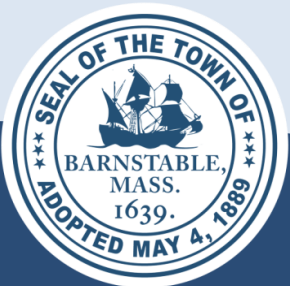


Barnstable Local Comprehensive Plan

Comprehensive Wastewater Management Plan

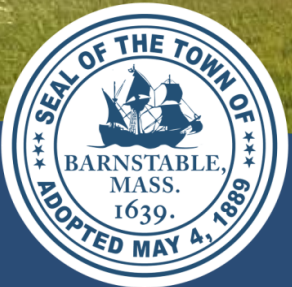
Ad Hoc Committee Meeting

Tuesday April 22, 2025

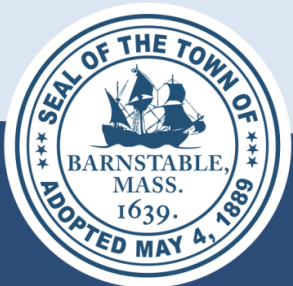


Community Meeting Agenda

- Overview of the Draft Local Comprehensive Plan
- Spring 2025 Community Meetings
- Public Comment Period
- Next Steps
- Local Comprehensive Plan & Comprehensive Wastewater Management Plan

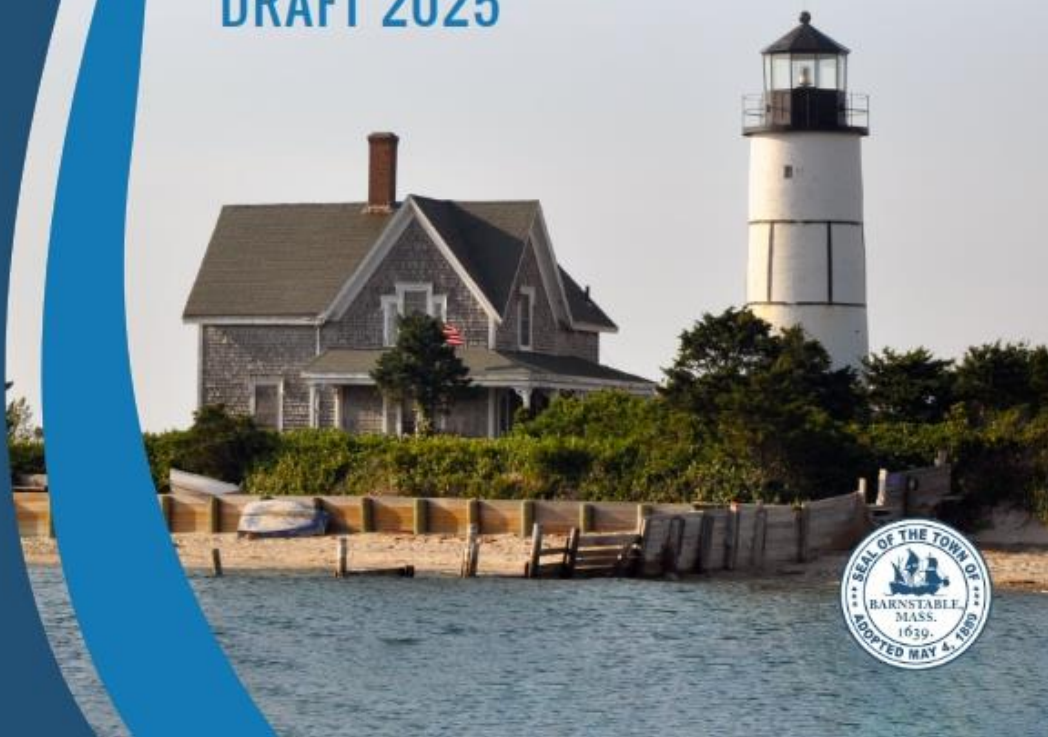


Local Comprehensive Plan Overall Process

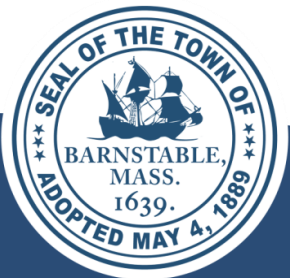


Town of Barnstable Local Comprehensive Plan

DRAFT 2025

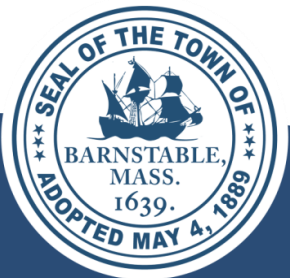


What is the Local Comprehensive Plan

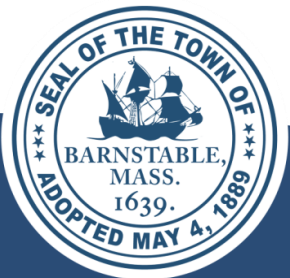


Local Comprehensive Plan

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**.

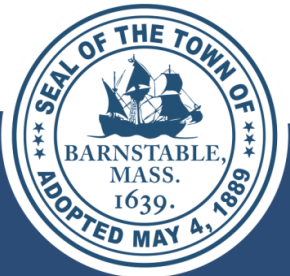


Why is the Local Comprehensive Plan Important?



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.cognitoforms.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.cognitoforms.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:

- » Protect, restore and enhance priority natural habitats, salt and fresh water resources, and open spaces.
- » Maintain healthy coastal ecosystems along with commercially viable harbors.
- » Protect and improve the quality and quantity of our drinking water.
- » Prepare and adapt to climate impacts including sea level rise.
- » Reduce our environmental footprint by investing in low-carbon energy, reducing greenhouse gas emissions, and better managing our waste.
- » 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.
- » Preserve, enhance and celebrate the unique historic character and sense of place of the town and each of its seven villages.
- » Promote a diverse economy that supports living wages and local businesses and restores, enhances and protects the natural environment.
- » Commit to providing affordable and attainable year-round housing options.
- » Provide access to high-quality public education, healthcare, human and social services, and a healthy environment.
- » Foster an inclusive community that values diversity.
- » Create a healthy, safe community, and care for those in need.
- » Incentivize redevelopment and encourage new development toward locations with adequate infrastructure and away from environmentally sensitive areas town-wide.
- » Enable people to travel safely and efficiently by the mode of their choice.
- » Build essential infrastructure that is resilient, adaptable, and sustainable and minimizes its environmental impact.
- » Increase transparency of the local government so that it can make effective decisions ground in citizen input and implement necessary changes efficiently.
- » Strengthen community connections and communication town-wide and seek opportunities for collaboration with neighboring towns.
- » 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



Existing Conditions Report



Vision Statement



Chapters



Land Use

Housing

Natural
Resources

Infrastructure

Facilities

Economic
Development

Culture,
Heritage &
Design

Existing Conditions Report



Vision Statement



Chapters



Expert Presentations



Existing Conditions Report



Vision Statement



Chapters



Expert Presentations



Future Land Use Map

Action Plan

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 verses 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

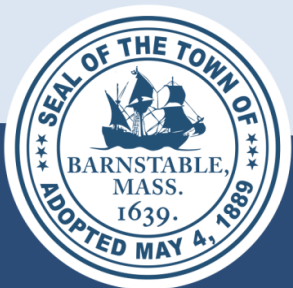
The Implementation plan defines the process for which the goals and actions defined within the Targeted Action Plan will be controlled through the Town Council in collaboration with Town Boards, Committees, and Commissions, Town Departments, as well as other Town organizations.

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.

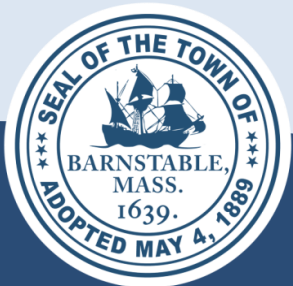
Spring 2025 Community Meetings



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	




Where is the Draft LCP Available?

Digital Version: BarnstableLCP.com

← → ↺ ↻ barnstablelcp.com/document-library/ 🔍 ☆ ⓘ ⋮

☎ 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

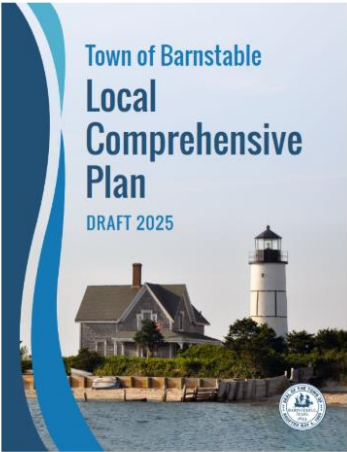
Please use this form to submit comments for the Draft Local Comprehensive Plan and note the page number of the content you are commenting on.

Comment Review Matrix


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Name *

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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
- Whelden Memorial Library
- Marstons Mills Public Library
- Osterville Public Library
- Cotuit Public Library
- Sturgis Library


How to Submit Comments

Online: BarnstableLCP.com

← → ↺ 🏠 🌐 barnstablelcp.com/document-library/ 🔍 ☆ ⓘ ⋮

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

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

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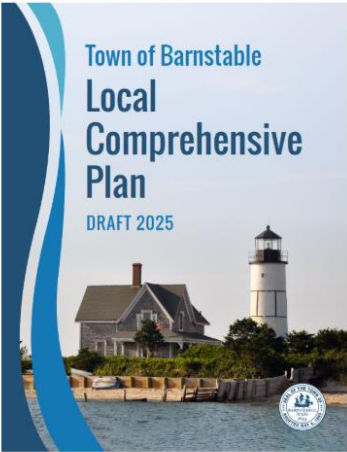
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Name *

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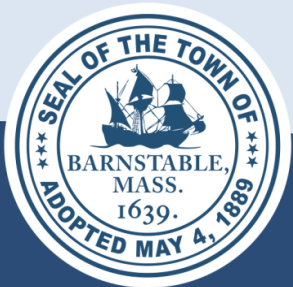
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Next Steps



Next Steps

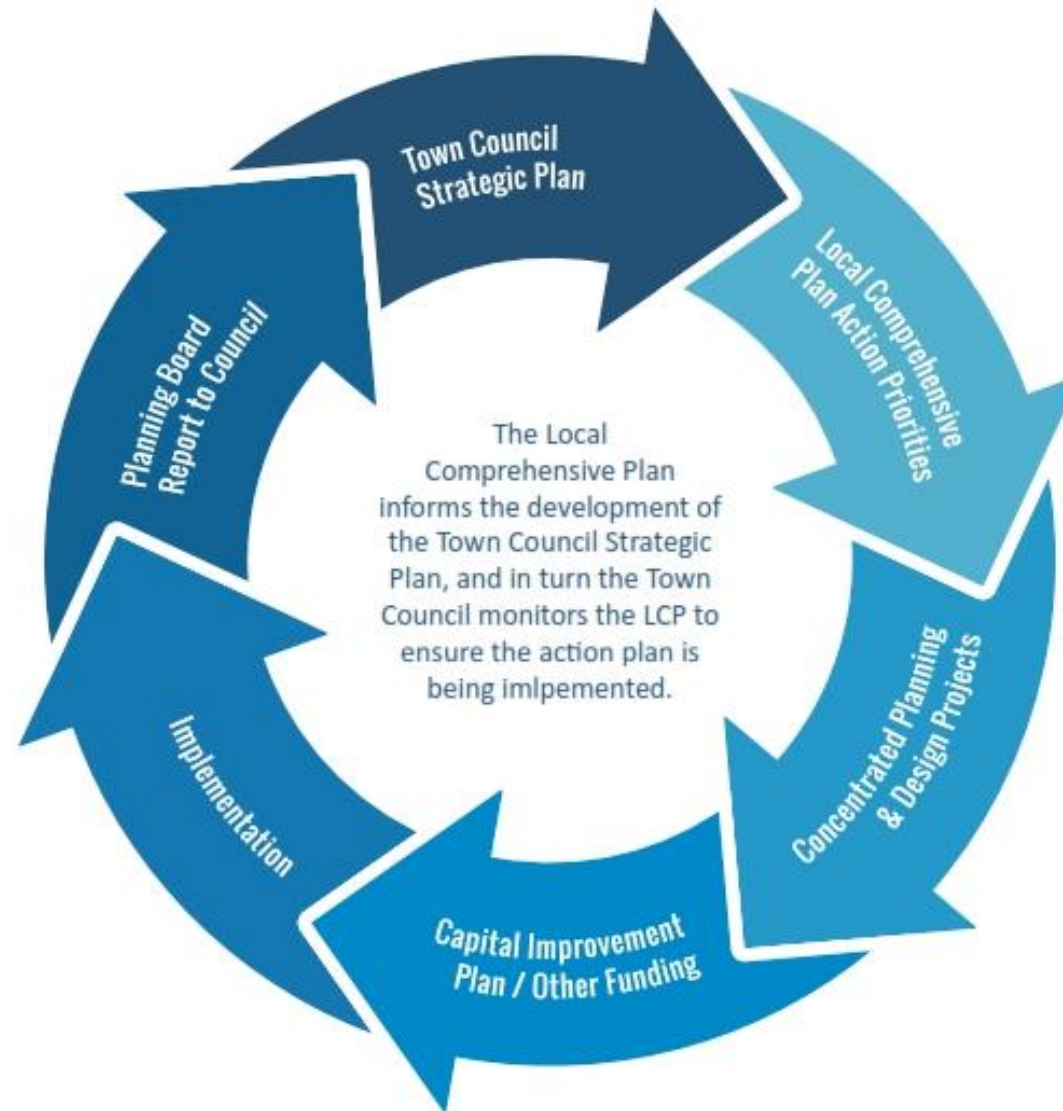
Local Comprehensive Planning Committee Meetings

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

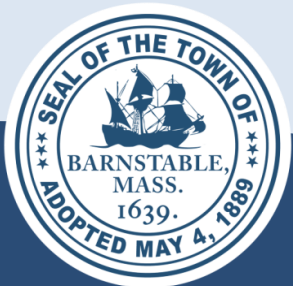
Planning Board & Town Council

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

Implementation



Local Comprehensive Plan & Comprehensive Wastewater Management Plan



We Want to Hear from You

Town of Barnstable Local Comprehensive Plan

DRAFT 2025



Executive Summary

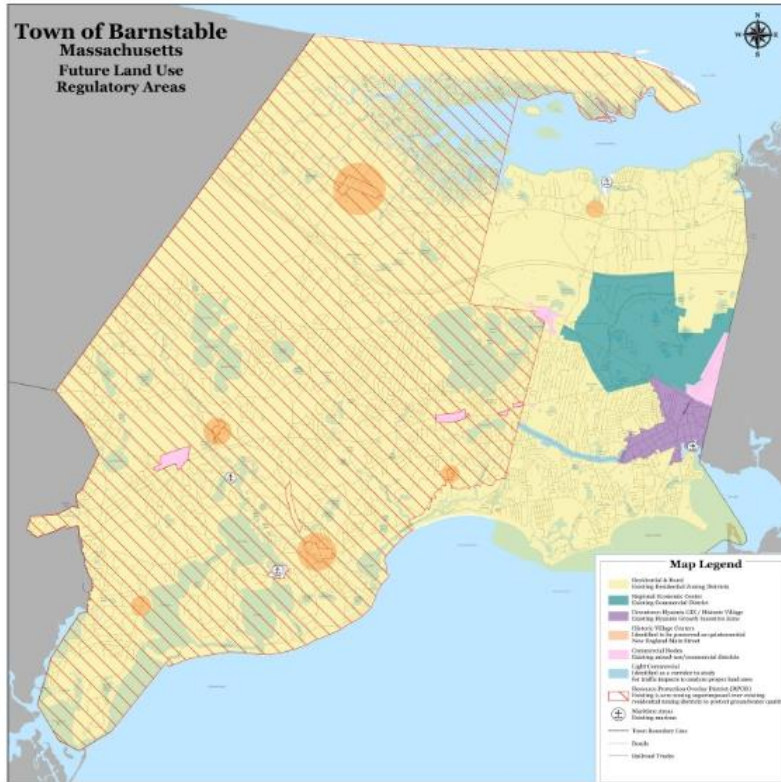
The 2025 Barnstable Local Comprehensive Plan (LCP) serves as a strategic guide for the future development, growth, and preservation of the Town. The Local Comprehensive Plan process was steered by the Local Comprehensive Planning Committee (LCPC). The LCPC is made up of volunteer residents of the community 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?

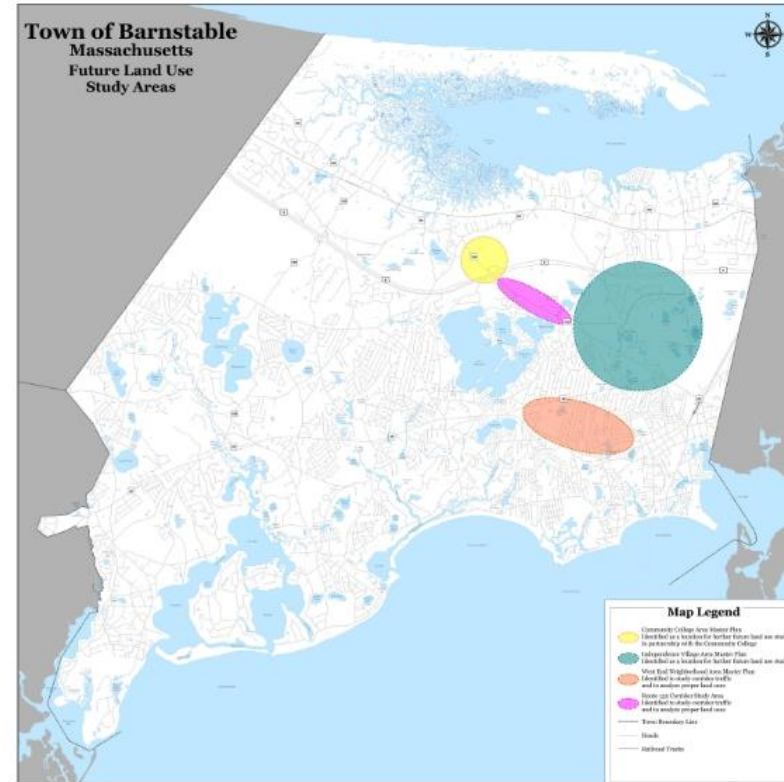
A Local Comprehensive Plan (LCP) defines a long-term vision and growth policy that guides the future of a Town, for an established duration, generally over the course of 10 to 20 years, that anticipates and guides development, land use, infrastructure, and resource protection ultimately defining a targeted 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.

Future Land Use Maps



Building upon the Current Land Use Map, this map identifies land use types geographically across Town. The Future Land Use Map is relatively consistent with strategic planning areas of the Current Land Use Map. The land use strategy remains consistent, incentivizing redevelopment within Downtown Hyannis/Growth Incentive Zone, maintaining the Regional Economic Center, and conservation of the Resource Protection Overlay District. The Village Centers are highlighted and identified to be preserved. The Commercial Nodes are consistent with the Current Land Use Map with the exception of West Main Street being newly identified as Light Commercial requiring further study to identify desired uses that may reduce impacts to a congested corridor.



Reflecting upon public comment and LCP Committee discussions, this map identifies four key areas for future study over the next 10 years. The Community College Area Master Plan is identified as a location for further land use study in partnership with the Community College. The Independence Village Area Master Plan is identified for further land use study to understand proper use types and opportunities for connectivity and neighborhood building. The West End Neighborhood Area Master Plan is identified to study corridor traffic and to analyze proper land uses. Lastly, the Route 132 Corridor Study Area was identified to study corridor traffic and to analyze proper land uses.

Targeted Action Plan



Land Use Targeted Action Plan

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.

ACTIONS

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.

B Establish new lot coverage requirements or enhance existing requirements to define maximum impervious coverage in residential zoning districts.

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.

ACTIONS

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.

GOAL 3 Continue to explore opportunities to protect or acquire areas of land to retain and expand open space.

ACTIONS

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.

GOAL 4 Amend the zoning ordinance to enhance requirements to retain existing tree canopy and establish new requirements to increase tree canopy.

ACTIONS

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.

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.

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.

GOAL 5 Consider incentives and tax benefits for agricultural lands to increase intensity and economic possibility.

ACTIONS

A Actively promote Massachusetts General Law (MGL) Chapter 61A property tax benefits to rural landowners.

Targeted Action Plan

LCP & CWMP



Goal:

Closely coordinate implementation of the Town's Comprehensive Wastewater Management Plan and housing development to address both natural resource protection and housing needs.

Targeted Action Plan

LCP & CWMP



Action:

- Maintain a build-out analysis, for the entire town, overlaying future sewer service areas, and current and anticipated land dedicated to water supply and protection, with the Town's zoning to comprehensively consider opportunities for future housing and open space.



Targeted Action Plan

LCP & CWMP

Goal:

Within lake and pond recharge areas, development or redevelopment located within 300 feet of freshwater water bodies shall be required to meet critical nutrient loading standards.



Targeted Action Plan

LCP & CWMP

Actions:

- Continue to explore requiring or incentivizing innovative/alternative (I/A) technologies in priority areas not identified to be sewered through the Town's Comprehensive Wastewater Management Plan (CWMP) and ensure appropriate management of septic systems.
- Provide outreach to property owners so they are aware of and take advantage of the state tax credit for installing an (I/A) system.
- Develop a pilot project for innovative/alternative (I/A) septic systems for properties not identified to be sewered within the timeframe of this plan.



Targeted Action Plan

LCP & CWMP

Goal:

Continue to pursue roadway easements for sewer installation on private roads impacted by the Comprehensive Wastewater Management Plan.



Targeted Action Plan

LCP & CWMP

Action:

- Continue to develop a policy for the Town to take over ownership and responsibility of private roads.



Targeted Action Plan

LCP & CWMP

Goal:

Continue to implement the Comprehensive Wastewater Management Plan (CWMP) and coordinate updates as required by such factors as growth, environmental impact or regulatory requirements to address the community's wastewater needs as prescribed by regional, state, and federal regulations.



Targeted Action Plan

LCP & CWMP

Actions:

- Evaluate implementation of the CWMP every five years or as otherwise required to confirm that the Town is meeting the goals defined within the plan.
- Review and implement programs to address innovative/alternative (I/A) septic system actions as further defined within the Natural Resources chapter for properties not identified to be sewerred through the CWMP.
- Continue to evaluate actual growth realized vs projected build out to identify capacity of the Town's on-going sewer improvement in accordance with the CWMP.

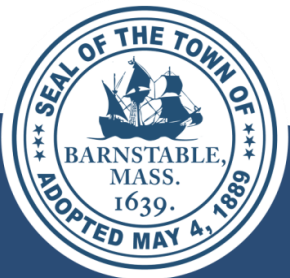
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- Send comments via email to BarnstableLCP@town.barnstable.ma.us

Key Points

- Future Growth is planned strategically to align with the CWMP.
- CWMP is a key planning tool that furthers several actions of the LCP.



Questions

