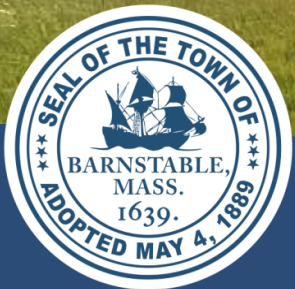


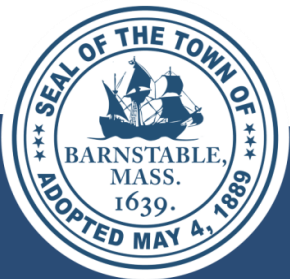
# Barnstable Local Comprehensive Plan Town Council Update

December 2023



# Local Comprehensive Plan

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



# Phase I

## Barnstable Local Comprehensive Plan

### Final Vision Statement





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

**To achieve our vision, we will proactively:**


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

## Phase I: Vision, Engagement, and Existing Conditions






### Local Comprehensive Plan

Town of Barnstable, MA  
2023



### Barnstable Local Comprehensive Plan

Community Vision, Goals, and Strategic Actions



# Phase II: Chapters

LAND USE

HOUSING

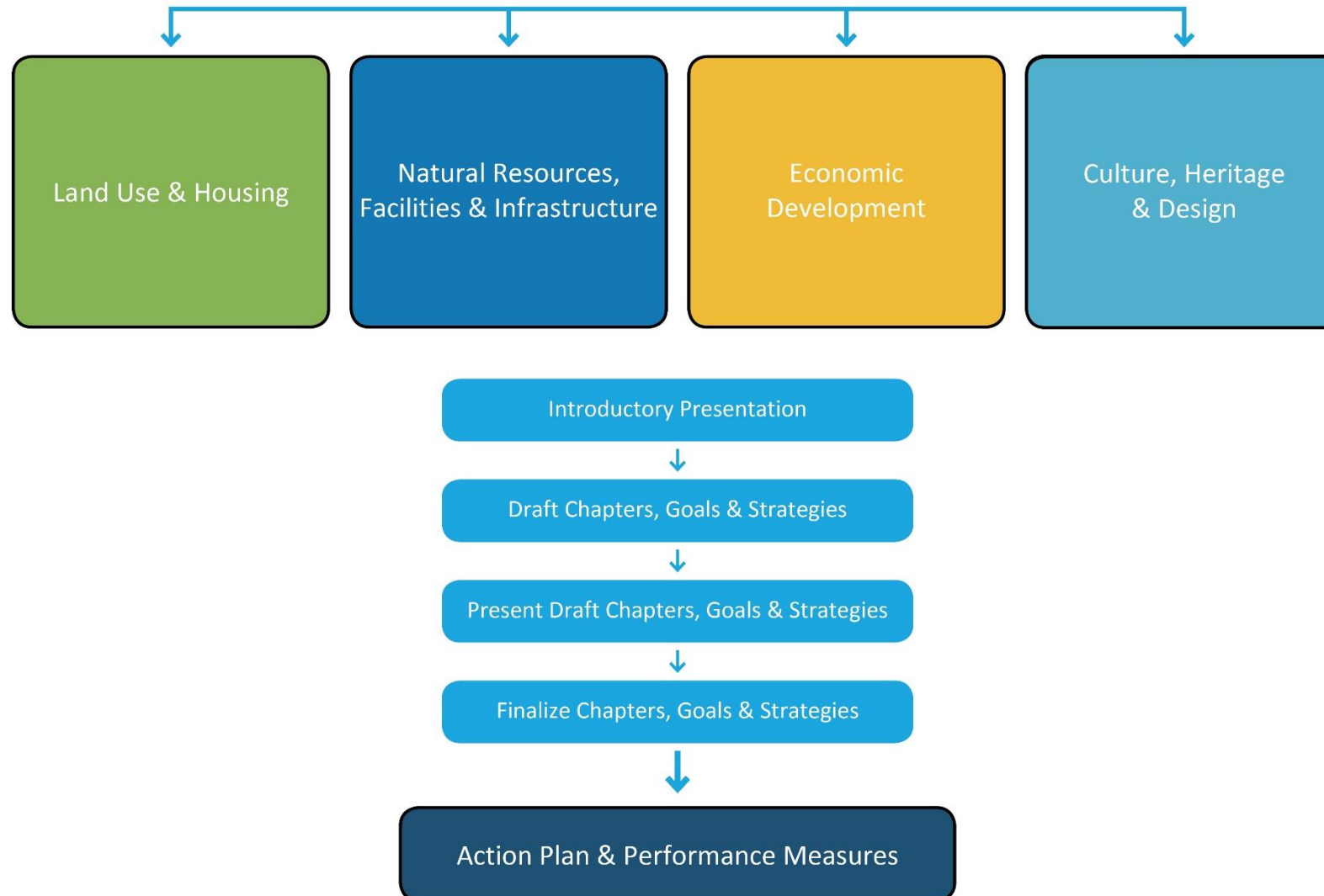
NATURAL RESOURCES

FACILITIES & INFRASTRUCTURE

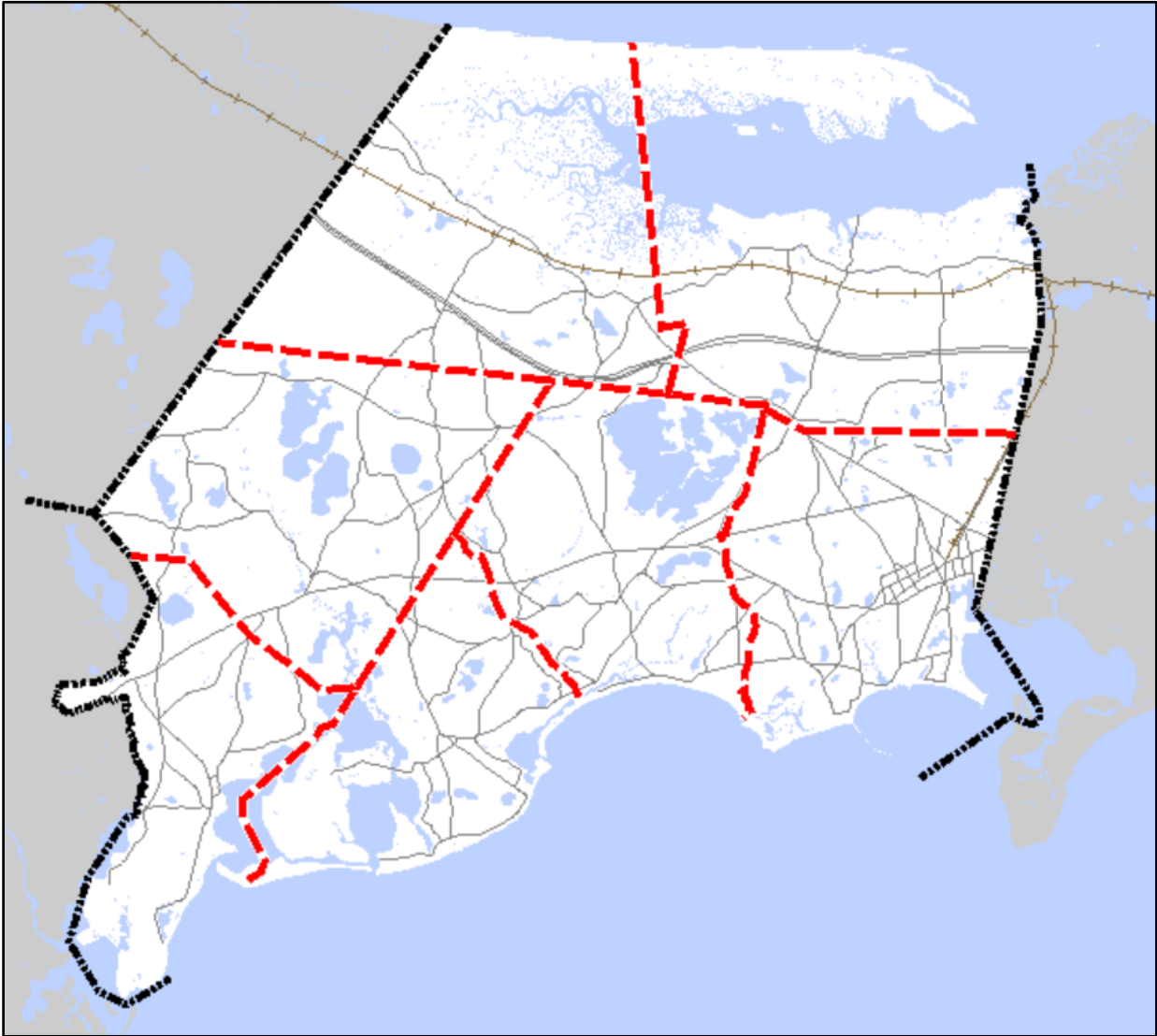
ECONOMIC DEVELOPMENT

CULTURE, HERITAGE & DESIGN

# Phase II: Overview

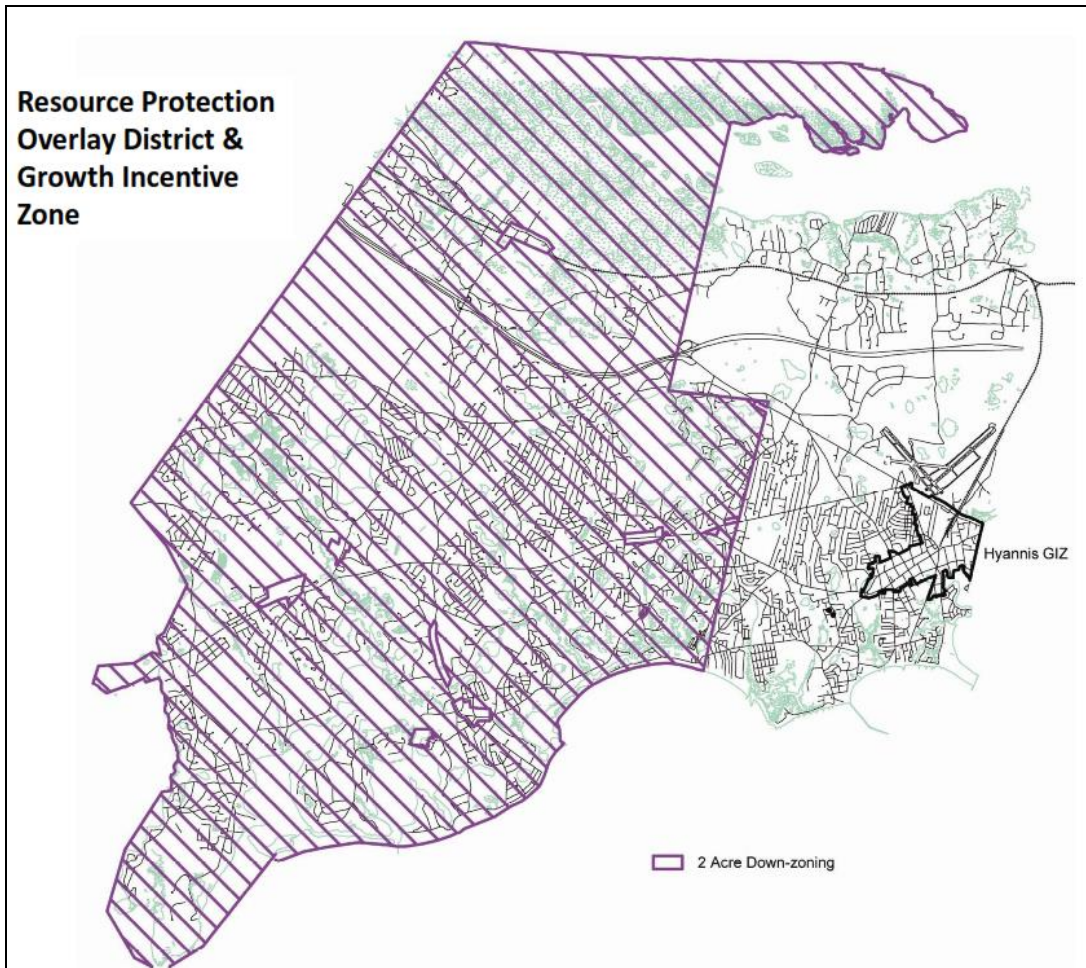


# Land Use Policy Plan (10-20 Years)





# Land Use



Incentivize redevelopment and encourage new development toward locations with adequate infrastructure and away from environmentally sensitive areas town-wide

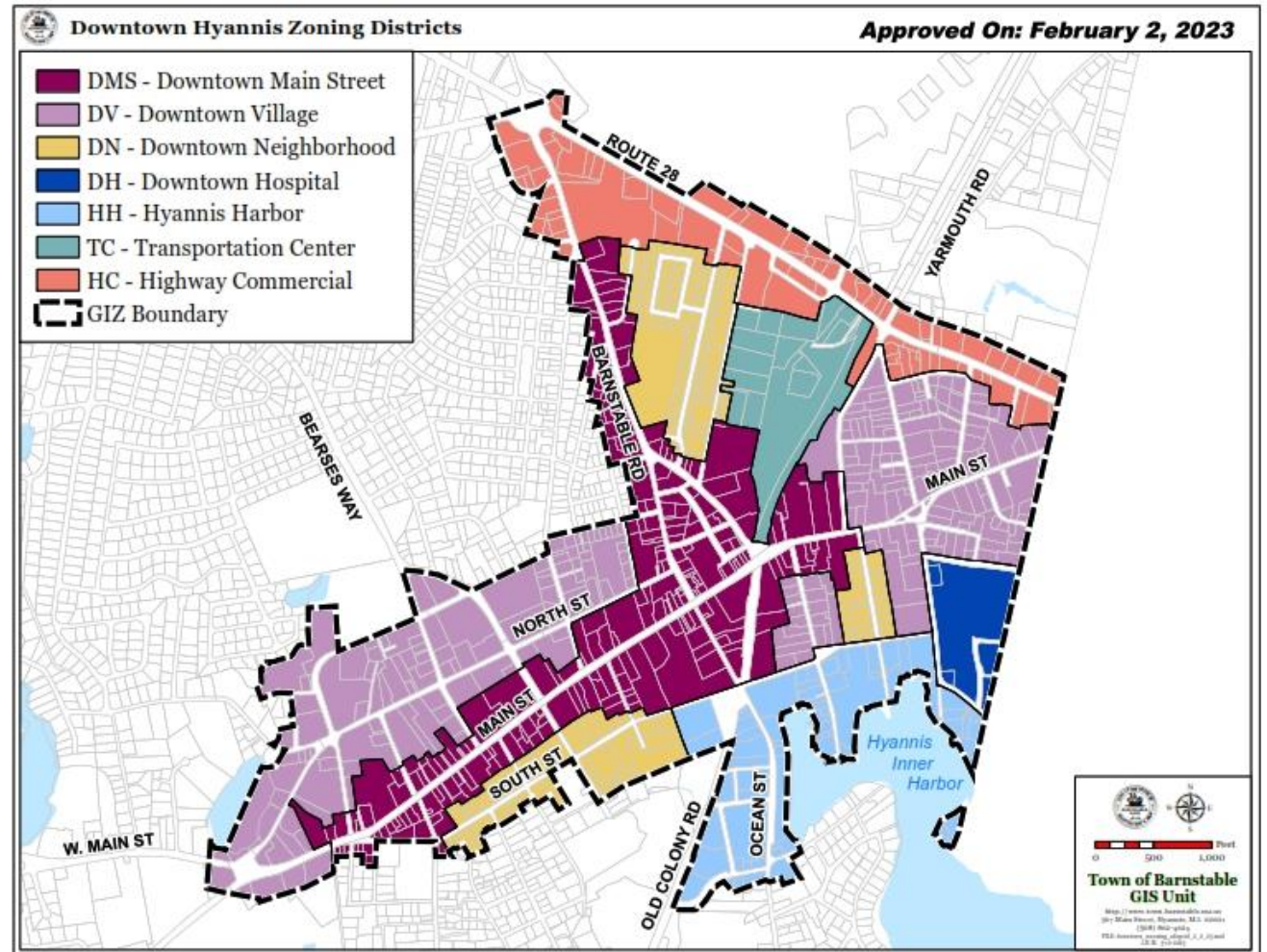


# Growth Incentive Zone

## Downtown Hyannis Growth Incentive Zone

*Designated for growth*

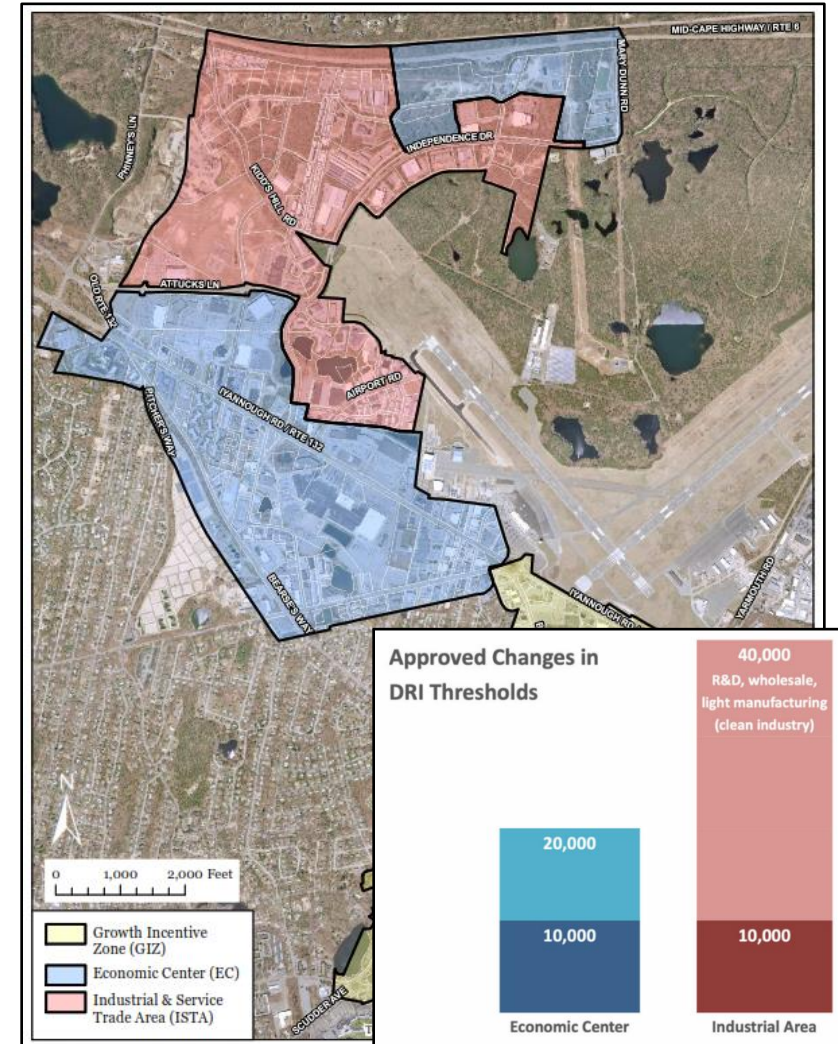
- Reauthorized GIZ (2018)
- Downtown Hyannis Zoning Revisions (2022)



# Regional Economic Center

*Designated for redevelopment, infill and green buffers between desired areas of dense development. May be designated for growth that does not detract from the GIZ*

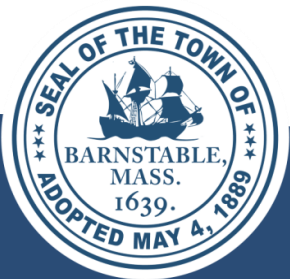
- Chapter H: Raised DRI thresholds in EC/ISTA
- Mixed Use Subzone of Medical Services Overlay (Hanover) (2021)
- Shopping Center Redevelopment Overlay Amendments (2022)



# Village Centers

*Designated for redevelopment as may be appropriate to maintain their strength as business and community centers and to retain traditional mix of uses.*

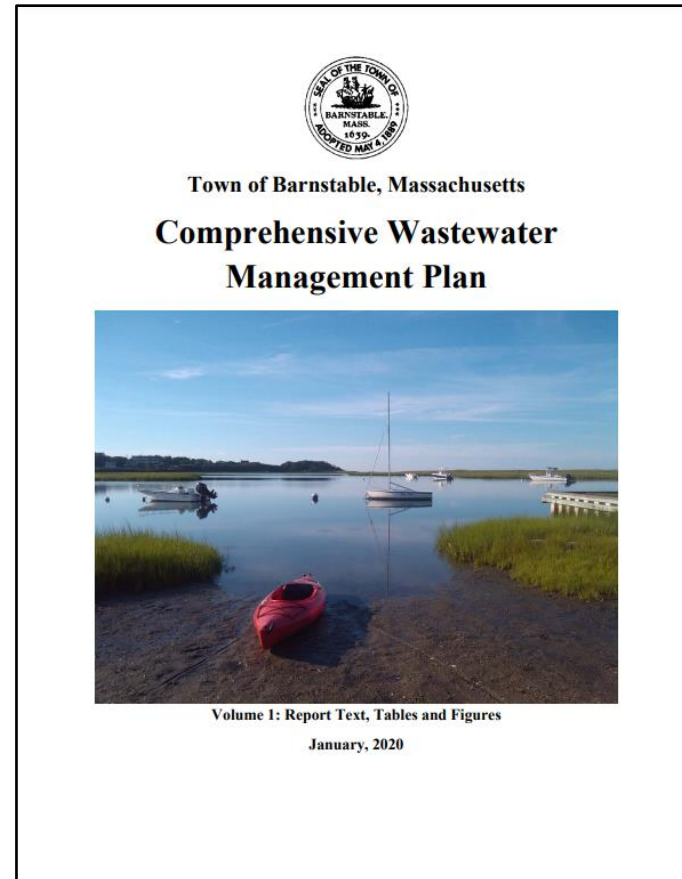
- Village zoning efforts:
  - Barnstable Village (2010)
  - Marstons Mills (2010)
  - West Barnstable (2011)
- DCPC in Centerville Village (2009)
- DCPC Craigville Beach (2011)
- Formula Business and Corporate Branding (Barnstable, Centerville Village, Marstons Mills Village, West Barnstable) (2010-2011)





# Land Use: Policies & Plans

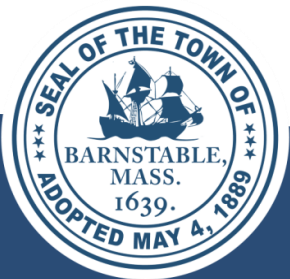
## Comprehensive Wastewater Management Plan (CWMP)





# 2010 Policy Evaluation

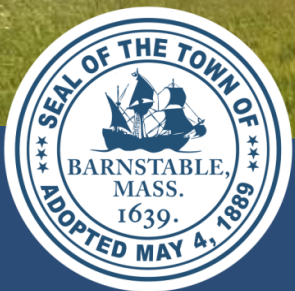
- How are we doing today?
- What would a “healthy, safe, inclusive, equitable” future look like?
- What threats and opportunities are there to that ideal future?



# Local Comprehensive Planning Committee

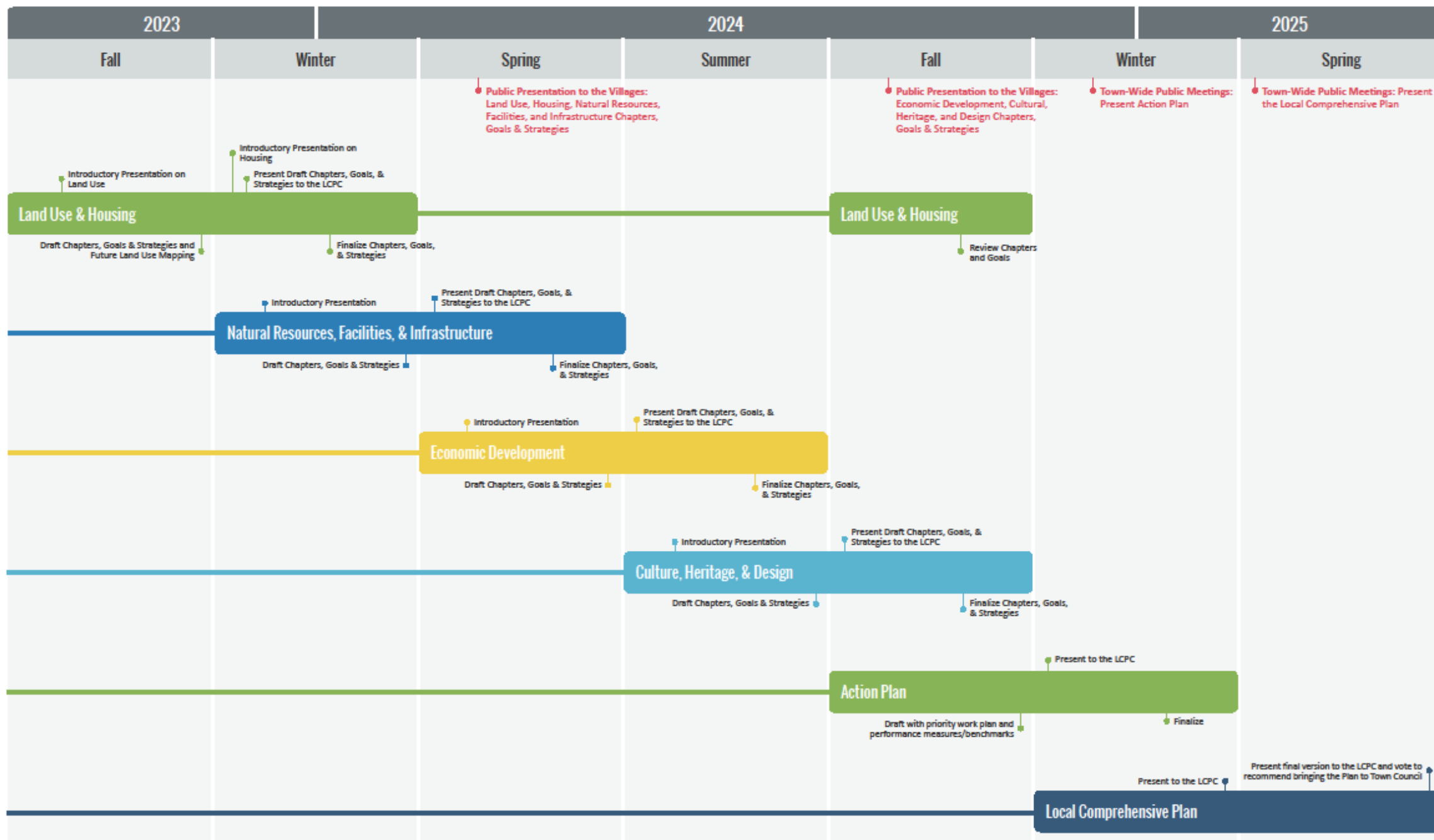
December 14, 2023 @ 5:30pm  
Town Hall Hearing Room

[BarnstableLCP.com](http://BarnstableLCP.com)





# Local Comprehensive Plan Phase II: Overview





# Town of Barnstable Massachusetts

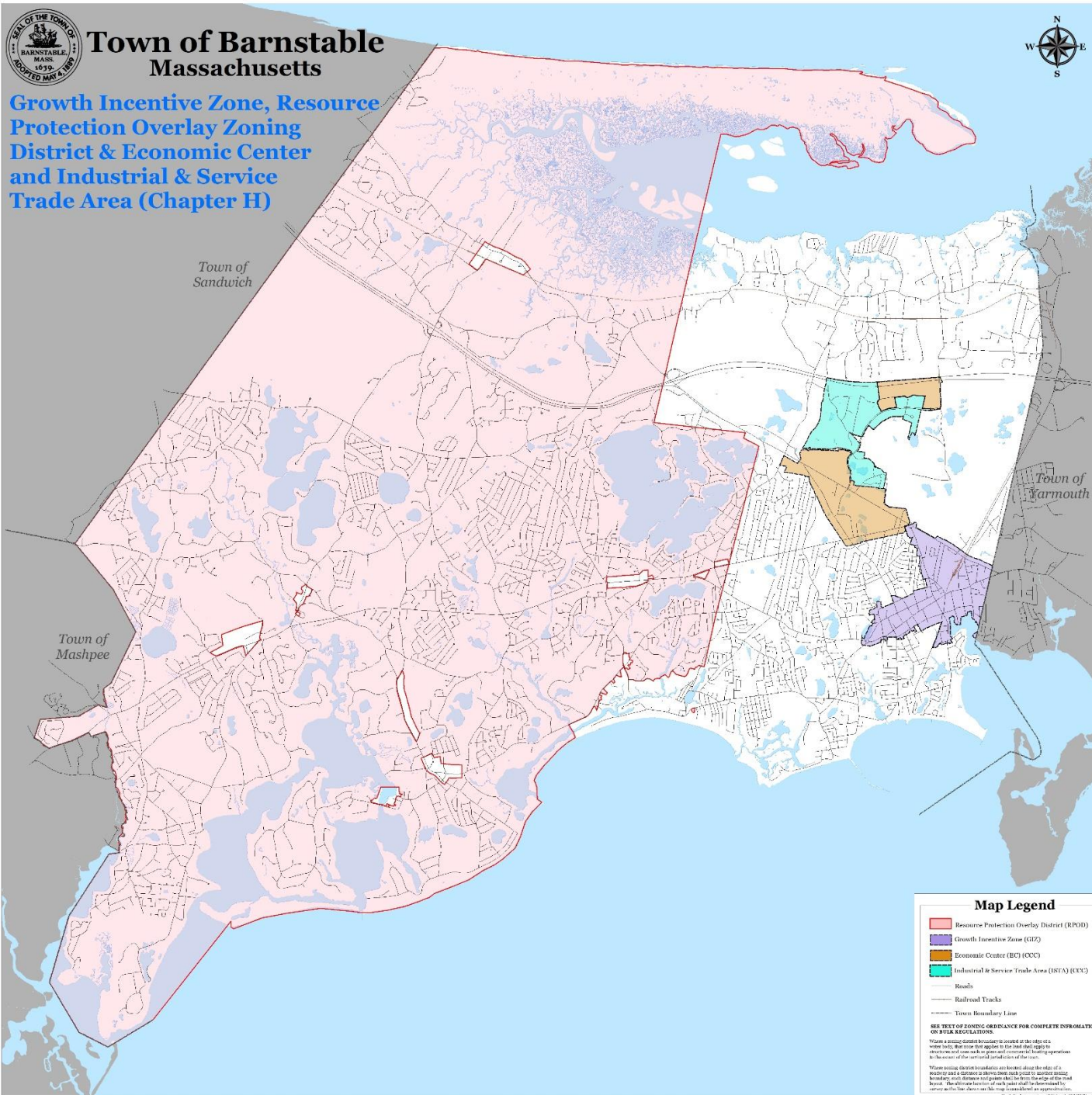
Growth Incentive Zone, Resource  
Protection Overlay Zoning  
District & Economic Center  
and Industrial & Service  
Trade Area (Chapter H)



Town of  
Sandwich

Town of  
Mashpee

Town of  
Yarmouth



### Map Legend

- Resource Protection Overlay District (RPOD)
  - Growth Incentive Zone (GIZ)
  - Economic Center (EC) (OCC)
  - Industrial & Service Trade Area (ISTA) (CCV)
  - Roads
  - Railroad Tracks
  - Town Boundary Line
- SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON RULE REGULATIONS.
- When a zoning district boundary is located at the edge of a water body, the rule that applies to the land shall apply to the entire parcel, including the water body, unless otherwise specified in the zoning ordinance.
- When existing district boundaries are located along the edge of a water body and a structure is shown that projects to another zoning boundary, such structure shall project to the edge of the water body. The distance between the structure and the water body shall be determined by the distance between the structure and the water body.
- Map Date: 08/01/2024

Incentivize redevelopment and encourage new development toward locations with adequate infrastructure and away from environmentally sensitive areas town-wide.

- How are we doing today?
- What would a “healthy, safe, inclusive, equitable” future look like?
- What threats and opportunities are there to that ideal future?

# Town of Barnstable Massachusetts

## Residential & Non-Residential/ Mixed-Use Zoning Districts



Town of  
Sandwich

Town of  
Mashpee



### Map Legend

- RESIDENTIAL ZONING DISTRICTS
- MIXED USE/NON-RESIDENTIAL ZONING DISTRICTS
- Roads
- Railroad Tracks
- Town Boundary Line

SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON RULE REGULATIONS.

When a zoning district boundary is located at the edge of a water body, the rule that applies to the land shall apply to the entire parcel, even when the water body is not adjacent to the parcel.

When zoning district boundaries are located along the edge of a water body and a structure is shown that extends to another zoning boundary, such structure shall apply to the edge of the water body. The structure boundary shall apply to the edge of the water body. The structure boundary shall apply to the edge of the water body. The structure boundary shall apply to the edge of the water body.

Map Date: 06/20/2021

Preserve, enhance and celebrate the unique historic character and sense of place of the town and each of its seven villages.

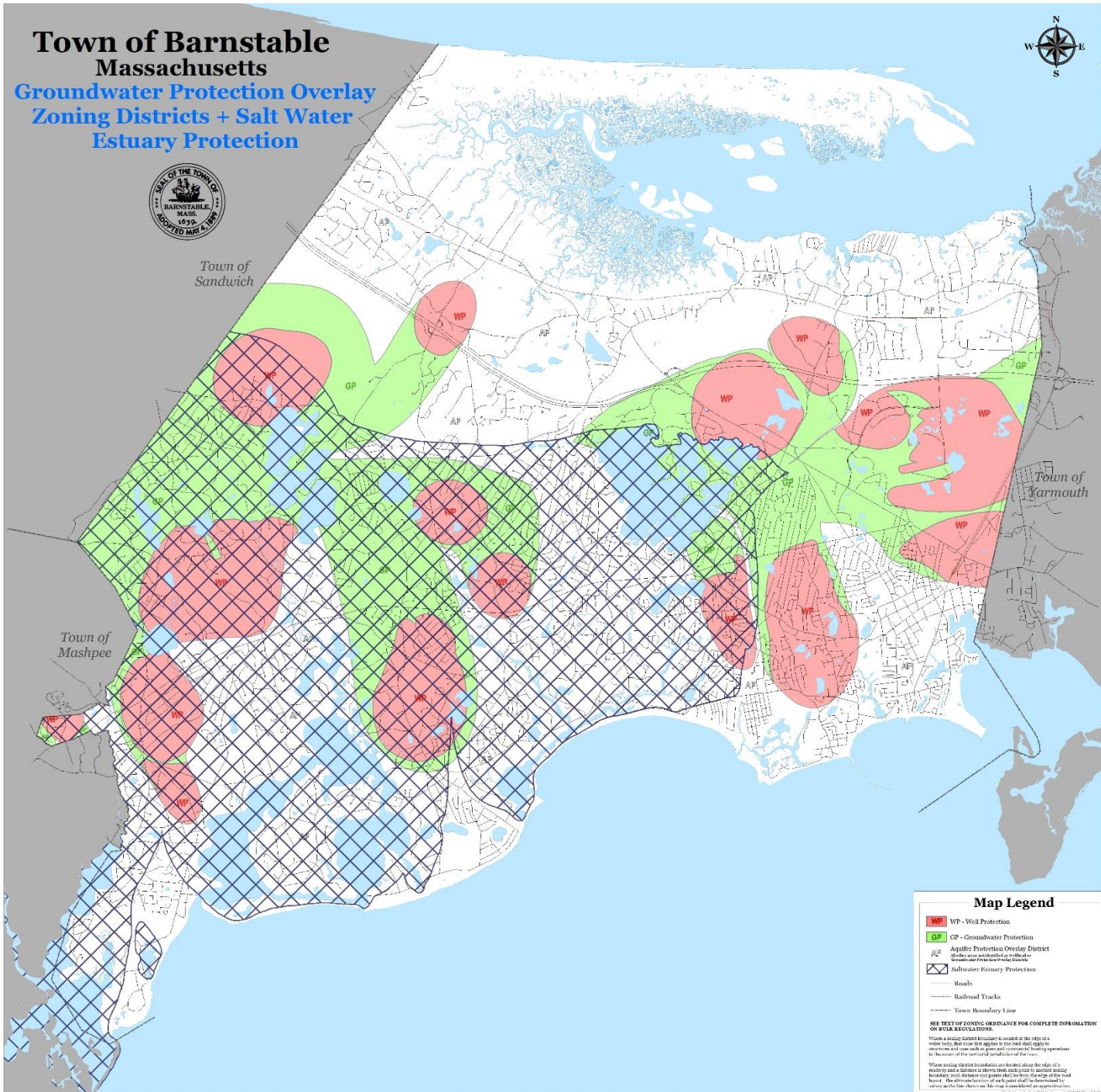
- How are we doing today?
- What would a “healthy, safe, inclusive, equitable” future look like?
- What threats and opportunities are there to that ideal future?

**Town of Barnstable**  
**Massachusetts**  
**Groundwater Protection Overlay**  
**Zoning Districts + Salt Water**  
**Estuary Protection**



Town of  
Sandwich

Town of  
Mashpee



**Map Legend**

- WP WP - Well Protection
- GP GP - Groundwater Protection
- AP Aquifer Protection Overlay District  
(Other uses are identified on the Map or Groundwater Protection Districts)
- X Saltwater Estuary Protection
- Roads
- Railroad Tracks
- Town Boundary Line

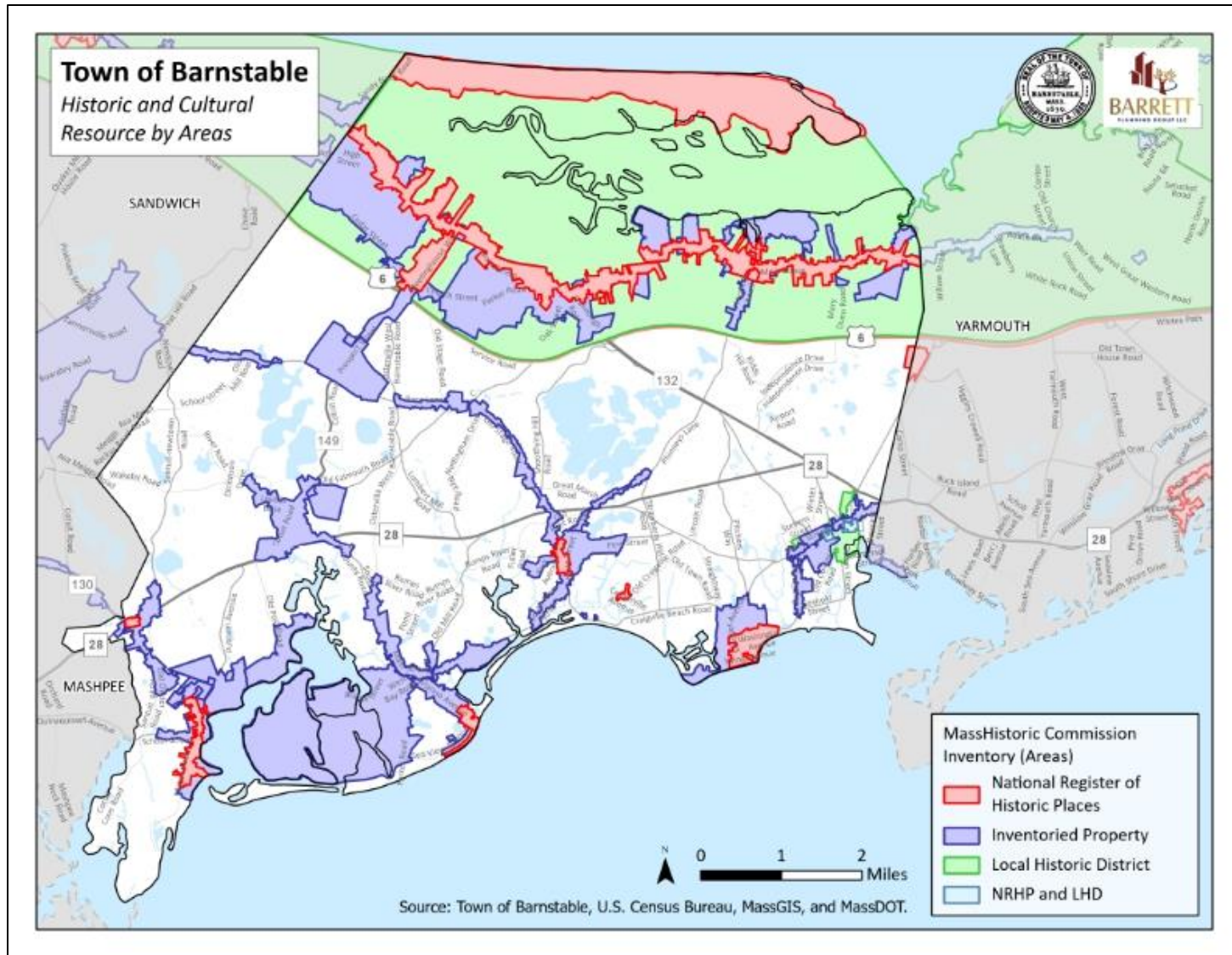
**SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON RULE REGULATIONS.**

When a zoning district boundary is located at the edge of a water body, the rule that applies to the land that abuts the water body shall apply to the water body. When a zoning district boundary is located at the edge of a water body, the rule that applies to the water body shall apply to the water body. When a zoning district boundary is located at the edge of a water body, the rule that applies to the water body shall apply to the water body. When a zoning district boundary is located at the edge of a water body, the rule that applies to the water body shall apply to the water body.

Map created: Feb 2015 (see map 102/000) A.R.R.

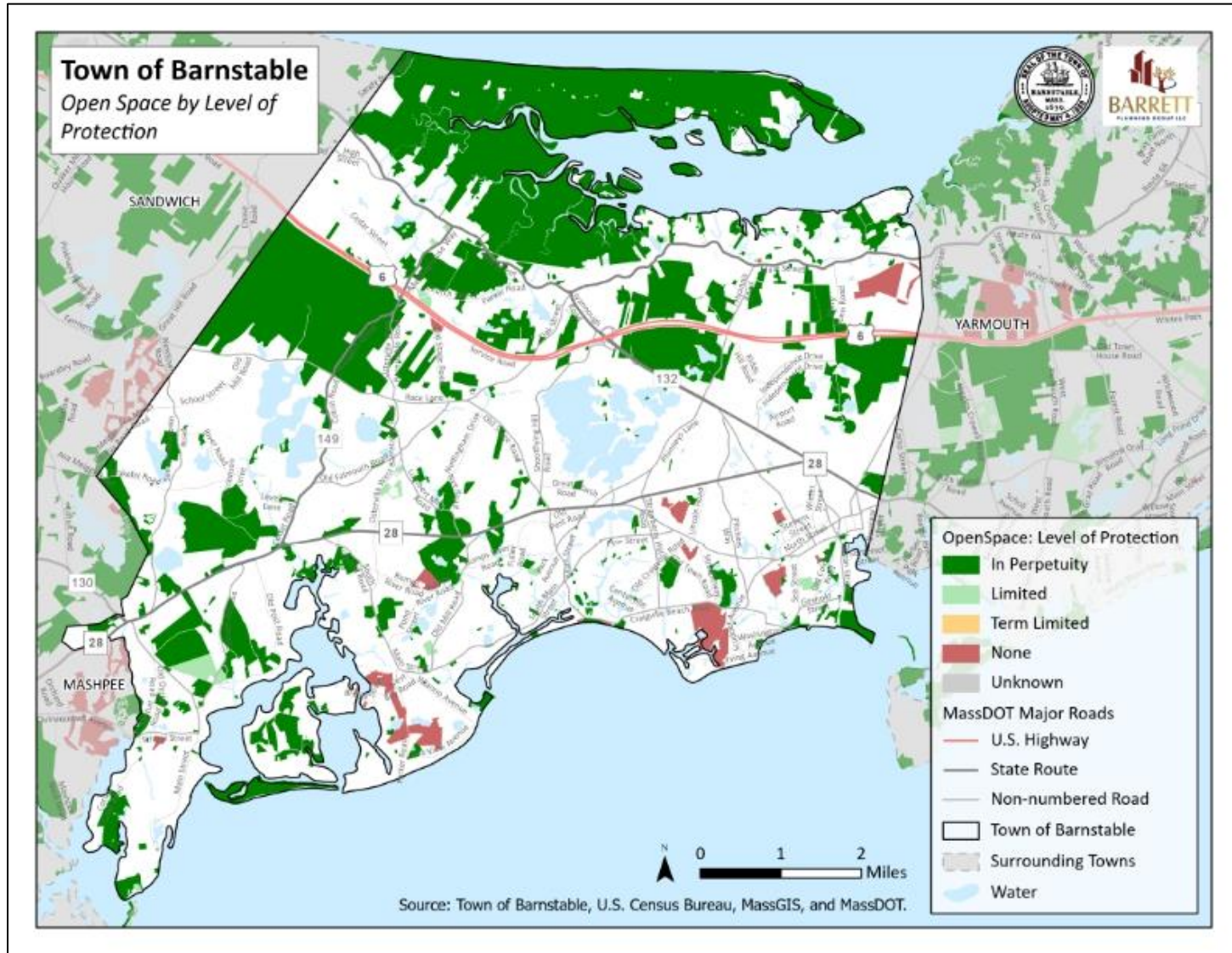
**Protect and improve the quality and quantity of our drinking water.**

- How are we doing today?
- What would a “healthy, safe, inclusive, equitable” future look like?
- What threats and opportunities are there to that ideal future?



**Preserve, enhance and celebrate the unique historic character and sense of place of the town and each of its seven villages.**

- How are we doing today?
- What would a “healthy, safe, inclusive, equitable” future look like?
- What threats and opportunities are there to that ideal future?

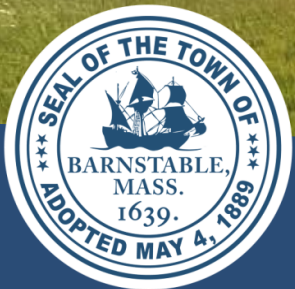


Protect, restore, and enhance priority natural habitats, salt and freshwater resources, and open spaces.

- How are we doing today?
- What would a “healthy, safe, inclusive, equitable” future look like?
- What threats and opportunities are there to that ideal future?

# Meeting Agenda

- Introduction of Members
- Election of Officers
- Overview of the Land Use Chapter
- Mapping Exercise



# Town of Barnstable Massachusetts Single-Family Residential Zoning Districts



Town of  
Sandwich

Town of  
Mashpee



Town of  
Yarmouth

### Map Legend

- Minimum Lot Area of 2 Acres
- Minimum Lot Area of Less than 2 Acres
- Roads
- Railroad Tracks
- Town Boundary Line

**SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON BILL REGULATIONS.**

When a zoning district boundary is located at the edge of a water body, the rule that applies to the land shall apply to the shoreline of the water body and shall not be subject to any special provisions of the zoning ordinance.

When zoning district boundaries are located along the edge of a water body and a structure is shown that backs to another zoning boundary, such structure shall apply the rule that applies to the zone beyond. The appropriate location of such structure shall be determined by zoning maps. This chart was last updated in accordance with the zoning ordinance.

Map: 2024 1016 1016 (2024) 1016 (2024) 1016



# Town of Barnstable Massachusetts



Town of  
Sandwich

Town of  
Mashpee

Town of  
Yarmouth

**Map Legend**

- Growth Incentive Zone (GIZ)
- Economic Center (EC) (CCC)
- Industrial and Service Trade Area (ISTA) (CCC)
- Resource Protection Overlay District (RPOD)
- Residential Zoning Districts
- Mixed Use/Non-Residential Zoning Districts
- Zoning District
- Roads
- Railroad Tracks
- Town Boundary Line

**SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON RULE REGULATIONS.**

When a zoning district boundary is located at the edge of a water body, the rule that applies to the land that abuts the water body shall apply to the land that is adjacent to the water body. The shoreline shall be determined by the most recent aerial photograph of the water body.

When zoning district boundaries are located along the edge of a water body and a street is shown that runs to another zoning boundary, such boundary shall apply to the edge of the street. The shoreline shall be determined by the most recent aerial photograph of the water body.

Map is not to scale and is for informational purposes only.