

Town of Barnstable Community Preservation Committee

DRAFT 2026 Action Plan

COMMUNITY PRESERVATION PLAN FISCAL YEAR 2026

The Town of Barnstable envisions its character and quality of life will be enhanced over the next twenty years in part by preserving its natural beauty, recreational opportunities, the historically significant architectural resources, and an adequate supply affordable housing.

COMMUNITY PRESERVATION COMMITTEE

Lindsey B. Counsell, Chair – At Large
Fat Piu (Tom) Lee, Vice Chair – Conservation Commission
Vacant - Clerk
Barbara Debiase – Historical Commission
Deb Converse – Housing Authority
Vacant– Recreation Commission
Stephen Robichaud – Planning Board
Terry Duenas – At Large
Katherine Garofoli – At Large
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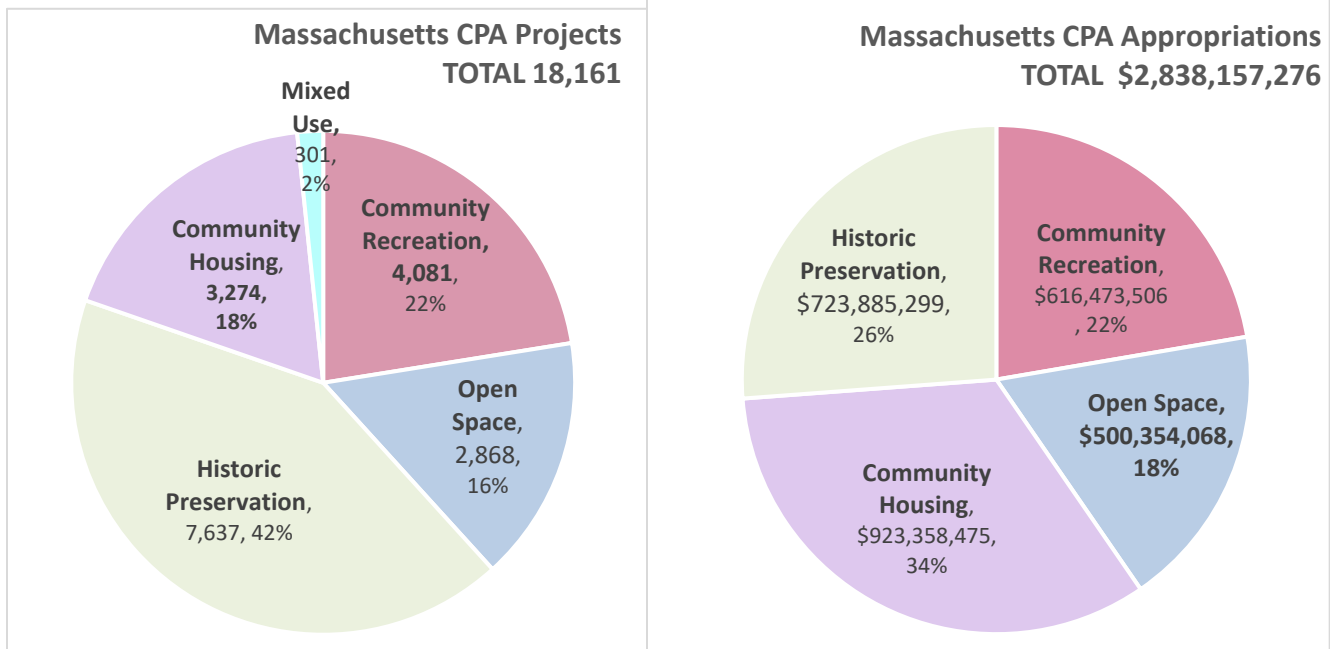
- Local Comprehensive Plan – 7 Villages -2025
- Housing Production Plan – 2024
- Draft Housing Production Plan & Needs Assessment - 2025
- Housing Needs Study – 2023
- Historic Preservation Plan – 2010 Update
- Open Space and Recreation Plan - 2018
- Recreation Commission Report
- 2018 Comprehensive Field Study Report
- CPC Handbook

Section I. Introduction

The Community Preservation Act (“CPA” Massachusetts General Law (MGL) Chapter 44B) was enacted to assist municipalities in the Commonwealth in the preservation of qualified open space, historic, and housing resources. It allows participating cities and towns to adopt a real estate tax surcharge of up to 3% in support of qualified resource preservation projects. In addition to the community tax surcharge, the state provides matching funds that are not less than 5% and not more than 100% of the funds raised by the community. The actual percentage varies from year-to-year dependent on the health of the Commonwealth’s community preservation trust fund, which is funded by a surcharge on Registry of Deeds transactions. The CPA with a 3% tax surcharge was adopted by the voters of the Town of Barnstable in November 2004 and went into effect on July 1, 2005. In keeping with the tenets of the CPA, the Town formed and appointed a Community Preservation Committee (CPC), consisting of 9 Members representing the Historic Commission, Housing Authority, Conservation Commission, Planning Board, Recreation Commission with 4 at large members and a Town Council Liaison in order to study and recommend how Barnstable’s CPA funds should be administered and awarded.

The Community Preservation Plan (“Plan”) describes the process for administering the Community Preservation Act in the Town of Barnstable. The Plan presents a description of the CPA as it applies to the Town, a definition of CPA goals, and a methodology and procedure by which the CPA is administered.

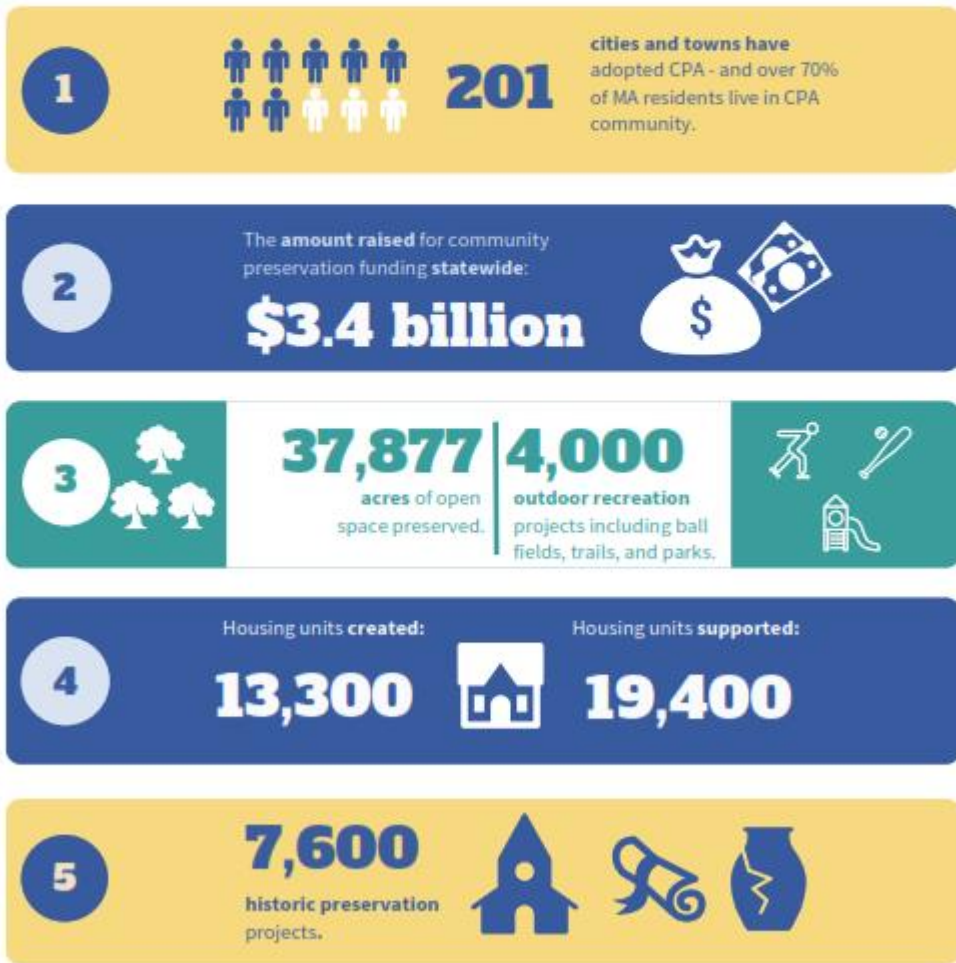
Community Preservation Act in Massachusetts



An Overview of the Community Preservation Act (CPA)

CPA is a state law passed in 2000 that allows Massachusetts communities to conduct a referendum to add a small surcharge on local property taxes. When combined with matching funds from the statewide Community Preservation Trust Fund, this dedicated fund is used to build and rehabilitate parks, playgrounds, and recreational fields, protect open space, support local affordable housing development, and preserve historic buildings and resources.

5 facts about CPA's statewide impact (as of May 2025):



www.communitypreservation.org

[@CPA_Coalition](https://twitter.com/CPA_Coalition)

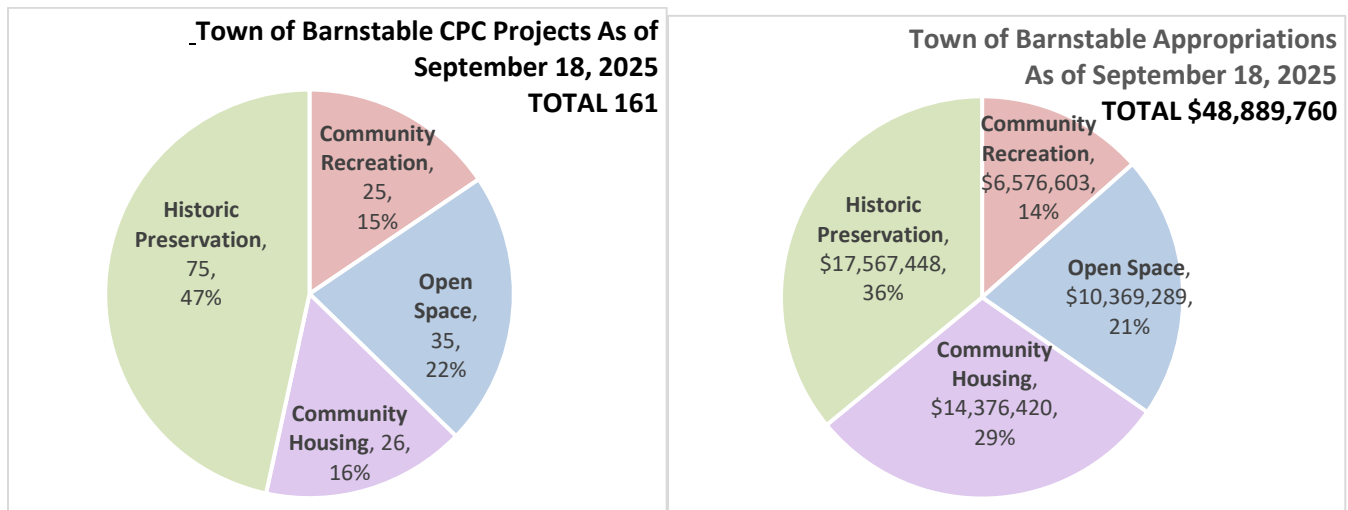
[CPA Coalition](https://www.facebook.com/CPACoalition)

A. Responsibilities

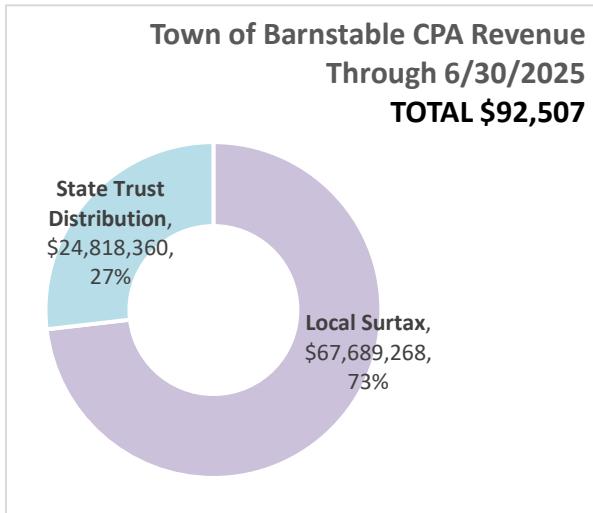
The CPC makes recommendations for the expenditure of funds generated from the Community Preservation Act Fund (CPA Fund) for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, and preservation of land for recreational use; and for the rehabilitation or restoration of open space, land for recreational use and the reacquisition and creation of community housing. The CPC also studies the needs, possibilities, and resources of the Town regarding community preservation, and collaborates with the Conservation Commission, Historical Commission, Planning Board and Housing Authority on those needs. Recommendations and needs studies are informed by Town comprehensive plans, housing plans, open space and recreation plans, as well as regional plans and needs studies.

A Community Preservation Handbook has also been developed to outline the CPA Fund application process and requirements. The CPA Fund is a tool to help municipalities in preserving open space, historic resources, supporting affordable housing and allowing for recreational opportunities. The funds can be used to address four core community interests:

- Creation and support of community housing.
- Acquisition and preservation of open space.
- Acquisition, creation and rehabilitation of recreation facilities; and
- Acquisition and preservation of historic buildings, resources and landscapes.



A minimum of ten percent (10%) of the annual revenues of the fund must be set aside for each of the three core community interests. The remaining seventy percent (70%) can be allocated for any combination of the allowed uses under CPA. The CPC advises and recommends qualified projects to the Town Manager and Town Council for CPA Fund appropriation.



Since the adoption of the CPA, the Town of Barnstable has funded a total of 161 projects through the fund, including 75 historic preservation projects, 26 community housing projects, 35 open space preservation projects, 25 community recreation projects. The CPA local tax surcharge has produced \$67,689,268 for these important community purposes and leveraged an additional \$24,818,360 in state trust distributions.

Community Preservation Act funds may not be spent for the following purposes:

- The CPA is not intended to “replace existing operating funds, only augment them.” The CPA Fund is a supplementary funding source intended to increase available resources for community preservation acquisitions and initiatives.
- Pay for routine maintenance, defined as, “the upkeep of any real or personal property.”
- Gymnasiums, stadiums, or any similar structure.
- Projects without a public purpose or public benefit.

B. Vision Statement

The Town of Barnstable envisions its character and quality of life will be enhanced over the next twenty years in part by preserving its natural beauty, recreational opportunities, the historically significant architectural resources, and an adequate supply of community housing.

C. Mission Statement

The mission of the CPC is to study the community and recommend how CPA funds be spent within the parameters of open space, recreation, historic preservation, and community housing. The CPC will evaluate the needs, possibilities, and resources of the Town regarding community preservation.

D. Process

The Community Preservation Committee will solicit and evaluate project submissions and make recommendations to the Town Council for the acquisition, creation, and preservation of open space; for the acquisition and preservation of historic resources; for the acquisition, creation and preservation of land for recreation use; for the creation, preservation and support of community housing; and for rehabilitation or restoration of such open space, historic resources, and recreational uses acquired with Community Preservation funds.

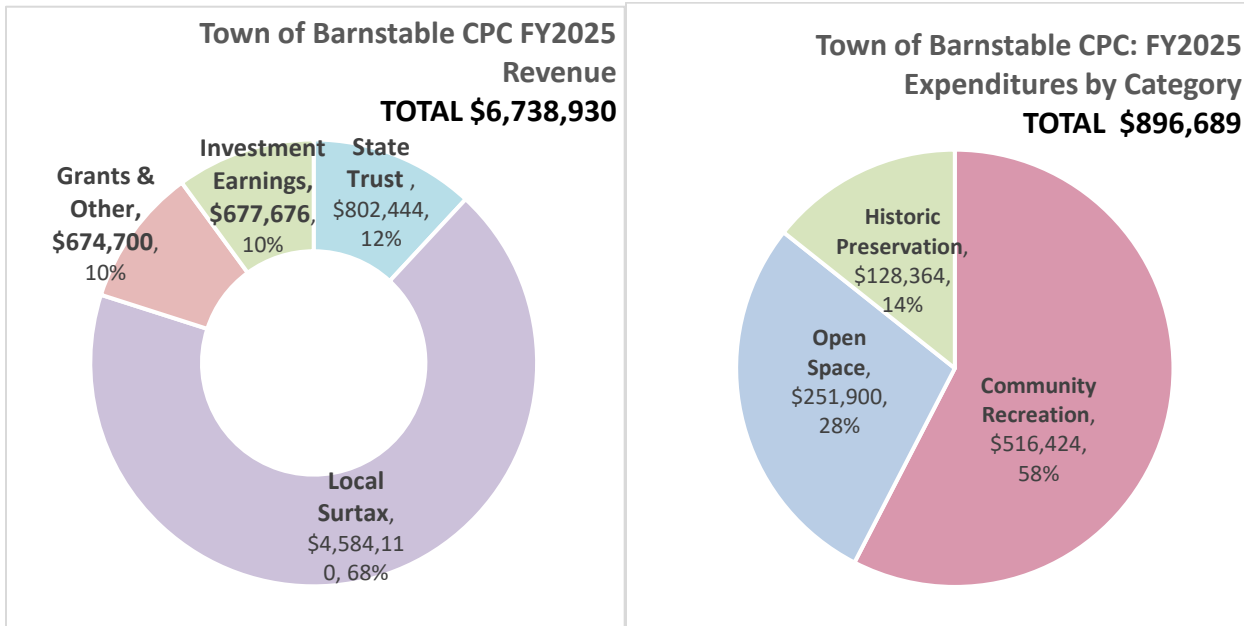
The Community Preservation Committee meets once monthly to evaluate Community Preservation applications and make recommendations for appropriation of funds to the Town Council through the Town Manager. Community Preservation funds are appropriated by the Town Council and require a public hearing; the Town Council meets twice monthly. Applications approved for appropriation by the Town Council require a 30-day waiting period before funds are available for reimbursement.

Section 12a of the Community Preservation Act (CPA) requires that a permanent restriction be placed on any real property interest acquired using CPA funds to ensure that the property continues to be used for the applicable purpose. A CPA project is technically not complete until the restriction is approved by the appropriate State agency and filed at the Registry of Deeds. This restriction process can take up to one year to complete and is a requirement for the release of CPA funds.

The Community Preservation Committee Handbook provides a detailed outline of the Application process and requirements.

Fiscal Year 2025

For the Fiscal Year 2025 (July 1, 2024, through June 30, 2025), the CPA generated a total revenue of \$6,738,930, including \$802,444 leveraged from the state trust. The CPC recommended and the Town Council appropriated money for seven projects, totaling \$2,739,000. For the fiscal year, there was a total of expenditure of \$896,689 for projects in support of open space acquisition, public recreational facilities, and historic preservation projects.



FY 2026 Projects	Category	Appropriation
Barnstable Land Trust - Conservation Restriction to the Town of Barnstable - 4909 Falmouth Road, Cotuit	Land Acquisition - CR Open Space/Recreation	\$ 250,000
Dottridge Homestead Historic Preservation – Phase II	Historic Preservation	\$ 33,000
Federated Church – Universalist Cemetery Restoration Project – Phase II	Historic Preservation	\$ 164,000
Consultant to Update the Town of Barnstable Open Space And Recreation Plan	Open Space/Recreation	\$ 50,000
Orenda Wildlife – Conservation Restriction to the Town of Barnstable	Land Acquisition – CR Open Space/Recreation	\$ 100,000
Department of Public Works – Restoration of the West Barnstable Rail Road Depot	Historic Preservation	\$ 792,000
Barnstable Land Trust – Conservation Restriction to the Town of Barnstable	Land Acquisition – CR	\$1,350,000
TOTAL		\$2,739,000

Section II. Project Evaluation Criteria

The CPC requires that all proposed projects be eligible for CPA funding according to the requirements described in the CPA legislation (MGL Chapter 44B). Use of CPA funds for acquisitions and private historic preservation projects requires a deed restriction; (some applications may require one or more restrictions). If Applicants are preparing the restriction, they are required to submit the first draft of the restriction along with the CPC Application.

Sample restrictions are available for viewing on the Community Preservation Committee webpage on the official website of the Town of Barnstable:



[Community Preservation Committee Webpage](http://www.townofbarnstable.us/boardscommittees/CommunityPreservation)

www.townofbarnstable.us/boardscommittees/CommunityPreservation

Please review them carefully as each applicant must agree with the contents of their respective restriction. Applicants are responsible for reviewing and identifying how their project(s) meet CPA criteria. Projects will be evaluated according to the following General Criteria that applies to all projects as well as Category Specific Criteria also provided below:

General Criteria

- Consistency with the Local Comprehensive Plan (LCP), Open Space and Recreation Plan, Housing Production Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Preserving the essential character of the Town consistent with Town planning documents;
- Saving resources that would otherwise be threatened and/or serve a currently under-served population;
- Serving more than one CPA core community interest;
- Leveraging additional public and/or private funds, including grants, gifts and in-kind contributions;
- Demonstrating practicality and feasibility, and indicating that they can be implemented expeditiously and within budget;
- Exhibiting the cost benefit value; and
- Receiving endorsement of other municipal boards, committees, and/or departments.

Section III. Category Specific Criteria

A. Community Housing

The CPA defines Community Housing as, “low- and moderate- income housing for individuals and families, including low-or moderate- income senior housing.” Proposals that address the following criteria will receive preference in allocating CPA Community Housing funds, as the Committee works collaboratively with the Affordable Housing Growth and Development Trust Fund Board to contribute to the goal of ten percent (10%) affordability of the Town’s housing stock. Housing affordability should be secured in perpetuity by recorded deed restrictions.

The Committee seeks to promote diversity and equity within the community through housing (up to 100% of the area median income), by prioritizing:

- Equal access to housing for all residents, through upgrades to make facilities handicap accessible and/or to design housing to meet the needs of all people (visitability and universal design);
- A housing mix that promotes a socioeconomic environment that sustains a diversity of incomes, ethnicities, religions, and ages within the Town; and
- Neighborhoods and projects that provide mixed income opportunities, including encouraging the provision of affordable housing at rates that exceed minimum state or local requirements.

New housing should be made harmonious in design with the surrounding neighborhood, by:

- Incorporating forms, style and architectural elements that reflect the traditional character of the area; and
- Prioritizing development on previously developed sites and through the adaptive reuse of existing buildings.

The following priorities have been adopted by the Affordable Housing Growth and Development Trust Fund Board and were developed by the Board as part of comprehensive framework to administer the award of Community Preservation Act funds and are outlined in the Affordable Housing Trust’s Notice of Available Funding (NOFA). While these priorities reflect the need for housing for low and very low-income residents, and the additional subsidies need to support such housing, Community Preservation Act funds, including those awarded to the Trust, are available to support rental and homeownership housing needs in all villages and at all levels of the affordability spectrum (up to 100% AMI).

- Affordable Rental Projects in areas outside of Hyannis
- Rental units that are affordable to households at or below 50% Area Median Income (AMI)

- Projects that propose the creation of affordable and community housing homeownership units in Hyannis.
- Projects that provide housing to vulnerable populations and offer supportive services
- Projects that are on public land
- Projects that convert existing buildings and structures into new affordable/community housing units.

B. Open Space

Open space, as defined by the CPA “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, freshwater marshes and other wetlands, river, stream, lake and pond frontage lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use”.

Acquisition proposals that address as many of the following specific criteria, as identified as priorities within the 2018 Barnstable Open Space & Recreation Plan Update, will receive preference in allocating CPA Open Space funds:

- Protect drinking water sources including wellhead protection area Zone I as defined in 310 CMR 22.00;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones;
- Protecting land bordering on wetlands in order to assist in minimizing or eliminating eutrophication of habitats;
- Permanently protect important wildlife habitat, including areas that are of local significance for biodiversity,
- Contain a variety of habitats, with a diversity of geologic features and types of vegetation,
- Contain a native habitat type that is in danger of vanishing from Barnstable,
- Preserve habitat for threatened or endangered species of wildlife
- Preserve scenic, agricultural, historic, archeological or wooded character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;

- Preserve scenic vistas and qualities of lands bordering a scenic road;
- Protect embayments or coastal water quality or salt surface water quality;
- Provide flood control/storage;
- Provide public access; and
- Provide pocket parks and urban open space.

C. Historic Preservation

The CPA recognizes historic resources as, “historical structures and landscapes”, including “a building, structure, vessel, or real property that is listed or eligible for listing on the State Register of Historic Places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town. For CPA purposes, the local historic preservation commission is the Barnstable Historical Commission. Proposals for public or non-profit organization-owned property listed on the State Register of Historic Places or deemed historically significant by the Barnstable Historical Commission, will receive preference in allocating CPA Historic Preservation funds by addressing as many of the following Historic Preservation criteria as possible:

- Protecting, preserving, enhancing, restoring and/or rehabilitating Town-owned historic, cultural, architectural or archaeological resources of significance, especially those that are threatened and/or in need of restoration;
- Demonstrating a public benefit; and
- Demonstrating the ability to provide permanent protection for maintaining the historic resource by way of a deeded preservation restriction approved by the Massachusetts Historical Commission;
- Seeking available grants, especially from the Massachusetts Preservation Projects Fund, if applicable, and the provision of gifts or other in-kind contributions.
- Supporting the required applicant match for grant applications, especially involving the Massachusetts Preservation Projects Fund and especially for the Town’s own Historical Commission as applicant, will be a priority.

D. Recreation

The Community Preservation Act defines recreational use as, “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. ‘Recreational use’ shall not include horse or dog racing or the use of land for a stadium, gymnasium, or similar structure.”

Proposals that address as many of the following Community Preservation Act criteria as possible will receive preference in allocating CPA Recreation funds:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to residents of all ages;
- Benefit the town financially long term and/or strongly support the community’s quality of life;
- Maximize the recreation use of the town owned land;
- Promote creative uses of public corridors for safe and healthful opportunities;
- Promote the collaboration demonstrated by Civic Groups and user groups with the Recreation Commission; and, non-profit recreation organizations for shared use of recreation facilities;
- Long range operation and maintenance plan;
- Provide equal access to all residents (upgrading to make facilities handicap accessible); and
- Leverage as many public and/or private funds available that would identify commitment from funding sources, including grants, gifts, or contributions in-kind.

Section IV. Housing

A. Background

The Town of Barnstable is experiencing a housing crisis that affects our economic and social well-being. The Town Council is committed to the need to address this crisis. In 2001, the Town created a Housing Committee, charged with facilitating the many housing policy issues that affect equal access to housing in our community, as well reviewing and advising on initiatives to support the development of affordable housing required to meet the state's 10% affordability requirement under MGL Chapter 40B.

The Town conducted a Housing Needs Assessment in 2014 and again in 2023 which set forth the extent of the estimated need for additional housing, according to the specific composition of the current and future populations. In 2025, the Housing Production Plan was adopted, which provided detailed strategies and recommendations to meet our community housing needs. The 2025 Housing Production Plan is reflected in this CPC FY 26 Plan. The Housing Committee, through support from Planning & Development staff and other municipal departments oversees, the implementation of the adopted Housing Production Plan.

In 2021, the CPC voted to refer all new community housing proposals to the Barnstable Affordable Housing Growth & Development Trust and continues to support the Trust through recommendations to transfer CPA Community Housing funds to the Trust. The link to the Trust website is provided below:



[Barnstable Affordable Housing Growth & Development Trust Webpage](http://www.townofbarnstable.us/boardscommittees/AffordableHousingGrowth/)

www.townofbarnstable.us/boardscommittees/AffordableHousingGrowth/

B. Resources

The Town is currently certified by the Massachusetts Executive Office of Housing & Livable Communities as having 7.15% or 1,566 units of its year-round housing stock of 21,915 as affordable according to the 2020 census and Subsidized Housing Inventory (SHI). The Town needs to create 626 additional affordable units to reach the 10% goal. In addition to talented staff and community members, the Town relies on Community Development Block Grant and CPA funds for affordable housing projects, as well as the Barnstable County Home Consortium, other State and Federal funding sources, and other partners in the field of affordable housing development.

C. Needs

The Town needs to create both rental housing and home ownership opportunities however the greatest need is for rental housing. In the Town of Barnstable, the 2023 median sales price for a single-family home rose to \$799,000 since 2021. Rental costs have also risen and continue to rise.

Regional wages have not kept pace with the rise in rental and median priced housing over the last five years. The affordability gap is widest for the disabled, those on public assistance, the elderly, minorities and the unemployed.

Seasonal rentals and the strong second home market in Barnstable also contribute to making housing unaffordable for most year-round residents. Each year, the Town loses a substantial amount of year-round housing to nonresident, retired and second home buyers. Approximately 25% of the Town's housing stock is comprised of second homes and the registration of these units as short-term rentals varies between 2.3-3.4%. Renter household median income in 2022 was \$50,352 compared to the Town average of \$94,387. In Barnstable 37% of households are spending more than 30% of their monthly income on housing costs and for low-and moderate-income earners, this number jumps to 72%.

The Town needs to assist the above-mentioned populations by creating new affordable housing opportunities and preserving existing affordable housing. In addition, a diverse housing stock will provide the housing necessary to sustain a stable workforce.

What is Affordable & Community Housing?

Affordable Housing: Housing that is affordable to a household having an income of not more than the income of **80% of the area median household income** (AMI), adjusted for household size. For rental units, the rent (including utilities) shall not exceed 30% of the targeted AMI approved for the proposed development. For homeownership units, the mortgage payment for the unit (including condominium fees or homeowners' fees, if applicable, insurance, utilities and real estate taxes) shall not exceed 30% of the targeted AMI for the proposed development.

Community Housing: Housing that is affordable to a household having an income of not more than **100% of the area median household income** (AMI) adjusted for household size. For rental units, the rent (including utilities) shall not exceed 30% of the targeted AMI approved by the Trust for the proposed development. For homeownership units, the mortgage payment (including condominium fees and homeowners fee, if applicable, insurance, utilities and real estate taxes) shall not exceed 30% of the targeted AMI approved for the proposed development.

D. Goals

The approved 2025 Housing Production Plan states that even if the town reached the 10% affordable housing benchmark required by M.G.L. 40B, there would still be thousands of income-eligible households in need of an affordable unit. The Community Preservation Plan will incorporate the goals of the Local Comprehensive Plan and the Housing Production Plan. The following goals are from the 2025 Local Comprehensive Plan:

- Explore methods for incentivizing the creation of year-round rental units.
- Develop strategies that will address the seasonal housing challenges unique to the region. Pursue the creation of affordable year-round housing on vacant and/or underutilized land or properties as consistent with the Future Land Use Map.
- Plan and partner with entities to produce permanent supportive housing for unhoused people.
- Improve monitoring compliance of existing affordable units.
- Pursue community-supported opportunities to add housing on Town properties.
- Explore public-private partnerships with the Town's largest employers, and opportunities internally with the Barnstable Public Schools, to create workforce and seasonal housing for employees and students.

The following goals are the goals from the 2025 Housing Production Plan:

- Achieve and maintain the state's goal under Chapter 40B that 10 percent of Barnstable's year-round housing units are countable on its Subsidized Housing Inventory, while also addressing documented local and regional needs. This includes, but is not limited to, affordable year-round senior and intergenerational housing opportunities, affordable year-round rental and ownership housing, and housing for residents with special needs.
- Assist in stabilizing housing and provide housing assistance programs and services for Barnstable's most vulnerable residents – especially those living in inadequate housing conditions, homeless, or at risk of homelessness.
- Enhance local capacity to implement deed-restricted affordable housing initiatives and strengthen working partnerships with local and regional organizations focused on addressing housing needs in Barnstable and the region.

- Partner to promote greater public awareness and understanding of Barnstable’s housing needs through continued research, outreach, and public education.

E. Potential Uses of Existing Funds

Redevelop Existing Buildings

CPA Funds may be used to redevelop existing buildings to create Community Housing.

Projects may originate from:

- Barnstable Housing Authority
- Non-Profit organizations such as Housing Assistance Corporation, CHAMP Homes, Habitat for Humanity, Preservation of Affordable Housing (POAH), and F.O.W.A.R.D
- For-profit developers
- Local homeowners

Projects may include:

- Donation of a community building
- Acquisition of a privately-owned residential or commercial building for the creation or preservation of community housing
- Participation in Accessory Affordable Apartment Program
- Rental Acquisition Program

Develop New Community Housing

CPA funds may be used to bridge the gap between costs of development and debt. The CPC encourages the leveraging of CPA funds with other public or private funds.

Projects may originate from:

- Barnstable Housing Authority
- Non-profit developers
- For-profit developers

Projects may include:

- Mixed-use developments
- Purchase of Inclusionary Zoning Ordinance-produced units
- Creation of Accessory Affordable Apartments
- First Time Homebuyer Loan Program:

- Soft second loans
- Down payment and closing cost assistance

Links to Referenced Plans:

- [2014 Housing Needs Assessment](#)
- [2016 Housing Production Plan](#)
- [2016 Housing Production Plan Executive Summary](#)
- [2024 Draft Housing Production Plan & Needs Assessment](#)

Section V. Open Space

A. Background

The Town has a variety of properties with a wide range of uses from urban Hyannis to rural West Barnstable. The tourist economy and the rural and village traditions of the community make preservation of the natural and historic environment important, along with the creation of recreational opportunities. Rapid development in the 1970's and 1980's, with doubling of the population between 1970 and 1990 and major loss of open space, prompted the Town to begin to purchase open land in quantity.

With the passage of the Land Bank in 1998, a 3% surcharge on the property tax ensured that funding would be available each year for Open Space purchases. Between 1999 and 2005, the Town was able to purchase 1,136.63 acres at a cost of \$38,890,928. Acquisitions included such diverse uses as urban pocket parks, protection of drinking water wells, view-shed protection, herring runs, wetlands, habitat protection, playing fields, a golf course, and un-development. The Town leveraged its funding through borrowing, leaving debt to be paid off with future Land Bank and Community Preservation Act fund receipts through 2025.

In 2005, the Town adopted the Community Preservation Act, which added state matching funds to the 3% surcharge and allowed recreation, housing, and historic preservation as additional fundable items. Since 2005, Barnstable's Community Preservation Act funds leveraged the purchase of approximately 173 acres for Open Space in the amount of \$7,201,887 at approximately \$36,398 per acre.

B. Resources

As of 2022, there were approximately 11,469 acres of protected open space in the Town of Barnstable, with an additional 107 acres under the control of the Recreation Department. Beaches, ways-to-water, boat landings, and school lands are also available for recreation for residents and visitors. Funding for additional land protection and recreational lands is available through the Community Preservation Act, as well as private organizations like the Barnstable Land Trust, neighborhood partnerships, and State and Federal grants.

C. Needs

Barnstable continues to be under intense development pressure. Sensitive habitat areas need to be preserved and linked and remaining agricultural lands need protection as well. Freshwater wetland,

saltwater marshes, rivers, estuaries, ponds and lakes, and lands subject to coastal storm flowage need safeguarding to ensure healthy embayments, continued fishing and shell fishing resources, and clean recreational facilities. Historic, cultural and scenic landscapes that are important to residents and visitors alike also need attention if the community is to retain its beauty and community character. Additional recreational facilities are needed as well to serve residents of all ages and abilities. Through the process of updating the Barnstable Open Space and Recreation Plan, the following needs were identified pertaining to open space protection:

- **Protection of Public Water Supply** through land acquisition, as well as management activities;
- **Protection of Fresh and Marine Surface Water Bodies.** Access to these water bodies for passive and active uses is an integral part of community living. Heavy use of the water bodies and their shorelines, coupled with dense development in the watersheds surrounding them, can result in unintended degradation of vegetation, water quality and animal and plant life. The Town's land use policies as well as strategies for open space acquisition and management should continue to protect the Town's fresh and marine surface waters;
- **Protection and Enhancement of Wildlife Habitat**, including achieving green space connections and reconnections;
- **Opportunities for Agriculture;**
- **Public Access to the Water;**

Efforts to update the Open Space and Recreation Plan commenced in August 2025 in collaboration with the Town's consultant, BSC Group. It is anticipated that a draft document will be posted for public review by early November.

D. Goals

The 2018 Open Space and Recreation Plan identifies the following goals:

- Protect and maintain a maximum amount of open space to enhance environmental protection, recreational opportunities and community character.
- Use land protection to protect water supply, protect fresh and marine surface waters, preserve historic, scenic and cultural resources, and provide opportunities for farming and agriculture.
- Provide diverse recreational opportunities and access throughout Barnstable and ensure that the current and future needs of all user groups are met appropriately.

- Provide adequate public access to and safe enjoyment of the Town’s open space and recreational resources and programs, particularly its fresh and marine shoreline areas.
- Promote greater coordination and communication about community open space and recreation needs within government and among stakeholder groups in the Town.

Additionally, the 2025 Local Comprehensive Plan included the following goals:

- Continue to prioritize the public acquisition of lands within 400 feet of a future public supply well Zone I, as well as Zone II areas most susceptible to contamination.
- Maximize the ecological health of the Town’s 5 herring runs. The Town will pursue the goals of its Open Space and Recreation Plan, adopted in 2018, including:
 - Increase open space to enhance environmental protection, recreational opportunities and community character.
 - Develop priority list of parcels for “undevelopment” for traffic mitigation and associated open space protection.
 - Evaluate success of the Town’s Open Space Residential development (aka “cluster”) ordinance in preserving open space and develop recommendation to revise the ordinance.
 - Identify and prioritize parcels for protection through easements, conservation restrictions and other non-regulatory means.
 - Encourage the accommodation of public access rights in conservation restrictions on non-sensitive land through establishing an incentive program for landowner donations.

The Community Preservation Committee specifically seeks to:

- Acquire land, interest in land, or participate in partnerships to preserve land to protect sensitive embayments and drinking water supplies, preserve open lands, and protect wildlife habitats, agricultural lands, and cultural, historic, and scenic landscapes.
- Increase recreational opportunities and access to the waterfront for residents and visitors.
- Link existing protected areas to create habitat corridors and recreational opportunities.

E. Potential Use of Funds

1. Acquire Open Space, including preserving future drinking water source with potential state drinking water grant, and protection of Zone I areas with conservation restrictions or acquisitions.

2. Acquire conservation or view-shed restrictions
3. Acquire small parcels of prime habitat to link existing protected areas to enhance wildlife corridors, promote connectivity of habitat prevent fragmentation.
4. Acquire land for un-development, while protecting historic property
5. Acquire open space to provide connection between existing trails and future trail linkage.

Links to Referenced Plans:

- [2018 Open Space and Recreation Plan](#)

Section VI. Recreation

A. Background and Resources

The Town of Barnstable provides a rich array of active and passive recreational resources to provide residents and visitors of all ages and ability access to beauty of Cape Cod and opportunities for indoor and outdoor play and enjoyment. Investments in recreational resources should provide a variety of opportunities and choices for citizens and visitors to achieve their human potential; preserve and protect the integrity of the natural environment; and the enhance quality of life for individuals, families, and the community at large.

Town recreational resources include, but are not limited to:

- 145 acres of town-owned beaches and landings; the Town Recreation Division manages 13 public swimming beaches.
- Two public golf courses, the Hyannis and Old Barnstable Fair Grounds courses.
- Tennis and/or pickleball courts in Osterville Bay, Barnstable/West Barnstable, Cotuit, Marstons Mills (West Villages), Centerville Elementary, and Barnstable Intermediate School,
- Athletic fields at 21 locations in all seven villages
- The \$24.7 million Hyannis Youth and Community Center built in 2009 continues to serve as a focal point for many community recreation programs and services. The center is a year-round full-service facility with two skating rinks, two basketball courts, a skateboard park, a café and a Youth Center with after-school programming. There are additional community buildings used for recreational purposes in Centerville, Osterville, and West Barnstable.
- Playground facilities at 13 locations on school and other public property
- A multitude of trails through Barnstable conservation lands and open spaces

Additionally, there are 648 acres of privately-owned recreational lands participating in the Chapter 61B program, the majority of which are golf courses.

B. Needs

The needs for maintaining and expanding recreational access and opportunities are discussed and outlined in the Local Comprehensive Plan, Open Space and Recreation Plan, the 2017 Athletic Fields Study, and the 2020 Recreation Commission's "Report of Recreation Commission Road Trip".

Needs highlighted in those reports include, but are not limited to:

- Improving safety and accessibility of facilities for all users

- Supporting the regional Cape Cod Rail Trail through the Town of Barnstable
- Maintaining and improving the condition of existing fields, courts, and building to expand use and access
- Increasing access to the water, including through the acquisition property and/or the management, improvement, or enhancement of parking areas and other access points.

C. Priorities and Potential Use of Funds

- Efforts to extend the Cape Cod Rail Trail through the Town of Barnstable have been strongly supported by the Community Preservation Committee, through leadership and funding. Construction is scheduled to begin in 2025 to extend the existing trail within Yarmouth to Mary Dunn Road in Barnstable (Phase 3), and the Town of Barnstable is currently continuing seeking grant funds to design the next trail segment from Mary Dunn Road to Route 132; subsequent segments will ultimately extend the trail to the Barnstable/Sandwich town line (Phase 4).
- The CPC recognizes priority projects identified in the 2020 Recreation Commission’s “Report of Recreation Commission Road Trip” and the 2017 Athletic Fields Study
- Increasing the accessibility of playground facilities throughout the Town of Barnstable continues to be a priority effort.
- The CPC will continue to look at opportunities to acquire land and create recreational amenities such as softball fields and pickleball courts.

Links to Referenced Plans:

- [2018 Open Space and Recreation Plan](#)
- [2018 Comprehensive Field Study Report](#)
- [2020 Report of the Recreation Commission Recreation Facility Tour Evaluation](#)

Section VII. Historic Preservation

D. Background

Barnstable's historic assets combine with its unparalleled natural resources to define one of the Nation's most distinctive and impressive cultural landscapes. Preservation of Barnstable's built resources is integral in protecting the town's unique sense of place. The same development pressure that threatens remaining open land also threatens historic properties that now, more than ever before, represent mere building lots available for redevelopment.

E. Resources

The Community Preservation Act provides virtually the first funding for historic preservation beyond the State's limited and competitive annual 50%-reimbursement grant programs, with their rigorous administrative regimen. The Town of Barnstable is fortunate in having so many historic properties in its 60 square miles of land area that contribute to the unique, historic ambience that supports the town's economy, but they may suffer from decades of neglect, causing inordinate demand for historic preservation funding.

Review of all historic preservation projects will require the production of a building analysis prepared by an architect with historic preservation experience, including a phased plan prioritizing the project with a timeline and plans for the raising of supplementary funds. Projects for which Massachusetts Historic Preservation 50%-reimbursement grants are also sought will receive special consideration, along with projects proposed by the Barnstable Historical Commission.

The 2010 Barnstable Historic Preservation Plan provides extensive information regarding Barnstable's historic resources and provides community-based recommendations regarding priorities and resource management, along with an action plan to guide preservation efforts.

F. Needs

The 2010 Historic Preservation plan expresses a need to continue to document the town's historic, cultural, and archaeological resources and make that information easily accessible to the public. The plan highlights the need for public education and advocacy in support of preservation, including efforts such as adding historic markers and signage for historic districts and scenic roads.

The Town of Barnstable owns an impressive collection of well-preserved historic buildings, many with decorative architectural trim, slate roofs, and original windows. Balancing the desire to preserve

historic buildings with competing municipal financial needs can present significant challenges for municipalities. In its 2025 Local Comprehensive Plan, the Town of Barnstable included as a goal for historic preservation, the exploration of opportunities to protect key historical and cultural resources in the town.

The CPC acknowledges the concern of the Barnstable Historical Commission for Town policy consideration of 1) establishing a provision for a CPA-funded revolving low-interest loan program as an alternative to “demolition by neglect” of historic structures, and 2) allowing eligibility of privately-owned historic structures for CPA funds, with Historic Preservation Restriction, just as privately-owned Open Space is eligible with Conservation Restriction. Further study and potential sources of funding for these efforts are needed.

G. Priorities and Potential Use of Funds

Priorities for Community Preservation funding include:

1. Listing on the State Register of Historic Places or deemed historically significant by vote of the Barnstable Historical Commission.
2. Preservation of Town-owned properties, features or resources of historical significance;
3. Preservation of the historical function of a property or site;
4. Demonstration of a public benefit.
5. Indication of permanent protection for the historic resource
6. Preservation of historic, cultural, architectural or archaeological resources of significance, especially those that are threatened.

H. Policies

1. Review of all historic building rehabilitation projects will require the production of a building analysis prepared by an acceptable architect and/or structural engineer with historic preservation experience, including a phased plan prioritizing the project with a timeline, along with specifications, three competitive construction bids, and plans for acquiring other needed funds.
2. All Community Preservation funding awards to preserve historic properties owned by private non-profit organizations require deeded Historic Preservation Restrictions approved by the Massachusetts Historical Commission to secure the investment of public funds in valued historic

property. In accordance with existing Barnstable CPC and Town of Barnstable policy, private homes and for-profit entities will not be considered for Historic Preservation CPA funds.

3. As required in the Community Preservation Act (CPA), historic properties must be listed on the State Register of Historic Places or deemed significant by vote of the Barnstable Historical Commission to be eligible to apply for CPA Historic Preservation funds.
4. As specified in the CPA, projects must include conformance with the Secretary of the Interior's Standards for the Treatment of Historic Property and must comply with these standards for CPA grant funds to be released.
5. In recognition of funding constraints and the considerable needs of Town-owned and other publicly-owned historic structures in Barnstable, securing exterior envelopes of historic buildings and repairing their structural deficiencies is prioritized.

Link to Referenced Plan:

- [2010 Barnstable Historic Preservation Plan](#)

APPENDIX

2025 Local Comprehensive Plan – 7 Villages

- [2025 LOCAL COMPREHENSIVE PLAN](#)

Affordable & Community Housing

- [Barnstable Affordable Housing Growth & Development Trust](#)
- [2014 Housing Needs Assessment](#)
- [2016 Housing Production Plan](#)
- [2016 Housing Production Plan Executive Summary](#)
- [2024 Draft Housing Production Plan & Needs Assessment](#)

Historic Preservation

- [2010 Barnstable Historic Preservation Plan](#)

Open Space and Recreation

- [Open Space and Recreation Plan](#)
- [2018 Comprehensive Field Study Report](#)
- [2020 Report of the Recreation Commission Recreation Facility Tour Evaluation](#)

CPC Handbook

- [CPC Handbook](#)