

It was easy to see coming.

Town plans in process mirror Cape Cod Commission plans for Osterville. They call for Village Center “redevelopment” and changes to our neighborhoods.



The good news.

There are fresh voices on our Town Council and new committees to hear you on zoning and housing. Ask them to start with your views, not the Cape Cod Commission's.



Draft Town plans | Cape Cod Commission plans

All the same stuff.

- “Redevelop” Village Centers - including Osterville Village
- Change our neighborhoods
 - single-family home conversions to multiple units
 - duplexes
 - cottage clusters
 - townhouses
 - tiny homes
 - infill designs

Yet, a resident survey says single-family housing is the #1 kind of housing we want to more of. It also says Village Centers are a chief strength – not in need of “redevelopment”.





CAPE COD
COMMISSION

A Flavor of Cape Cod Commission Plans Relevant to Osterville

“REGIONAL HOUSING STRATEGY” *

Change zoning in and around Osterville Village to allow

- **Single-family home conversion** to 2- or 3- family homes
- Mixed-use and multi-family in village center
- **Multiple homes/“cottage courts” on single family lots**
- **Reduce required parking**

“REGIONAL POLICY PLAN”

- **Encourage mixed-use commercial and residential development** in a compact form ...
- **Encourage development** at “a human scale” that “facilitates interaction and a sense of community.”
- **Develop infrastructure necessary to support greater density** and mix of uses, including access to transit.

* The CCC hired external consultants and lawyers to produce “model Bylaws” and “Design Guidelines” to effectuate its proposals before its public comment process started, such as on converting single-family homes to multi-family by right. The CCC did not meet to discuss public feedback, or to change or adopt its draft plan, before labeling it final.

Cape Cod Commission says .6 miles around Osterville is a “Community Activity Center” and therefore ripe for change – “a good foundation for future growth and redevelopment”



Keep a pin in the CCC's interest in changing zoning in and a ½ mile around Village Centers



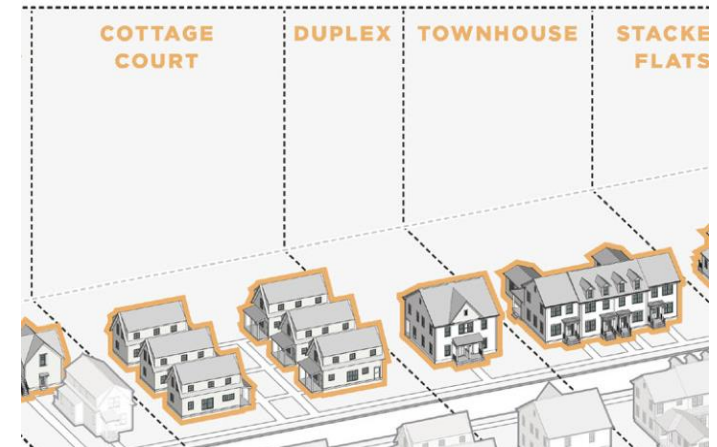
Barnstable Draft Local Comprehensive Plan on Housing

mirrors Cape Cod Commission “strategies”

- **Identify zoning amendments and other strategies to support missing middle and "living little" forms of housing, such as allowing:**

“

- single-family home conversions enabling multiple units
- duplexes
- cottage clusters
- townhouses
- tiny home
- cohousing
- infill designs



- **Support contextual, village-scaled mixed-use and multi-unit development and redevelopment...**



Please ask the LCP to prioritize *residents'* preferences rather than mirror the Cape Cod Commission's preferences, and have discussion with villages after providing maps of proposed changes.



Barnstable Draft Local Comprehensive Plan on Land Use

mirrors Cape Cod Commission strategies

Change Zoning to Add Density

Strategy: ..study...Residential Areas within a walkable distance of mixed-use and commercial zoning districts ...consider allowing ...

- **2- or 3-family dwellings (new construction or conversions) ...**
- **Clusters** of small-scale 1-family or 2-family “cottages” ...
- Townhouse communities ...

Village Center Redevelopment

Strategy: Conduct an **analysis...every 2 years**, of development and **redevelopment in each of the Village Centers, compared with the planned vision for each village** and the stated purposes of any village zoning districts. **Identify** any development/redevelopment **outcomes that are inconsistent with the vision/purposes ...explore option ...to address them...**

Strategy: **Adopt design guidelines for ... redevelopment for each Village Center....Include.... suggested infill and redevelopment strategies.**



Please ask the LCP to engage in discussion with villages to learn their vision, and prioritize that - not the Cape Cod Commission’s desire to “redevelop” our village centers.



Barnstable Draft Housing Production Plan

More mirroring the Cape Cod Commission

“SUPPORT VILLAGE-SCALED MIXED-USE AND MULTI-UNIT DEVELOPMENT AND REDEVELOPMENT CONSISTENT WITH THE LOCAL COMPREHENSIVE PLAN BY IMPLEMENTING COMMUNITY-SUPPORTED PLANNING INITIATIVES AND ZONING AMENDMENTS, AND STUDYING WHAT DESIGN, SCALE, AND TYPE OF HOUSING MAY BE APPROPRIATE IN OTHER COMMERCIAL CORRIDORS AND PEDESTRIAN-ORIENTED VILLAGE CENTERS.”

” Allowing for duplexes | townhouses | single family home conversions
“ | cottage clusters (may also be cohousing) | tiny homes

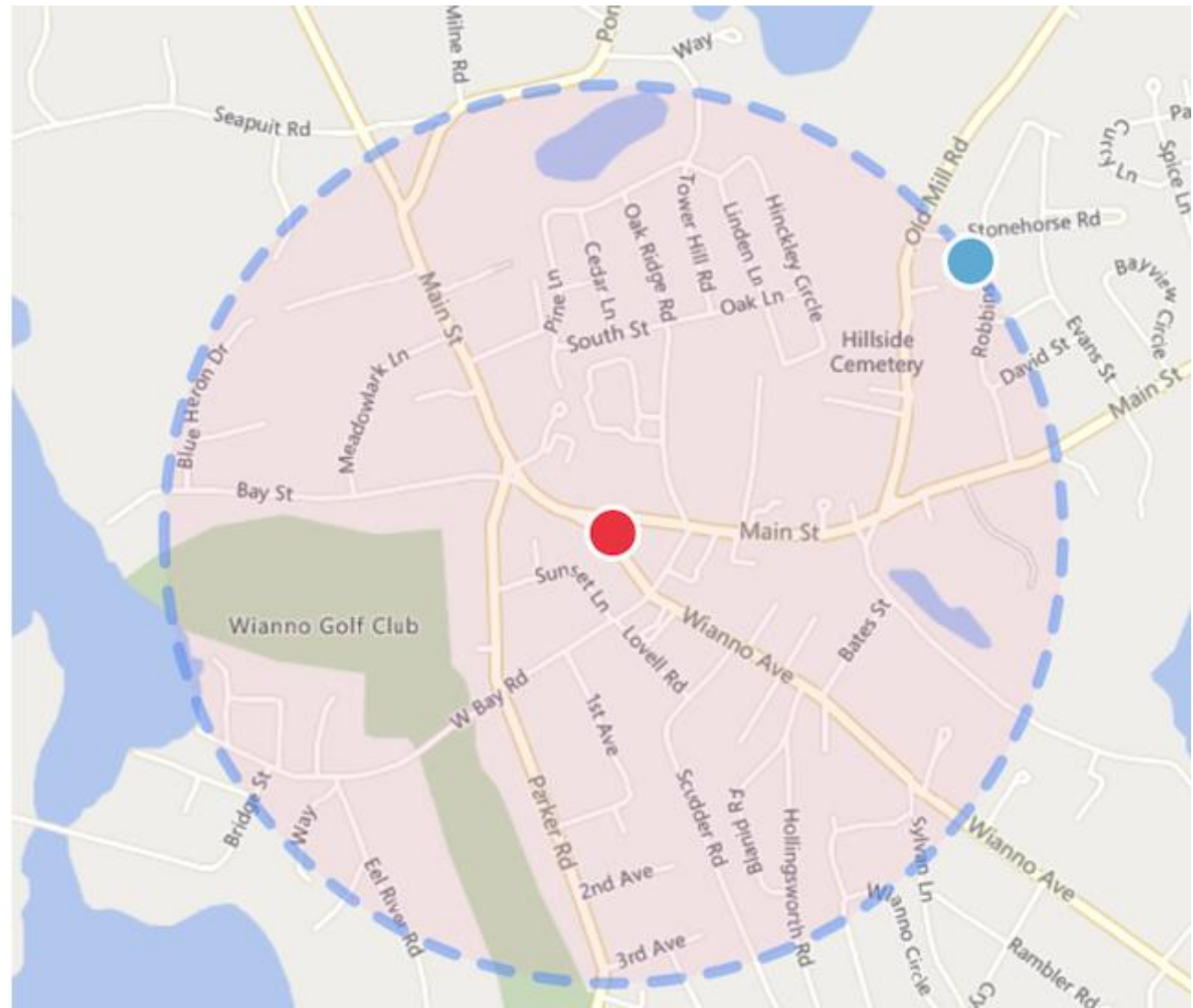


Please ask the Town to come to villages for presentation and discussion and to solicit and *prioritize residents' views*. This draft plan was out of public view for one year. Consequently, there was zero public comment on it at the Housing Committee and the Planning Board. This requires community outreach and listening.

Osterville

1/2 mile radius
where the 2023
Draft Plan
called for
multi-family
by right

Illustrative map. The Town did not include maps with the 2023 or 2024 draft Housing Plans - or with its draft land use and housing chapters in the Local Comprehensive Plan.



Please ask the Town to come hear people in the villages talk about their views of land use in and around Villages and come back after considering those with maps of any proposed changes that reflect citizen views.

Town staff edits to prior draft Housing Plan (never released) after concerns raised about proposals to change zoning in Villages

Same meaning | less controversial words

4.3. SUPPORT VILLAGE-SCALED MIXED-USE AND MULTI-UNIT DEVELOPMENT

AND ~~RE-DEVELOPMENT~~ REDEVELOPMENT CONSISTENT WITH THE LOCAL COMPREHENSIVE PLAN BY IMPLEMENTING COMMUNITY-SUPPORTED PLANNING INITIATIVES AND ZONING AMENDMENTS ~~PROPOSED WITHIN THE DOWNTOWN HYANNIS GROWTH INCENTIVE ZONE, AND STUDYING WHAT DESIGN, SCALE, AND TYPE OF HOUSING MAY BE APPROPRIATE IN OTHER COMMERCIAL CORRIDORS AND PEDESTRIAN-ORIENTED VILLAGE CENTERS.~~

To help foster more housing choice in all of Barnstable's villages, consider amendments to ~~the~~ zoning use and dimensional requirements to permit the location of appropriately scaled mixed-use buildings (commercial and residential) in and around village centers and near the auto-oriented commercial nodes along the Falmouth Road, West Main Street, and Route 132 corridors ~~and multi-family buildings within a 1/2 mile of village centers (particularly Hyannis, Barnstable, Centerville. To ensure that new housing development is consistent with infrastructure availability, community character, and Osterville). is developed with lasting value, guidance on the design, scale, and typology of new units should be developed and adopted for each unique location. Any future potential zoning changes must be crafted collaboratively with the community and must be consistent with locations identified as suitable in the Local Comprehensive Plan.~~

1. Eliminates Villages by name

2. Replaces "½ mile" around village centers with "in and around" (remember the CCC pin - .6 miles around Osterville? Specifics erased, meaning remains)

3. Notes village zoning changes to be done "collaboratively with community" - after eliminating village plans and not providing maps showing proposed changes



Please ask the Town to be straightforward, to provide maps associated with proposed land use changes and come present and discuss proposals with residents

The last Osterville Village [Plan](#) said:

“Retaining and protecting the visual and architectural charm established over the 360-year history of Osterville is seen as one of the most pressing issues.”



Speak up if you believe it still is.

”
“

“Osterville’s popularity evolved from its location, the extensive coastline, charming convenient village center and attractive neighborhoods and resort areas. The village instilled both residents and visitors with a sense of peace and tranquility. As tourism expanded, picturesque streets and buildings were thoughtfully planned and developed. Noted architects and landscape architects plied their trade, first in the 1880’s at Wianno followed in 1920’s at Oyster Harbors.”

OSTERVILLE ALREADY HAS....a vibrant village center with a blend of retail, professional and community uses along with dense multi-family housing in and proximate to its village center, coupled with Wianno and Seaview Avenues designated as a National Historic District, ten designated historic buildings in the village and eleven designated Scenic Roads.



Action Requests – Ask the Town



To seek and respect Village residents' vision for the future of their Villages

The LCP calls for regular analysis comparing Village redevelopment with “the planned vision for each village” *Whose vision?*



To protect Village Centers and their draw for residents and tourists

Residents identified Village Centers as a chief community strength in a town survey. *Let's preserve and protect, not follow the CCC call for redevelopment*



To respect residents' #1 choice for additional housing - single family homes

Proposals to change single family neighborhoods flies in the face residents' preferences expressed in a town survey



For maps of LCP and Housing Plan land use change

The Town should never seek public comment on land use changes without showing the public what land



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