



Town of Barnstable
Town Council
James H. Crocker Jr. Hearing Room
367 Main Street, 2nd floor,
Hyannis, MA 02601
Office 508.862.4738 • Fax 508.862.4770
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TOWN COUNCIL MEETING

February 26, 2026

6:00 pm

Councilors:

Craig Tamash
President
Precinct 4

Kris Clark
Vice President
Precinct 11

Gordon Starr
Precinct 1

Thomas Keane
Precinct 2

Betty Ludtke
Precinct 3

John Crow
Precinct 5

William Crocker
Precinct 6

Seth Burdick
Precinct 7

Lisa DaLuz
Precinct 8

Charles Bloom
Precinct 9

Matthew P. Levesque
Precinct 10

Barry Sheingold
Precinct 12

Felicia Penn
Precinct 13

Administrator:
Cynthia A. Lovell
Cynthia.lovell@barnstable.gov

The February 26, 2026 Meeting of the Barnstable Town Council shall be conducted in person at 367 Main Street 2nd Floor James H. Crocker Jr. Hearing Room, Hyannis, MA. The public may attend in person or participate remotely in Public Comment or during a Public Hearing via the Zoom link listed below.

1. The meeting will be televised live via Xfinity Channel 8 or 1070 or High-Definition Channel 1072 or may be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <https://barnstable.cablecast.tv/internetchannel/watch-now>

2. Written Comments that will be distributed to the entire Town Council may be submitted to: council@barnstable.gov

3. Remote Participation: The public may participate in Public Comment or Public Hearings by utilizing the Zoom video link or telephone number and access meeting code:

Join Zoom Meeting <https://townofbarnstable-us.zoom.us/j/84789716050> Meeting ID: 847 8971 6050
US Toll-free 888 475 4499

PUBLIC SESSION

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF SILENCE

4. PUBLIC COMMENT

5. COUNCIL RESPONSE TO PUBLIC COMMENT

6. TOWN MANAGER COMMUNICATIONS (Pre-Recorded and available on Video on Demand on the Town website)

7. MINUTES

- ACT ON PUBLIC SESSION MINUTES: February 12, 2026

8. COMMUNICATIONS - from elected officials, boards, committees, and staff, commission reports, correspondence and announcements

- Licensing Authority, John Flores, Chair
- Hyannis Main Street Waterfront Historic District Commission, Cheryl Powell, Chair

WORKSHOPS

- FISCAL POLICY AND REVENUE STRATEGY: Mark Milne, Finance Director
Karen Nober, Town Attorney

- ELECTION PROCEDURES FOR BALLOT INITIATIVES: Ann Quirk, Town Clerk

9. ORDERS OF THE DAY

- A. Old Business**
- B. New Business**

10. ADJOURNMENT

NEXT REGULAR MEETING: March 12, 2026

ITEM NO.	INDEX TITLE	PAGE
A. OLD BUSINESS		
2026-006	Amending the code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to repeal the Downtown Village District and amend the zoning map to replace the Downtown Village District with the downtown neighborhood zoning district (Public Hearing) (Roll Call 2/3 Full Council)	4-38
2026-090	Appropriation Order in the amount of \$105,000 for the purpose of funding additional Fiscal Year 2026 operating expenses at the Town's Municipal Golf Courses (Public Hearing) (Roll Call Majority Vote Full Council)	39-40
B. NEW BUSINESS		
2026-147	Reappointment of Mark S. Ells, Town Manager, to the Cape Cod and Islands Water Protection Fund Management Board (Refer to Second Reading on 3/12/2026)	41
2026-148	Appropriation Order in the amount \$104,927 for the Barnstable Police Department Fiscal Year 2026 Operating Budget for the purpose of funding the initial operating expenses for the hiring of 8 patrol officers (Refer to Public Hearing 03/12/2026)	42-44
2026-149	Transfer Order in the amount of \$200,000 from the Fiscal Year 2026 Department of Public Works Personnel Operating Budget to the Fiscal Year 2026 Police Department Personnel Operating Budget (May be acted upon) (Majority Vote)	45-46
2026-155	Transfer Order in the amount of \$50,000 for the purpose of funding soil remediation associated with the removal of an underground storage tank discovered under the Guyer Barn parking lot (May be acted upon) (Majority Vote)	47-48

Please Note: The lists of matters are those reasonably anticipated by the Council President which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may be discussed to the extent permitted by law. It is possible that if it votes, the Council may go into executive session. The Council may also act on items in an order other than as they appear on this agenda. Persons interested are advised that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be continued to a future meeting, and with proper notice.

A. OLD BUSINESS (Public Hearing) (Roll Call 2/3 Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2026-006

INTRO: 07/17/2025, 08/21/2025, 01/29/2026, 02/12/2026, 02/26/2026

**2026-006 AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I
GENERAL ORDINANCES, CHAPTER 240 ZONING TO REPEAL THE
DOWNTOWN VILLAGE DISTRICT AND AMEND THE ZONING MAP TO
REPLACE THE DOWNTOWN VILLAGE DISTRICT WITH THE DOWNTOWN
NEIGHBORHOOD ZONING DISTRICT**

ORDERED: That the Code of the Town of Barnstable, Part I, General Ordinances, Chapter 240 Zoning be amended as follows:

SECTION 1

By amending the Zoning Map of Barnstable, Mass. Dated September 1, 1998, as previously amended, as referenced in Article II, Section 240-6, to repeal the “Downtown Village District” and replace it with the “Downtown Neighborhood District”, as shown on the draft map dated 4-1-25, prepared by the Town of Barnstable Geographical Information System Unit, and entitled “Downtown Hyannis Zoning Districts”.

SECTION 2

By amending Article II, Section 240-5, Establishment of districts, by deleting the “DV Downtown Village” district where it appears under the heading “Downtown Hyannis Zoning District”.

SECTION 3

By amending Article III, Section 240-24.1.5 by deleting in subsection B, Table 1, the “DV” column in its entirety.

SECTION 4

By further amending Section 240-24.1.5. by deleting in subsection C, Table 2, the “DV” column in its entirety.

SECTION 5

By amending Article III by deleting Section 240-24.1.7 Downtown Village District (DV) in its entirety and inserting “Section 240-24.1.7 Reserved” in its place.

SECTION 6

By amending Article III, Section 240-24.1.13 Tables by deleting the “DV” column in its entirety.

SPONSOR: Craig A. Tamash, Town Council President, Precinct 4

DATE	ACTION TAKEN
<u>07/17/2025</u>	<u>No action taken</u>
<u>08/21/2025</u>	<u>First Reading Refer to Planning Board</u>
<u>01/29/2026</u>	<u>Open Public Hearing and continue to 02/12/2026</u>
<u>02/12/2026</u>	<u>Open Public Hearing continued to 2/26/2026</u>

- Read Item
- Motion to Open Public Hearing
- Rationale
- Public Hearing
- Close Public Hearing
- Council Discussion
- Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2026-006

INTRO: 07/17/2025, 08/21/2025, 01/29/2026, 02/12/2026, 02/26/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: James Kupfer, Director, Planning & Development Department
DATE: June 30, 2025
SUBJECT: Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to delete the Downtown Village District and to amend the zoning map to expand the Downtown Neighborhood Zoning District in all locations Downtown Village District exists and to delete the Downtown Village District

BACKGROUND: These proposed zoning amendments follow discussions by the Town Council Ad-Hoc Subcommittee regarding necessary updates to Chapter 240 Zoning Ordinance. The Committee has recommended revising the outer extents of the Downtown Hyannis Zoning Districts to limit density, heights, lot coverage and increase setbacks. The subcommittee determined that Downtown Neighborhood District better aligns with surrounding neighborhoods. The amendments eliminate the Downtown Village District and expand the Downtown Neighborhood District.

Zoning amendments are processed in accordance with Massachusetts General Law (MGL) Chapter 40A, Section 5. Adoption or change of zoning ordinances may be initiated by the submission to the Town Council of a proposed zoning ordinance by different parties, including the Town Council itself.

ANALYSIS: The proposed changes will reduce maximum allowable building heights, limit overall density, limit lot coverage and increase setbacks to seek more compatible development with existing structures and neighborhood character. The proposed amended zoning district boundaries may be necessary to reflect appropriate height and density transitions.

FISCAL IMPACT: There is no significant fiscal impact associated with this item.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, supports this item.

STAFF SUPPORT: James Kupfer, Director, Planning & Development Department

§ 240-5. Establishment of districts. [Amended 7-15-1999; 10-26-2000; 2-1-2001; 11-18-2004 by Order No. 2004-113; 1-20-2005 by Order No. 2005-038; 1-20-2005 by Order No. 2005-039; 7-14-2005 by Order No. 2005-100; 5-10-2007 by Order No. 2007-101; 2-28-2008 by Order No. 2008-077; 2-28-2008 by Order No. 2008-090; 4-3-2008 by Order No. 2008-091; 6-17-2010 by Order No. 2010-122; 10-7-2010 by Order No. 2010-159; 9-8-2011 by Order No. 2011-138; 2-6-2014 by Order No. 2014-050; 4-27-2017 by Order No. 2017-100; 10-21-2021 by Order No. 2022-007; 2-2-2023 by Order No. 2022-1442-2-2023 by Order No. 2022-146]

In order to carry out the purpose of this chapter, the following districts are hereby established:

Residential Districts

RB	Residence B District
RC	Residence C District
RC-1	Residence C-1 District
RC-2	Residence C-2 District
RC-2C	Residence 2-C (Pond Village District)
RD	Residence D District
RD-1	Residence D-1 District
RF	Residence F District
RF-1	Residence F-1 District
RF-2	Residence F-2 District
RG	Residence G District
RAH	Residence AH District
MAH	Multi-Family Affordable Housing MAH District

Office Districts

HO	Highway Office District
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Commercial Districts

B	Business District
BA	Business A District
MB-A1	Marine Business A1 District
MB-A2	Marine Business A2 District
MB-B	Marine Business B District
VB-A	Village Business A District
HB	Highway Business District

Commercial Districts

UB	Urban Business District
S&D	Service and Distribution District SD-1
Service and Distribution District MMV	Marston
Mills Village District	
WBVBD	West Barnstable Village Business District

Downtown Hyannis Zoning District DMS

DMS	Downtown Main Street
<u>DV</u>	<u>Downtown Village</u>
DN	Downtown Neighborhood
HH	Hyannis Harbor
TC	Transportation Center HC
Highway	Commercial
DH	
Downtown Hospital	

Industrial Districts

IND LIMITED	Industrial Limited District
IND	Industrial District

Overlay Districts

GP	Groundwater Protection Overlay District
AP	Aquifer Protection Overlay District
WP	Well Protection Overlay District
	Shopping Center Redevelopment Overlay District
	Adult Use Overlay District
RPOD	Resource Protection Overlay District
DOD	Dock and Pier Overlay District
	Medical Services Overlay District
	Mixed-Use Subzone of the Medical Services Overlay District
FG-5	Former Grade 5 School Planned Unit Development Overlay District
SCCRC	Senior Continuing Care Overlay District
	Recreational Shellfish Area and Shellfish Relay Area Dock and Pier Overlay District

Town of Barnstable, MA

§ 240-5

Overlay Districts

Medical Marijuana Overlay District

Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories Overlay District

§ 240-24.1.5. Standards for all Districts.

A. Building standards.

1. Frontage types.
 - (a) Buildings must have at least one frontage type except if otherwise specified. Buildings on corner lots must have two frontage types, one for each frontage.
 - (b) Frontage types are permitted as specified by Table 11.¹
 - (c) Multiple frontage types may exist for buildings that have more than one principal entrance.
2. Buildings must have at least one principal entrance located on the facade.
 - (a) Multistory buildings with ground floor commercial space(s) must have one principal entrance for each commercial space in addition to any principal entrance(s) necessary for any upper stories.
3. Buildings may not exceed the maximum number of stories as specified for each district.
 - (a) Each individual story of a building must comply with the minimum and maximum story height specified for each district.
 - (b) Story height is measured vertically from the surface of the finished floor to the surface of the finished floor above. When there is no floor above, story height is measured from the surface of the finished floor to the top of the structural beam or joists above or the top of the wall plate, whichever is more.
 - (c) The ground story is always counted as one story, except that a single ground story over 18 feet in height is counted as two stories.
 - (d) Each upper story is counted as one additional story, except that any upper story over 16 feet is counted as two stories.
 - (e) Basements are not counted as one story unless the finished floor of the ground story is five feet or more above the average ground level of the lot.
 - (f) Habitable space located directly under a pitched roof is counted as a 0.5 story.
 - (i) The roof rafters of a half story must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two feet above the finished floor of the half story.
 - (g) Nonhabitable attic space located under a pitched roof is not counted a half story.
 - (h) Pitched roofs with a slope greater than 12:12 require a special permit.
4. Buildings may not exceed the maximum building height specified for each district, as applicable.

1. Editor's Note: See § 240-24.1.13, Tables.

- (a) Building height is measured as the vertical distance from the average finished ground level to the top of the structural beam or joists of the uppermost story.
- 5. Non-habitable architectural features including, but not limited to, mechanical and stairwell penthouses; vents or exhausts; solar panels or skylights; belfries, chimneys, cupolas, parapets, spires, and steeples are not included in any building height or story calculations and are permitted on roofs.
- 6. Building components are permitted as specified by Table 12.²
- 7. Facades must have fenestration as specified for each district, as applicable.
 - (a) Fenestration is calculated as a percentage of the area of a facade.
 - (b) For buildings with ground story commercial spaces, ground story fenestration is measured between two feet and 12 feet above the finished floor of the ground story.
 - (c) For all other buildings and all other building stories, fenestration is measured independently for each story, corresponding with the top of a finished floor to the top of the finished floor above.
- 8. Fenestration enclosed with glass may be included in the calculation if it meets the following criteria:
 - (a) For ground story fenestration, glazing must have a minimum 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR) as indicated by the manufacturer.
 - (b) For upper story fenestration, glazing must have a minimum of 40% VLT and no more than 15% VLR as indicated by the manufacturer.

B. Use provisions.

1. General.

- (a) The use of real property is permitted as specified by Table 1.
 - (i) Table 1 is organized by broad use categories and specific uses that may be regulated differently than other uses from the same category.
 - (ii) Use categories are intended to include uses with similar functional, product, or physical characteristics; the type and amount of activity; the manner of tenancy; the conduct of customers; how goods or services are sold or delivered; and the likely impacts on surrounding properties.
 - (iii) Where Table 1 identifies a category followed by "except as follows" any use that meets the definition of that use category is permitted by right, while the specific uses identified in the list under that category are either not permitted, are permitted with limitations, or require a special permit despite belonging to the same use category.

2. Editor's Note: See § 240-24.1.13, Tables.

- (iv) Where Table 1 identifies a category followed by "as specified below" the specific uses listed under the category are the only land uses permitted from that use category.
- (b) The Building Commissioner shall classify the actual use of land or structures using the defined use categories specified on Table 1. Also see § 240-24.1.4, Definitions.
 - (i) Real property may have one or more principal use(s).
 - (ii) Once classified into a use category, the use of land or structures in the same manner cannot also be classified into another use category.
 - (iii) The use of land or structures in a manner that is inconsistent with a permitted use category or specific use type specified on Table 1 is prohibited.
 - (iv) Unless classified as a specific use that is not permitted in a zoning district, an existing nonconforming use may be changed to another nonconforming use that is from the same use category as the existing nonconforming use by special permit.
 - (v) A nonconforming use may not change to a different nonconforming use that is from a different use category than the existing nonconforming use.
- (c) Accessory uses are permitted as set forth in Article V of the Barnstable Zoning Ordinance.

Table 1.

Use Category Specific Use	DMS	DV	DN	DH	HH	TC	HC
Commercial services (except as follows)	P	P	N	P	P	P	P
Automobile maintenance and repair	N	N	N	N	N	N	N
Boat storage and repair	N	N	N	N	P	N	N
Contractor services	N	N	N	N	N	N	N
Funeral services	N	N	N	N	N	N	N
Marina	N	N	N	N	P	N	N
Commercial parking	N	N	N	N	N	P	SP
Public transportation maintenance	N	N	N	N	N	SP	N
Recreational facility	SP	SP	N	SP	SP	SP	SP
Self-storage facility	N	N	N	N	N	N	SP
Veterinary services	SP	SP	N	N	N	N	P
Cultural services (as specified below)	—	—	—	—	—	—	—
Arts and culture establishments	P	P	N	N	P	P	P
Fraternal and social organizations	P	P	N	N	P	P	P
Performing arts and theaters	P	P	N	N	P	P	P
Artist live/work	P	P	P	N	P	P	N

Table 1.

Use Category Specific Use	DMS	DV	DN	DH	HH	TC	HC
Food and beverage services (except as follows)	L	L	N	SP	L	L	SP
Brewery/distillery	L	N	N	N	N	N	N
Hospital	N	N	N	P	N	N	N
Office (except as follows)	P	P	L	P	P	P	P
Health care clinic	P	P	L	P	P	N	P
Research and development	P	P	N	P	P	N	P
Residential (as specified below)	—	—	—	—	—	—	—
Multiunit dwelling	L	L	L	N	L	L	N
Two-unit dwelling	P	P	L	N	N	N	N
Single unit dwelling	N	P	P	N	N	N	N
Retail sales (except as follows)	L	L	N	SP	L	L	SP
Boat sales	N	N	N	N	SP	N	N
Gasoline sales	N	N	N	N	N	N	N
Motor vehicle sales	N	N	N	N	N	N	N
Visitor accommodations (as specified below)	—	—	—	—	—	—	—
Hotel/motel	P	N	N	N	P	N	P
Bed-and-breakfast	N	P	P	N	P	N	N

P Permitted by right

SP Special permit

N Not permitted

L Permitted with limitations (see district)

C. Parking standards.

1. Applicability.

- (a) Parking is required based on the intended use of floor area within a building at construction permitting and not for the subsequent establishment, change, or expansion of any permitted use; or the renovation of any existing principal building.

2. General.

- (a) Accessory parking must be provided as specified by Table 2 and is calculated as the sum of all required spaces, including any adjustment specified for on-site shared parking.

- (i) Commercial parking uses are exempt from Table 2.
- (b) Relief from the parking requirements of Table 2 requires a special permit.
- (c) In its discretion to approve or deny a special permit authorizing relief from the minimum parking requirements of Table 2, the Planning Board shall consider conditioning the special permit upon one or more of the following:
 - (i) Elimination or reduction of existing curb cuts and driveway aprons.
 - (ii) Establishment of a shared driveway or cross-access connection between abutting parking lots with a binding easement and joint maintenance agreement defining the responsibilities of abutting property owners sharing access.

3. Location.

- (a) Accessory parking spaces must be located on the same lot as the building they support and may be provided within a principal building or outbuilding or as surface parking.
- (b) Motor vehicle parking of any type is prohibited within the frontage area of a lot and any required landscape buffer.
 - (i) Real property in the Highway Commercial (HC) district or in the Downtown Hospital (DH) district is exempt.

Table 2.
Minimum Required Accessory Parking Spaces

Use Category	DMS	DV	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment ¹
Commercial services (per 1,000 square feet)	0	4	N/A	4	4	4	4	Reduce by 50% the required spaces for commercial services where mixed with residential uses on the same lot
Cultural services (per 1,000 square feet)	0	4	4	4	N/A	4	4	Reduce by 20% the required spaces for cultural services where mixed with residential uses on the same lot
Food and beverage services (per 1,000 square feet)	0	4	N/A	4	4	4	4	—
Hospital (per 3 beds)	N/A	N/A	N/A	1	N/A	N/A	N/A	—
Office (per 1,000 square feet)	3	3	3	3	3	3	3	Reduce by 50% the required spaces for office where mixed with residential uses on the same lot
Residential or artist live/work (per DU)	1	+	1	N/A	1	1	N/A	—

Table 2.
Minimum Required Accessory Parking Spaces

Use Category	DMS	DV	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment ¹
Retail sales (per 1,000 square feet)	0	4	N/A	4	4	4	4	Reduce by 20% the required spaces for retail sales where mixed with residential uses on the same lot
Visitor accommodations (per room)	1.25	1.25	1.25	N/A	1.25	N/A	1.25	—

D. Site standards.

1. Forecourts.

- (a) Driveways and passenger drop-offs are permitted in forecourts by special permit.
 - (i) Real property in the Downtown Hospital (DH) district is exempt.
- (b) Garage entrances, parking spaces, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

2. Landscaping.

- (a) Lot area uncovered by structures or impermeable surfaces must be landscaped.
- (b) New canopy trees must be at least 14 feet in height or three inches in caliper when planted.
- (c) New understory trees must be at least 10 feet in height or 1.5 inches in caliper when planted.
- (d) New evergreen trees must be at least six feet in height when planted.
- (e) Vegetation must be low-water-use and low-maintenance plant species that are indigenous to Cape Cod. Plant species should be capable of withstanding seasonably wet conditions and provide habitat value for wildlife.
- (f) Landscaped areas must be maintained, irrigated, and fertilized. Vegetation should be organically maintained to every extent practicable.
- (g) Vegetation may not obscure any driveways, vehicular entrances, or roadway intersections.
- (h) Mulch may not be placed in a manner that will wash into catch basins or drainage pipes.
 - (i) All site plan and special permit applications for development or modifications that meet or exceed the thresholds established in § 240-24.1.3B2(b)(i) must submit a landscape plan(s) signed and stamped by a MA registered landscape architect.
 - (j) The Building Commissioner shall not issue a certificate of occupancy until the

landscaping has been installed in accordance with the approved plans unless the property owner posts security to the Town of Barnstable for 150% of the estimated cost of installation of the landscaping.

(k) All development and/or modifications that meet or exceed the thresholds established in § 240-24.1.3B2(b)(i) shall provide financial security for 150% of the estimated cost of plant installation for the duration of three years after planting has been installed and must be provided prior to issuance of any certificate of occupancy in a form acceptable to the Town Attorney's Office. The cost estimate shall be prepared by a qualified professional and submitted to the Director of Planning and Development for approval. Upon completion of planting, the applicant must request an inspection. The three-year maintenance period commences upon approved inspection. Partial release of the security may be authorized after approved inspection, not to exceed 50%. The full security shall be returned to the applicant or their successors after three years upon final inspection by the Director of Planning & Development. The Town reserves the right upon noncompliance with this section to pursue all available legal and equitable remedies to compel compliance.(l)Any fractional value required for plant materials is rounded up to the next whole number.

3. Stormwater management.

(a) Rain gardens should be used to the maximum extent practicable. Rain gardens are defined as landscaped areas designed to absorb and filter stormwater runoff from impervious surfaces.

4. Signs.

(a) All development shall comply with the applicable signage requirements contained in Article VII, Sign Regulations, at §§ 240-59 through 240-89, inclusive, of the Barnstable Zoning Ordinance. Internally illuminated signs are prohibited in the Downtown Hyannis Zoning Districts.

5. Outdoor lighting.

(a) All outdoor lighting must be directed only on site.

(i) The trespass of light at any lot line may not exceed 0.1 footcandle, except that the trespass of light at any lot line abutting a lot in Downtown Neighborhood (DN) district may not exceed 0.05 footcandle.

(ii) At driveways, lighting may be up to 0.5 footcandle at the front lot line.

(iii) Outdoor lighting may not cause glare that impacts motorists, pedestrians, or neighboring premises.

(b) Light fixtures must have a total cutoff of all light at less than 90° and a beam cutoff of less than 75°. Attached building or wall pack lighting should be screened by the building's architectural features or contain a 45° cutoff shield.

(c) Electrical service for lighting on posts or poles must be located underground.

6. Fences.

- (a) Fences greater than four feet in height in the frontage area and seven feet in height in all other locations at any point along their length require a special permit except that where fencing that is higher than seven feet is needed to screen mechanical equipment, the Building Commissioner may allow a greater height as determined through the site plan review process.
- (b) Fences may be no more than 50% open.
- (c) Fence posts and supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the abutting lot.

7. Vehicular access.

- (a) Driveways, vehicular entrances to parking lots or structures and curb cuts must comply with the minimum or maximum width specified for each district.
- (b) Drive-throughs require a special permit and are only permitted for the following uses:
 - (i) Banks (a specific use of the commercial service use category).
 - (ii) Pharmacies (a specific use of the retail sales use category).
- (c) All new curb cuts require a special permit.
- (d) The interior width of a curb cut (between the curb stones or flares) may be no wider than the driveway, vehicular entrance, or loading facility it serves, unless a greater width is determined to be appropriate by the Building Commissioner during the Site Plan Review process based upon unique operational requirements of the proposed use.
- (e) A driveway apron may be installed within a sidewalk of an improved way, but the grade, cross slope, and clear width of the pedestrian walkway must be maintained between the driveway apron and the abutting driveway.
- (f) The appearance of the pedestrian walkway (i.e., scoring pattern or paving material) must indicate that, although a vehicle may cross to enter a property, the area traversed by a vehicle remains part of the sidewalk.

8. Utilities.

- (a) All mechanical equipment must be screened from view from adjacent lots and public rights-of-way and integrated into or compatible with the architectural design of the building.

E. Surface parking lot design standards.

1. Applicability.

- (a) This section is applicable to the construction of any new surface parking lot and the expansion or modification of an existing surface parking lot containing 21 or more parking spaces that increases the number of parking spaces by five or more.

2. General.

- (a) To reduce traffic congestion and increase convenience for customers, employees, and residents, development is encouraged to provide direct vehicular connections between abutting parking lots so that motor vehicles can move between properties without re-entering the public street.
- (b) To increase walkability and reduce conflicts between pedestrians and motor vehicles, development is encouraged to provide access to rear parking lots via driveways that are shared between abutting properties or multiple properties on the same block face.

3. Surface parking lot landscaping.

- (a) One three-inch minimum caliper low-water-use, low-maintenance tree must be provided for every five parking spaces and must be located within 10 feet of the parking lot. Trees shall be maintained and irrigated as necessary and planted within at least 50 square feet of permeable area. Existing trees located in the interior of parking lots are credited toward this requirement.
- (b) A front landscaped buffer at least 10 feet wide must be provided between any parking lot and any lot line abutting an improved way and must include the following features over the span of 50 linear feet:
 - (i) One canopy tree.
 - (ii) One understory or evergreen tree.
 - (iii) Five medium shrubs and five small shrubs or a fence or wall a maximum of four feet in height.
- (c) A side/rear landscaped buffer at least six feet wide must be provided between any side or rear lot line and any parking lot with five or more parking spaces, excluding any vehicular connections to abutting parking lots and must include the following features over the span of 50 linear feet:
 - (i) Two understory or evergreen trees.
 - (ii) Three large shrubs and five small shrubs or a fence or wall at least six feet in height.
- (d) A landscaped buffer at least 10 feet wide must be provided between any building and any parking lot with 10 or more parking spaces, excluding building entrances, service and loading areas, and utility locations, and must include the following features over the span of 50 linear feet:
 - (i) Two understory or evergreen trees.

- (ii) Four medium shrubs.
- (iii) Six small shrubs.
- (e) At least 10% of any parking lot with 10 or more parking spaces must be landscaped. Lot area required as a landscape buffer is excluded from the calculation of the parking lot area.
- (f) Landscape islands abutting a single row of parking spaces must be at least six feet in width and the same length as the parking spaces. Each island must include one three-inch minimum caliper, low-water-use, low-maintenance tree.
- (g) Landscape islands abutting a double row of parking spaces must be at least eight feet in width and the same length as the parking spaces. Each island must include two three-inch minimum caliper, low-water-use, low-maintenance trees.

§ 240-24.1.7. Downtown Village District (DV)

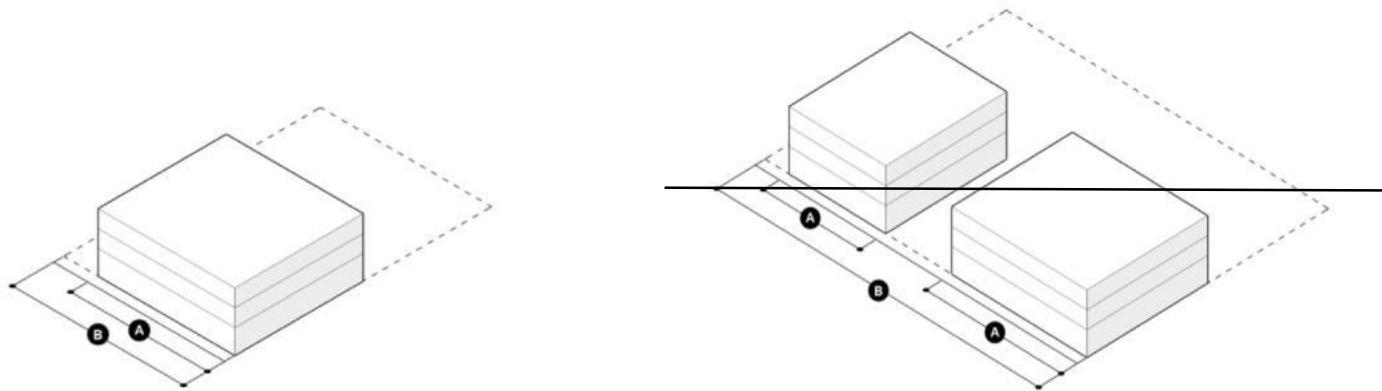
A. Intent.

1. The Downtown Village District is intended to promote mixed land uses that support the downtown core and reestablish or preserve traditional neighborhood forms and pedestrian orientation. Development is characterized by mid-rise (two- to four-story) single-use buildings and detached and semi-detached residential buildings.

B. Lot standards.

1. Newly platted lots must be dimensioned as specified by Table 4.
2. Lot coverage may not exceed the maximum specified by Table 4.
3. Building facades must have a minimum width that is equal to a percentage of a lot's width and is specified as the facade buildout on Table 4.
 - (a) Facade buildout is calculated by dividing the total width of all facades at or forward of the maximum front setback by the lot width and may be cumulatively calculated by multiple buildings.
 - (b) The open space of a forecourt is considered part of the building for the purpose of measuring building width and facade buildout.
 - (c) The SPGA may provide relief from the facade buildout requirements; the Board must find the issuance of the special permit is consistent with the design and infrastructure plan.

Facade Build Out



Single Building per Lot = $A \div B$ Multiple Buildings per Lot = $(A + A) \div B$

C. Building standards.

1. Multiple principal buildings are permitted per lot.
2. Principal buildings are permitted as specified by Table 4.

(a) Additional principal buildings are exempt from the required maximum front setback.

3. Principal building facade(s) must be built parallel to any primary front lot line, at or between the minimum and maximum front setbacks.
4. The fourth story of any building must be recessed ("stepped back") from the facade of the stories below at least eight feet.
5. Mechanical and stairwell penthouses and building systems equipment must be set back from any exterior wall a distance that is equal to their height.

D. Use provisions.

1. Limitations.

(b) Occupation of a single commercial space greater than 5,000 square feet by any food and beverage service or retail sales use requires a special permit.

(e) The maximum number of dwelling units permitted for any multiunit dwelling residential use is determined by the permitted dimensions of the building and the actual motor vehicle parking spaces provided on a lot as required by Table 2.1

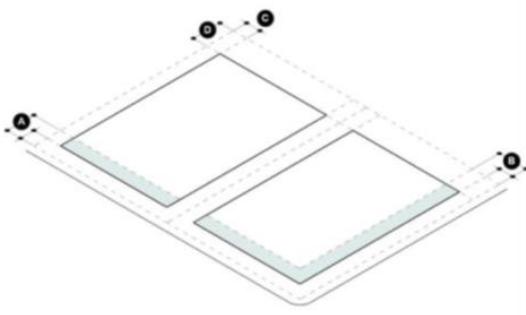
E. Site standards.

1. Driveways, vehicular entrances to parking lots or structures, and curb cuts may be no wider than 24 feet.

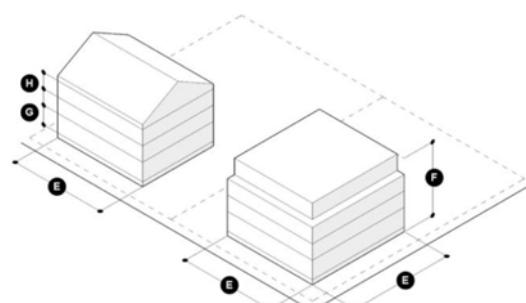
F. Landscape standards.

1. A front landscape area is not required if the front setback is zero. When a setback is greater than zero, those portions of the setback not occupied by pedestrian amenities and public spaces shall be landscaped including one canopy tree to be planted every 30 feet of frontage of the property.

Table 4. DV Dimensional Standards



Lot



Building Form

1. Editor's Note: See § 240-24.1.5, Standards for all Districts.

Table 4. DV Dimensional Standards

Lot width	30 feet minimum	E—Building width	120 feet maximum
Lot coverage	80% maximum	F—Number of stories	3.5 or 4 maximum ¹
Façade buildout (minimum)	—	G—Ground story height	—
Primary frontage	80% minimum	Commercial	14 feet minimum
Setbacks—Principal Buildings		Residential Upper story height	10 feet minimum 10 feet minimum
A—Primary front setback		0 foot minimum	Building Features
B—Secondary front setback	0 foot minimum 15 feet maximum	15 feet maximum Ground story fenestration	—
C—Side setback	0 foot minimum	Primary frontage	15% minimum
D—Rear setback	0 foot minimum	Secondary frontage	15% minimum
		Upper story fenestration	15% minimum
		Blank wall	20 feet maximum
		Commercial space depth	20 feet minimum

¹ See § 240-24.1.7C4 (fourth story step back).

Chapter 240. Zoning
Article III. District Regulations
§ 240-24.1.13. Tables.

Table 10. Dimensional Standards Summary Table

	DMS	DV	DN	DH	HH	TC	HC
A. Lot							
Lot width	30 feet minimum	30 feet minimum	20 feet minimum	50 feet minimum	20 feet minimum	50 feet minimum	50 feet minimum
Lot coverage	100% maximum	80% maximum	50% maximum	100% maximum	90% maximum	65% maximum	80% maximum
Facade buildout	—	—	—	—	—	—	—
Primary frontage	80% minimum	80% minimum	—	—	—	—	—
Secondary frontage	40% minimum	—	—	—	—	—	—
B. Setbacks - Principal Building							
Primary front setback	0 foot minimum 15 feet maximum	0-foot minimum 15-feet maximum	10 feet minimum 20 feet maximum	20 feet minimum	20 feet minimum	20 feet minimum	60 feet maximum
Lots fronting Route 28	—	—	—	—	—	50 feet minimum	20 feet minimum
Secondary front setback	0 foot minimum 15 feet maximum	0-foot minimum 15-feet maximum	10 feet minimum 20 feet maximum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum
Side setback	0 foot minimum	0-foot minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum
Rear setback	0 foot minimum	0-foot minimum	20 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum
C. Setbacks - Outbuilding							
Primary front setback	—	—	60 feet minimum	—	—	—	—
Secondary front setback	—	—	—	—	—	—	—
Side setback	—	—	3 feet minimum	—	—	—	—
Rear setback	—	—	3 feet minimum	—	—	—	—
D. Building Form							
Building width	180 feet maximum	420-feet maximum	—	—	—	—	—
Number of stories	—	—	—	—	—	—	—
Principal building	3.5 or 4 maximum ¹	3.5-or 4-maximum ²	3 maximum ³	6 maximum	2.5 maximum	3 maximum	3 maximum ⁴
Outbuilding	—	—	—	—	—	—	—
Ground story height	—	—	10 feet minimum	—	—	—	—
Commercial	14 feet minimum	14-feet minimum	—	—	—	—	—

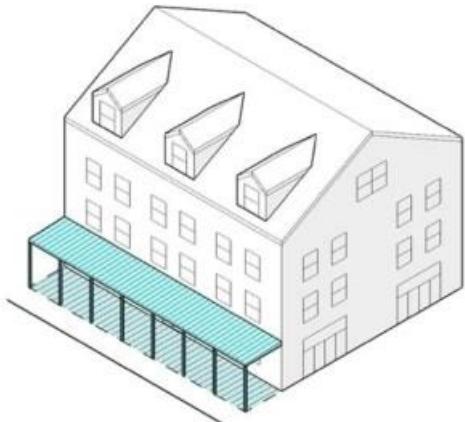
Table 10. Dimensional Standards Summary Table

	DMS	DY	DN	DH	HH	TC	HC
Residential	10 feet minimum	10 feet minimum	—	—	—	—	—
Upper story height	10 feet minimum	10 feet minimum	10 feet minimum	—	—	—	—
Building height	—	—	—	85 feet maximum	35 feet maximum ⁵	40 feet maximum	40 feet maximum
E. Building Features							
Ground story fenestration	—	—	—	—	—	—	—
Primary frontage	60% minimum	15% minimum	—	—	—	—	—
Secondary frontage	15% minimum	15% minimum	—	—	—	—	—
Upper story fenestration	15% minimum	15% minimum	—	—	—	—	—
Blank wall	20 feet maximum	20 feet maximum	—	—	—	—	—
Commercial space depth	20 feet minimum	20 feet minimum					

- 1 See § 240-24.1.6C6 (fourth Story Step-back).
- 2 See § 240-24.1.7C4 (fourth Story Step-back).
- 3 See § 240-24.18C2(a).
- 4 See § 240-24.1.12C2(a).
- 5 See § 240-24.1.10C2(a).

Table 11. Frontage Types

P - Permitted	N - Not Permitted	DMS	DV	DN	DH	HH	TC	HC
		P	P	N	N/A	P	P	P

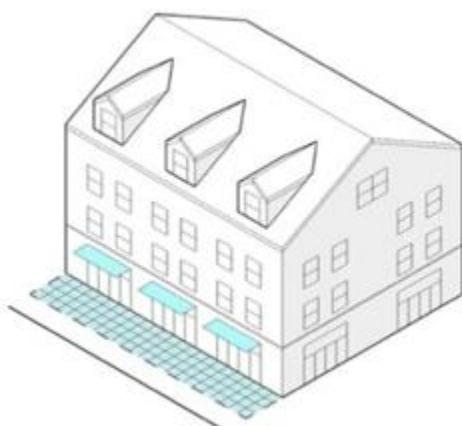


A frontage type consisting of a storefront(s) and an attached colonnade with a roof, open pergola, or balcony overhanging a paved sidewalk. A gallery may wrap around the corner of a building to create a veranda-like gallery.

Storefront	P	P	N	N/A	P	P	P
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Table 11. Frontage Types

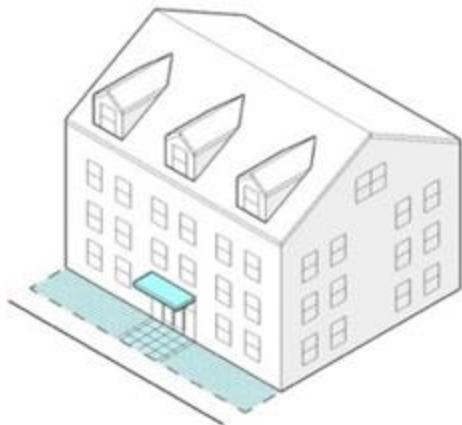
P - Permitted	N - Not Permitted	DMS	DV	DN	DH	HH	TC	HC



A frontage type consisting of an assembly of commercial entry doors and display windows providing access and light to a commercial space and a place to display goods, services, and signs.

Common Lobby

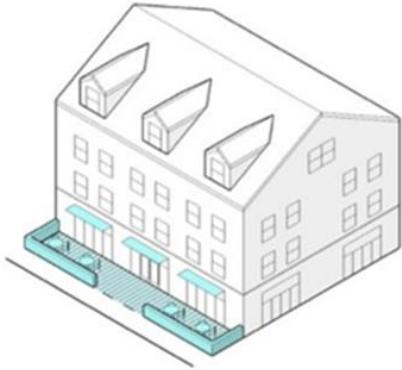
P	P	N	N/A	P	P	P
---	---	---	-----	---	---	---



A frontage type consisting of an assembly of entry doors and windows providing access and light to the lobby of a building. A common lobby may be combined with an entry plaza or front garden frontage type.

Dining Patio

P	P	N	N/A	P	P	P
---	---	---	-----	---	---	---



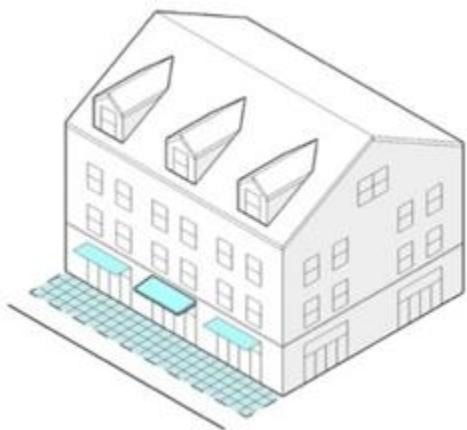
A frontage type consisting of a storefront(s) and outdoor cafe seating in the frontage area.

Entry Plaza

P	P	N	N/A	P	P	P
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Table 11. Frontage Types

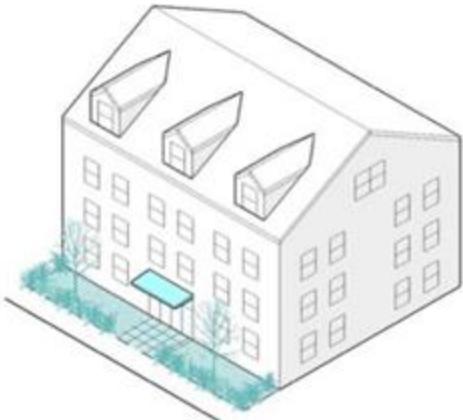
P - Permitted	N - Not Permitted	DMS	DV	DN	DH	HH	TC	HC
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A frontage type consisting of a storefront(s) and a highly paved frontage area. An entry plaza may be combined with a common lobby frontage type.

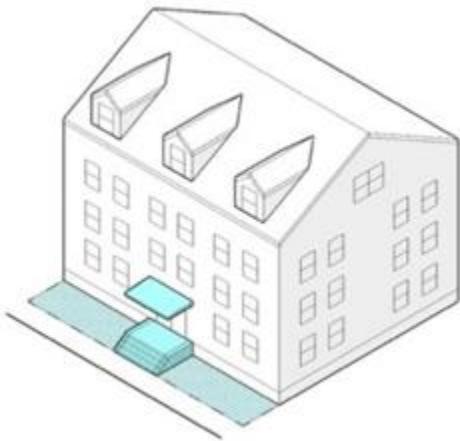
Front Garden

N	N	P	N/A	N	N	N
---	---	---	-----	---	---	---



A frontage type consisting of a highly landscaped frontage area. A front garden may be combined with a common lobby, dooryard or stoop, or porch frontage type.

Dooryard or Stoop



N	N	P	N/A	N	N	N
---	---	---	-----	---	---	---

A frontage type consisting of a zero-step entrance or a set of stairs with a landing that provides access to the entrance of a building. A dooryard or stoop may be combined with a front garden frontage type.

Table 11. Frontage Types

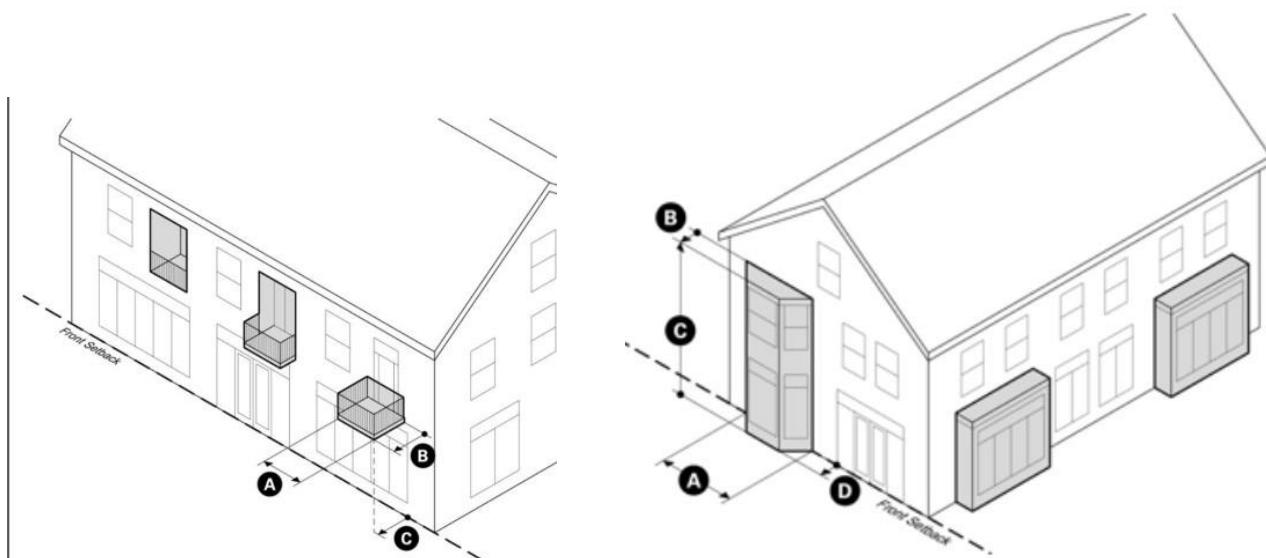
P - Permitted	N - Not Permitted	DMS		DN	DH	HH	TC	HC
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A frontage type consisting of a raised platform with a roof supported by columns, piers, or posts; an area for seating; and an optional set of stairs with a landing that provides access to the entrance of a building. A porch may be combined with a front garden frontage

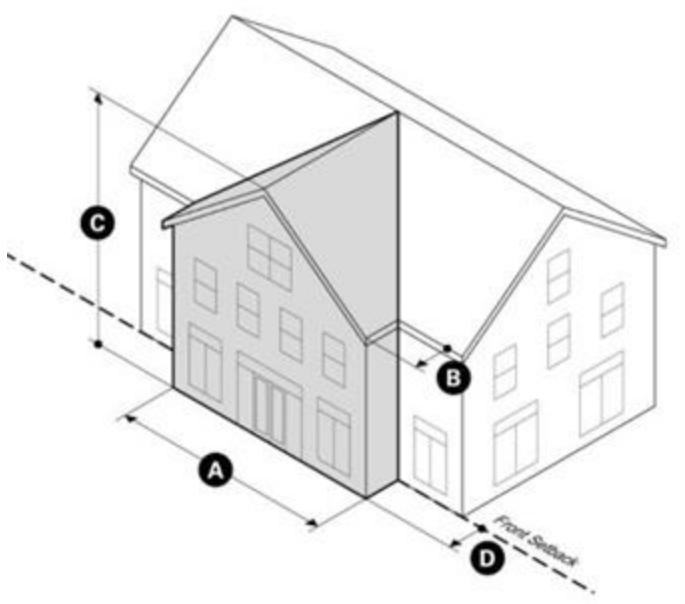
Table 12. Building

A. Balcony

B. Bay or Oriel Window



A	Width (minimum)	5 feet	A	Single bay width (maximum)	16 feet
B	Depth (minimum)	4 feet		Cumulative bay width (maximum)	50% of the width of the exterior wall from which the bays project
	Area (minimum)	20 square feet	B	Projection (maximum)	3 feet
C	Front setback encroachment (maximum)	5 feet	C	Stories (maximum)	Same as the principal building
			D	Front setback encroachment	3 feet
Design standards: Balconies may attach to any exterior wall of a principal building. Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a permitted building component.			Design standards: Bays may attach to any exterior wall of a principal building. A bay window may have a flat roof.		
C.	Dormer		D.	Cross Gable	
E.	Projecting Gable				



A	Width (maximum)	Equal to the shortest side of the attached primary massing
B	Projection (maximum)	6 feet
C	Height (minimum)	Height of building in stories
D	Front setback encroachment (maximum)	6 feet
Design standards:		
A projecting gable may attach only the facade of a principal building.		
The roof ridge of a projecting gable must be perpendicular to the main roof ridge of the principal building.		



Town of Barnstable Planning Board

www.townofbarnstable.us/planningboard

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Tim O'Neill

Clerk
Matthew Teague

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Staff
Director
James Kupfer

Assistant Director
Kyle Pedicini

Principal Assistant
Karen Pina

December 23, 2025

Craig Tamash, President
Barnstable Town Council
367 Main Street
Hyannis, MA 02601

23 DEC '25 AM5:56
BARNSTABLE TOWN CLERK

RE: **Report of the Barnstable Planning Board to Town Council on Item No. 2026-006, a Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, by repealing the Downtown Village District and amending the zoning map to replace the Downtown Village District with the Downtown Neighborhood Zoning District**

Dear President Tamash,

The Planning Board held duly posted and noticed public hearings on September 22, 2025, October 27, 2025, November 24, 2025, and December 22, 2025 on the proposal to amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, by repealing the Downtown Village District and amending the zoning map to replace the Downtown Village District with the Downtown Neighborhood Zoning District.

At the close of the public hearing, a motion was duly made and seconded to NOT recommend to Town Council adoption of the proposed zoning amendment, Item No. 2026-006 as written. The vote approving that motion was a 6-0 vote of members present.

During discussions Board members agreed with the concept of reducing building heights, bulk regulations, and density for properties on the outer limits of the downtown Hyannis zoning districts but expressed concern with repealing the entirety of the DV district. It was stated that the Town should incentivize redevelopment of underutilized and/or blighted properties. Keeping the DV district would allow for a tiered development pattern that may better achieve the original intent of the amendment by reducing building heights, bulk regulations, and density on the outer limits while also incentivizing redevelopment closer to the downtown core.

As such the Board has offered a suggested amended map that keeps the DV zoning intact along North Street and portions of Main Street, while converting much of the existing DV district to DN along the edges of the downtown Hyannis zoning district. A copy of the amended map is attached, as well as the existing zoning map for comparison.

Respectfully Submitted,

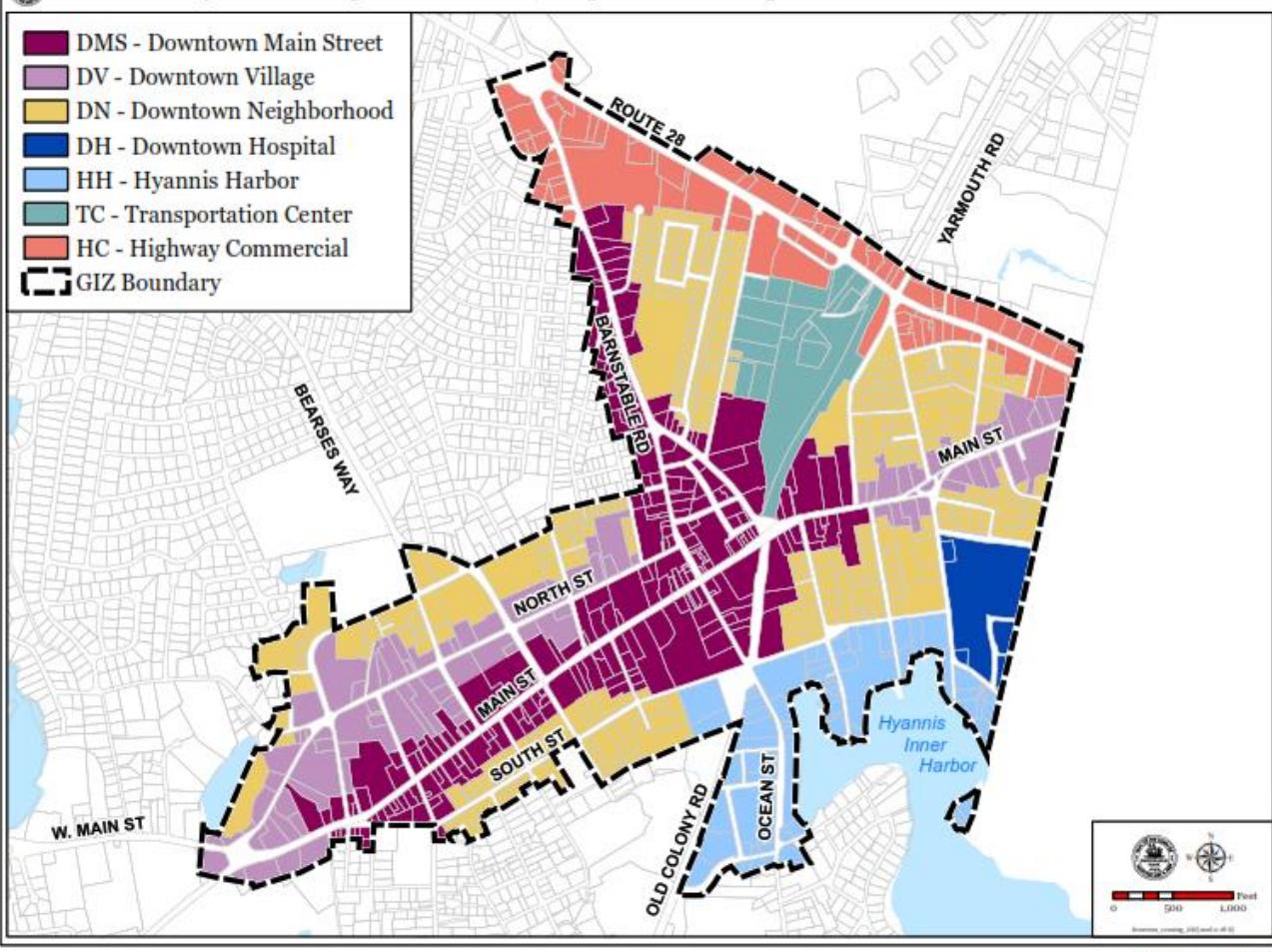

12-23-2025
Stephen Robichaud, Planning Board Chair

cc: James Kupfer, Director, Planning & Development
Ann Quirk, Town Clerk

367 Main Street, Hyannis, MA 02601

Downtown Hyannis Zoning Districts – 2025 Proposed District Update

- █ DMS - Downtown Main Street
- █ DV - Downtown Village
- █ DN - Downtown Neighborhood
- █ DH - Downtown Hospital
- █ HH - Hyannis Harbor
- █ TC - Transportation Center
- █ HC - Highway Commercial
- █ GIZ Boundary



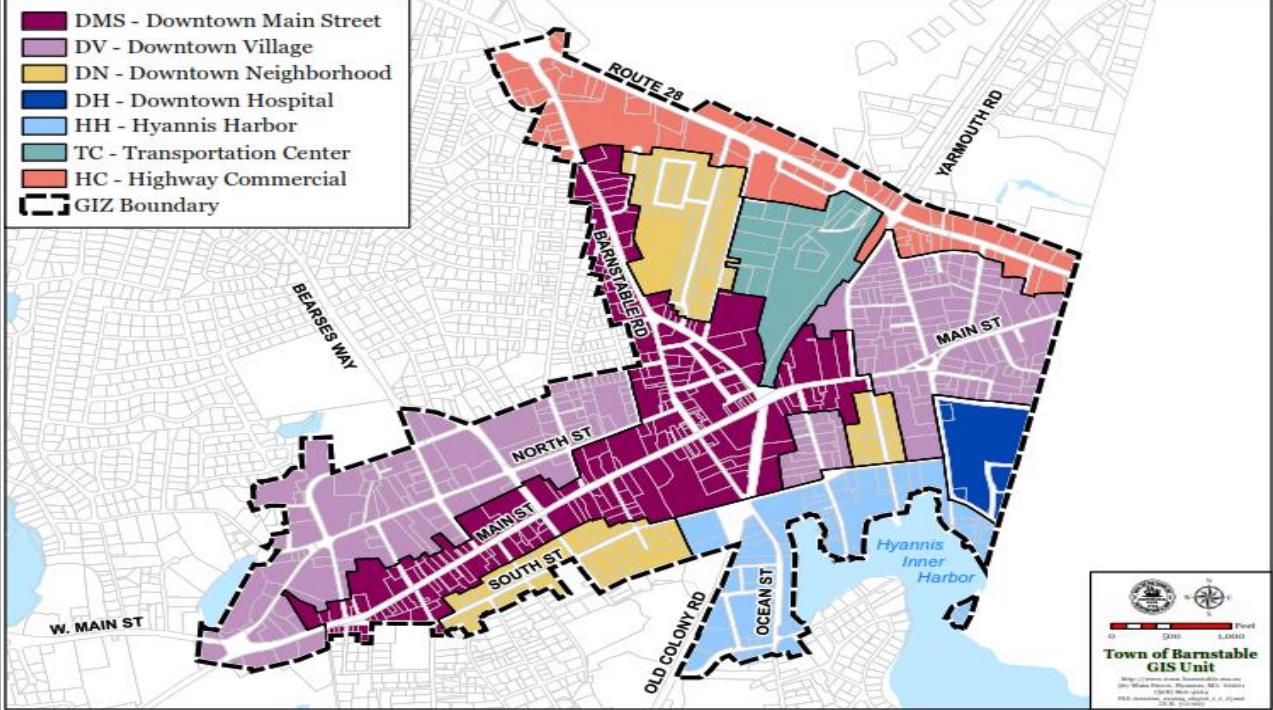
Town of Barnstable

1

Downtown Hyannis Zoning Districts

Approved On: February 2, 2023

- █ DMS - Downtown Main Street
- █ DV - Downtown Village
- █ DN - Downtown Neighborhood
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**Town of Barnstable
GIS Unit**
Map © 2018, Town of Barnstable, MA

Town Council's Proposed Zoning Map Amendment (Parcels Currently Zoned DV)		Planning Board's Proposed Zoning Map Amendment (171) Parcels Impacted	
ADDRESS	PARCEL ID	ADDRESS	PARCEL ID
1 26 BETTY'S POND ROAD	290093001	1 248 STEVENS STREET	308018
2 14 WEST MAIN STREET	290094	2 32 PLEASANT HILL LANE	308020
3 0 NORTH STREET	290095	3 6 PLEASANT HILL LANE	308022
4 426 NORTH STREET	290096	4 232 STEVENS STREET	308023
5 396 NORTH STREET	290096001	5 167 STEVENS STREET	308024
6 765 MAIN STREET (HYANNIS)	290098	6 185 STEVENS STREET	308025CND
7 775 MAIN STREET (HYANNIS)	290099	7 278 MITCHELL LANE	308033
8 20 SCUDDER AVENUE	290112	8 161 STEVENS STREET	308034
9 0 NORTH STREET	290149	9 81 BASSETT LANE	308040
10 776 MAIN STREET (HYANNIS)	308001001	10 89 BASSETT LANE	308041
11 724 MAIN STREET (HYANNIS)	308002001	11 91 BASSETT LANE	308042
12 760 MAIN STREET (HYANNIS)	308002002	12 97 BASSETT LANE	308043
13 320 STEVENS STREET	308004	13 46 MITCHELL'S WAY	308254
14 300 STEVENS STREET	308005	14 35 MITCHELL'S WAY	308273001
15 294 STEVENS STREET	308006	15 200 STEVENS STREET	309001
16 385 NORTH STREET	308007	16 63 LOUIS STREET	309013
17 372 NORTH STREET	308008	17 92 WINTER STREET	309184
18 340 NORTH STREET	308009	18 96 WINTER STREET	309185
19 340 NORTH STREET	308010	19 80 WINTER STREET	309186
20 340 NORTH STREET	308011	20 84 WINTER STREET	309187
21 268 STEVENS STREET	308017	21 72 WINTER STREET	309188
22 248 STEVENS STREET	308018	22 15 WASHINGTON STREET	309197
23 32 PLEASANT HILL LANE	308020	23 23 WASHINGTON STREET	309198
24 6 PLEASANT HILL LANE	308022	24 35 WASHINGTON STREET	309199
25 232 STEVENS STREET	308023	25 35 LOUIS STREET	309200
26 167 STEVENS STREET	308024	26 39 LOUIS STREET	309201
27 185 STEVENS STREET	308025	27 51 LOUIS STREET	309202
28 296 NORTH STREET	308029	28 55 LOUIS STREET	309203
29 278 MITCHELL LANE	308033	29 59 LOUIS STREET	309204
30 161 STEVENS STREET	308034	30 63 LOUIS STREET	309205
31 278 NORTH STREET	308035	31 63 LOUIS STREET	309206
32 270 NORTH STREET	308036	32 65 LOUIS STREET	309207
33 258 NORTH STREET	308037	33 65 LOUIS STREET	309208
34 246 NORTH STREET	308038001	34 81 LOUIS STREET	309209
35 244 NORTH STREET	308038002	35 91 LOUIS STREET	309210

36	228 NORTH STREET	308039
37	81 BASSETT LANE	308040
38	89 BASSETT LANE	308041
39	91 BASSETT LANE	308042
40	97 BASSETT LANE	308043
41	297 NORTH STREET	308044
42	309 STEVENS STREET	308045
43	325 STEVENS STREET	308046
44	55 SEA STREET EXT	308056
45	54 SEA STREET EXT	308057
46	55 BASSETT LANE	308071
47	249 NORTH STREET	308072
48	259 NORTH STREET	308073002
49	540 MAIN STREET (HYANNIS)	308074
50	181 NORTH STREET	308075
51	35 HIGH SCHOOL ROAD EXT	308076
52	725 MAIN STREET (HYANNIS)	308143
53	749 MAIN STREET (HYANNIS)	308144
54	46 MITCHELL'S WAY	308254
55	223 STEVENS STREET	308258
56	29 BASSETT LANE	308271
57	33 BASSETT LANE	308271001
58	65 SEA STREET EXT	308272
59	35 MITCHELL'S WAY	308273001
60	572 MAIN STREET (HYANNIS)	308278
61	407 NORTH STREET	308282
62	722 MAIN STREET (HYANNIS)	308283
63	200 STEVENS STREET	309001
64	63 LOUIS STREET	309013
65	92 WINTER STREET	309184
66	96 WINTER STREET	309185
67	80 WINTER STREET	309186
68	84 WINTER STREET	309187
69	72 WINTER STREET	309188
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71	72 NORTH STREET	309193001
72	70 NORTH STREET	309193002
73	60 NORTH STREET	309194
74	46 NORTH STREET	309195
75	40 NORTH STREET	309196

36	7 STEVENS STREET	309211CND
37	67 WINTER STREET	309215
38	77 WINTER STREET	309216
39	87 WINTER STREET	309217
40	95 HIGH SCHOOL ROAD EXT	309230
41	94 STEVENS STREET	309231
42	160 BASSETT LANE	309232
43	106 BASSETT LANE	309234
44	84 BASSETT LANE	309235
45	105 BASSETT LANE	309236
46	141 STEVENS STREET	309237
47	157 STEVENS STREET	309240
48	70 WINTER STREET	309242CND
49	45 LOUIS STREET	309262
50	90 HIGH SCHOOL ROAD EXT	309265
51	500 OLD COLONY ROAD	326027
52	132 SOUTH STREET	326028
53	93 PLEASANT STREET	326029
54	77 PLEASANT STREET	327118
55	71 PLEASANT STREET	327119
56	63 PLEASANT STREET	327120
57	53 PLEASANT STREET	327121
58	43 PLEASANT STREET	327122
59	35 PLEASANT STREET	327123
60	27 PLEASANT STREET	327124
61	30 PLEASANT STREET	327132
62	40 PLEASANT STREET	327133
63	50 PLEASANT STREET	327134
64	60 PLEASANT STREET	327135
65	78 PLEASANT STREET	327136
66	86 SOUTH STREET	327137
67	76 SOUTH STREET	327138
68	75 YARMOUTH ROAD	327165002
69	68 YARMOUTH ROAD	327166
70	58 YARMOUTH ROAD	327167
71	50 YARMOUTH ROAD	327168
72	44 YARMOUTH ROAD	327169
73	34 YARMOUTH ROAD	327170
74	26 YARMOUTH ROAD	327171
75	11 CAMP STREET	327179

76	15 WASHINGTON STREET	309197
77	23 WASHINGTON STREET	309198
78	35 WASHINGTON STREET	309199
79	35 LOUIS STREET	309200
80	39 LOUIS STREET	309201
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95	87 WINTER STREET	309217
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98	149 NORTH STREET	309226001
99	176 NORTH STREET	309227
100	95 HIGH SCHOOL ROAD EXT	309230
101	94 STEVENS STREET	309231
102	160 BASSETT LANE	309232
103	106 BASSETT LANE	309234
104	84 BASSETT LANE	309235
105	105 BASSETT LANE	309236
106	141 STEVENS STREET	309237
107	157 STEVENS STREET	309240
108	70 WINTER STREET	309242
109	210 NORTH STREET	309259001
110	200 NORTH STREET	309259002
111	184 NORTH STREET	309260
112	45 LOUIS STREET	309262
113	90 HIGH SCHOOL ROAD EXT	309265
114	500 OLD COLONY ROAD	326027
115	132 SOUTH STREET	326028

76	19 CAMP STREET	327180
77	27 CAMP STREET	327181
78	2 LYNXHOLM COURT	327182
79	4 LYNXHOLM COURT	327183
80	5 LYNXHOLM COURT	327184
81	3 LYNXHOLM COURT	327185
82	1 LYNXHOLM COURT	327186
83	53 CAMP STREET	327187
84	27 CROCKER STREET	327188
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86	34 CAMP STREET	327191
87	26 CAMP STREET	327192
88	15 CEDAR STREET	327196
89	25 CEDAR STREET	327197
90	35 CEDAR STREET	327198
91	47 CEDAR STREET	327199
92	104 PARK STREET	327203
93	84 PARK STREET	327204
94	74 PARK STREET	327205
95	67 PARK STREET	327206
96	26 GLEASON STREET	327207
97	20 GLEASON STREET	327208
98	91 PARK STREET	327209
99	105 PARK STREET	327210
100	16 LEWIS BAY ROAD	327211
101	22 LEWIS BAY ROAD	327212
102	20 GLEASON STREET	327214
103	0 GLEASON STREET	327215
104	0 GLEASON STREET	327216
105	47 PARK STREET	327217
106	89 LEWIS BAY ROAD	327223CND
107	61 LEWIS BAY ROAD	327224
108	43 LEWIS BAY ROAD	327225CND
109	29 LEWIS BAY ROAD	327227
110	21 LEWIS BAY ROAD	327228
111	16 SCHOOL STREET	327233
112	30 PLEASANT STREET	327243
113	15 CROCKER STREET	327267
114	0 PLEASANT STREET	327268
115	55 CEDAR STREET	328163

116	93 PLEASANT STREET	326029
117	77 PLEASANT STREET	327118
118	71 PLEASANT STREET	327119
119	63 PLEASANT STREET	327120
120	53 PLEASANT STREET	327121
121	43 PLEASANT STREET	327122
122	35 PLEASANT STREET	327123
123	27 PLEASANT STREET	327124
124	30 PLEASANT STREET	327132
125	40 PLEASANT STREET	327133
126	50 PLEASANT STREET	327134
127	60 PLEASANT STREET	327135
128	78 PLEASANT STREET	327136
129	86 SOUTH STREET	327137
130	76 SOUTH STREET	327138
131	75 YARMOUTH ROAD	327165002
132	68 YARMOUTH ROAD	327166
133	58 YARMOUTH ROAD	327167
134	50 YARMOUTH ROAD	327168
135	44 YARMOUTH ROAD	327169
136	34 YARMOUTH ROAD	327170
137	26 YARMOUTH ROAD	327171
138	180 MAIN STREET (HYANNIS)	327172
139	174 MAIN STREET (HYANNIS)	327173
140	156 MAIN STREET (HYANNIS)	327175
141	146 MAIN STREET (HYANNIS)	327176
142	128 MAIN STREET (HYANNIS)	327178
143	11 CAMP STREET	327179
144	19 CAMP STREET	327180
145	27 CAMP STREET	327181
146	2 LYNXHOLM COURT	327182
147	4 LYNXHOLM COURT	327183
148	5 LYNXHOLM COURT	327184
149	3 LYNXHOLM COURT	327185
150	1 LYNXHOLM COURT	327186
151	53 CAMP STREET	327187
152	27 CROCKER STREET	327188
153	48 CAMP STREET	327190
154	34 CAMP STREET	327191
155	26 CAMP STREET	327192

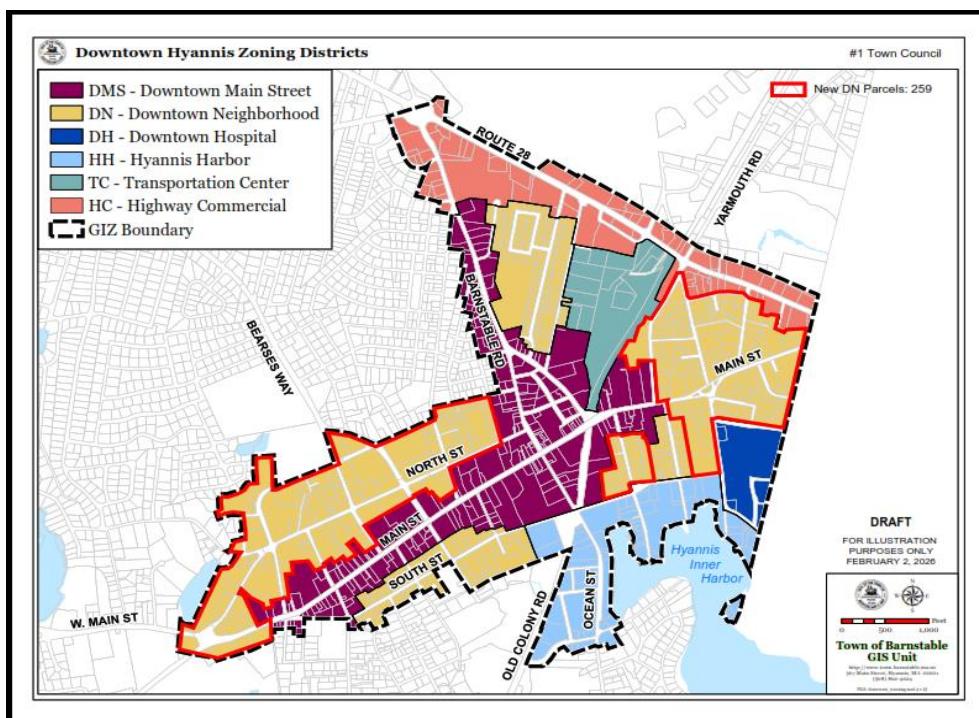
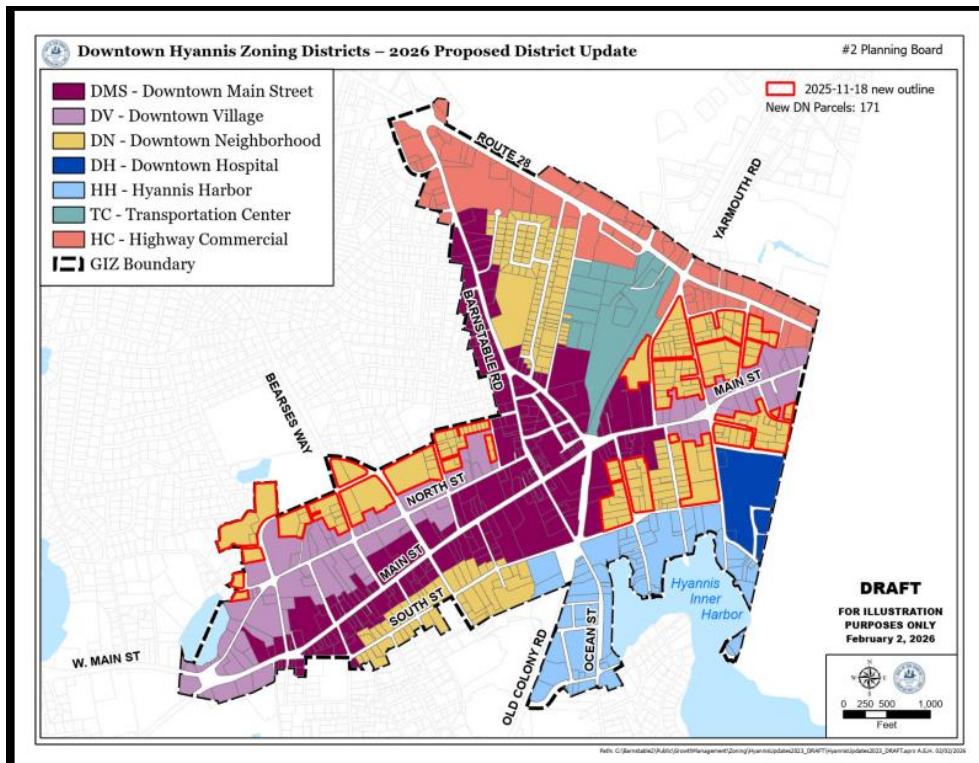
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119	85 CEDAR STREET	328167
120	119 CEDAR STREET	328168
121	131 CEDAR STREET	328169
122	14 EDWARDS ROAD	328170
123	30 TERRY COURT	328171
124	17 EDWARDS ROAD	328172
125	15 EDWARDS ROAD	328173
126	143 CEDAR STREET	328174
127	147 CEDAR STREET	328175
128	100 CAMP STREET	328176
129	82 CAMP STREET	328177
130	74 CAMP STREET	328178
131	14 TERRY COURT	328179
132	22 TERRY COURT	328181
133	68 CAMP STREET	328184CND
134	80 YARMOUTH ROAD	328185
135	36 CROCKER STREET	328186
136	24 CROCKER STREET	328187
137	65 CAMP STREET	328188001
138	69 CAMP STREET	328188002
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140	81 CAMP STREET	328190
141	85 CAMP STREET	328191
142	91 CAMP STREET	328192
143	99 CAMP STREET	328193
144	120 YARMOUTH ROAD	328194
145	140 YARMOUTH ROAD	328195
146	106 YARMOUTH ROAD	328196
147	100 YARMOUTH ROAD	328197
148	88 YARMOUTH ROAD	328198
149	30 CROCKER STREET	328228
150	62 PARK STREET	342002
151	60 PARK STREET	342003CND
152	52 PARK STREET	342004001
153	34 PARK STREET	342005
154	2 PARK STREET	342009
155	79 BAY VIEW STREET	342010

156	110 MAIN STREET (HYANNIS)	327193
157	102 MAIN STREET (HYANNIS)	327194
158	94 MAIN STREET (HYANNIS)	327195
159	15 CEDAR STREET	327196
160	25 CEDAR STREET	327197
161	35 CEDAR STREET	327198
162	47 CEDAR STREET	327199
163	83 MAIN STREET (HYANNIS)	327200
164	97 MAIN STREET (HYANNIS)	327201
165	115 MAIN STREET (HYANNIS)	327202
166	104 PARK STREET	327203
167	84 PARK STREET	327204
168	74 PARK STREET	327205
169	67 PARK STREET	327206
170	26 GLEASON STREET	327207
171	20 GLEASON STREET	327208
172	91 PARK STREET	327209
173	105 PARK STREET	327210
174	16 LEWIS BAY ROAD	327211
175	22 LEWIS BAY ROAD	327212
176	47 PARK STREET	327217
177	89 LEWIS BAY ROAD	327223
178	61 LEWIS BAY ROAD	327224
179	43 LEWIS BAY ROAD	327225
180	29 LEWIS BAY ROAD	327227
181	21 LEWIS BAY ROAD	327228
182	135 MAIN STREET (HYANNIS)	327229
183	149 MAIN STREET (HYANNIS)	327230
184	155 MAIN STREET (HYANNIS)	327231
185	171 MAIN STREET (HYANNIS)	327232
186	16 SCHOOL STREET	327233
187	0 MAIN STREET (HYANNIS)	327237
188	30 PLEASANT STREET	327243
189	0 MAIN STREET (HYANNIS)	327265
190	0 MAIN STREET (HYANNIS)	327266
191	15 CROCKER STREET	327267
192	0 PLEASANT STREET	327268
193	55 CEDAR STREET	328163
194	57 CEDAR STREET	328164
195	65 CEDAR STREET	328165

156	61 PARKWAY PLACE	342011
157	53 PARKWAY PLACE	342012
158	47 PARKWAY PLACE	342013
159	41 PARKWAY PLACE	342014
160	27 PARKWAY PLACE	342016
161	52 CEDAR STREET	342020
162	42 CEDAR STREET	342021
163	30 CEDAR STREET	342022
164	46 PARKWAY PLACE	342034
165	58 PARKWAY PLACE	342036
166	51 BAY VIEW STREET	342040
167	21 MEDERIOS ROAD	343004
168	80 CEDAR STREET	343008
169	74 CEDAR STREET	343009
170	64 CEDAR STREET	343010
171	54 CEDAR STREET	343011

196	75 CEDAR STREET	328166
197	85 CEDAR STREET	328167
198	119 CEDAR STREET	328168
199	131 CEDAR STREET	328169
200	14 EDWARDS ROAD	328170
201	30 TERRY COURT	328171
202	17 EDWARDS ROAD	328172
203	15 EDWARDS ROAD	328173
204	143 CEDAR STREET	328174
205	147 CEDAR STREET	328175
206	100 CAMP STREET	328176
207	82 CAMP STREET	328177
208	74 CAMP STREET	328178
209	14 TERRY COURT	328179
210	22 TERRY COURT	328181
211	68 CAMP STREET	328184
212	80 YARMOUTH ROAD	328185
213	24 CROCKER STREET	328187
214	65 CAMP STREET	328188001
215	69 CAMP STREET	328188002
216	75 CAMP STREET	328189
217	81 CAMP STREET	328190
218	85 CAMP STREET	328191
219	91 CAMP STREET	328192
220	99 CAMP STREET	328193
221	120 YARMOUTH ROAD	328194
222	140 YARMOUTH ROAD	328195
223	106 YARMOUTH ROAD	328196
224	100 YARMOUTH ROAD	328197
225	88 YARMOUTH ROAD	328198
226	30 CROCKER STREET	328228
227	62 PARK STREET	342002
228	60 PARK STREET	342003
229	52 PARK STREET	342004001
230	34 PARK STREET	342005
231	2 PARK STREET	342009
232	79 BAY VIEW STREET	342010
233	61 PARKWAY PLACE	342011
234	53 PARKWAY PLACE	342012
235	47 PARKWAY PLACE	342013

236	41 PARKWAY PLACE	342014
237	27 PARKWAY PLACE	342016
238	63 MAIN STREET (HYANNIS)	342017
239	71 MAIN STREET (HYANNIS)	342019
240	52 CEDAR STREET	342020
241	42 CEDAR STREET	342021
242	30 CEDAR STREET	342022
243	70 MAIN STREET (HYANNIS)	342023
244	54 MAIN STREET (HYANNIS)	342025
245	50 MAIN STREET (HYANNIS)	342026
246	30 MAIN STREET (HYANNIS)	342027
247	22 MAIN STREET (HYANNIS)	342028
248	14 MAIN STREET (HYANNIS)	342029
249	25 MAIN STREET (HYANNIS)	342031
250	51 MAIN STREET (HYANNIS)	342033
251	46 PARKWAY PLACE	342034
252	58 PARKWAY PLACE	342036
253	51 BAY VIEW STREET	342040
254	6 MAIN STREET (HYANNIS)	342041
255	21 MEDERIOS ROAD	343004
256	80 CEDAR STREET	343008
257	74 CEDAR STREET	343009
258	64 CEDAR STREET	343010
259	54 CEDAR STREET	343011



A. OLD BUSINESS (Public Hearing) (Roll Call Majority Vote Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2026-090
INTRO: 02/12/2026, 02/26/2026

2026-090 APPROPRIATION ORDER IN THE AMOUNT OF \$105,000 FOR THE PURPOSE OF FUNDING ADDITIONAL FISCAL YEAR 2026 OPERATING EXPENSES AT THE TOWN'S MUNICIPAL GOLF COURSES

ORDERED: That the amount of **\$105,000** be appropriated from the Golf Course Enterprise Fund reserves for the purpose of paying additional Fiscal Year 2026 operating expenses, including credit card fees, replacement equipment and custodial services, and costs associated with the completion of the improvement and safety projects at both Olde Barnstable Fairgrounds and Hyannis Golf Course.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
02/12/2026	Refer to Public Hearing 02/26/2026

- Read Item
- Motion to Open Public Hearing
- Rationale
- Public Hearing
- Close Public Hearing
- Council Discussion
- Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2026-090
INTRO: 02/12/2026, 02/26/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Chris Gonnella, Community Services Director
DATE: February 12, 2026
SUBJECT: Appropriation Order in the amount of **\$105,000** for the purpose of funding additional Fiscal Year 2026 operating expenses at the Town's Municipal Golf Courses

BACKGROUND: The use of credit cards and processing fees associated with their use continue to increase. Golf also experienced several critical failures of equipment that are detrimental to cultural practices and seasonal maintenance that needed to be replaced immediately. Golf also utilized Fiscal Year 2026 Operating Funds to make additional improvements to the Hyannis Golf Course clubhouse and adjacent areas during the construction project.

ANALYSIS: The \$105,000 request includes: \$15,000 to cover credit card fees, \$30,000 for unanticipated equipment replacement purchases, \$10,000 to cover custodial services, \$15,000 for a large-scale safety and drainage project around the perimeter of the practice putting green at Hyannis Golf Course, \$10,000 for new fencing to be installed along the upper parking areas at Hyannis Golf Course, and lastly \$25,000 for new driving range mats and equipment at both the Hyannis Golf Course and Olde Barnstable Fairgrounds Golf Course facilities.

FISCAL IMPACT: Funding for this appropriation is being provided from the Golf Course Enterprise Fund reserves. The Golf Course Enterprise Fund Reserves currently stand at \$1,917,132.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation request.

STAFF ASSISTANCE: Chris Gonnella, Director of Community Services; Jesse Schechtman, Director of Golf; James Bentley, Director of Golf Maintenance

B. NEW BUSINESS (Refer to Second Reading on 3/12/2026)

BARNSTABLE TOWN COUNCIL

**ITEM# 2026-147
INTRO: 02/26/2026**

2026-147 REAPPOINTMENT OF MARK S. ELLS, TOWN MANAGER, TO THE CAPE COD AND ISLANDS WATER PROTECTION FUND MANAGEMENT BOARD

RESOLVED: That, pursuant to G.L. c. 29C, § 20, the Town Council does hereby reappoint Mark S. Ells, Town Manager, as the Town of Barnstable's appointee to the Cape Cod and Islands Water Protection Fund Management Board to serve a three-year term.

SPONSOR: Craig Tamash, Town Council President

DATE	ACTION TAKEN
_____	_____
_____	_____
_____	_____
_____	_____

- Read Item
- Rationale
- Council Discussion
- Vote

B. NEW BUSINESS (Refer to a Public Hearing on 03/12/2026)

BARNSTABLE TOWN COUNCIL

ITEM# 2026-148
INTRO: 02/26/2026

2026-148 APPROPRIATION ORDER IN THE AMOUNT OF \$104,927 FOR THE PURPOSE OF FUNDING THE COSTS ASSOCIATED WITH HIRING 8 NEW PATROL OFFICERS IN THE BARNSTABLE POLICE DEPARTMENT

ORDERED: That the amount of \$104,927 be appropriated from the General Fund reserves and added to the Fiscal Year 2026 Police Department Budget for the purpose of funding the costs related to hiring 8 new police officers, including assessments, testing, training, uniforms, firearms, ammunition and equipment.

SPONSOR: Mark S. Ells, Town Manager

- Read Item
- Motion to Open Public Hearing
- Rationale
- Public Hearing
- Close Public Hearing
- Council Discussion
- Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2026-148
INTRO: 02/26/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Jean B. Challies, Chief of Police
DATE: February 26, 2026
SUBJECT: Appropriation Order in the amount **\$104,927** for the Barnstable Police Department Fiscal Year 2026 Operating Budget for the purpose of funding the initial operating expenses for the hiring of 8 patrol officers

BACKGROUND: Six (6) patrol officer recruits will be starting the Plymouth Police Academy on June 20, 2026. Additionally, the Department will hire two (2) patrol officers who are lateral transfers from other police departments who are already academy-trained and experienced. At the time of the preparation and finalization of the Fiscal Year 2026 budget, the Police Department did not have confirmation on the number of vacancies that could be filled nor knowledge of the availability of police academy seats. The costs associated with the hiring of eight (8) police officers to fill current vacancies and to complete the hiring process (medical & psychological) requires a supplemental appropriation to the Police Department's Fiscal Year 2026 budget as follows:

Academy Bound New Hires

Training (6)	\$ 19,200
Uniform (6)	\$ 22,042
Equipment (6)	\$ 21,529
Ammunition (6)	\$ 8,792
Firearm (6)	\$ 5,932

Academy Trained New Hires

Uniforms (2)	\$ 5,707
Equipment (2)	\$ 5,923
Ammunition (2)	\$ 673
Firearm (2)	\$ 1,977

Medical & Psychological Assessments

Medical Exam for Recruits and Transfers (8)	\$ 8,752
Psych Assessments (8)	\$ 4,400

Other Equipment Previously Purchased for New Hires (Not Needed to be Purchased)

Radio's
ProBook's

TOTAL Fiscal Year 2026 Supplemental Budget Request – New Hires **\$104,927**

ANALYSIS: This supplemental appropriation request totals \$104,927 and is comprised of several parts: 1) pre-employment requirements including medical exams and psychological assessments; 2) academy tuition for recruits; 3) ammunition 4) equipment; and 5) uniforms. The items listed above will need to be funded in Fiscal Year 2026 in order to complete the hiring components required by the Plymouth Police

Academy. The academy-bound recruits require more uniforms, equipment and ammunition resulting in a slightly higher cost per recruit than the trained recruits.

FISCAL IMPACT: The funding provided by this request will not be included in the Police Department's base operating budget going forward. This is a one-time request associated with the hiring of this specific round of candidates. The General Fund Reserves will be used to fund these costs which have a current balance of \$34,213,836.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this supplemental appropriation request.

STAFF ASSISTANCE: Jean B. Challies, Chief of Police; Anne E. Spillane, Finance & Support Services Director, Barnstable Police Department

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2026-149
INTRO: 02/26/2026**

**2026-149 TRANSFER ORDER IN THE AMOUNT OF \$200,000 FROM THE FISCAL
YEAR 2026 DEPARTMENT OF PUBLIC WORKS PERSONNEL OPERATING
BUDGET TO THE FISCAL YEAR 2026 POLICE DEPARTMENT PERSONNEL
OPERATING BUDGET**

ORDERED: That the amount of **\$200,000** be transferred from the Department of Public Works Fiscal Year 2026 Personnel Operating Budget to the Police Department Fiscal Year 2026 Personnel Operating Budget to cover the projected deficit in the Police Department's overtime budget due to excessive vacancies in the department and minimum staffing requirements.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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- Read Item
- Rationale
- Council Discussion
- Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2026-149
INTRO: 02/26/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Jean B. Challies, Chief of Police
DATE: February 26, 2026
SUBJECT: Transfer Order in the amount of **\$200,000** from the Fiscal Year 2026 Department of Public Works Personnel Operating Budget to the Fiscal Year 2026 Police Department Personnel Operating Budget

BACKGROUND: The Police Department has had numerous vacancies since the beginning of fiscal year 2026 due to retirements, resignations, and officers out on injury leave. This has resulted in the department having to fill many shift vacancies using overtime to meet minimum staffing requirements. Overtime is also impacted by unforeseen events such as the No Kings rallies. The department is budgeted overtime to cover shifts that are vacated due to vacations and other paid time off assuming full staffing but not for the shifts that must be covered due to long-term vacancies. Vacancy savings in the salary line are used to cover the additional overtime incurred but those savings are insufficient to cover shift costs that are 1.5 times the salary rate.

ANALYSIS: Vacancy savings in the Police Department are projected to be around \$760,000 and overtime is projected to be around \$960,000 over budget resulting in a \$200,000 project personnel cost deficit.

FISCAL IMPACT: Due to several vacancies in the Department of Public Works throughout the year, it is currently estimated that they will have more than \$800,000 in their personnel budget. It is recommended that a portion of these savings be transferred to the Police Department's personnel budget to cover the deficit.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this transfer request.

STAFF ASSISTANCE: Jean B. Challies, Chief of Police; Anne E. Spillane, Finance & Support Services Director, Barnstable Police Department

B. NEW BUSINESS (May be acted upon) Majority Vote)

BARNSTABLE TOWN COUNCIL

**ITEM#2026-155
INTRO: 02/26/2026**

2026-155 TRANSFER ORDER IN THE AMOUNT OF \$50,000 FOR THE PURPOSE OF FUNDING SOIL REMEDIATION ASSOCIATED WITH THE REMOVAL OF AN UNDERGROUND STORAGE TANK DISCOVERED UNDER THE GUYER BARN PARKING LOT

ORDERED: That the amount of **\$50,000** be transferred from the Town Council Reserve Fund to fund soil remediation associated with the removal of an underground storage tank from under the Guyer Barn parking lot at 250 South Street, Hyannis.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- Read Item
- Rationale
- Council Discussion
- Vote

BARNSTABLE TOWN COUNCIL

ITEM#2026-155
INTRO: 02/26/2026

SUMMARY

TO: Town Council
FROM: Mark Ells, Town Manager
DATE: February 26, 2026
SUBJECT: Transfer Order in the amount of **\$50,000** for the purpose of funding soil remediation associated with the removal of an underground storage tank discovered under the Guyer Barn parking lot.

BACKGROUND: In August 2025 while installing a requested walkway between Guyer Barn and Town Hall Parking Lot, the Public Works Department discovered an unknown, legacy underground storage tank (UST). The UST had an odor of hydrocarbons, so the Town retained a Licensed Site Professional (LSP) to assess the UST and schedule the removal of the UST. The UST was drained and removed in December without incident. The cost of the tank removal, LSP oversight and necessary testing was \$30,430. This has already been funded and is not part of this request. This request covers the estimated cost of the soil remediation.

On January 29th, the LSP notified the Town that the lab results of the soil samples that were collected under the tank had tested positive for contamination. As such, the Town now needs to remove the contaminated soil in the vicinity of where the UST existed. The work will include first completing soil borings to determine the extent of the contamination. Then a contractor will mobilize to remove the contaminated soil under the supervision of the LSP. This budget has been prepared assuming that the effort will require up to 10 soil borings to determine the extent of the contamination and that the contaminated soil removal does not exceed 40 cubic yards.

FISCAL IMPACT: This is an unforeseen expenditure and is eligible for funding from the Town Council's Reserve Fund. The Reserve Fund was originally budgeted at \$250,000 for Fiscal Year 2026. Town Council Order 2026-023 authorized \$175,000 of funding from this reserve leaving a balance of \$75,000. If this transfer is authorized, \$25,000 will be available in the fund for the remainder of Fiscal Year 2026.

TOWN MANAGER RECOMMENDATION: Mark S. Ells recommends approval of this transfer request.

STAFF ASSISTANCE: Daniel W. Santos, P.E. Director, Department of Public Works; Griffin Beaudoin, P.E., Town Engineer