

This Comprehensive Plan results from four years of work by the Town of Barnstable. Based on community identified issues culled from numerous workshops, citizen surveys, village visioning sessions and public comment, Barnstable Comprehensive Plan 2010 strikes a course for the future and describes actions and strategies the Town should implement to attain a better balance between land use and community resources and to ensure a sustainable future.

The Town's last Comprehensive Plan, adopted in 1997, was the starting point for preparing this plan. This plan reaffirms many of the principles articulated in the 1997 document. Many principles and actions associated with those issue areas remain in need of implementation. This plan also re-focuses on the need to direct growth to designated areas, protect and reconnect sensitive habitat areas, protect and improve drinking water, fresh water and coastal water quality, manage traffic to improve congestion and preserve heritage and community character. A major emphasis of this plan is implementation: the specific actions to be taken to turn the visions of this plan into a reality for a sustainable future.

Cape Cod faces the challenge of balancing human interaction with the resource constraints of this land of sand and water. A comprehensive land use approach weaving together social, environmental and economic needs is critically important. This plan strikes an appropriate balance by creating incentives for development in areas with existing infrastructure while discouraging intense development in areas with limited capacity, and so beginning to counteract the effects of sprawl. For generations Hyannis and so Barnstable have carried many burdens for the region. Realizing the full potential of our villages and regional commercial center will protect and preserve our community character and quality of life.

Barnstable Land Use Planning History

1962 Plan Study Report by Atwood & Blackwell, Boston

The available land use planning archive for Barnstable includes 1962 Plan Study Report by Atwood & Blackwell, Boston. This plan included some inventory and analysis, a town-wide long range land use plan, specific plans for Hyannis and Osterville and economic, facilities, and traffic sections. The plan's two major land use goals are:

1. *Preservation and protection of Cape Cod landscape and village values.*
2. *Making the most of inevitable changes to be wrought by growth in future years.*

Land use and growth management policies of this plan recognize the need to preserve green connections between villages and existing and planned commercial areas. A policy to direct dense development to downtown Hyannis and limit density in the villages is also put forward.

Protection for shellfishing and sensitive ponds is highlighted as well as the need to plan for improved traffic circulation for anticipated growth.

1983 Master Plan for the Town of Barnstable

This plan was prepared by Lozano, White and Associates, Cambridge. This plan contained inventory and analysis and puts forward policies for growth management, water resources, managing residential growth, open space and natural resources, economic development, transportation and traffic. The Growth Policy goal states:

Maintain the rural scale and quality of life in Barnstable as growth continues;; preserve the quality and supply of water resources; prevent urban sprawl; preserve natural and built environment. "Quality of life" refers to the town's seven villages, each with its own identity, physical attributes, sense of place, community activities, and culture; the contrast between the village centers and surrounding open areas; the many opportunities for recreation and enjoyment of the outdoors that the town's beaches and open spaces provide; the economic opportunities the town can provide for young people and adults, to be able to live, work and remain in Barnstable; and a distinctly non-urban lifestyle.

1997 Local Comprehensive Plan

This plan was the first completed in concert with the Cape Cod Commission Regional Policy Plan. Determined to accomplish the implementation of planning actions that eluded prior plans, town planners thoroughly researched planning issues to provide a firm foundation for policies and the actions to implement them. The document is very complete with all types of excellent information included in each section, as well as an extensive appendix that included the planning studies and documents researched for the 1997 Local Comprehensive Plan. Areas discussed are land use and growth management, natural resources, economic development, community facilities and services, affordable housing, open space and recreation, historic preservation and community character and health and human services. The Introduction to the Land Use and Growth Management Section describes growth policy for the town:

The overall growth policy for the Town of Barnstable emphasizes preserving the “quality of life” through elimination of adverse impacts on natural resources, particularly water resources, and by directing growth to “suitable designated areas”. This policy is intended to avoid low density “urban sprawl”, by protecting environmentally sensitive open space and guiding commercial development to “activity centers”.

The Barnstable Local Comprehensive Plan was approved pursuant to the Cape Cod Commission Act in October 1997 by the Town Council and by the Cape Cod Commission in February 1998.

1997 LCP implementation report

This report is included in the Appendix. Overall the 1997 LCP had moderate success with implementation.

Town of Barnstable Comprehensive Plan 2010

Process

In 2002, the Local Planning Committee, which is the Barnstable Planning Board, embarked on a process to complete the five year update to the plan. During this process, various staff, groups and committees worked to update individual sections of the CP. Desiring to submit an update for certification, the LPC decided to use this broad ranging material, collect it into one document, reformat it for ease of use, and submit it for CP update certification.

This update process included public workshops on specific issue areas such as wastewater, community housing, transportation, nitrogen management, smart growth, economic development, natural resources, harbor management, public water supply, open space and recreation, and human services. The committee met in numerous workshop sessions posted and open to the public over the course of the plan update process from 2004 to 2007.

A visioning process was conducted within each of the seven villages. Those products are included in their entirety in the Village Vision section. A townwide survey is conducted annually and those results have been incorporated into this planning document. The Planning Board held hearings on these documents.

This Comprehensive Plan concentrates on growth and land use management, location of development and integration of action items into a cohesive, easy to understand implementation process that will be used by residents, councilors, board members and staff alike as they conduct the town’s business.

The next steps for comprehensive planning in Barnstable will focus on implementation of the sub-area and sub-category plans called for in this document.

Implementation

Town-wide land use planning should ensure that necessary infrastructure to support intended growth and redevelopment is not only planned for and provided, but also that installation or improvements are funded. This plan considers necessary infrastructure to include funding for all soft and hard costs associated with implementing CP Actions and the Town’s concurrency policy.

With this CP, the Town sets a new course for implementing the many actions recommended throughout this plan. Working with senior staff, the Capital Improvement Plan working group, and the Town Manager’s Office an implementation plan was developed that evaluates each recommended action in light of existing staffing levels, operating budgets and the capital budget. The implementation schedule is sobering, but is based in the reality of the Town’s fiscal constraints.

This program design was developed to connect the Comprehensive Plan to the daily work of municipal government. Actions have been prioritized and will be embedded in the work plan for town staff, boards, committees and elected officials. We are confident that the actions planned for implementation in year one will be completed and so forth. On a parallel course, priority actions from each section have been identified for funding through grants, impact fees, project mitigation, and financing options through available State programs.

Consistency

The Barnstable Comprehensive Plan (CP) is the official documentation and statement of the town’s land use and development policy. It is the Town’s goal that the CP be consistent with the Cape Cod Commission Regional Policy Plan (“RPP”) of 2002 and, upon approval by the Barnstable Town

Council in accordance with Section 9 of the Cape Cod Commission Act, that this CP then be certified by the Cape Cod Commission as soon as expeditiously possible.

Goals contained in this CP are short and long range aspirations that are intended to direct a general course of action or set direction towards an ideal end state that may or may not be achieved. Goals provide the basis for Actions and Strategies that more specifically define the programs, regulations and projects necessary to achieve the Goals.

Plan Overview

The work program for this CP has resulted in a set of issues, goals, policies and strategies for each of the following seven sections of the CP:

- 1.0 Land Use
- 2.0 Natural Resources
- 3.0 Economic Development
- 4.0 Facilities and Infrastructure
- 5.0 Community Housing
- 6.0 Heritage Preservation
- 7.0 Health and Human Services

Each Section contains Goals, Policies and Strategies covering each issue area. The appendix to each Section contains inventory and background information that further define existing conditions and issues to be addressed. Policies are intended to direct public and private actions to further the stated Goals. Strategies identify private actions (typically requiring adherence to town ordinances and regulations, and/or identified as action items for public education), and town actions (i.e. adoption of ordinances, policies and regulations, and identification of infrastructure improvements and other town-supported physical improvements) to implement CP Goals and Policies. Therefore, the CP includes broad Goals which will set the direction for the future, more detailed Policies that specify how these goals can be accomplished, and specific Strategies that serve as alternate methods to implement a Policy.

Use and Interpretation of the Comprehensive Plan

The Goals, Policies and Strategies of this Comprehensive Plan may be used to defend or promote official town policies and positions regarding land use, the provision of capital facilities, social and community needs and growth. A decision based on the CP is more defensible than one that contradicts the CP.

The Barnstable Comprehensive Plan may be amended at any time in the same manner it was adopted, through the process outlined in the Cape Cod Commission Act and applicable regulations. The Comprehensive Plan shall be reviewed and updated every five years.

Regional Review

It is the specific and express intention of the Town of Barnstable that the Goals, Minimum Performance Standards (MPS) and Other Development Review Policies (ODRP) within the Regional Policy Plan (RPP) that must be incorporated within the Barnstable CP for consistency are to be found in the Goals, Policies and Strategies contained within this plan. Within this CP such Goals, Policies and Strategies are identified by the use of the mandatory word "shall". Further, after certification of consistency of this CP by the Commission, such CP Goals, Policies and Strategies shall be considered by the Commission during any DRI review pending before the Commission.

Local Review

In situations where contradictions appear between existing ordinances and regulations of the Town of Barnstable and the CP, the regulations and ordinances as adopted by the town shall take precedence. The CP shall provide guidance for the amendment of said ordinances and regulations, but shall not supersede such ordinances and regulations. Boards and Commissions that have discretionary decision making power may however, prior to such amendment, make reference to and use of the Plan in support of their decisions to the extent that such reference and use is rationally and reasonably related to the decision in question.

The use of the Policies and Strategies contained in this CP by a Board or Commission that has discretionary decision making power may be flexibly applied if it can be demonstrated by an applicant that the intent of the applicable Goal and the interest(s) protected by a particular Policy or Strategy can be served by the alternate approach. In approving such approach, the local permitting agency must make a finding that the proposed modification meets the intent of the Goal and that it will further the interest(s) of the specific Policy or Strategy as well as, or better than, the original Policy or Strategy. The burden of proof to demonstrate that such a modification is acceptable shall be on the applicant.

Conflicts

In the event of any conflict by and between the Goals, Policies and Strategies set forth within this Plan, the most specific shall apply.

This CP has a primary mission to accomplish the following:

- Update the "Goals and Policies for the Town of Barnstable from the 1997 LCP;
- Be consistent with the CCC Regional Policy Plan (RPP) and be certified as such as expeditiously as possible;
- Serve as a land use and growth management guide for the development of infrastructure and programmatic implementation strategies.

Plan Organization

The Comprehensive Plan has four parts:

1. Seven Comprehensive Plan sections detail issue areas and detail the goals, actions and strategies for addressing the issues.
2. The Implementation Plan schedules the necessary infrastructure, capital improvements, staffing, and funding actions from the CP necessary to support anticipated development and redevelopment.
3. Village Visions detail citizen input regarding growth management and planning issues from the unique perspective of each village.
4. Appendices contain inventory, data and other supporting documents referenced throughout the plan.

Comprehensive Planning Cycle

Implementation of the Comprehensive Plan will be reviewed on an annual basis. The Planning Board, in cooperation with staff, agencies and boards will choose CP actions and strategies for a yearly action plan.

The Planning Board intends to complete its next full comprehensive planning cycle ten years from the date of the adoption and certification of this plan.

Barnstable Local Planning Committee

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