



The Town of Barnstable

Office of Town Manager

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November 4, 2025

To: Barnstable Town Councilors

From: Mark S. Ells, Town Manager

RE: Town Manager update for October 22, 2025, through November 4, 2025

1. The Town Manager in coordination with the Finance Department continues to follow the budget action calendar for FY 2027 operating and capital budgets. The Town Manager's Fee Hearing for Calendar Year 2026 is scheduled for Thursday, November 13, 2025, at 11:00 AM. Town Manager and School Superintendent have met and agreed to an allocation of projected FY 2026 general fund revenue growth. A workshop with Town Council was held in September, focusing on fiscal policy and revenue strategy. We are planning for the next fiscal policy and revenue strategy workshop to occur in January of 2026. Town departments have submitted their list of proposed position changes for consideration to the Town Manager. Town departments will submit their capital improvement project data sheets to Town Manager this week for consideration. For information on our fiscal year budgets, please view the Town's Open Budget website at <http://budget.townofbarnstable.us>.
2. On October 31, 2025, the Town of Barnstable submitted comments to the Executive Office of Housing and Livable Communities regarding the Draft Regulations for Seasonal Communities (attached). This initiative of the Commonwealth is intended to recognize the distinct housing challenges faced by municipalities with seasonal economies. We share the goal of expanding affordable year-round housing opportunities while maintaining critical environmental protection for Cape Cod communities. Barnstable's comments focus on ensuring that the proposed regulations are clear, internally consistent, and compatible with the Town's existing zoning, environmental, and wastewater-management frameworks. We will keep you advised as these regulations are developed by the Commonwealth.
3. For those who are interested, Town Council Agenda Item 2026-046 is a technical correction to Item 2026-014, which was approved by the Town Council on October 9, 2025, adopting the Stretch Code. This item changes the effective date of the Stretch Code from January 1, 2026, to July 1, 2026. It does not re-open the item.

4. On October 31, 2025, I attended a blue economy employer forum, [Wave Makers: Blue Economy Employer Forum](#), sponsored by the Cape Cod Blue Economy Foundation and the Center for Community and Professional Education at Cape Cod Community College. The forum focused on collaboratively identifying and prioritizing the key challenges and opportunities facing blue economy employers, helping to shape both short- and long-term local actions. The forum examined emerging trends in our region and identifying the skills needed to build a resilient, future ready workforce.
5. The Town of Barnstable is currently updating its Open Space and Recreation Plan (OSRP) which is a tool through which a community plans for the future of its conservation and recreation resources. The OSRP will provide a blueprint to guide the Town's plans, investments, policies and regulations in support of protecting and enhancing open space and recreation resources. A draft of the updated Open Space and Recreation Plan will be available for public review and comment in early November. The Plan will be accessible from the Town's website and hard copies will be available at each of the Town's libraries, the Barnstable Adult Community Center, the Hyannis Youth & Community Center and the Planning & Development office located at Town Hall. A community meeting will be held Wednesday, November 19th at 6:00 PM in person at Town Hall, 367 Main Street, Hyannis within the Hearing Room located on the 2nd floor. The objective of the meeting is to provide an overview of the draft Open Space and Recreation Plan and to obtain public comment as the Town progresses towards finalizing the Plan. Live Portuguese and Spanish interpretation will be available.
6. Beginning Wednesday, November 12, 2025, the Town of Barnstable will advance Phase 3 construction of the Sandy Neck Beach Long-Term Coastal Resiliency Project. Phase 3 involves major construction which includes relocation of the Gatehouse. To safely facilitate this next phase of work, the following access limitations can be expected:
 - Access to the Off-Road Vehicle (ORV) Trail will be temporarily closed while Gatehouse relocation and associated site work is completed.
 - Weekend ORV Access may be available after the Gatehouse is relocated. ORV access information will be posted on the Sandy Neck Beach Park website and the MyBarnstable mobile app.
 - Both the Upper and Lower Parking Lots will remain closed (including weekends).
 - The Marsh Trail will remain open for foot access only.
 - Extremely limited parking will be available within the gravel lot located at the

park entrance.

As construction progresses, it is recommended that visitors check notifications posted on the Sandy Neck Beach Park website (<https://townofbarnstable.us/sandyneckpark/>) or the MyBarnstable mobile app to review the latest access updates. Sandy Neck cottage owners may reach out to the Gatehouse at 508-362-8300 directly to coordinate access to cottages during this time.

Active construction will continue through Spring 2026, with the project anticipated to be completed in time for the Summer 2026 season. Future construction activities and associated impacts will be communicated separately as schedules are confirmed.

7. On October 28, 2025, the Town of Barnstable commenced the construction of the new Straightway Water Treatment Facility — a vital component of the Town-owned Barnstable Water System. The facility plays a critical role in delivering clean, reliable water to Hyannis residents and businesses. This project is a testament to the partnership between the Town, our Municipal Water Supply Board, the Commonwealth, our consultants, and operators with our residents and businesses to ensure clean, safe drinking water in Barnstable for generations to come. This is a long-term investment in the health, safety, and sustainability of our community. Our water resources are the life-blood of our community, and our water supplies are a priority in all we do as municipality. It has been 20 years since the Town purchased the privately owned water supply that serves Hyannis knowing it was at the end of its useful life with known quantity and quality issues. The Town transformed the utility into an award-winning operation. One that delivers excellent drinking water and fire protection, managed by the Town and responsible to the people we serve.
8. Oyster season will open on Wednesday, November 5th, 2025. Please check the Town website for details.