



Town of Barnstable  
Town Council  
James H. Crocker Jr. Hearing Room  
367 Main Street, 2<sup>nd</sup> floor,  
Hyannis, MA 02601  
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## TOWN COUNCIL MEETING

March 12, 2026

6:00 pm

The March 12, 2026 Meeting of the Barnstable Town Council shall be conducted in person at 367 Main Street 2<sup>nd</sup> 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.

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

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](mailto: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/85717781743> Meeting ID: 857 1778 1743  
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
- Briefing on the Status of the Cape Cod Rail Trail, Griffin Beaudoin, P.E., Town Engineer, Department of Public Works
- Overview of Capital Planning Process and Proposed Fiscal Year 2027 Capital Budget  
Gareth Markwell, Assistant Finance Director

#### 9. ORDERS OF THE DAY

- A. Old Business
- B. New Business

#### 10. ADJOURNMENT

Administrator:  
Cynthia A. Lovell  
[Cynthia.lovell@barnstable.gov](mailto:Cynthia.lovell@barnstable.gov)

NEXT REGULAR MEETING: March 26, 2026

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**A. OLD BUSINESS**

2026-005	Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article III District Regulations, to modify building height requirements in the Downtown Main Street District and Downtown Village District <b>(May be acted upon) (Roll Call 2/3 Full Council)</b> .....	7-44
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**CONSENT AGENDA:**

**Proposed Vote:** To refer **Items 2026-006, 2026-090 through 2026-144, 2026-148, and 2026-150 through 2026-152**, as written, to individual public hearings to be held on each item at the Town Council meeting on March 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 <b>(Refer to Public Hearing 03/26/2026)</b> .....	45-79
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**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 (May be acted upon) ( Roll Call 2/3 Full Council)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-005**

**INTRO: 07/17/2025, 08/21/2025, 01/29/2026, 02/12/2026, 03/12/2026**

**2026-005 AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I GENERAL ORDINANCES, CHAPTER 240 ZONING, ARTICLE III DISTRICT REGULATIONS, TO MODIFY BUILDING HEIGHT REQUIREMENTS IN THE DOWNTOWN MAIN STREET DISTRICT AND DOWNTOWN VILLAGE DISTRICT**

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

**SECTION 1**

By amending Section 240-24-1.6 Downtown Main Street District (DMS) by deleting in subsection A.1 the word “four” and inserting the words “three and one half” in its place.

**SECTION 2**

By further amending Section 240-24.1.6 by deleting in subsection C.6 the word “fourth” and inserting the words “third and one half” in its place.

**SECTION 3**

By further amending Section 240-24.1.6 by deleting in Table 3, under the heading “Building Form” the words “or 4” where they appear after “F - Number of Stories”.

**SECTION 4**

By further amending said Table 3 by deleting in footnote 1 the word “fourth” and inserting the words “third and one half” in its place.

**SECTION 5**

By amending Section 240-24.1.7 Downtown Village District (DV) by deleting in subsection A.1 the word “four” and inserting the words “three and one half” in its place.

**SECTION 6**

By further amending Section 240-24.1.7 by deleting in subsection C.4 the word “fourth” and inserting the words “third and one half” in its place.

**SECTION 7**

By further amending Section 240-24.1.7 by deleting in Table 4, under the heading “Building Form” the words “or 4” where they appear after “F – Number of Stories”.

**SECTION 8**

By further amending said Table 4 by deleting in footnote 1 the word “fourth” and inserting the words “third and one half” in its place.

**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>Public Hearing closed on 2/12/2026</u>

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

# BARNSTABLE TOWN COUNCIL

ITEM# 2026-005

INTRO: 07/17/2025, 08/21/2025, 01/29/2026, 02/12/2026, 03/12/2026

## 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, Article III District Regulations, to modify building height requirements in the Downtown Main Street District and 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 height restrictions in the Downtown Main Street District and Downtown Village District to better align with surrounding neighborhoods and prevent a "canyon effect" along Main Street. The amendments eliminate the fourth-story step-back requirement while lowering the overall maximum building height.

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 within the Downtown Main Street District and Downtown Village District to ensure development remains compatible with existing structures and neighborhood character. The amendment may encourage a more varied and nuanced approach to building height regulations based on location and surrounding properties.

**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

§ 240-24.1.6. Downtown Main Street District (DMS).

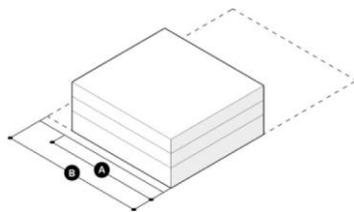
A. Intent.

1. The Downtown Main Street District is intended to promote the continuation of a walkable, pedestrian-oriented downtown environment with continuous active streetscape. Development is characterized by mid-rise (two- to **three and one half-story** ~~four~~) mixed-use buildings, continuous street walls and variety of materials with parking visually minimized. Land uses are mixed residential and active commercial, including retail, restaurant, office, hospitality, cultural and institutional.

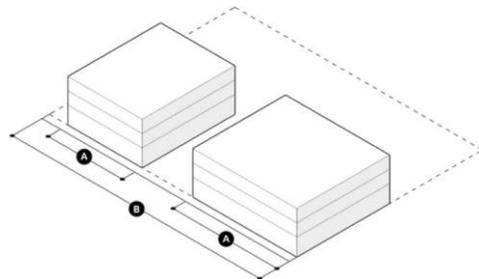
B. Lot standards.

1. Newly platted lots must be dimensioned as specified by Table 3.
2. 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 by Table 3.
  - (a) Facade buildout is calculated by dividing the total width of all facades 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 =  $(A + A) \div B$

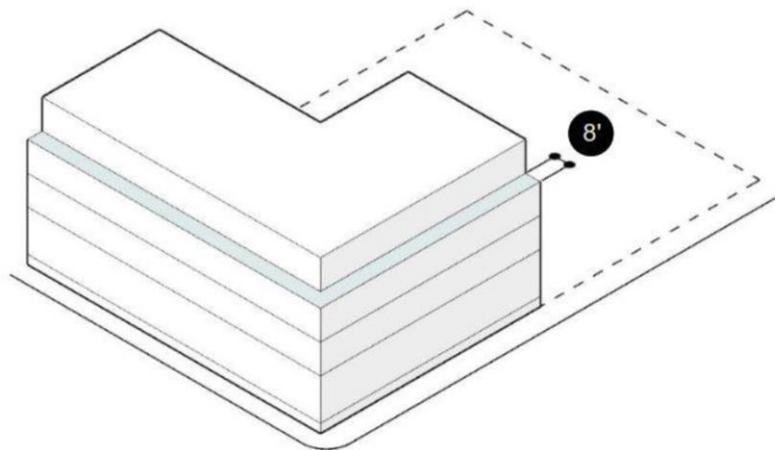
C. Building standards.

1. Multiple principal buildings are permitted per lot.
2. Principal buildings are permitted as specified by Table 3.
  - (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

§ 240-24.1.6

between the minimum and maximum front setbacks.

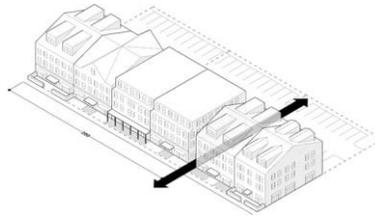
4. Any building contributing toward the frontage buildout for any lot fronting Main Street between Ocean Street and Sea Street must provide ground story commercial space that is at least 20 feet in depth for 100% of the total width of the building, excluding lobby entrances and other means of egress associated with the use of upper stories.
5. Awnings, canopies, signs, balconies, and non-habitable architectural features of a building may project over the public sidewalk but must provide at least eight feet of clearance and a license from the Town Manager in accordance with Barnstable General Ordinances, Part 1, Chapter 121, § 121-6J is required.
6. The ~~fourth~~ **third and one half** story of any building must be recessed ("stepped back") from the facade of the stories below at least eight feet.



7. Mechanical and stairwell penthouses and building systems equipment must be setback from any exterior wall a distance that is equal to their height.
8. Facades may not have any blank wall areas without fenestration or architectural surface relief greater than 20 feet measured both vertically and horizontally for all stories of a building for any facade.
9. Loading and service areas may not be visible from any public sidewalk of Main Street.

D. Design guidelines.

1. The development of any new principal building should include a pedestrian passage connecting the sidewalk at the front of the property to any parking areas to the rear of the building, to every extent practicable, where no such pedestrian passage exists within 200 linear feet of the building's principal entrance.



2. When provided, pedestrian passages may be designed as an open-air passage between buildings, a covered atrium providing continuous protection from the elements, or as an up to two-story passage through a building.

E. Use provisions.

1. Limitations.

- (a) 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.
- (b) 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.

F. Site standards.

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

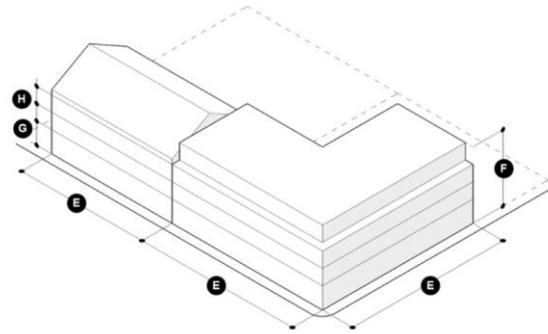
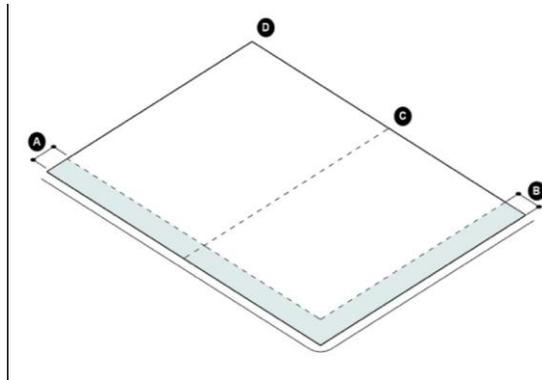
G. Landscape standards.

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.
2. A side or rear landscaped area at least six feet wide must be provided along any side or rear lot line abutting a lot in Downtown Neighborhood (DN) district and must include the following features over the span of 50 linear feet:
  - (a) Two understory or evergreen trees.
  - (b) Three medium shrubs and three small shrubs or a fence or wall at least six feet in height.

H. Parking standards.

1. For development on any through lot fronting Main Street, parking access must be provided from the non-Main-Street frontage.

**Table 3. DMS Dimensional Standards**



**Lot**

Lot width	30 feet minimum
Lot coverage	100% maximum
Facade buildout (minimum)	—
Primary frontage	80% minimum
Secondary frontage	40% minimum

**Setbacks - Principal Buildings**

A - Primary front setback	0 foot minimum 15 feet maximum
B - Secondary front setback	0 foot minimum 15 feet maximum
C - Side setback	0 foot minimum
D - Rear setback	0 foot minimum

**Building Form**

E - Building width	180 feet maximum
F - Number of stories	3.5 <del>or</del> 4 maximum <sup>1</sup>
G - Ground story height	—
Commercial	14 feet minimum
Residential	10 feet minimum
H - Upper story height	10 feet minimum

**Building Features**

Ground story fenestration	—
Primary frontage	60% minimum
Secondary frontage	15% minimum
Upper story fenestration	15% minimum
Blank wall	20 feet maximum
Commercial space depth	20 feet minimum

<sup>1</sup> See § 240-24.1.6C6 (~~fourth~~ third and one half story step-back).

**§ 240-24.1.7. Downtown Village District (DV).**

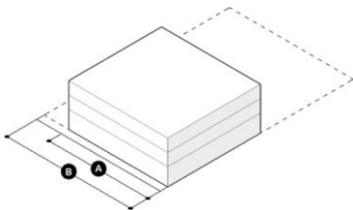
**A. Intent.**

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 ~~three and one half~~ ~~four-~~ story) single-use buildings and detached and semi-detached residential buildings.

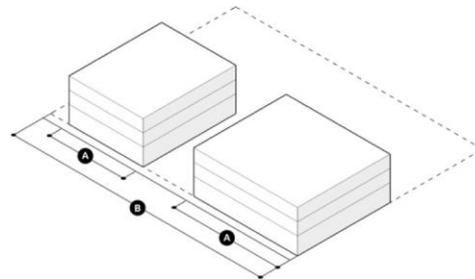
**B. Lot standards.**

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 =  $A \div B$



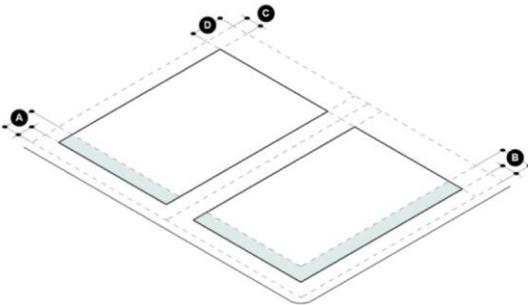
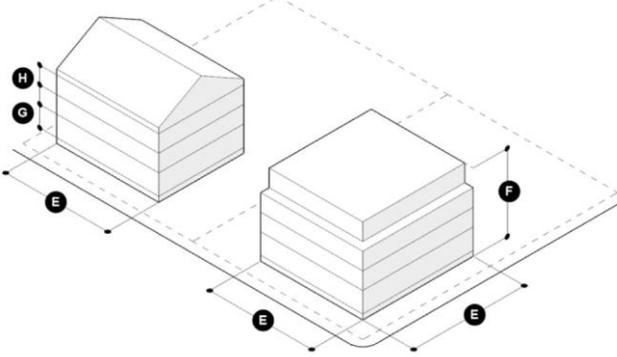
Multiple Buildings per Lot =  $(A + A) \div B$

**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.

§ 240-24.1.7

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~~ **third and one half** 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.
    - (a) 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.
    - (b) 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.<sup>1</sup>
- 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			
			
<b>Lot</b>		<b>Building Form</b>	

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

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

<sup>1</sup> See § 240-24.1.7C4 (~~fourth~~ **third and one half** story step-back).



## Town of Barnstable Planning Board

[www.townofbarnstable.us/planningboard](http://www.townofbarnstable.us/planningboard)

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December 9, 2025

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

23 DEC '25 AM 9:56  
BARNSTABLE TOWN CLERK

RE: **Report of the Barnstable Planning Board to Town Council on Item No. 2026-005, a Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article III District Regulations, by modifying building height requirements in the Downtown Main Street and Downtown Village 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 8, 2025 on the proposal to amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article III District Regulations, by modifying building height requirements in the Downtown Main Street (DMS) and Downtown Village (DV) Districts.

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. 2026-005 as written. The vote approving that motion was unanimous, 7-0 with all members present.

The Planning Board agreed with the concept of lowering building height limits. However, it became clear to the Board that the proposed amendment did not effectively accomplish this intent. Specifically, after careful review, research and discussion, the Board found that solely reducing the number of stories may not necessarily lead to lower building heights. Instead, the Board elected to focus specifically on a recommendation to set a total building height limit for each downtown Hyannis zoning district, in addition to a maximum story limit.

Furthermore, it was recommended that the definition for "building height" found within the downtown Hyannis zoning districts be revised. The Board's discussions revealed that building height for the downtown area has historically been measured from the ground level to the top plate. The board expressed concern with this method, as the Board felt that this did not provide the public with a predictable result related to overall building height.

Instead, the Board recommended that the zoning ordinance specify that building height for downtown Hyannis zoning districts will be measured from the average mean grade to the top of the building ridge – representing a measurement of the entire building, rather than only a portion of the building. This change will result in reduced overall building heights as roof systems would be included in building height calculations.

In terms of establishing an appropriate height limit for DMS and DV, 56 feet was used as a starting point for the discussion. The Planning Board came to that starting point by simply adding typical story heights for four stories as well as a gable roof system. They also evaluated multiple building

367 Main Street, Hyannis, MA 02601

heights on Main Street including the new development located at 201 Main Street which will be a four-story building measured at 55.5 feet.

Given the recommended reduction in maximum stories from 4 to 3.5, the board felt it would be appropriate to reduce the maximum height by the corresponding amount. Since the minimum commercial story height in these districts is 14 feet, the board agreed that an appropriate reduction in height would be seven feet (equivalent to a half-story height). As such the Planning Board settled on a recommended maximum height of 49 feet (56 feet minus 7 feet) for the DMS and DV districts.

Although the topic was not originally included in the proposed amendment, the Board also examined building height limits for the Downtown Neighborhood (DN) District. To maintain consistency with the other downtown Hyannis districts, it was recommended to establish a maximum height of 42 feet for this district. As maximum stories for the DN is three, this recommended height limit was determined by subtracting the height of a commercial story (14 feet) from the starting point for discussion (56 feet). It was noted that all other downtown Hyannis zoning districts have previously established building height limitations.

Once an overall building height has been established, the Board then recommends removing limitations to the minimum and maximum stories to simplify the requirement and allow the building code to control floor heights as it does through Town.

Attached to this letter please find the Planning Board's recommended amendments in the form of redlined edits to the town's existing zoning ordinance, as well as sample building heights and a detailed diagram of building heights reviewed during the hearing.

Respectfully Submitted,



12-23-2025

Stephen Robichaud, Planning Board Chair

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

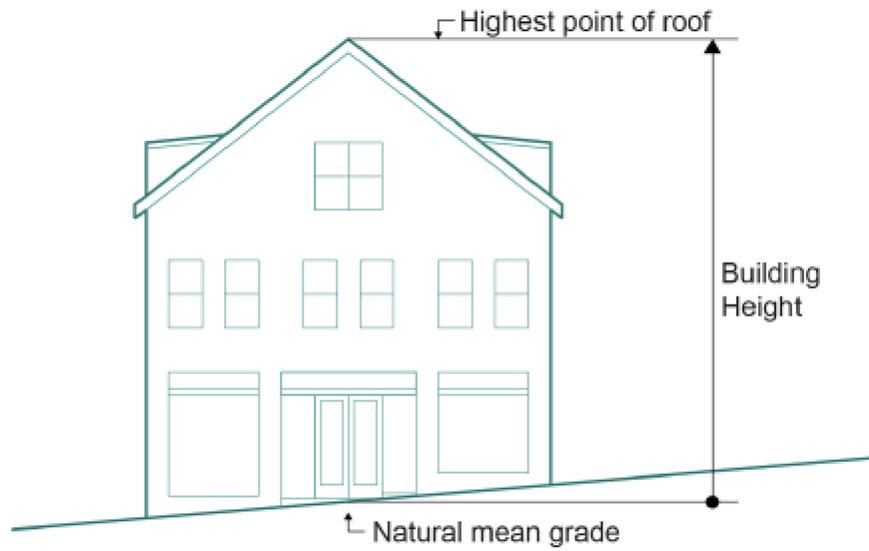
367 Main Street, Hyannis, MA 02601

## § 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.<sup>1</sup>
  - (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) Non-habitable 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.

Figure 1. Building Height



- 
4. Buildings may not exceed the maximum building height specified for each district, as applicable.

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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.~~ For the purposes of this section Building height shall be defined as follows: The vertical distance between the elevations of the natural mean grade and the highest point of the roof. The natural mean grade is calculated by taking the average of the existing grade at the proposed building footprint corners.

5. Nonhabitable 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.<sup>2</sup>
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

- (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

Table 1.

Use Category Specific Use	DMS	DV	DN	DH	HH	TC	HC
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
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

Table 1.							
Use Category Specific Use	DMS	DV	DN	DH	HH	TC	HC
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.

Use Category	DMS	DV	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment <sup>1</sup>
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	—

Table 2.  
Minimum Required Accessory Parking Spaces

Use Category	DMS	DV	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment <sup>1</sup>
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	1	N/A	1	1	N/A	—
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.
- (a) 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:

- (iv) Two understory or evergreen trees.
  - (v) Three large shrubs and five small shrubs or a fence or wall at least six feet in height.
- (c) 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.
- (d) 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.
- (e) 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.
- (f) 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.

**§ 240-24.1.6. Downtown Main Street District (DMS).**

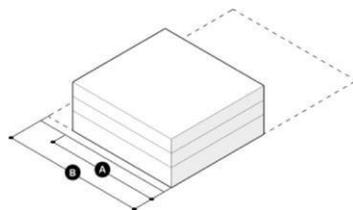
A. Intent.

1. The Downtown Main Street District is intended to promote the continuation of a walkable, pedestrian-oriented downtown environment with continuous active streetscape. Development is characterized by mid-rise (two- to four-story) mixed-use buildings, continuous street walls and variety of materials with parking visually minimized. Land uses are mixed residential and active commercial, including retail, restaurant, office, hospitality, cultural and institutional.

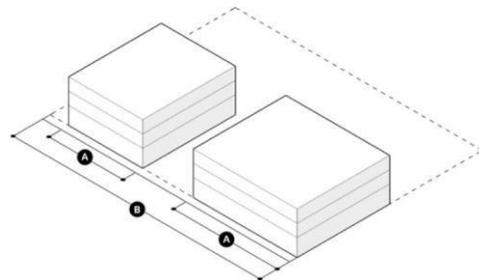
B. Lot standards.

1. Newly platted lots must be dimensioned as specified by Table 3.
2. 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 by Table 3.
  - (a) Facade buildout is calculated by dividing the total width of all facades 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 =  $A \div B$

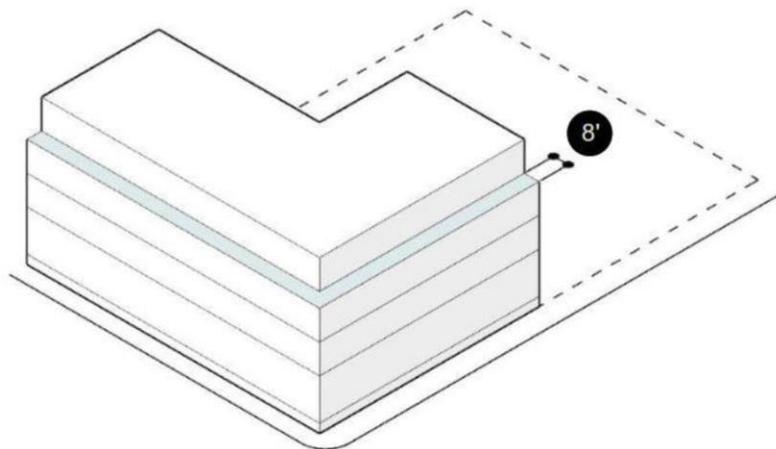


Multiple Buildings per Lot =  $(A + A) \div B$

C. Building standards.

1. Multiple principal buildings are permitted per lot.
2. Principal buildings are permitted as specified by Table 3.
  - (a) Additional principal buildings are exempt from the required maximum front setback.

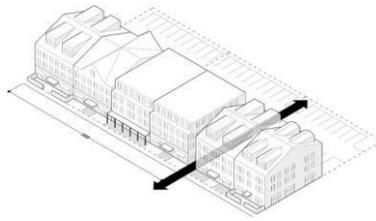
3. Principal building facade(s) must be built parallel to any primary front lot line, at or between the minimum and maximum front setbacks.
4. Any building contributing toward the frontage buildout for any lot fronting Main Street between Ocean Street and Sea Street must provide ground story commercial space that is at least 20 feet in depth for 100% of the total width of the building, excluding lobby entrances and other means of egress associated with the use of upper stories.
5. Awnings, canopies, signs, balconies, and nonhabitable architectural features of a building may project over the public sidewalk but must provide at least eight feet of clearance and a license from the Town Manager in accordance with Barnstable General Ordinances, Part 1, Chapter 121, § 121-6J is required.
- ~~6. The fourth story of any building must be recessed ("stepped back") from the facade of the stories below at least eight feet.~~



- 7.6. Mechanical and stairwell penthouses and building systems equipment must be setback from any exterior wall a distance that is equal to their height.
- 8.7. Facades may not have any blank wall areas without fenestration or architectural surface relief greater than 20 feet measured both vertically and horizontally for all stories of a building for any facade.
- 9.8. Loading and service areas may not be visible from any public sidewalk of Main Street.

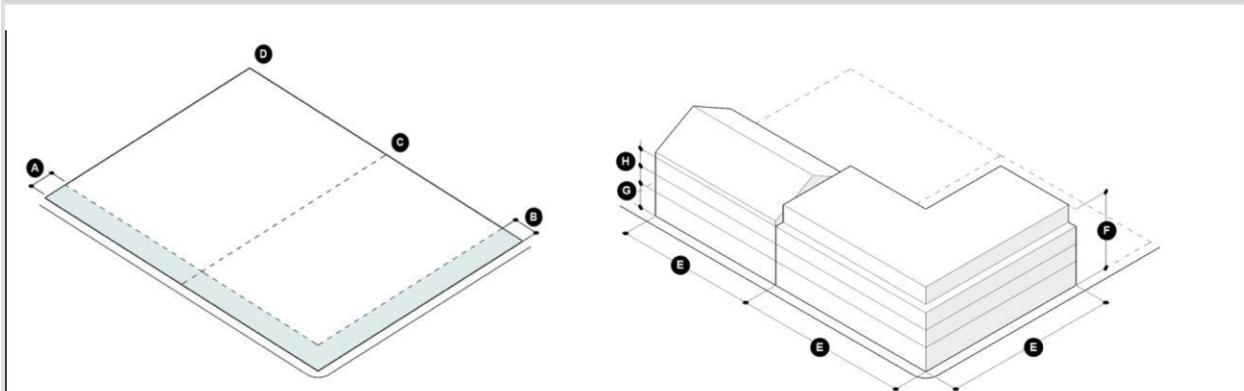
D. Design guidelines.

1. The development of any new principal building should include a pedestrian passage connecting the sidewalk at the front of the property to any parking areas to the rear of the building, to every extent practicable, where no such pedestrian passage exists within 200 linear feet of the building's principal entrance.



2. When provided, pedestrian passages may be designed as an open-air passage between buildings, a covered atrium providing continuous protection from the elements, or as an up to two-story passage through a building.
- E. Use provisions.
1. Limitations.
    - (a) 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.
    - (b) 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.
- F. Site standards.
1. Driveways, vehicular entrances to parking lots or structures, and curb cuts may be no wider than 24 feet.
- G. 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.
  2. A side or rear landscaped area at least six feet wide must be provided along any side or rear lot line abutting a lot in Downtown Neighborhood (DN) district and must include the following features over the span of 50 linear feet:
    - (a) Two understory or evergreen trees.
    - (b) Three medium shrubs and three small shrubs or a fence or wall at least six feet in height.
- H. Parking standards.
1. For development on any through lot fronting Main Street, parking access must be provided from the non-Main-Street frontage.

Table 3. DMS Dimensional Standards



Lot		Building Form	
Lot width	30 feet minimum	<del>E-G</del> - Building width	180 feet maximum
Lot coverage	100% maximum	<del>F</del> - Number of stories	<del>3.5 or 4 maximum<sup>1</sup></del>
Facade buildout (minimum)	—	<del>G</del> - Ground story height	—
Primary frontage	80% minimum	<del>Commercial</del>	<del>14 feet minimum</del>
Secondary frontage	40% minimum	<del>Residential</del>	<del>10 feet minimum</del>
<b>Setbacks - Principal Buildings</b>		<del>H</del> - Upper story height	<del>10 feet minimum</del>
A - Primary front setback	0 foot minimum 15 feet maximum	<b>Building Features</b>	
B - Secondary front setback	0 foot minimum 15 feet maximum	Ground story fenestration	—
C - Side setback	0 foot minimum	Primary frontage	60% minimum
D - Rear setback	0 foot minimum	Secondary frontage	15% minimum
<b><u>Building Height</u></b>	<b><u>3.5 maximum</u></b>	Upper story fenestration	15% minimum
<b><u>E – Number of Stories</u></b>		Blank wall	20 feet maximum
<b><u>F – Building Height</u></b>	<b><u>49 feet maximum</u></b>	Commercial space depth	20 feet minimum

1

See § 240-24.1.6C6 (fourth story step-back).

**§ 240-24.1.7. Downtown Village District (DV).**

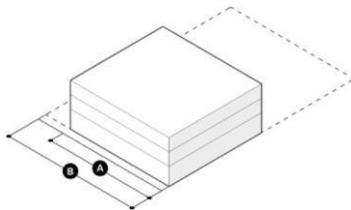
**A. Intent.**

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.

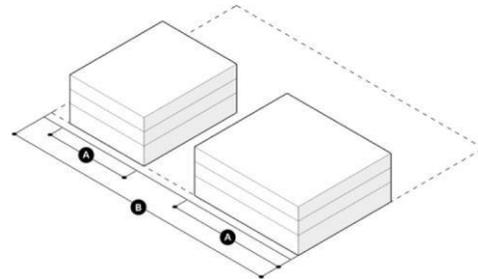
**B. Lot standards.**

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.~~

5.4. 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.

(a) 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.

(b) 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.<sup>1</sup>

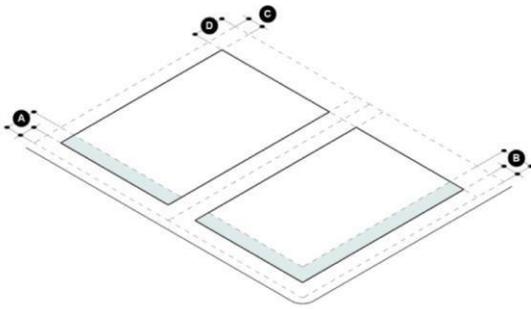
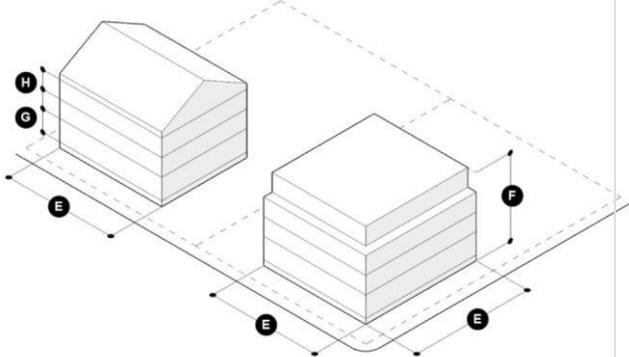
E. Site standards.

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**

			
<b>Lot</b>		<b>Building Form</b>	
Lot width	30 feet minimum	<del>E-G</del> - Building width	120 feet maximum

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

<b>Table 4. DV Dimensional Standards</b>			
Lot coverage	80% maximum	<del>F – Number of stories</del>	<del>3.5 or 4 maximum<sup>1</sup></del>
Facade buildout (minimum)	—	<del>G – Ground story height</del>	—
Primary frontage	80% minimum	<del>Commercial</del>	<del>14 feet minimum</del>
		<del>Residential</del>	<del>10 feet minimum</del>
<b>Setbacks - Principal Buildings</b>		<del>Upper story height</del>	<del>10 feet minimum</del>
A - Primary front setback	0 foot minimum 15 feet maximum	<b>Building Features</b>	
B - Secondary front setback	0 foot minimum 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
<b><u>Building Height</u></b>	<b><u>3.5 maximum</u></b>	Upper story fenestration	15% minimum
<del><u>E – Number of stories</u></del>			
<del><u>F – Building height</u></del>	<del><u>49 feet maximum</u></del>	Blank wall	20 feet maximum
		Commercial space depth	20 feet minimum

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

**§ 240-24.1.8. Downtown Neighborhood District (DN).**

A. Intent.

1. The Downtown Neighborhood District is intended to promote the traditional uses and form of the neighborhoods adjacent to downtown that are characterized by a variety of 19th and 20th century detached and semi-detached residential building types.

B. Lot standards.

1. Newly platted lots must be dimensioned as specified by Table 5.
2. Lot coverage may not exceed the maximum specified by Table 5.

C. Building standards.

1. One principal building and multiple outbuildings are permitted per lot.
2. Principal buildings and outbuildings are permitted as specified by Table 5.
  - (a) The third story in a single-family or two-family dwelling can only occur within habitable attic space.

D. Use provisions.

1. Limitations.
  - (a) Office and Health Care Clinic uses are permitted only for lots fronting South Street, School Street, or High School Road.
  - (b) Two-unit dwellings are prohibited for lots fronting only Brookshire Road or King's Way.
  - (c) Multiunit dwellings are permitted in the DN District with a maximum of four dwelling units permitted in any one building per lot. In addition, one accessory dwelling unit may be permitted per lot. Multiunit dwellings shall be prohibited for lots fronting on only Brookshire Road or King's Way.

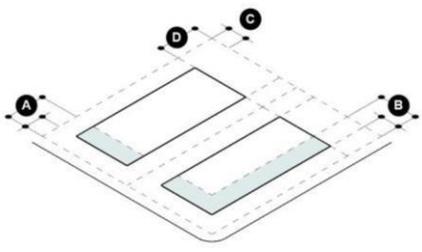
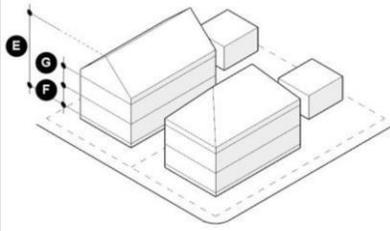
E. Site development.

1. Development on corner lots must comply with the provisions of § 240-41 of the Barnstable Zoning Ordinance.
2. Curb cuts may be no wider than 12 feet.
3. Outdoor lighting must be shielded and provide total cutoff of all light at the boundaries of the lot under development.
4. 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.

F. Landscape standards.

1. A perimeter green space of not less than 10 feet in width shall be provided, such space

to be planted and maintained as green area and to be broken only in a front yard by a driveway.

Table 5. DN Dimensional Standards			
			
Lot		Building Form	
Lot width	20 feet minimum	<del>E – Number of stories</del>	<del>3 maximum<sup>1</sup></del>
Lot coverage	50% maximum	<del>F – Ground story height</del>	<del>10 feet minimum</del>
<b>Setbacks - Principal Buildings</b>		<del>G – Upper story height</del>	<del>10 feet minimum</del>
A - Primary front setback	10 feet minimum 20 feet maximum	<del><b>Building Height</b></del>	<del><u>3 maximum<sup>1</sup></u></del>
B - Secondary front setback	10 feet minimum 20 feet maximum	<del>G – Number of stories</del>	
C - Side setback	10 feet minimum	<del>H – Building height</del>	<del><u>42 feet maximum</u></del>
D - Rear setback	20 feet minimum		
<b>Setbacks - Outbuildings</b>			
Front setback	60 feet minimum		
Side setback	3 feet minimum		
Rear setback	3 feet minimum		

<sup>1</sup>

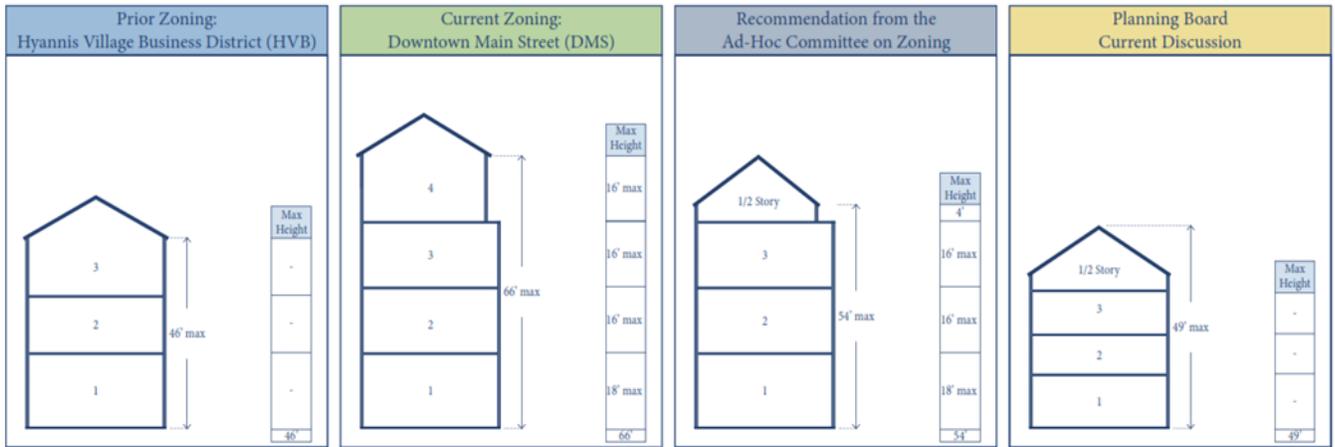
See § 240-24.1.8C2(a)

**§ 240-24.1.8C2(a)**

*The third story in a single-family or two-family dwelling can only occur within habitable attic space.*

## Downtown Hyannis Zoning Building Height Comparison

			Prior Zoning: Hyannis Village Business District (HVB)	Current Zoning: Downtown Main Street (DMS)	Recommendation from the Ad-Hoc Committee on Zoning	Planning Board Current Discussion
Number of Stories		Minimum	-	-	-	-
		Maximum	3 stories	3.5 stories or 4 (with setback)	3 - 3.5 stories	3.5 stories
Ground Floor Height	Ground Story Height Commercial	Minimum	-	14' min	14' min	-
		Maximum	-	Greater than 18' = 2 stories	Greater than 18' = 2 stories	-
	Ground Story Height Residential	Minimum	-	10' min	10' min	-
		Maximum	-	Greater than 18' = 2 stories	Greater than 18' = 2 stories	-
	Upper Story Height	Minimum	-	10' min	10' min	-
		Maximum	-	Greater than 16' = 2 stories	Greater than 16' = 2 stories	-
Building Height Measurement Method			Top of plate	Top of plate	Top of plate	Top of ridge
Maximum Overall Building Height			46' (plus height of roof)	66' (plus height of roof)	54' (plus height of roof)	49' (to top of ridge)



# Downtown Hyannis Existing Building Height Comparisons

Town of Barnstable  
December 8, 2025



## 561 Main Street

- The measurement from the edge of pavement to the building ridge height is **28.2 feet**



## 615 Main Street

- The measurement from the edge of pavement to the building ridge height is **40.9 feet**



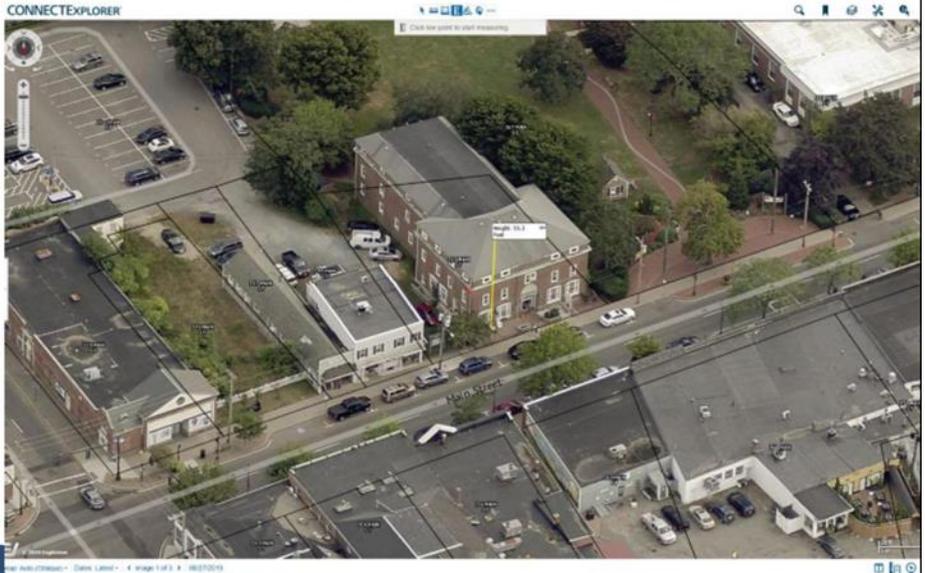
# 500 Old Colony Road

- Per the ConnectExplorer Building Height Tool, the building height is **54.6 feet**



# 357 Main Street

- Per the ConnectExplorer Building Height Tool, the building height is **55.3 feet**



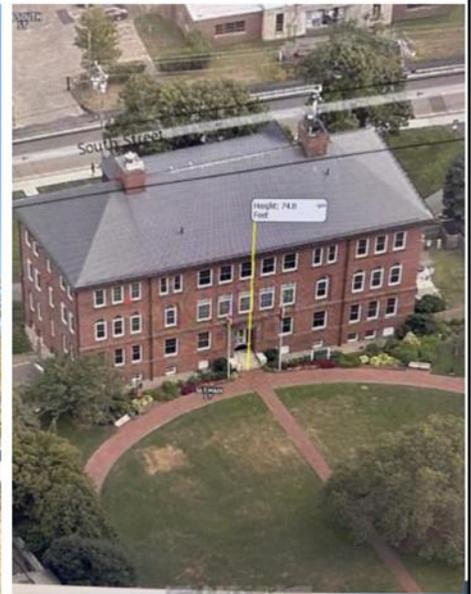
## 89 Lewis Bay Road

- Per the recorded Regulatory Agreement for this property, the building height is **48.5 feet**, while the height of structures containing stairwells/elevators is **61 feet**



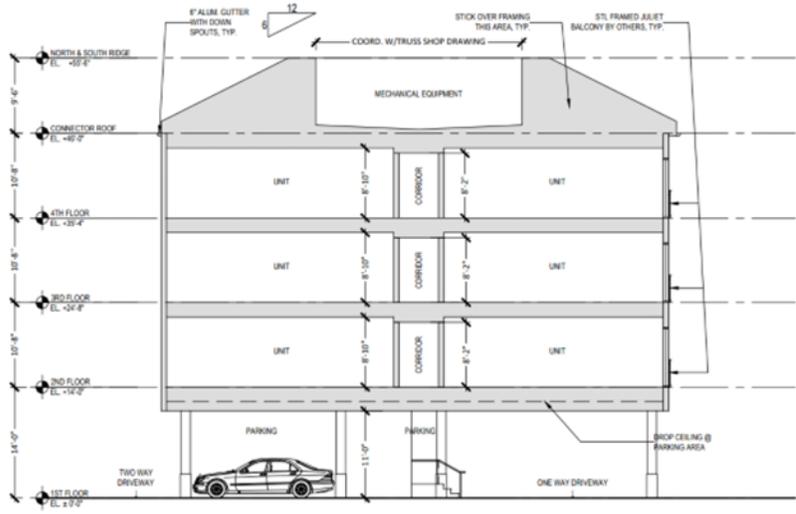
## 357 Main Street (Town Hall)

- Per the ConnectExplorer Building Height Tool, the building height is **74.8 feet**



# 201 Main Street

- Per building plans, the 201 Main Street project will have a height of 55.5 feet



**A. OLD BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-006**

**INTRO: 07/17/2025, 08/21/2025, 01/29/2026, 02/12/2026, 03/12/2026**

**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>
<u>02/26/2026</u>	<u>Meeting cancelled due to inclement weather readvertised for 3/26/2026</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, 03/12/2026

## 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  
~~DV Downtown Village~~  
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.<sup>1</sup>
  - (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.

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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.<sup>2</sup>
- 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.

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

**Table 1.**

Use Category Specific Use	DMS	<del>DP</del>	DN	DH	HH	TC	HC
Food and beverage services (except as follows)	L	<del>L</del>	N	SP	L	L	SP
Brewery/distillery	L	<del>N</del>	N	N	N	N	N
Hospital	N	<del>N</del>	N	P	N	N	N
Office (except as follows)	P	<del>P</del>	L	P	P	P	P
Health care clinic	P	<del>P</del>	L	P	P	N	P
Research and development	P	<del>P</del>	N	P	P	N	P
Residential (as specified below)	—	<del>—</del>	—	—	—	—	—
Multiunit dwelling	L	<del>L</del>	L	N	L	L	N
Two-unit dwelling	P	<del>P</del>	L	N	N	N	N
Single unit dwelling	N	<del>P</del>	P	N	N	N	N
Retail sales (except as follows)	L	<del>L</del>	N	SP	L	L	SP
Boat sales	N	<del>N</del>	N	N	SP	N	N
Gasoline sales	N	<del>N</del>	N	N	N	N	N
Motor vehicle sales	N	<del>N</del>	N	N	N	N	N
Visitor accommodations (as specified below)	—	<del>—</del>	—	—	—	—	—
Hotel/motel	P	<del>N</del>	N	N	P	N	P
Bed-and-breakfast	N	<del>P</del>	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	<del>DN</del>	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment <sup>1</sup>
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	<del>N/A</del>	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	1	N/A	1	1	N/A	—

Table 2. Minimum Required Accessory Parking Spaces								
Use Category	DMS	<del>DS</del>	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment <sup>1</sup>
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	<del>1.25</del>	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)~~

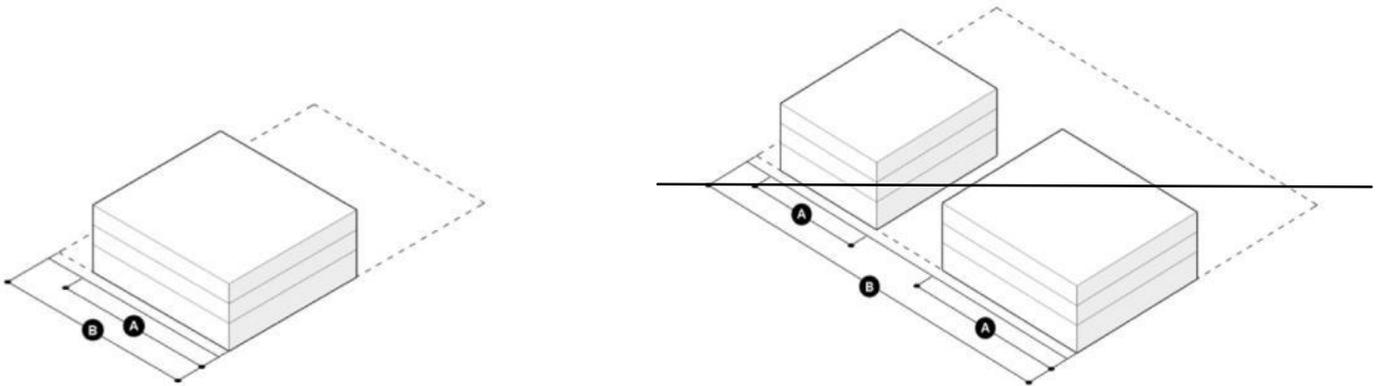
### ~~A. Intent.~~

- ~~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.~~

§ 240-24.1.7

~~(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.~~

~~(c) 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~~

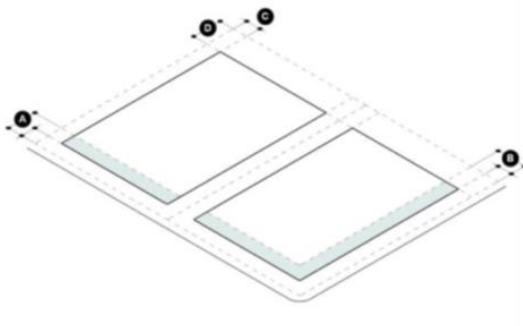
~~E. Site standards.~~

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

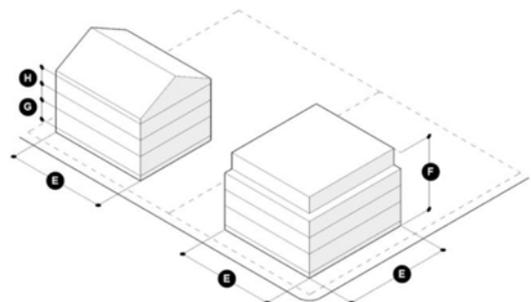
~~F. Landscape standards.~~

~~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**

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

<sup>1</sup> See § 240-24.1.7C4 (fourth story step-back).

**Building Features**

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

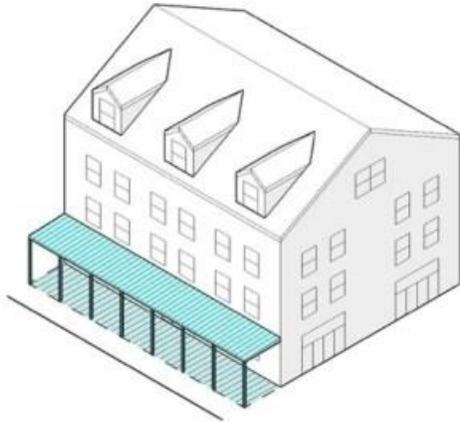
Table 10. Dimensional Standards Summary Table							
	DMS	DV	DN	DH	HH	TC	HC
A. Lot							
Lot width	30 feet minimum	<del>30 feet minimum</del>	20 feet minimum	50 feet minimum	20 feet minimum	50 feet minimum	50 feet minimum
Lot coverage	100% maximum	<del>80% maximum</del>	50% maximum	100% maximum	90% maximum	65% maximum	80% maximum
Facade buildout	—	—	—	—	—	—	—
Primary frontage	80% minimum	<del>80% minimum</del>	—	—	—	—	—
Secondary frontage	40% minimum	—	—	—	—	—	—
B. Setbacks - Principal Building							
Primary front setback	0 foot minimum 15 feet maximum	<del>0-foot minimum 15-feet maximum</del>	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	<del>0-foot minimum 15-feet maximum</del>	10 feet minimum 20 feet maximum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum
Side setback	0 foot minimum	<del>0-foot minimum</del>	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum
Rear setback	0 foot minimum	<del>0-foot minimum</del>	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	<del>120 feet maximum</del>	—	—	—	—	—
Number of stories	—	—	—	—	—	—	—
Principal building	3.5 or 4 maximum <sup>1</sup>	<del>3.5 or 4 maximum<sup>2</sup></del>	3 maximum <sup>3</sup>	6 maximum	2.5 maximum	3 maximum	3 maximum <sup>4</sup>
Outbuilding	—	—	—	—	—	—	—
Ground story height	—	—	10 feet minimum	—	—	—	—
Commercial	14 feet minimum	<del>14 feet minimum</del>	—	—	—	—	—

**Table 10. Dimensional Standards Summary Table**

	<b>DMS</b>	<b>DV</b>	<b>DN</b>	<b>DH</b>	<b>HH</b>	<b>TC</b>	<b>HC</b>
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 <sup>5</sup>	40 feet maximum	40 feet maximum
<b>E. Building Features</b>							
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).

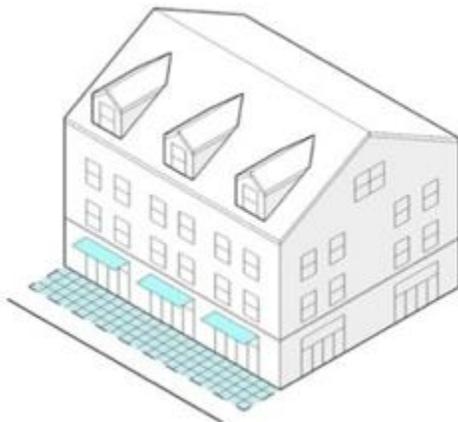
Table 11. Frontage Types								
P - Permitted	N - Not Permitted	DMS	DV	DN	DH	HH	TC	HC
		P	P	N	N/A	P	P	P



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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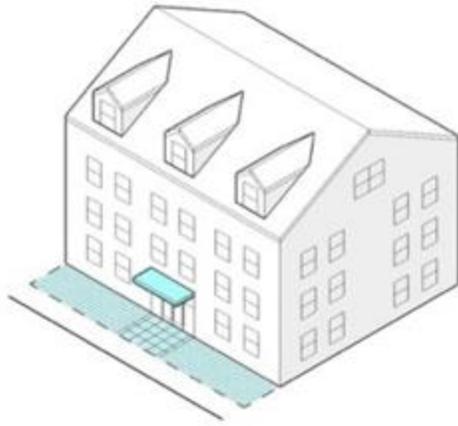
Table 11. Frontage Types								
P - Permitted	N - Not Permitted	DMS	DV	DN	DH	HH	TC	HC



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

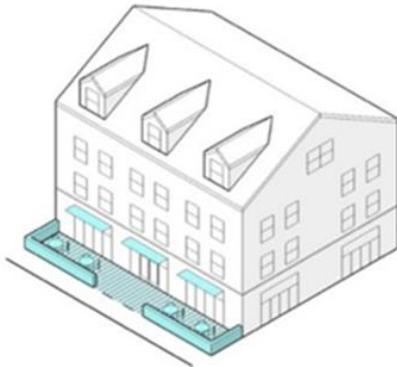
		P	P	N	N/A	P	P	P
--	--	---	---	---	-----	---	---	---



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
---	---	---	-----	---	---	---



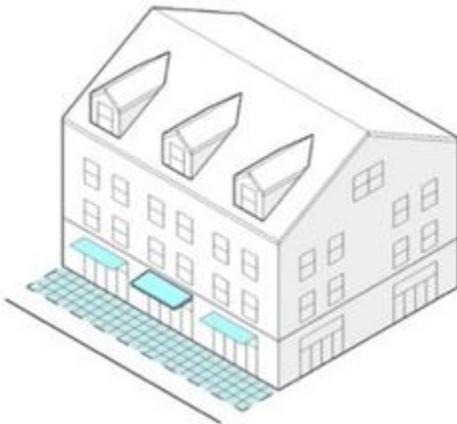
A frontage type consisting of a storefront(s) and outdoor cafe seating in the frontage area.

Entry Plaza

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

**Table 11. Frontage Types**

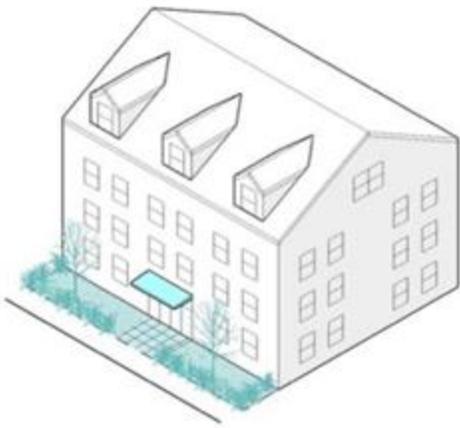
P - Permitted	N - Not Permitted	DMS	DV	DN	DH	HH	TC	HC
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A frontage type consisting of a storefront(s) and a highly paved frontage area. An entry plaza may be combined with a common lobby frontage type.

Front Garden

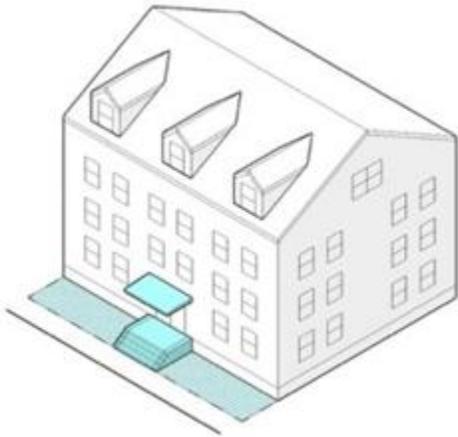
N	N	P	N/A	N	N	N
---	---	---	-----	---	---	---



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	<del>N</del>	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

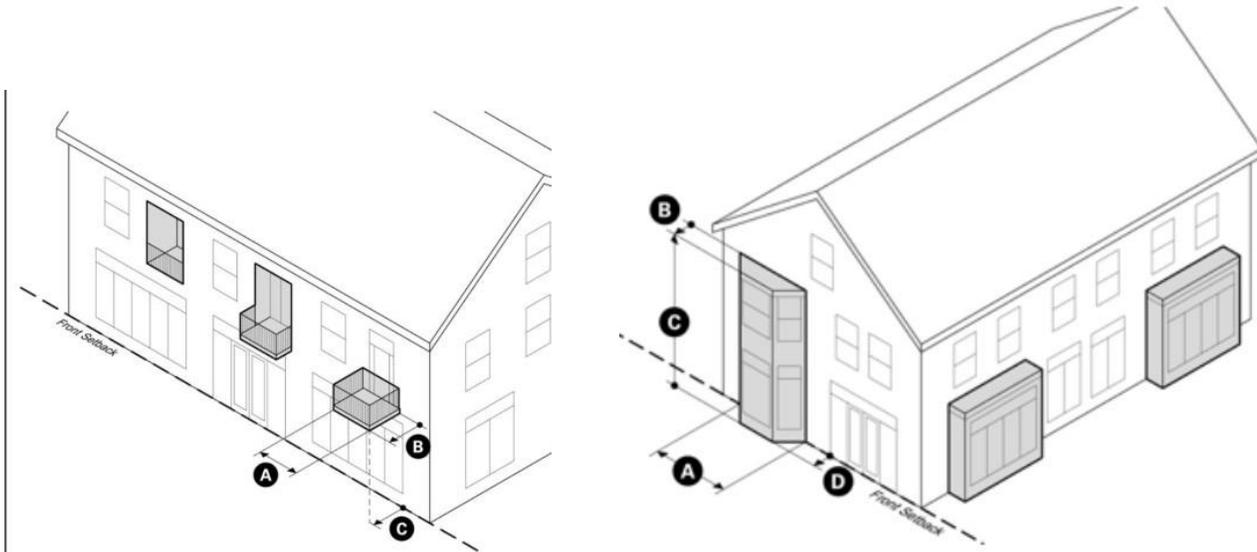
P - Permitted	N - Not Permitted	DMS	DN	DH	HH	TC	HC
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A frontage type consisting of a raised platform with a roof supported by columns, piers, or posts; an area for seating; and an optional set of stairs with a landing that provides access to the entrance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

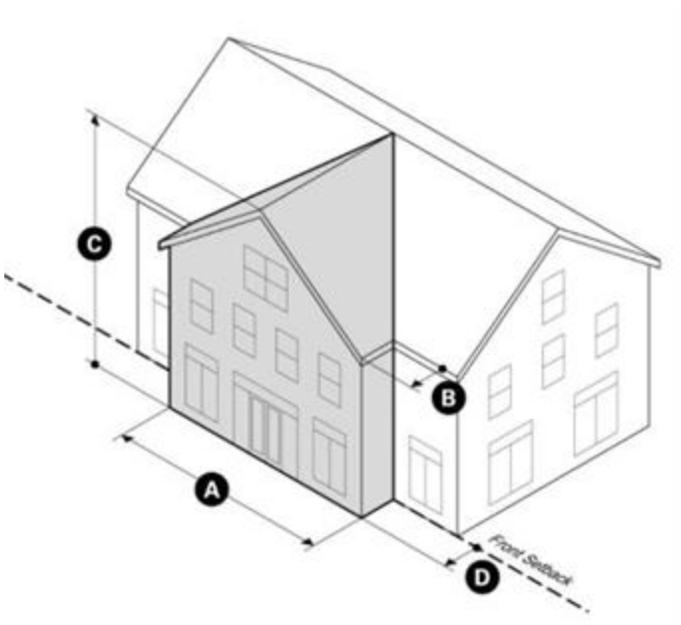
Table 12. Building

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](http://www.townofbarnstable.us/planningboard)

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Stephen Robichaud

*Vice Chair*  
Tim O'Neill

*Clerk*  
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Mary Barry  
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Catherine Finkenstaedt

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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 AM 9:56  
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

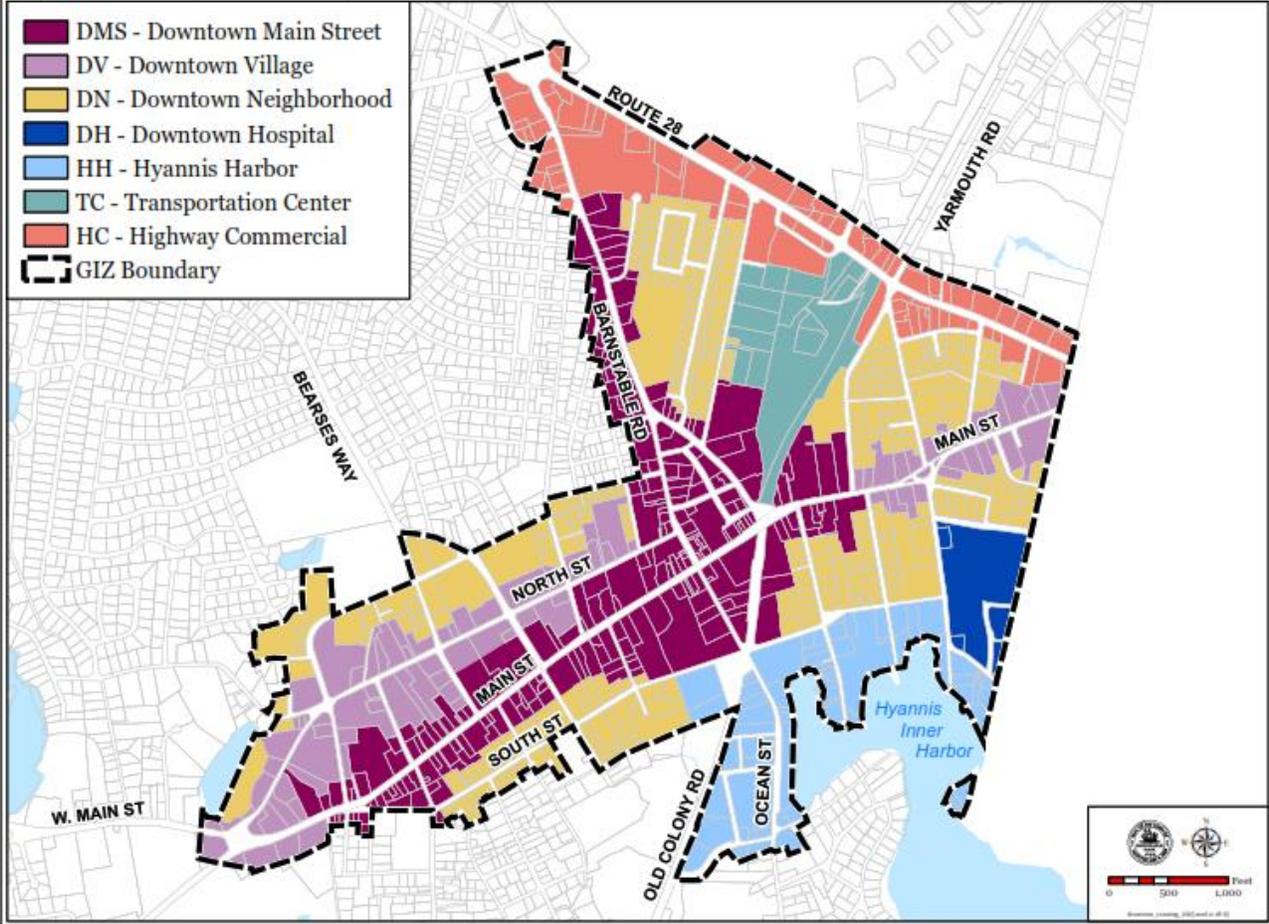
cc: James Kupfer, Director, Planning & Development  
Ann Quirk, Town Clerk

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



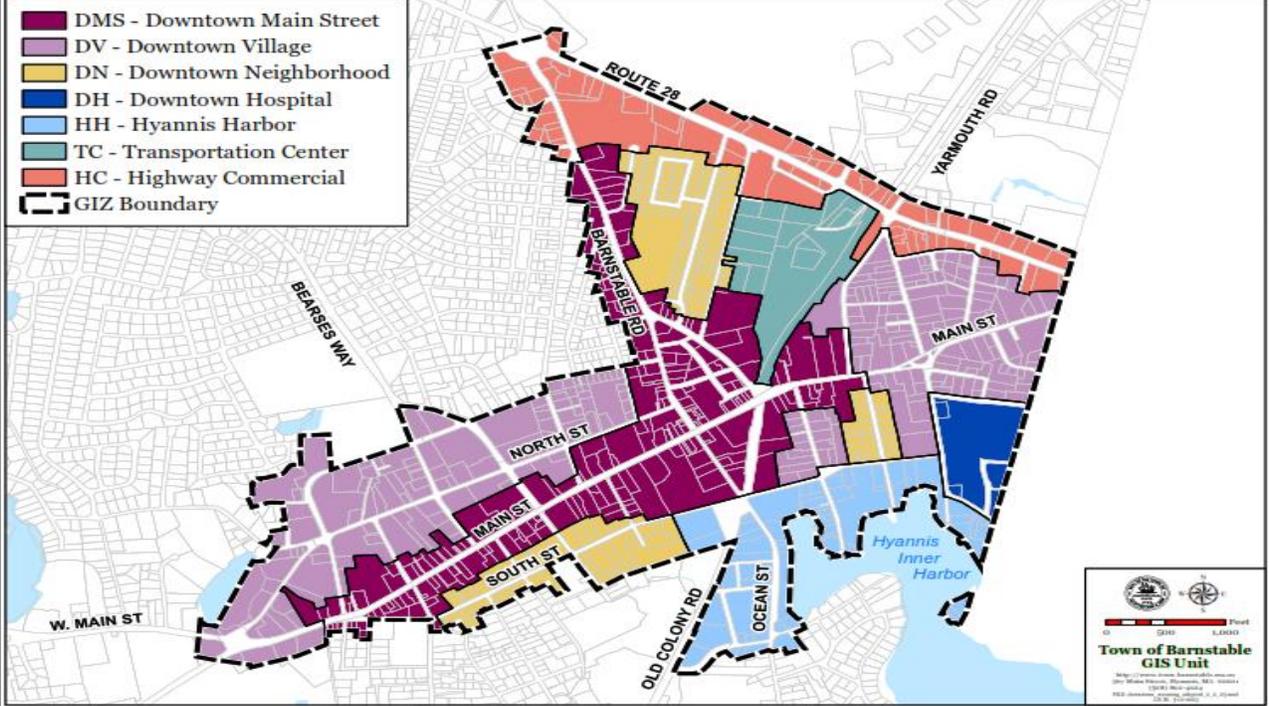
Town of Barnstable



### Downtown Hyannis Zoning Districts

**Approved On: February 2, 2023**

- 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  
GIS Unit

Town Council's Proposed Zoning Map Amendment (Parcels Currently Zoned DV)		
(259) Parcels Impacted		
	ADDRESS	PARCEL ID
1	26 BETTY'S POND ROAD	290093001
2	14 WEST MAIN STREET	290094
3	0 NORTH STREET	290095
4	426 NORTH STREET	290096
5	396 NORTH STREET	290096001
6	765 MAIN STREET (HYANNIS)	290098
7	775 MAIN STREET (HYANNIS)	290099
8	20 SCUDDER AVENUE	290112
9	0 NORTH STREET	290149
10	776 MAIN STREET (HYANNIS)	308001001
11	724 MAIN STREET (HYANNIS)	308002001
12	760 MAIN STREET (HYANNIS)	308002002
13	320 STEVENS STREET	308004
14	300 STEVENS STREET	308005
15	294 STEVENS STREET	308006
16	385 NORTH STREET	308007
17	372 NORTH STREET	308008
18	340 NORTH STREET	308009
19	340 NORTH STREET	308010
20	340 NORTH STREET	308011
21	268 STEVENS STREET	308017
22	248 STEVENS STREET	308018
23	32 PLEASANT HILL LANE	308020
24	6 PLEASANT HILL LANE	308022
25	232 STEVENS STREET	308023
26	167 STEVENS STREET	308024
27	185 STEVENS STREET	308025
28	296 NORTH STREET	308029
29	278 MITCHELL LANE	308033
30	161 STEVENS STREET	308034
31	278 NORTH STREET	308035
32	270 NORTH STREET	308036
33	258 NORTH STREET	308037
34	246 NORTH STREET	308038001
35	244 NORTH STREET	308038002

Planning Board's Proposed Zoning Map Amendment		
(171) Parcels Impacted		
	ADDRESS	PARCEL ID
1	248 STEVENS STREET	308018
2	32 PLEASANT HILL LANE	308020
3	6 PLEASANT HILL LANE	308022
4	232 STEVENS STREET	308023
5	167 STEVENS STREET	308024
6	185 STEVENS STREET	308025CND
7	278 MITCHELL LANE	308033
8	161 STEVENS STREET	308034
9	81 BASSETT LANE	308040
10	89 BASSETT LANE	308041
11	91 BASSETT LANE	308042
12	97 BASSETT LANE	308043
13	46 MITCHELL'S WAY	308254
14	35 MITCHELL'S WAY	308273001
15	200 STEVENS STREET	309001
16	63 LOUIS STREET	309013
17	92 WINTER STREET	309184
18	96 WINTER STREET	309185
19	80 WINTER STREET	309186
20	84 WINTER STREET	309187
21	72 WINTER STREET	309188
22	15 WASHINGTON STREET	309197
23	23 WASHINGTON STREET	309198
24	35 WASHINGTON STREET	309199
25	35 LOUIS STREET	309200
26	39 LOUIS STREET	309201
27	51 LOUIS STREET	309202
28	55 LOUIS STREET	309203
29	59 LOUIS STREET	309204
30	63 LOUIS STREET	309205
31	63 LOUIS STREET	309206
32	65 LOUIS STREET	309207
33	65 LOUIS STREET	309208
34	81 LOUIS STREET	309209
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
70	88 NORTH STREET	309191
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
81	51 LOUIS STREET	309202
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83	59 LOUIS STREET	309204
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85	63 LOUIS STREET	309206
86	65 LOUIS STREET	309207
87	65 LOUIS STREET	309208
88	81 LOUIS STREET	309209
89	91 LOUIS STREET	309210
90	7 STEVENS STREET	309211
91	130 NORTH STREET	309212
92	112 NORTH STREET	309213
93	67 WINTER STREET	309215
94	77 WINTER STREET	309216
95	87 WINTER STREET	309217
96	35 WINTER STREET	309224
97	460 MAIN STREET (HYANNIS)	309225
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
85	48 CAMP STREET	327190CND
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

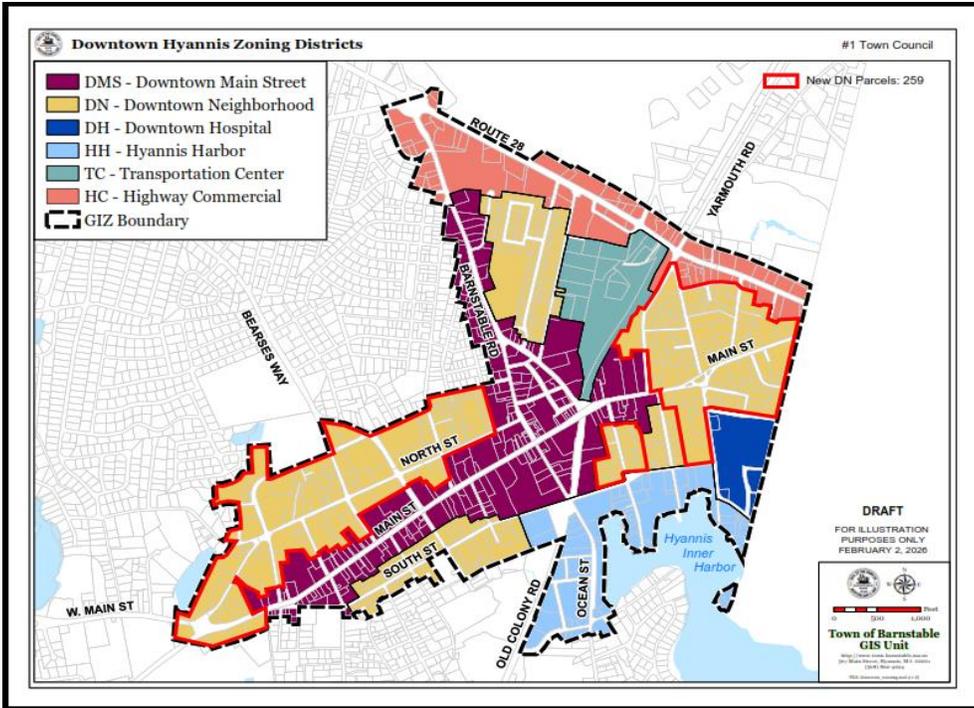
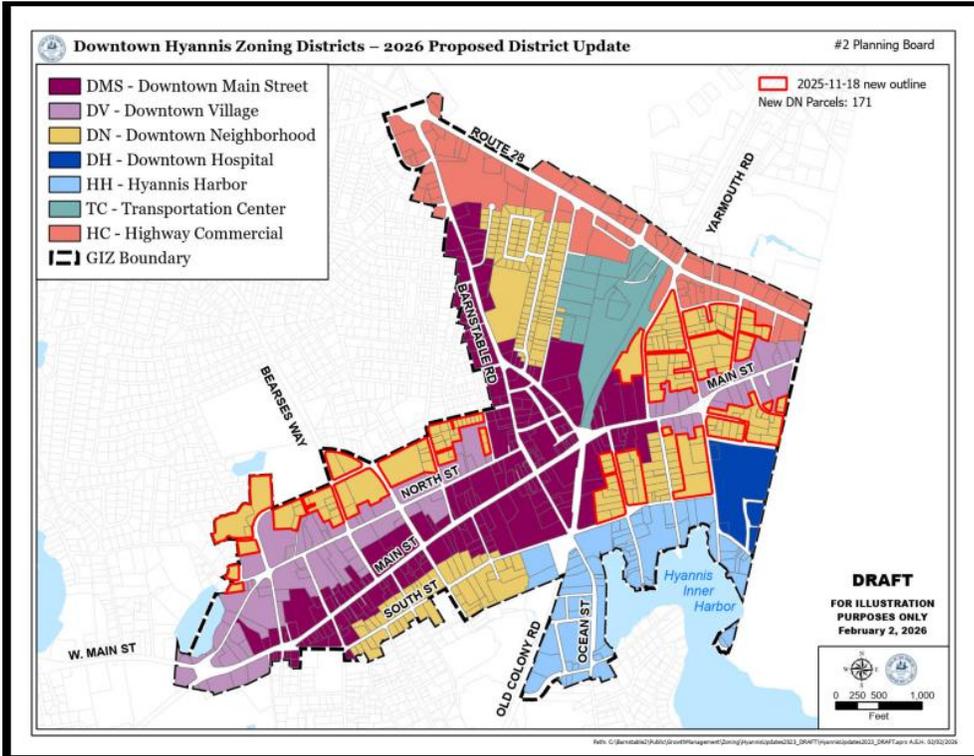
116	57 CEDAR STREET	328164
117	65 CEDAR STREET	328165
118	75 CEDAR STREET	328166
119	85 CEDAR STREET	328167
120	119 CEDAR STREET	328168
121	131 CEDAR STREET	328169
122	14 EDWARDS ROAD	328170
123	30 TERRY COURT	328171
124	17 EDWARDS ROAD	328172
125	15 EDWARDS ROAD	328173
126	143 CEDAR STREET	328174
127	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
139	75 CAMP STREET	328189
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
<b>171</b>	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
<b>259</b>	54 CEDAR STREET	343011



**A. OLD BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-090**

**INTRO: 02/12/2026, 02/26/2026, 03/12/2026**

**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
<u>02/12/2026</u>	<u>Refer to Public Hearing 02/26/2026</u>
<u>02/26/2026</u>	<u>Meeting canceled due to inclement weather</u>

- 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, 03/12/2026

## 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 Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-091  
INTRO: 03/12/2026**

**2026-091 APPROPRIATION ORDER IN THE AMOUNT OF \$250,000 FOR THE PURPOSE OF FUNDING THE BARNSTABLE PUBLIC SCHOOLS DISTRICT WIDE MECHANICAL UPGRADES PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$250,000** be appropriated for the purpose of funding the Barnstable Public Schools District Wide Mechanical Upgrades Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$167,947** be provided from the General Fund Reserves; that **\$63,168** be provided from the remaining balance in Town Council order 2017-066, and that **\$18,885** be provided from the remaining funds in Town Council order 2022-128, and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-092  
INTRO: 03/12/2026**

**2026-092 APPROPRIATION ORDER IN THE AMOUNT OF \$250,000 FOR THE PURPOSE OF FUNDING THE BARNSTABLE PUBLIC SCHOOLS DISTRICT WIDE HVAC REPAIRS PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$250,000** be appropriated for the purpose of funding the Barnstable Public Schools District Wide HVAC Repairs Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$250,000** be provided from the General Fund Reserves; and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-093  
INTRO: 03/12/2026**

**2026-093 APPROPRIATION ORDER IN THE AMOUNT OF \$165,000 FOR THE PURPOSE OF FUNDING THE BARNSTABLE PUBLIC SCHOOLS NETWORK INFRASTRUCTURE REPLACEMENT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$165,000** be appropriated for the purpose of funding the Barnstable Public Schools Network Infrastructure Replacement Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$165,000** be provided from the General Fund Reserves; and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-094  
INTRO: 03/12/2026**

**2026-094 APPROPRIATION ORDER IN THE AMOUNT OF \$225,000 FOR THE PURPOSE OF FUNDING THE BARNSTABLE PUBLIC SCHOOLS INFORMATION TECHNOLOGY SECURITY CAMERA UPGRADE PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$225,000** be appropriated for the purpose of funding the Barnstable Public Schools Information Technology Security Camera Upgrade Project as outlined in the FY 2027 - FY 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$225,000** be provided from the General Fund Reserves; and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-095  
INTRO: 03/12/2026**

**2026-095 APPROPRIATION ORDER IN THE AMOUNT OF \$850,000 FOR THE PURPOSE OF FUNDING THE BARNSTABLE PUBLIC SCHOOLS HEATING/VENTILATION AND COOLING DIRECT DIGITAL CONTROL UPGRADE PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$850,000** be appropriated for the purpose of funding the Barnstable Public Schools Heating/Ventilation/And Cooling Direct Digital Control Upgrade Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$24,364** be provided from the remaining balance in Town Council order 2017-066, that **\$369,611** be provided from the remaining balance in Town Council order 2023-111, that **\$116,340** be provided from the remaining balance in Town Council order 2023-118, that **\$57,700** be provided from the remaining balance in Town Council order 2024-149, that **\$156,994** be provided from the remaining balance in Town Council order 2024-150, and that **\$124,991** be provided from the remaining balance in Town Council order 2025-131; and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-096  
INTRO: 03/12/2026**

**2026-096 APPROPRIATION ORDER IN THE AMOUNT OF \$703,000 FOR THE PURPOSE OF FUNDING THE BARNSTABLE PUBLIC SCHOOLS PAVING PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$703,000** be appropriated for the purpose of funding the Barnstable Public Schools Paving Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$703,000** be provided from the General Fund Reserves; and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-097  
INTRO: 03/12/2026**

**2026-097 APPROPRIATION ORDER IN THE AMOUNT OF \$700,000 FOR THE  
PURPOSE OF FUNDING THE BARNSTABLE PUBLIC SCHOOLS PUBLIC  
ADDRESS SYSTEM UPGRADES PROJECT AS OUTLINED IN THE FY 2027 -  
FY 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$700,000** be appropriated for the purpose of funding the Barnstable Public Schools Public Address System Upgrades Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$700,000** be provided from the remaining balance in Town Council order 2024-149, and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-098  
INTRO: 03/12/2026**

**2026-098 APPROPRIATION ORDER IN THE AMOUNT OF \$1,000,000 FOR THE PURPOSE OF FUNDING THE BARNSTABLE PUBLIC SCHOOLS DISTRICT WIDE DOORS AND HARDWARE PHASE II PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$1,000,000** be appropriated for the purpose of funding the Barnstable Public Schools District Wide Doors and Hardware Phase II Project as outlined in the FY 2027 - FY 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$1,000,000** be provided from the General Fund Reserves; and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-099  
INTRO: 03/12/2026**

**2026-099 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$1,500,000 FOR THE PURPOSE OF FUNDING THE PIPE REPLACEMENT AND UPGRADE PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$1,500,000** be appropriated for the purpose of funding the Pipe Replacement and Upgrade Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$1,500,000** under and pursuant to M.G.L. c. 44, §§7 or 8, M.G.L. c. 29C, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Town is authorized to borrow all or any portion of this appropriation from the Massachusetts Clean Water Trust (the “Trust”) and that the Town Manager or the Treasurer is authorized to sign any financing agreements or project regulatory agreements relating to such borrowing from the Trust; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-100  
INTRO: 03/12/2026**

**2026-100 APPROPRIATION ORDER IN THE AMOUNT OF \$200,000 FOR THE PURPOSE OF FUNDING THE WELLS, PUMP STATIONS, TREATMENT PLANT REPAIR AND UPGRADE PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$200,000** be appropriated for the purpose of funding the Wells, Pump Stations, Treatment Plant Repair and Upgrade Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$200,000** be provided from the Water Supply Enterprise Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-101  
INTRO: 03/12/2026**

**2026-101 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$2,000,000 FOR THE PURPOSE OF FUNDING THE WATER SERVICE LINE INVENTORY PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$2,000,000** be appropriated for the purpose of funding the Water Service Line Inventory Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$2,000,000** under and pursuant to M.G.L. c. 44, §§7 or 8, M.G.L. c. 29C, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Town is authorized to borrow all or any portion of this appropriation from the Massachusetts Clean Water Trust (the “Trust”) and that the Town Manager or the Treasurer is authorized to sign any financing agreements or project regulatory agreements relating to such borrowing from the Trust; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-102  
INTRO: 03/12/2026**

**2026-102 APPROPRIATION ORDER IN THE AMOUNT OF \$250,000 FOR THE  
PURPOSE OF FUNDING THE WATER SERVICE MASTER PLAN UPDATE  
PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031  
CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$250,000** be appropriated for the purpose of funding the Water Service Master Plan Update Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$250,000** be provided from the Water Supply Enterprise Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-103  
INTRO: 03/12/2026**

**2026-103 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$5,600,000 FOR THE PURPOSE OF FUNDING WATER POLLUTION CONTROL PUMP STATION REHABILITATION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$5,600,000** be appropriated for the purpose of funding Water Pollution Control Pump Station Rehabilitation Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$5,600,000** under and pursuant to M.G.L. c. 44, §§7 or 8, M.G.L. c. 29C, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Town is authorized to borrow all or any portion of this appropriation from the Massachusetts Clean Water Trust (the “Trust”) and that the Town Manager or the Treasurer is authorized to sign any financing agreements or project regulatory agreements relating to such borrowing from the Trust; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-104  
INTRO: 03/12/2026**

**2026-104 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$325,000 FOR THE PURPOSE OF FUNDING WATER POLLUTION CONTROL DOWNTOWN HYANNIS FORCE MAIN REHABILITATION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$325,000** be appropriated for the purpose of funding Water Pollution Control Downtown Hyannis Force Main Rehabilitation Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$325,000** under and pursuant to M.G.L. c. 44, §§7 or 8, M.G.L. c. 29C, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Town is authorized to borrow all or any portion of this appropriation from the Massachusetts Clean Water Trust (the “Trust”) and that the Town Manager or the Treasurer is authorized to sign any financing agreements or project regulatory agreements relating to such borrowing from the Trust; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-105  
INTRO: 03/12/2026**

**2026-105 APPROPRIATION ORDER IN THE AMOUNT OF \$100,000 FOR THE PURPOSE OF FUNDING THE WATER POLLUTION CONTROL TRACTOR REPLACEMENT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$100,000** be appropriated for the purpose of funding the Water Pollution Control Tractor Replacement Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$100,000** be provided from the Water Pollution Control Enterprise Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-106  
INTRO: 03/12/2026**

**2026-106 APPROPRIATION ORDER IN THE AMOUNT OF \$100,000 FOR THE PURPOSE OF FUNDING THE WATER POLLUTION CONTROL UTILITY BODY PICKUP WITH PLOW PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$100,000** be appropriated for the purpose of funding the Water Pollution Control Utility Body Pickup With Plow Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$100,000** be provided from the Water Pollution Control Enterprise Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-107  
INTRO: 03/12/2026**

**2026-107 APPROPRIATION ORDER IN THE AMOUNT OF \$50,000 FOR THE PURPOSE OF FUNDING THE WATER POLLUTION CONTROL SOUTH STREET PUMP STATION DEMOLITION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$50,000** be appropriated for the purpose of funding the Water Pollution Control South Street Pump Station Demolition Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$50,000** be provided from the Water Pollution Control Enterprise Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-108  
INTRO: 03/12/2026**

**2026-108 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$46,300,000 FOR THE PURPOSE OF FUNDING THE LONG POND AREA SEWER EXPANSION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$46,300,000** be appropriated for the purpose of funding the Long Pond Area Sewer Expansion Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$46,300,000** under and pursuant to M.G.L. c. 44, §§7 or 8, M.G.L. c. 29C, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore; that the Town is authorized to borrow all or any portion of this appropriation from the Massachusetts Clean Water Trust (the “Trust”) and that the Town Manager or the Treasurer is authorized to sign any financing agreements or project regulatory agreements relating to such borrowing from the Trust; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-109  
INTRO: 03/12/2026**

**2026-109 APPROPRIATION ORDER IN THE AMOUNT OF \$900,000 FOR THE PURPOSE OF FUNDING THE BEARSE’S WAY SEWER EXPANSION DESIGN PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$900,000** be appropriated for the purpose of funding the Bearse’s Way Sewer Expansion Design Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$900,000** be provided from the Capital Trust Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-110  
INTRO: 03/12/2026**

**2026-110 APPROPRIATION ORDER IN THE AMOUNT OF \$2,250,000 FOR THE PURPOSE OF FUNDING THE PRINCE COVE SEWER EXPANSION DESIGN PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$2,250,000** be appropriated for the purpose of funding the Prince Cove Sewer Expansion Design Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$2,250,000** be provided from the Capital Trust Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Motion to Open Public Hearing
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Public Hearing
- \_\_\_\_\_ Close Public Hearing
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-111  
INTRO: 03/12/2026**

**2026-111 APPROPRIATION ORDER IN THE AMOUNT OF \$750,000 FOR THE PURPOSE OF FUNDING THE HUCKINS NECK ROAD SEWER EXPANSION DESIGN PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$750,000** be appropriated for the purpose of funding the Huckins Neck Road Sewer Expansion Design Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$750,000** be provided from the Capital Trust Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-112  
INTRO: 03/12/2026**

**2026-112 APPROPRIATION ORDER IN THE AMOUNT OF \$450,000 FOR THE PURPOSE OF FUNDING THE OSTERVILLE WOODS SEWER EXPANSION PRELIMINARY DESIGN PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$450,000** be appropriated for the purpose of funding the Osterville Woods Sewer Expansion Preliminary Design Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$450,000** be provided from the Capital Trust Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-113  
INTRO: 03/12/2026**

**2026-113 APPROPRIATION ORDER IN THE AMOUNT OF \$2,950,000 FOR THE PURPOSE OF FUNDING THE PUBLIC ROADS MAINTENANCE PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$2,950,000** be appropriated for the purpose of funding the Public Roads Maintenance Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$2,950,000** be provided from the Capital Trust Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-114  
INTRO: 03/12/2026**

**2026-114 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$1,528,000 FOR THE PURPOSE OF FUNDING THE PUBLIC BRIDGE MAINTENANCE AND REPAIR PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$1,528,000** be appropriated for the purpose of funding the Public Bridge Maintenance and Repair Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$1,528,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-115  
INTRO: 03/12/2026**

**2026-115 APPROPRIATION ORDER IN THE AMOUNT OF \$300,000 FOR THE PURPOSE OF FUNDING THE OYSTER HARBORS BRIDGE IMPROVEMENTS PHASE II DESIGN PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$300,000** be appropriated for the purpose of funding the Oyster Harbors Bridge Improvements Phase II Design Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$300,000** be provided from the General Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Motion to Open Public Hearing
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Public Hearing
- \_\_\_\_\_ Close Public Hearing
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-116  
INTRO: 03/12/2026**

**2026-116 APPROPRIATION ORDER IN THE AMOUNT OF \$155,000 FOR THE PURPOSE OF FUNDING THE FRESHWATER PONDS MONITORING AND MANAGEMENT PLAN PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$155,000** be appropriated for the purpose of funding the Freshwater Ponds Monitoring and Management Plan Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$155,000** be provided from the General Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Motion to Open Public Hearing
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Public Hearing
- \_\_\_\_\_ Close Public Hearing
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-117  
INTRO: 03/12/2026**

**2026-117 APPROPRIATION ORDER IN THE AMOUNT OF \$385,000 FOR THE PURPOSE OF FUNDING THE CURB RAMPS AND SIDEWALKS ADA TRANSITION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$385,000** be appropriated for the purpose of funding the Curb Ramps and Sidewalks ADA Transition Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$385,000** be provided from the General Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Motion to Open Public Hearing
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Public Hearing
- \_\_\_\_\_ Close Public Hearing
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-118  
INTRO: 03/12/2026**

**2026-118 APPROPRIATION ORDER IN THE AMOUNT OF \$200,000 FOR THE PURPOSE OF FUNDING THE MILL POND DAM REHABILITATION DESIGN AND PERMITTING PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$200,000** be appropriated for the purpose of funding the Mill Pond Dam Rehabilitation design and Permitting Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$200,000** be provided from the General Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
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- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Motion to Open Public Hearing
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Public Hearing
- \_\_\_\_\_ Close Public Hearing
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-119  
INTRO: 03/12/2026**

**2026-119 APPROPRIATION ORDER IN THE AMOUNT OF \$310,000 FOR THE PURPOSE OF FUNDING THE BISMORE PARK IMPROVEMENTS DESIGN PERMITTING AND IMPROVEMENTS PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$310,000** be appropriated for the purpose of funding the Bismore Park Improvements Design Permitting and Improvements Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$280,000** be provided from the General Fund Reserves, and that **\$30,000** be provided from the Transportation Network Companies Receipts Reserved for Appropriation account, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-120  
INTRO: 03/12/2026**

**2026-120 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$3,775,000 FOR THE PURPOSE OF FUNDING THE CHANNEL DREDGING PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$3,775,000** be appropriated for the purpose of funding the Channel Dredging Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$3,775,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-121  
INTRO: 03/12/2026**

**2026-121 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$545,000 FOR THE PURPOSE OF FUNDING THE MEA BUILDING MECHANICAL IMPROVEMENTS PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$545,000** be appropriated for the purpose of funding the MEA Building Mechanical Improvements Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$545,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-122  
INTRO: 03/12/2026**

**2026-122 APPROPRIATION ORDER IN THE AMOUNT OF \$191,000 FOR THE PURPOSE OF FUNDING THE BISMORE PARK MARINA FACILITY IMPROVEMENTS PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$191,000** be appropriated for the purpose of funding the Bismore Park Marina Facility Improvements Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$191,000** be provided from the Marina Enterprise Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
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- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Motion to Open Public Hearing
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Public Hearing
- \_\_\_\_\_ Close Public Hearing
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-123  
INTRO: 03/12/2026**

**2026-123 APPROPRIATION ORDER IN THE AMOUNT OF \$72,000 FOR THE PURPOSE OF FUNDING THE SANDY NECK BEACH GARAGE OFFICE RENOVATION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$72,000** be appropriated for the purpose of funding the Sandy Neck Beach Garage Office Renovation Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$72,000** be provided from the Sandy Neck Enterprise Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-124  
INTRO: 03/12/2026**

**2026-124 APPROPRIATION ORDER IN THE AMOUNT OF \$147,300 FOR THE PURPOSE OF FUNDING THE HYANNIS YOUTH AND COMMUNITY CENTER ROOF MODIFICATION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$147,300** be appropriated for the purpose of funding the Hyannis Youth and Community Center Roof Modification Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$147,300** be provided from the General Fund reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-125  
INTRO: 03/12/2026**

**2026-125 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$561,500 FOR THE PURPOSE OF FUNDING THE HYANNIS YOUTH AND COMMUNITY CENTER FACILITY MECHANICAL IMPROVEMENTS PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$561,500** be appropriated for the purpose of funding the Hyannis Youth and Community Center Facility Mechanical Improvements Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$561,500** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-126  
INTRO: 03/12/2026**

**2026-126 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$937,000 FOR THE PURPOSE OF FUNDING THE BARNSTABLE ADULT COMMUNITY CENTER MECHANICAL UPGRADES PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$937,000** be appropriated for the purpose of funding the Barnstable Adult Community Center Mechanical Upgrades Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$937,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-127  
INTRO: 03/12/2026**

**2026-127 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$471,500 FOR THE PURPOSE OF FUNDING THE FLEET MAINTENANCE FACILITY ROOF REPLACEMENT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$471,500** be appropriated for the purpose of funding the Fleet Maintenance Facility Roof Replacement Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$471,500** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-128  
INTRO: 03/12/2026**

**2026-128 APPROPRIATION ORDER IN THE AMOUNT OF \$248,500 FOR THE PURPOSE OF FUNDING THE OLDE BARNSTABLE FAIRGROUNDS TURF MAINTENANCE EQUIPMENT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$248,500** be appropriated for the purpose of funding the Olde Barnstable Fairgrounds Turf Maintenance Equipment Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$248,500** be provided from the Golf Enterprise Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-129  
INTRO: 03/12/2026**

**2026-129 APPROPRIATION ORDER IN THE AMOUNT OF \$150,000 FOR THE PURPOSE OF FUNDING THE HYANNIS GOLF COURSE REHABILITATION AND RESTORATION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$150,000** be appropriated for the purpose of funding the Hyannis Golf Course rehabilitation and Restoration Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$150,000** be provided from the Golf Enterprise Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-130  
INTRO: 03/12/2026**

**2026-130 APPROPRIATION ORDER IN THE AMOUNT OF \$150,000 FOR THE PURPOSE OF FUNDING THE INFORMATION TECHNOLOGY INFRASTRUCTURE UPGRADES PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$150,000** be appropriated for the purpose of funding the Information Technology Infrastructure Upgrades Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$150,000** be provided from the General Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-131  
INTRO: 03/12/2026**

**2026-131 APPROPRIATION ORDER IN THE AMOUNT OF \$165,000 FOR THE PURPOSE OF FUNDING THE PFAS PHASE V PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$165,000** be appropriated for the purpose of funding the PFAS (per- and polyfluoroalkyl substances) Phase V Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$165,000** be provided from the Airport Enterprise Fund Reserves; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-132  
INTRO: 03/12/2026**

**2026-132 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$150,000 FOR THE PURPOSE OF FUNDING THE AIRPORT SNOW REMOVAL EQUIPMENT REPLACEMENT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$150,000** be appropriated for the purpose of funding the Airport Snow Removal Equipment Replacement Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$30,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$120,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-133  
INTRO: 03/12/2026**

**2026-133 APPROPRIATION ORDER IN THE AMOUNT OF \$45,000 FOR THE PURPOSE OF FUNDING THE SRE/ARFF BUILDING IMPROVEMENTS PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$45,000** be appropriated for the purpose of funding the SRE (Snow Removal Equipment) /ARFF (Aircraft Rescue and Firefighting) Building Improvements Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$45,000** be provided from the Airport Enterprise Fund Reserves; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
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- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Motion to Open Public Hearing
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Public Hearing
- \_\_\_\_\_ Close Public Hearing
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-134  
INTRO: 03/12/2026**

**2026-134 APPROPRIATION ORDER IN THE AMOUNT OF \$90,000 FOR THE PURPOSE OF FUNDING THE AIRPORT SECURITY CAMERA SYSTEM AND SERVER UPGRADE AND EXPANSION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$90,000** be appropriated for the purpose of funding the Airport Security Camera System and Server Upgrade and Expansion Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$90,000** be provided from the Airport Enterprise Fund Reserves; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-135  
INTRO: 03/12/2026**

**2026-135 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$40,000 FOR THE PURPOSE OF FUNDING THE AIRPORT BRUSH REMOVAL PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$40,000** be appropriated for the purpose of funding the Airport Brush Removal Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$8,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$32,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-136  
INTRO: 03/12/2026**

**2026-136 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$1,400,000 FOR THE PURPOSE OF FUNDING THE DESIGN AND CONSTRUCTION OF THE REPLACEMENT LIGHTING CONTROL VAULT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$1,400,000** be appropriated for the purpose of funding the Design and Construction of the Replacement Lighting Control Vault Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$280,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$1,120,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-137  
INTRO: 03/12/2026**

**2026-137 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$800,000 FOR THE PURPOSE OF FUNDING THE PLANNING PHASE OF THE TERMINAL OPTIMIZATION PROGRAM PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$800,000** be appropriated for the purpose of funding the Planning Phase of the Terminal Optimization Program Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$20,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$780,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-138  
INTRO: 03/12/2026**

**2026-138 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$200,000 FOR THE PURPOSE OF FUNDING THE DESIGN AND CONSTRUCTION OF A SEASONAL STRUCTURE FOR THE TERMINAL BUILDING PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$200,000** be appropriated for the purpose of funding the Design and Construction of a Seasonal Structure for the Terminal Building Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$5,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$195,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-139  
INTRO: 03/12/2026**

**2026-139 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$65,000 FOR THE PURPOSE OF FUNDING THE PERMITTING FOR TAXIWAY D AND RUNWAY 15-33 EXTENSION PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$65,000** be appropriated for the purpose of funding the Permitting for Taxiway D and Runway 15-33 Extension Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$3,250** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$61,750** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-140  
INTRO: 03/12/2026**

**2026-140 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$325,000 FOR THE PURPOSE OF FUNDING THE RUNWAY 15-33 AERONAUTICAL STUDY & AIRCRAFT ANALYSIS PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$325,000** be appropriated for the purpose of funding the Runway 15-33 Aeronautical Study & Aircraft Analysis Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$8,125** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$316,875** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-141  
INTRO: 03/12/2026**

**2026-141 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$140,000 FOR THE PURPOSE OF FUNDING THE DESIGN AND CONSTRUCTION OF THE CIRCA 1997 MO-GAS AND DEISEL FUEL VAULT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$140,000** be appropriated for the purpose of funding the Design and Construction of the Circa 1997 Mo-Gas and Deisel Fuel Vault Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$28,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$112,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-142  
INTRO: 03/12/2026**

**2026-142 APPROPRIATION ORDER IN THE AMOUNT OF \$125,000 FOR THE PURPOSE OF FUNDING THE SRE (SNOW REMOVAL) EQUIPMENT COLD STORAGE FACILITY PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$125,000** be appropriated for the purpose of funding the SRE (Snow Removal) Equipment Cold Storage Facility Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$125,000** be provided from the Airport Enterprise Fund Reserves; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-143  
INTRO: 03/12/2026**

**2026-143 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$115,000 FOR THE PURPOSE OF FUNDING THE SNOW REMOVAL EQUIPMENT REPLACEMENT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$115,000** be appropriated for the purpose of funding the Snow Removal Equipment Replacement Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$23,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$92,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-144  
INTRO: 03/12/2026**

**2026-144 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$65,000 FOR THE PURPOSE OF FUNDING THE DESIGN AND RECONSTRUCTION OF RUNWAY 15-33 PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$65,000** be appropriated for the purpose of funding the Design and Reconstruction of Runway 15-33 Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$3,250** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$61,750** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Second Reading on 3/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-147  
INTRO: 03/12/2026**

**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
<u>02/26/2026</u>	<u>Meeting canceled due to inclement weather</u>

\_\_\_\_\_

- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

**B. NEW BUSINESS (Refer to a Public Hearing on 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-148  
INTRO: 03/12/2026**

**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

DATE	ACTION TAKEN
<u>02/26/2026</u>	<u>Meeting canceled due to inclement weather</u>

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

# BARNSTABLE TOWN COUNCIL

ITEM# 2026-148  
INTRO: 03/12/2026

## 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: 03/12/2026**

**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
<u>02/26/2026</u>	<u>Meeting canceled due to inclement weather</u>

\_\_\_\_\_

- \_\_\_ Read Item
- \_\_\_ Rationale
- \_\_\_ Council Discussion
- \_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

**ITEM# 2026-149**  
**INTRO: 03/12/2026**

## 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 (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-150  
INTRO: 03/12/2026**

**2026-150 APPROPRIATION ORDER IN THE AMOUNT OF \$417,000 FOR THE PURPOSE OF FUNDING THE SRE EQUIPMENT REPLACEMENT OF A CATERPILLAR 950F LOADER PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$417,000** be appropriated for the purpose of funding the SRE Equipment Replacement of a Caterpillar 950F Loader Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$417,000** be provided from the Airport Enterprise Fund Reserves; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-151  
INTRO: 03/12/2026**

**2026-151 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$400,000 FOR THE PURPOSE OF FUNDING THE DESIGN, PERMITTING AND CONSTRUCTION OF A JET-A 20,000 GALLON TANK, PUMP AND VALVE SYSTEM PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$400,000** be appropriated for the purpose of funding the Design, Permitting and Construction of a Jet-A 20,000 Gallon Tank, Pump and Valve System Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$80,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$320,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

**B. NEW BUSINESS (Refer to Public Hearing 03/26/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-152  
INTRO: 03/12/2026**

**2026-152 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$115,000 FOR THE PURPOSE OF FUNDING THE REPLACEMENT OF A CHEVY 2500HD CIRCA 2001 SNOW REMOVAL EQUIPMENT PROJECT AS OUTLINED IN THE FISCAL YEAR 2027 – FISCAL YEAR 2031 CAPITAL IMPROVEMENT PLAN**

**ORDERED:** That the amount of **\$115,000** be appropriated for the purpose of funding the Replacement of a Chevy 2500HD Circa 2001 Snow Removal Equipment Project as outlined in the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$23,000** be provided from the Airport Enterprise Fund surplus, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$92,000** under and pursuant to M.G.L. c. 44, §§7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Cape Cod Gateway Airport Commission is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

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

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

**BARNSTABLE TOWN COUNCIL**

**ITEM#2026-155  
INTRO: 03/12/2026**

**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
<u>02/26/2026</u>	<u>Meeting canceled due to inclement weather</u>

\_\_\_\_\_

- \_\_\_\_\_ Read Item
- \_\_\_\_\_ Rationale
- \_\_\_\_\_ Council Discussion
- \_\_\_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

**ITEM#2026-155**  
**INTRO: 03/12/2026**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark Ells, Town Manager  
**THROUGH:** Daniel W. Santos, P.E. Director, Department of Public Works; Griffin Beaudoin, P.E.,  
Town Engineer  
**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, Town Manager, recommends approval of this transfer request.

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

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

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-156  
INTRO: 03/12/2026**

**2026-156 TRANSFER ORDER IN THE AMOUNT OF \$406,000 FOR THE PURPOSE OF FUNDING COSTS ASSOCIATED WITH STORM DEBRIS REMOVAL**

**ORDERED:** That the amount of **\$256,000** be transferred from Town Council Order 2024-122, and the amount of **\$150,000** be transferred from the Department of Public Works Fiscal Year 2026 personnel budget, for a total of **\$406,000**, to the Department of Public Works Operating Expense budget to pay for contractor costs for storm debris removal.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- \_\_\_ Read Item
- \_\_\_ Rationale
- \_\_\_ Council Discussion
- \_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

**ITEM# 2026-156**  
**INTRO: 03/12/2026**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark Ells, Town Manager  
**THROUGH:** Daniel W. Santos, P.E. Director, Department of Public Works; Griffin Beaudoin, P.E., Town Engineer  
**DATE:** February 26, 2026  
**SUBJECT:** Transfer Order in the amount of **\$406,000** for the purpose of funding costs associated with storm debris removal

**BACKGROUND:** During the blizzard of February 22 & 23, 2026, the Town incurred extensive tree damage throughout its 450-mile roadway network. The damage included hundreds of downed trees and thousands of broken and fallen limbs that blocked or otherwise impeded full access to roads. Given the extent of the damage, it was not feasible to complete the clearing of roads utilizing exclusively Department of Public Work crews. Given that we are amid the winter snow season, it is important that we remove trees and limbs as soon as practicable so as not to impact snow clearing operations and the safety of the traveling public

This appropriation will allow the Town to contract storm debris removal with a firm that specializes in this work and have the crews, and large-scale equipment necessary to do the work efficiently and effectively.

**FISCAL IMPACT:** This transfer order will require the use of \$256,000 from Town Council order 2024-122, which will not be utilized and \$150,000 from Department of Public Works salary savings. The current amount of salary savings is over \$800,000.

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

**STAFF ASSISTANCE:** Daniel W. Santos, P.E., Director of Public Works