adjacent to water bodies.</p>	
<p>B Amend the Town's zoning to require that a new tree be planted whenever a significant tree is removed with consideration for trees removed due to safety concerns and consider alternative methods including a fee in lieu. The Town will also consider providing incentives when significant trees, beyond any applicable requirements, are planted. The Town will work with the Tree Warden to determine criteria for defining a significant tree.</p>	
<p>C Set standards for the maximum lot clearance allowed for development in rural residential zoning districts as well as Sensitive Habitat Areas including open space that is protected in perpetuity and BioMap Core Habitat and Critical Natural Landscape.</p>	
<p>GOAL 5 Consider incentives and tax benefits for agricultural lands to increase intensity and economic possibility.</p>	
<p>ACTIONS</p>	
<p>A Actively promote Massachusetts General Law (MGL) Chapter 61A property tax benefits to rural landowners.</p>	
<p>10 Action Plan Town of Barnstable 2025 Local Comprehensive Plan</p>	<p>Town of Barnstable 2025 Local Comprehensive Plan Action Plan 11</p>



Targeted Action Plan

Barnstable & West Barnstable: Land Use

Goal:

Analyze current standards for coverage and building massing in the Residential Areas. Consider creating or decreasing maximum lot coverage limitations and/or establishing floor to area ratio (FAR) limits in strategic areas to contain the spread of impervious surfaces and to improve coastal flooding resilience.



Targeted Action Plan

Barnstable & West Barnstable: Land Use

Actions:

- Amend the Town's zoning to incorporate requirements for the built and natural environment with best practice strategies related to coastal flooding resiliency and potential need to retreat.
- Establish new lot coverage requirements or enhance existing requirements to define maximum impervious coverage in residential zoning districts.



Targeted Action Plan

Barnstable & West Barnstable: Land Use

Goal:

To preserve open lands, agriculture lands, and cultural, historic and scenic landscapes, explore locations for an increased lot size requirement in areas in insufficient infrastructure.



Targeted Action Plan

Barnstable & West Barnstable: Land Use

Action:

- Conduct an analysis of the parcels in the Resource Protection Overlay District (RPOD) currently zoned for two acres by overlaying maps of natural, historic, and scenic resources to help identify if the RPOD should be expanded.



Targeted Action Plan

Barnstable & West Barnstable: Land Use

Goal:

Reflect on the Future Land Use Map and coordinate further study for the areas identified on the map.



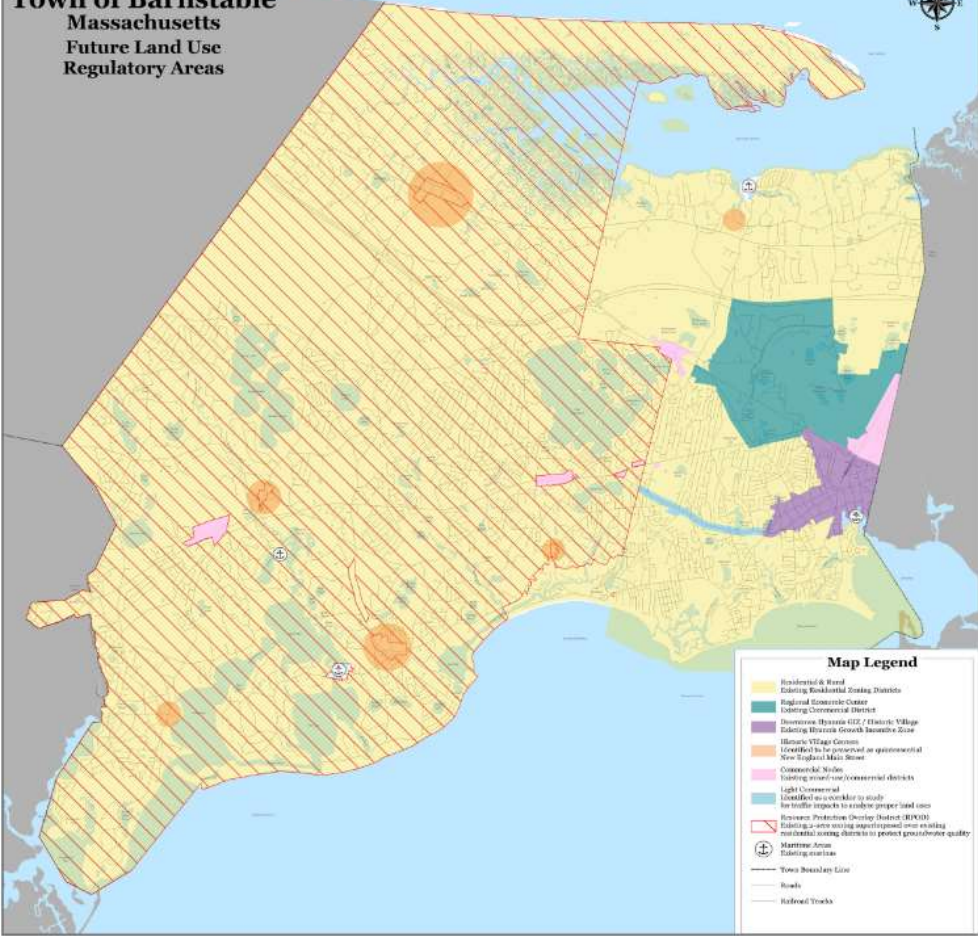
Targeted Action Plan

Barnstable & West Barnstable: Land Use

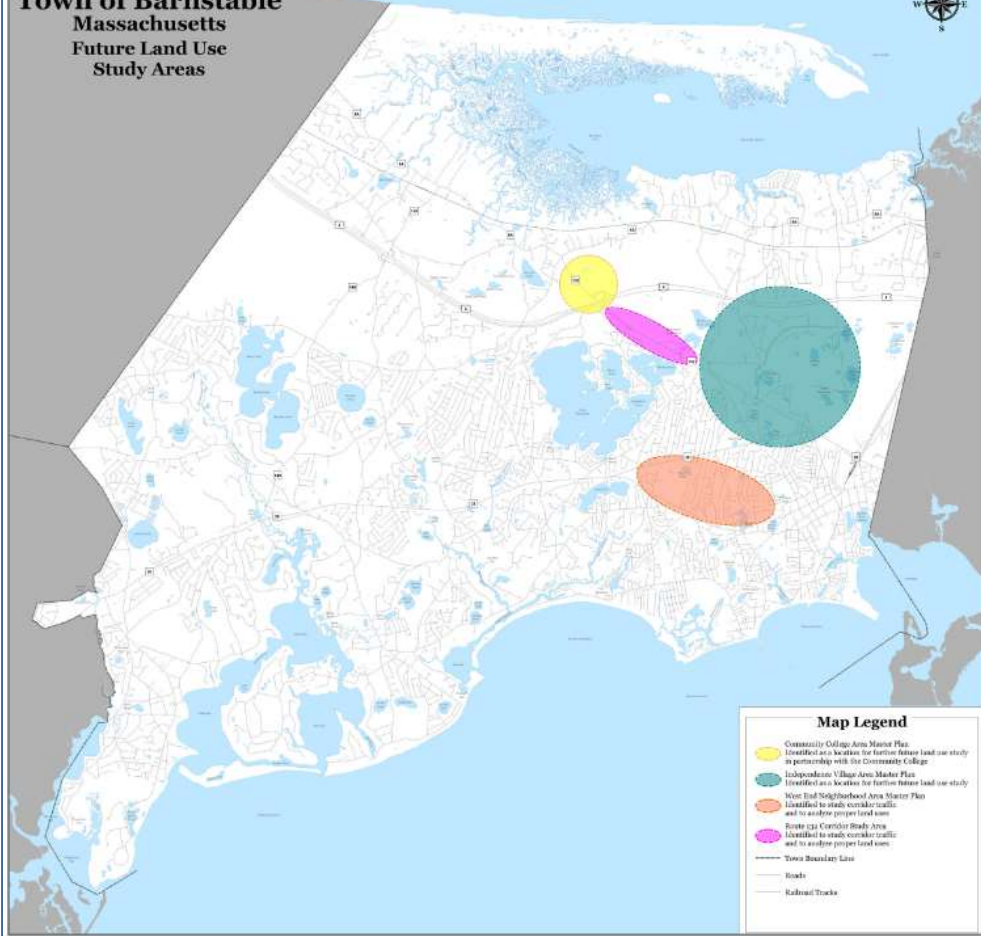
Actions:

- Conduct the Independence Village Area Master Plan as shown on the Future Land Use Map.
- Conduct the Community College Area Master Plan as shown on the Future Land Use Map for further land use in partnership with the Community College.
- Study the Route 132 corridor as shown on the Future Land Use Map to study traffic impacts and analyze proper land uses.

**Town of Barnstable
Massachusetts
Future Land Use
Regulatory Areas**



**Town of Barnstable
Massachusetts
Future Land Use
Study Areas**



Targeted Action Plan

Barnstable & West Barnstable: Natural Resources



Goal:

Continue to conduct long-range land use and capital facilities planning for future provision and protection of Barnstable's public water supply.



Targeted Action Plan

Barnstable & West Barnstable: Natural Resources

Action:

- The Town will continue to collaborate with independent water districts to analyze data and implement plans to acquire future wells and associated lands before development occurs and designate Zones of Contribution and Wellhead Protection Zones for future public supply wells.



Targeted Action Plan

Barnstable & West Barnstable: Natural Resources

Goal:

Continue to prioritize the public acquisition of lands within 400 feet of a future public supply well Zone I, as well as Zone II areas most susceptible to contamination.



Targeted Action Plan

Barnstable & West Barnstable: Natural Resources

Actions:

- Coordinate with adjacent communities, as applicable, when land surrounding a future public supply well expands into or abuts another town.
- Maintain a map that depicts all Zone I and Zone II areas overlaid with existing conservation lands.
- Develop a plan to prioritize acquisition of land that is contiguous with Zone I and Zone II areas.

Targeted Action Plan

Barnstable & West Barnstable: Natural Resources



Goal:

Control erosion in barrier beaches and coastal banks to the greatest extent possible to protect important wildlife habitat and recreational amenities and provide storm surge protection.

Targeted Action Plan

Barnstable & West Barnstable: Natural Resources



Action:

- Accomplish the Sandy Neck Beach Park coastal resiliency project.

Targeted Action Plan

Barnstable & West Barnstable: Culture, Heritage & Design



Goal:

Continue to prioritize and coordinate physical and programmatic infrastructure for the Town's Arts and Culture Program.

Targeted Action Plan

Barnstable & West Barnstable: Culture, Heritage & Design



Actions:

- Enhance and expand the cultural districts and work with partners to plan for long-term program funding and facilities maintenance needs.
- Pursue safety and connectivity improvements, including improving paths to parking lots, and enhanced lighting, signage, restrooms, and general aesthetics.