



# The Town of Barnstable

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September 22, 2025

Cape Cod Commission  
3225 Main Street  
Barnstable, MA 02630

Dear Director Senatori,

The Town of Barnstable would like to thank you for the opportunity to review and comment on the Cape Cod Commission's 2025 Regional Policy Plan (RPP) update. As you know, the Town of Barnstable has similarly undertaken a three-year Local Comprehensive Plan process that focuses on a long-term vision for the community by anticipating and guiding the rate of new development and coordinating it with capital facilities and protection of our natural resources. This process included a two-year extensive public outreach initiative that should be taken into consideration when updating the Regional Policy Plan as it includes over 2,000 individual public comments regarding land use policy provided directly from our residents and business owners.

In addition, after review of the Regional Policy Plan, the Town offers the following specific comments on the Commission's draft plan.

The overarching growth policy stated on page 15 aligns closely with the Town of Barnstable's vision for growth. Growth should be focused in areas with adequate infrastructure and shall be mindful of the sensitive and finite natural resources here on Cape Cod.

However, the Town of Barnstable would like to raise concern regarding the section pertaining to the identification of placetypes and specifically, Community Activity Centers as defined on page 59 and further explained on page 62. The Commission currently identifies three Community Activity Centers located in village centers in the Town of Barnstable and has indicated that two Community Activity Centers may be identified in the 2025 Plan. The Commission defines a Community Activity Center as an area that shall "accommodate mixed-use and multifamily residential development in a walkable, vibrant area...".

It should be noted that this placetype definition conflicts with our community's vision for village center areas, as the Town's recent Local Comprehensive Plan identified these areas as "historic village centers" to be preserved within their existing conditions. Community sentiment for the future of our village centers better aligns with the Commission's 'Historic Areas' placetype, which aims to "protect historic resources and to support infill development that respects the form, scale, and character of existing

historic areas.” The Town of Barnstable respectfully requests these placetypes be reconsidered when updating their designations.

Thank you again for the opportunity to comment on behalf of the Town of Barnstable. Recognizing that the Regional Policy Plan is still in draft form, we look forward to continuing to be actively involved in the Regional Policy Plan update process and coordinating further dialogue with the Commission on effectuating appropriate recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. S. Ells', with a long, sweeping horizontal line extending to the right.

Mark S. Ells  
Town Manager