

West Barnstable Village



This plan was developed with the West Barnstable Civic Association Sub-committee
Bette Nilsson, Chairman
Audrey Loughnane
Henry Farnham
Nancy Trafton
Wolfgang Fattler
Gay Black
Helen Wirtanen
And the residents of West Barnstable

Introduction

Early Settlement

The first inhabitants of the Town of Barnstable settled around the Great Marshes and shallow waters of Barnstable Harbor. The

harbor and creeks were an abundant source of shellfish for the Native Americans. Archeological sites can be found along the coastal shores, close to freshwater streams and especially on Sandy Neck.

The first Europeans also settled on the edges of the Great Marsh which was utilized to provide hay for cattle without the need to clear forests. Marsh reeds were also used to thatch roofs. Later, settlers cleared the clay lowlands for farmland. The rich soils provided fertile lands for both pastures and crops, in contrast to the nutrient poor, dry sandy soils of the southern outwash plains. Further inland, the wooded moraine hills were utilized for timber cutting, both for fuel and for building materials. Today, long rectangular lots still can be seen in the town's assessor's maps, the remnants of old wood lots which extend southwards to the outwash plains. The different land types found in West Barnstable provided the West Barnstable farming community with a variety of essential resources.

Route 6A developed from a series of footpaths connecting the northern settlements of Barnstable located along the edge of the marshes. Where the road crossed marshes and creeks there were small bridges. Today these bridges are encompassed within the road, the marshes were filled to create embankments and the streams have been channeled through culverts. In 1686 a Barnstable town way was laid out which began at the sandwich town line, traversed easterly along what is presently called high street to "the foot of the hill" and connected with the present day route 6A easterly to the Yarmouth town line. The westerly portion of route 6A from the foot of the hill was built at a later date. Cedar Street was a trail which extended from Plymouth easterly through Sandwich and Mattakeese (Cummaquid). Circa 1715 an extension of Cedar Street running from the West Parish Congregational church easterly to Oak Street was known as the 'Crossway to Sandwich'. Cedar Street is frequently designated as the 'Cape to Berkshire Trail' on many early topographic maps.

West Barnstable was the second area of the town to be settled by the Colonists after the 1639 settlement of Barnstable Village. West Barnstable and Barnstable Village divided between 1715-1717. At that time the West Parish Meetinghouse, one of the town's landmark historic buildings, was constructed at the corner of Meetinghouse Way and Cedar Street, the original village center.

While Barnstable Village prospered as the center of county government, West Barnstable remained a remote agricultural village of farmhouses, barns and outbuildings set in open pasture lands along Route 6A and a few side roads. In 1854 the railroad came to West Barnstable, and development occurred around the railroad station. Today village residents identify this area as their principal village center. The coming of the railroad, however, had little other impact on the village. The passengers were the first tourists, who traveled from the station southwards to summer houses in the villages of Osterville, Centerville and Cotuit. West Barnstable, with its great marshes, swamps and abundant mosquitoes, did not participate in the tourist industry to any great extent. Like Marstons Mills, it is still a predominantly year round community, only 5% of the houses are seasonal (1990 U.S. Census). Today the mosquitoes are diminished - although by no means absent - the W.P.A drained the Great Marshes with a system of ditches in the 1930' and 40's, and the village has become a very desirable residential community.

History of Business Development

Over time small businesses began in West Barnstable to provide additional income. Tanning, weaving, pottery and blacksmiths were established, but according to Trayser¹, few were successful. Although the village was one of the earliest settlements, it remained a small farming community, which could not support larger scale commercial activities. Trayser states "more than any other village in Barnstable, West Barnstable has made its living from the land". Today, there are a number of small arts and crafts establishments in West Barnstable, near the railroad station and along Route 6A.

¹ Donald Trayser Barnstable, Three Centuries of a Cape Cod Town, 1939

One notable exception was the West Barnstable Brick Company located on the north side of Route 6A at the edge of the Great Marsh on Hinckley Way, on the site of a former pottery. Between 1878 and 1919, clay was excavated and fired to make a red brick used for foundations throughout the Cape.

The 19th Century also saw immigration to West Barnstable. Finnish and Portuguese families came to work in the brick factory and on cranberry bogs. They settled and their descendants provide a special diversity and character to this village.

Until development began to change the character of West Barnstable, it remained an isolated rural village of traditional New England Cape Cod farmhouses, barns and outbuildings set in a landscape of open pastures divided by ancient stone walls. Further inland, the moraine hills remained wooded with little settlement.

Meetinghouse Way Historic District

There are 26 main buildings and 40 outbuildings dating from 1717 to 1920 in this National Register Historic District which was established in 1987.

Lombard Farm and the will of Parker Lombard

In 1754 Parker Lombard died at the age of 34. In his will, he left some 48 acres of land located throughout what is now the village center and along Navigation Road, in trust to be: *"hired out to the highest bidder by those persons that the town shall appoint from time to time and the rent or income shall be improved for the use or benefit of the poor of the Town of Barnstable from one generation to another and never to be sold."* (Donald Trayser, Barnstable, Three Centuries of a Cape Cod Town, 1939)

The first Selectmen's building still stands on the Lombard Farm, alongside Meetinghouse Way. In 1768 the town built a poor house on the Lombard land. In 1821, a second poor house was built. Lombard House, as it later became known, was used until the 1960's

when the State took over the welfare program. In 1972 the buildings were torn down.

Three school houses have been built at the Corner of Meetinghouse Way and Lombard Avenue. The last school house is now the West Barnstable Community Building. These publicly used portions of the Lombard land are leased by the town from the trust.

Section 1 Land Use

1. Village Character

PHYSICAL AND NATURAL LANDSCAPE CHARACTER

West Barnstable has several distinctive, contrasting landscapes. To the south at the boundary with Marstons Mills is a wide level plain where the airfield and golf course are situated. Northward is the terminal moraine, a broad band of wooded hills. North of these hills, the land is low-lying and traversed by several streams. The marshes of Barnstable Harbor and Sandy Neck, a barrier beach, form the northern boundary of the village with Cape Cod Bay.

Outwash Plain

The plains of Marstons Mills Airfield and the golf course are part of the glacial outwash plains. The land is relatively level, except around kettle holes and ponds. Soils are mostly coarse-grained sands and gravel.

Vegetation consists of either pine and scrub woodlands or grassland vegetation at the Marstons Mills Airfield and the Fairgrounds Golf Course. Grasslands were once common on Cape farms, but are now relatively rare; they need to be maintained by mowing in order to prevent the incursion of tree species.

The Moraine

The southern portion of the village is characterized by a broad band of low hills, which extend throughout the middle and upper Cape north of the outwash plains. These hills are moraines, a complex intermixture of varied glacial deposits

pushed up by glaciers which extended over New England 18,000 to 20,000 years ago. Route 6 traverses the moraine.

The moraine landscape is characterized by steep sided, knob-like hills and kettle holes. On the northern edge of the hills are small kettle ponds such as Garrets Pond, Spruce Pond and others. Other kettle holes have marshy bottoms, some of which have been developed as small cranberry bogs. Soils in this area consist of all types of glacial deposits - sands, gravels, clays, peat, fine silts and boulders.

There are few streams; the soils are moderately porous and water percolates downwards to a saturated area known as the aquifer. The aquifer is furthest from the surface on hilltops; depths to groundwater vary seasonally and with drought conditions. Wells in this area may have to be sunk to depths of 70 feet or more in order to ensure a reliable source of water. In general groundwater flows north to the Bay, but because of the varied topography and geology, groundwater flows on individual sites will be strongly influenced by slope. Individual wells and septic systems should be sited with caution.

This area has two principal constraints for development. First, water supplies may be limited due to higher elevations, and support only low-density development. In West Barnstable, there is no public water supply; each building lot must be served by a well and septic system.

Second, the steep slopes and loose soils are extremely vulnerable to erosion when stripped of vegetation or steepened by excavation. Developments should be located away from the steeper slopes, and during construction, erosion control techniques should be employed. In particular, drainage systems and septic systems should be located away from the steeper slopes to avoid breakouts.

Fortunately the town recognized the vulnerability of this area and in the 1960's acquired extensive tracts of land now known as the West

Barnstable Conservation Lands. 1,114 acres of permanently protected open space forms a conservation area and wildlife preserve of note. Land purchases acquired through Chapter 293 of the acts of 1998 as amended by Section 211 of Chapter 127 of the Acts of 1999, commonly called Land Bank open space purchases, have contributed hundreds of acres of open space in the village of West Barnstable. These and other purchases have enhanced the vistas, protected groundwater from contamination, and preserved wild life habitat and the natural beauty of the area. The Meetinghouse Farm property, with 22.76 acres, was purchased with a combination of Land Bank funds, \$350,000 appropriated from West Barnstable Fire District tax payers, a grant from IFAW and town-wide donations contributed to that purchase. In addition, a substantial portion of the Great Marshes and Sandy Neck are town-owned conservation lands with a total area of 3,790 acres,

Secondary forest growth of pitch pine and oaks are found throughout the moraine, similar in character to the outwash plains of the southern shores. In the West Barnstable Conservation lands growth is dense, with an increasing predominance of oaks.

Lowlands

North of the hills of the terminal moraine, the land is low lying with heavy soils and clay deposits. This area was formed in a glacial lake trapped between the moraine and retreating ice sheets. The area is characterized by a low, undulating topography with a complex layered geology of clays, silts, sands, and gravels deposited on the lake bottom. Small streams flow from the edge of the moraine and from kettle ponds northwards to the marshes of Barnstable Harbor. Streams are uncommon throughout the rest of the town because of porosity of the soils. In both Barnstable Village and West Barnstable, streams appear because of the impervious nature of the soils.

Northwards of the moraine, the land drops to lowlands bordering the Barnstable marshes and shores of Barnstable Harbor. In this area,

the natural environment and historic features create one of the most distinctive landscapes in the town.

The plant species in this area differ markedly from the scrub pine and oak found over the rest of the town. The occurrence of clay and other fine, rich, water-retentive soils results in distinctive shrubs and trees. Even the grass appears different, darker and richer than the sparse, drought-resistant species found to the south. Large shade trees, especially maples, predominate in the landscape. Deciduous shrubs such as viburnums border the marshes, increasing in height away from the marsh.

Marshes are found along the path of streams reaching inland to the moraine at Bridge Creek. Route 6A, the historic Old Kings Highway, traverses the lowlands at the edge of the Great Marsh, crossing it in places. Much of the land in the vicinity of 6A in West Barnstable is less than 20 feet above sea level.

This part of the village has the most severe restraints for development. The area is dependent on private wells which draw from narrow bands of saturated sands, beneath layers of clay and silt. The area is sufficiently low lying that in places wells may be vulnerable to saltwater intrusion. Drainage is difficult to dispose of because of the prevalence of impervious or waterlogged soils. On some sites, test pits reveal that drainage and sewage effluent are being discharged to unsaturated layers of sand immediately above the saturated zone, which is the source of drinking water. In several instances, village residents and professional staff have stated that the best water quality is from wells penetrating shallow layers, but that frequently water from deeper layers has a high mineral content affecting appearance and taste. These northern lowlands are particularly vulnerable to groundwater contamination, which can spread horizontally along bands of clay.

Sandy Neck

Sandy Neck is one of the town's most remarkable natural, cultural and recreational resource areas. The barrier beach extends from

Sandwich six miles eastward and has a width of approximately half a mile. The beach was formed by the deposition of coastal materials in an easterly direction over some 3,000 years. The source of sediments is Scorton Point and coastal cliffs located between Monument Point and Cape Cod Canal. Over the last 100 years the beach has grown 600 feet towards the mainland and lost 200 feet along the shoreline. The oldest part of the beach system is the western, Sandwich end; the youngest section is the eastern end, geological facts of significance to understanding the evolution of settlements along the barrier beach system.

Sandy Neck is a very special area. The landscape is one most often identified with the image of Cape Cod, with extensive views of the ocean, beaches and dunes which reach a height of 84 feet. Springs provide fresh water for both animals and people. The area is a dynamic one, sculpted by sea and winds. Dunes shift and old soils are buried and exposed; the sea has shaped and eroded the shoreline. Plant communities are highly specialized and distinctive, adapted to dry shifting soil conditions and limited nutrients. The area is home to birds, deer and other animals, including a number of rare and endangered species.

Strategies - Physical Landscape

Sandy Neck:

1. Implement and monitor the effectiveness of management plans for the protection of the natural, historic and cultural resources, and scenic qualities of Sandy Neck.
2. Additional parking should be located away from the frontal dunes.
3. Develop a series of environmentally acceptable short-term and long-term erosion protection measures.
4. Develop and seek funding for "soft" erosion protection measures including beach nourishment, and designate the area a priority for disposal of suitable dredge materials.
5. Continue to prohibit new development on Sandy Neck; there is inadequate access for the issuance of building permits for new dwellings, and roads should not be constructed along

this barrier beach. This does not preclude a trail as recommended by the Sandy Neck Management Plan, located inland of the beach trail, to provide alternative access to Sandy Neck cottages. The town should limit expansion of existing seasonal cottages in order to preserve this unique environment.

The Great Marshes should be protected from contamination by excessive nutrients and bacterial contamination by the following strategies:

1. No surface drainage shall be directly disposed of to the Great Marshes or into any streams or wetlands leading to the Great Marshes. Existing direct discharge of drainage systems should be remediated.
2. Existing direct drainage disposal systems should be remediated at the time any road construction or site improvements are made.

Landscape Design

At village meetings, residents expressed the opinion that they wanted the village to retain its rural and historic character.

The choice of landscape design and plants is especially important in maintaining the visual character of the village. In the sandier moraine, existing wooded areas of oak and pine should be retained. Where clearing has occurred, replanting of similar species should be undertaken in lieu of the traditional method of loaming and seeding with grass.

Along Route 6A and other areas of historic farms, the appearance of natural pasture and tall deciduous shade trees, such as maples, should be emphasized in landscape design. Residents would also like to see replanting of disease-resistant elms along roads such as Meetinghouse Way, where these trees once graced the roadway.

On historic sites, the use of compatible landscape materials should be encouraged. Typically these plant species include not only native plants and shrubs, but also European garden species. Advisory information on landscape design and plants that are compatible with the village could be provided to assist interested property owners.

Strategies - Natural Vegetation and Landscape Design

1. In areas with naturally occurring oak and pine, replant graded areas with stands of similar species of mixed heights.
2. In West Barnstable, in areas that were once farms, encourage landscape designs that are relatively simple with grass and deciduous shade trees and other historic plant materials.
3. Develop standards for historic landscape designs and traditional plant materials for the creation of historic settings.
4. Any re-planting should respect the natural succession of height to maintain the natural appearance of the landscape, and to maintain views.
5. Encourage the planting of indigenous plant materials to provide buffers along roadways and provide cover and food for wildlife.

Wildlife, Agriculture and Aquaculture

Wildlife

West Barnstable with its extensive tracts of conservation lands and open space is home to a wide variety of birds and animals including sizable deer herds. This is part of the character of the village which residents value highly. Road construction and development, however, are fragmenting habitats especially for the larger animals. Preservation of open space and retention of wildlife corridors is essential to maintaining wildlife populations.

Strategies – Wildlife

1. Identify east and west corridors north and south of the Mid-Cape highway and Route 6A in existing vacant parcels of

land for the purpose of preserving open-space and wildlife corridors.

2. Develop a variety of means of preserving open space corridors such as buffers and corridors in new subdivisions.
3. Support humane wildlife management methods to maintain wildlife populations in balance with the environment.
4. Encourage the retention of large tracts of land by making information available on open-space preservation methods.

Agriculture

Village residents would like to see traditional agricultural activities preserved, maintained and developed in the village. Information should be readily available on agricultural tax exemptions and zoning exemptions for the sale of produce.

Aquaculture

Shellfishing has been a pursuit for thousands of years. Trout farming is a more recent activity. Both activities require pristine water quality. Shellfishing activities in the town need support to remediate sources of contamination which reduce productivity and eventually result in closure. Shellfish need to be replenished by the growing of stock.

Strategies - Agriculture and Aquaculture

To encourage the preservation, maintenance and development of environmentally compatible agricultural and coastal aquaculture activities.

1. Encourage the development of agricultural activities using environmentally friendly practices, consistent with groundwater protection.
2. Encourage a local farmer's market in the village.
3. Make information on agriculture tax exemptions easily available to interested parties.
4. Encourage the reclamation of abandoned cranberry bogs by using environmentally friendly practices.
5. Encourage the development of coastal aquaculture, in accordance with any coastal management plans.

6. To the maximum extent feasible, prevent and remediate contamination of groundwater and surface waters.
7. Support shellfish seed stocking programs

POPULATION AND HOUSING

Development Style

In this village, single-family houses are the dominant housing type, attached town houses are not practical because of the extensive permitting and testing procedures required by the state for community wells. Most developments are grid subdivisions, and in the past, distances required between well and septic systems make cluster developments more difficult to permit. Furthermore, the village preferred to maintain larger lots and a more rural style of development that is sometimes lost with a widespread clearing that can occur on smaller lots in open space developments, especially on hilly sites. With the increase in minimum residential lot size to two acres, cluster zoning becomes more viable, and properly designed, can result in shorter road lengths and less road run-off. The revised cluster provisions² now require that a building envelope be identified on plans in order to prevent wholesale clearing. To maintain flexibility, developers should retain the option to choose between a grid subdivision or an open space development.

Bed and Breakfast Provisions in Residential Areas

In 1997, the town adopted provisions that allow small-scale Bed and Breakfast operations in residential areas to encourage investment in large, historic houses. The age of the house in which this use is permitted in residential areas – 1970 - is too recent, and is not an appropriate use in many areas, including subdivisions. This date should be revised to 1930, without an increase in the building footprint or height.

Strategies - Residential development

² Zoning Ordinance, Section 3-1.7 Open Space Residential Development

1. Retain the minimum two acre lot size in residential areas to protect natural resources including groundwater quality, private wells and the Great Marshes, and to maintain the open, rural character of the village.
2. Revise Bed and Breakfast provisions for residential areas to reflect the purpose of the section – to encourage maintenance and investment in large historic structures; the date for eligible buildings should be revised to 1930 with an increase in the height or footprint of buildings prohibited.
3. Retain flexible development provisions permitting the developer the option to choose either a cluster development or a grid subdivision.

Community Character

Historic Resources

Historic Architectural styles

Historic buildings in West Barnstable are typically Cape Cod style farmhouses and outbuildings with simple clean lines. Residents point out that new buildings should be similar in scale and design to existing historic buildings and not exceed the height limitation of two stories in this village.

Sandy Neck - Archeological Resources

Evidence of North American Indian settlements is as ancient as the Neck itself, about 3,000 years old. These settlements were established along the Neck as it grew from Sandwich eastwards. Later the colonists established settlements. In the 19th Century, whale house, try yards and fish shacks were all built on Sandy Neck. Sandy Neck contains significant evidence of the interaction between native people and the Colonists during the 17th century, a subject about which little is known. The Neck also contains many historic cottages and buildings which are part of a National Register Historic District. The area was utilized for grazing and in the 19th century cranberry bogs were cultivated. The area is one of the most significant natural and cultural environments on the eastern seaboard of this country.

A cluster of historic buildings located at the east end of the Neck should be preserved and protected.

Scenic Resources

Recent Development and Impact on Historic Landscapes.

Until recently, West Barnstable was not affected by the rapid development and commercialism which began in Hyannis and spread westwards to the other villages. The population was small and the village located distant from commercial centers. The land is also difficult to develop, with steep slopes in the moraine and clay deposits in the lowlands along Rt. 6A that create severe restraints to development.

As the larger tracts of land in other areas became scarce, development began to change the landscapes of West Barnstable. Land in the wooded interior of the outwash plains and in the moraine hills have been subdivided and developed. Most developments are one-acre grid subdivisions; a few cluster developments have been built in the hilliest areas, roads need to be located so as to avoid steep slopes, and to minimize road lengths. In 2000, the town increased the minimum lot size in this area to two acres which should help to reduce the impact of development upon the community character of this village, and provide protection to private wells and other natural resources, including the Great Marshes.

Many of the historic buildings are situated in the clay lowlands adjacent to the marshes. The historic farmhouses and barns are provided with a substantial measure of protection under the Old Kings Highway Historic District, however, historic sites with open pastures and stone walls are an integral part of the character of this village and are very vulnerable to development. Little protection is afforded historic sites and vistas in existing regulations.

Protection of old farms is of concern to long time residents, many of whom do not wish to see the old farmlands subdivided and developed. Information has been made to interested individuals on

means of protecting open space in perpetuity. A conference on this subject may be of assistance to interested property owners to explain methods of preserving their land and the estate benefits that can be gained.

If the town does adopt a transfer of Development rights or regulatory agreement, West Barnstable should be designated a “sending zone” and not a receiving zone, given the environmental issues and historic, rural character of West Barnstable that are documented in this plan.

Historic and Scenic Resources Strategies

1. New construction should be of a similar architectural style to that of the surrounding area.
2. Commercial buildings should be compatible with the character, style and scale of surrounding residential buildings and not exceed two stories.
3. Various means of protecting historic settings and scenic views should be developed by the town's Historic Commission.
4. Stone walls shall be retained.
5. The procedures and regulations presently in place shall be followed to retain historic structures.
6. Ensure that the town enforces the requirements of the Old Kings Highway Historic District.
7. Encourage the preservation of old farms and open space by making information available on Conservation and Preservation Restrictions and local Landmark Designations
8. Maintain the Old Selectmen's Building as a museum, exhibit hall and meeting place.
9. If the town does adopt a Transfer of Development Rights, West Barnstable shall be designated a sending zone.

Historic Sources

- * Town of Barnstable, Historic Preservation Plan, prepared by the Barnstable Historical Commission, 1985
- * Barnstable, Three Centuries of a Cape Cod Town by Donald G. Trayser, 1939

- * The Seven Villages of Barnstable, Town of Barnstable, 1976
- * Files of the Historic Preservation Department

Scenic views

1. Consider historic landscape protection in open space planning for the town.
2. Preserve scenic views at Scorton Creek, Mill Creek and Bridge Creek in West Barnstable.
3. Protect scenic landscape views by developing a scenic view shed protection program, which seeks to obtain scenic easements on properties. This is to be developed by the Historic Commission with input from the Conservation Commission, consistent with the Local Comprehensive Plan.

COMMERCIAL DEVELOPMENT

**West Barnstable Village Business District VB-B
Introduction**

In terms of land area, the West Barnstable village business district has the largest village business district outside of Hyannis despite a small village population and a location that is remote from the major centers of activity and denser populations. The result is that the area has been marginal for commercial enterprises and has developed with a mixture of residential uses, small-scale businesses, and professional offices. Given a lack of public services such as water and sewer, together with the difficulty of disposing of drainage due to impervious soils, this village district is unsuited to large-scale development. Furthermore, the mixture of residential and small-scale businesses, and historic character of the business district are part of the essential character of this village which is highly valued and must be retained

Summary, VB-B Land Area

Town vacant lands and Barnstable Land Trust lands
18.6 acres
Total commercial lands
35.9 acres

**Total area of the VB-B District:
54.5 acres** (not including roads)

Existing requirements of the VB-B Business District

Dimensional Requirements:

- 10% lot coverage
- 33% impervious surface coverage
- 15 foot landscaped buffer along side and rear
- 20 foot front yard landscaped setback
- 2 story height limitation, and 30 feet (to the top of the plate)

Permitted uses within the VB-B Business District include single-family residential dwellings, retail stores, offices and branch banks. Additional single family residential dwellings should be permitted provided that there is a minimum lot area of one acre per single family residential dwelling unit. The village wishes to retain the existing 2-story height limitation.

Development potential

At present, the village business district has been developed with a total of 99,350 sq ft of “living” (usable area) sq ft, and 141,449 sq ft of “gross” floor area. Building coverage for zoning purposes would most likely be calculated somewhere between these two measurements used by the Assessors. Calculations were run on the total amount of development that is permitted on the maximum lot coverage (building coverage) of 10%. . At full build out and 10% lot coverage, the total square footage could be increased to 217,114 sq. ft., which is an increase of 75,665 sq ft. These calculations were based on gross square footage.³

³ These numbers represent full build out calculation on all lots. A total of six lots presently exceed the maximum 10% building lot coverage, and it was assumed that these would retain the higher floor area calculation. Build out based on living area would be higher. Source: 2002 Barnstable Assessors data.

Existing sq ft of development (gross area) ft	141,449 sq
Existing sq ft of development (living area) ft	99,350 sq
At 10% lot (building) coverage, maximum ft	217,114 sq
Less total potential floor area* ft	-141,449 sq
Additional development potential ft*	75,665 sq
(*based on gross square feet)	

Given the substantial development potential remaining at existing densities, no further increase in the permitted density should occur.

Transfer of Development Rights, Development (Regulatory) Agreement

Given the environmental issues and historic character of this village center, densities should remain low, and both the village center and West Barnstable residential areas shall be considered a sending zone in any transfer of development rights or development (regulatory) agreement. This would allow landowners who wish to preserve their land as open space, a viable economic option to development. There shall be no increase in the permitted density in the village center commercial district.

Improvements

The village center would be improved by reducing the front yard setback requirement to 30 feet to encourage parking to be located to the side or rear of buildings. Parking lots located in the front yard detract from the visual character of the area. No parking should be allowed within the road layout or front yard setback. Where existing parking lots are located within the front yard close to the road, increased landscaped setbacks should be required when an applicant appears before the Zoning Board of Appeals, and where possible, Site Plan Review.

Business District Strategies

1. Maintain the existing mixture of residential and small-scale business uses.
2. Continue to explore viable measures to reduce the size of the village business district.
3. Permit additional single family residential dwelling units provided that there is a minimum of one acre per unit. Such unit may be freestanding or attached to a commercial building.
4. Permit small-scale studios for the creation and sale of artwork and handcrafts, and traditional crafts such as wooden boat building and restoration, and blacksmithing, by Special Permit to ensure that industrial or wholesale enterprises are not permitted, and that such uses are compatible with the small-scale residential and business uses in this district. Adjacent properties need to be protected from noise and other nuisances.
5. Size, scale and design of new buildings should be in close harmony with surrounding historic structures. The existing height limitation of two stories should be retained. (For other recommendations on historic character see Section 1-5 and Section 1-2, landscape materials).
6. In the Bulk Regulations of the VB-B Zoning District, consider reducing the front yard setback to 30 feet to encourage parking away from the front of buildings.
7. Enforce removal of cars parked within the road layout.
8. Where parking lots are located in the front of buildings, require increased landscaped setbacks from the roadway or relocation of parking lots when applicants come before the Zoning Board of Appeals.
9. In the Zoning Ordinance, separate the VB-A and VB-B Districts.
10. It is recommended that a package treatment facility not be considered at this time for this district. Concentration of effluent flows in one location may be more detrimental than wide-spread dispersal on-site, unless such a plant is necessary to remediate an impaired area of existing high

density. (Sewerage generation in commercial areas dependant upon private wells is now regulated by the Board of Health (Part V111 S13, adopted 1999). This was a LCP implementation item.)

11. There shall be no increase in permitted densities in the village center business district, which shall be considered a sending zone in any transfer of development rights or development (regulatory) agreement.
12. Formula business and corporate bonding ordinances shall be explored to ensure that the village continues to maintain its rural and historic character.

ENFORCEMENT ISSUES

Existing regulations in both the town's Zoning Ordinance and Old Kings Highways Regulations need to be enforced by staff dedicated to these functions.

Strategy

Ensure that a regulatory staff person is dedicated to the enforcement of the Zoning Ordinance and Old Kings Highways regulations.

SPECIFIC AREA PLANS AND POLICIES

Village Center Lombard Properties

The residents of West Barnstable identified the area on Route 149 at the Old Village Store and railroad depot as their village center, and the area of the village most in need of improvement. The site is located on Lombard property which is held in trust, with rental income used to benefit the poor. The historic buildings on the Lombard land are privately owned, with the land leased from the trust. Several buildings are deteriorating from lack of maintenance. Improvements to these properties are presently restricted by the proposed short term of the land leases. The tenants need to be afforded the protection of either owning the Lombard land or obtaining long-term leases to help facilitate physical improvements and maintain economic viability of the property.

The resulting deterioration of buildings on Lombard land will adversely affect property values and community character in the village center. Another challenge to building owner's efforts to improve their property is financing. Banks do not finance leased property without long-term leases to support a loan re-payment. In addition, leasehold property lines need to be redrawn to reflect current land usage by each tenant, and to ensure that septic systems and parking are located on the site being leased from the Lombard Trust.

Lombard/Railroad Station Parking Lot

The Old Village Store, Old Village Restaurant and railroad station are located adjacent to a large paved parking lot, as shown on the plan. If any additional small-scale development is considered by the Trustee, the residents should be included in the review and development of plans and proposed uses.

A small simple park could be located between the railroad station and Route 149. Landscaping in this area should be informal and consist mainly of easily maintained deciduous trees, grass and a bench.

The residents of West Barnstable would like to see the Cape Cod Chapter of the National Railway Historical Society continue to operate the railway station museum, and their restoration efforts of the property facilitated. The privately owned antique railway cars on the site should also be preserved and perhaps relocated on the tracks near the west side of the railroad station which would allow for contiguous development of the site where the cars are presently located.

In the long term, there may be a possibility of re-establishing rail service to the Cape with a terminus in Hyannis. The village should evaluate carefully before encouraging a stop for commuter rail service, which could have marked effect on village character, growth and development.

Lombard/ Barnstable County Supply Company, now the United Farm and Pet Service

The former Barnstable County Supply Company property, now known as United Farm and Pet, comprises an 8.34 acre residentially zoned parcel and a 2.0 acre business zoned parcel. The business zoned land is leased from the Lombard Trust. All of the developed portion of the site is currently in business use. Business located on the residentially zoned portion of the land has status as a pre-existing non-conforming use. Roughly one half of the residentially zoned portion of the site is undeveloped and should retain its residential status. The land is located proximate to the Village Business Center and abuts both business and residentially zoned properties. The West Barnstable Community building, library and ball field are nearby.

Should the current use of the property be abandoned, consideration should be given to the use of the site for low density residential and business development. The mix of residential and business uses on the site would be consistent with the adjacent business district.

Outdoor storage of materials, equipment and vehicles by the existing lessee needs to be maintained in an orderly fashion.

Meetinghouse Farm

The Conant Property, now referred to as Meetinghouse Farm, was purchased for the sum of \$1,718,500.00, January 12, 2000. Funding sources for the purchase of the 22.76 acres were Town of Barnstable Land Bank, West Barnstable Fire District, International Fund for Animal Welfare and private donations. The West Barnstable Fire District contributed to the purchase in order to protect the future public well located behind their Fire Station, across the road. This parcel of land was purchased for any and all purposes under the Land Bank legislation, including open space, water supply and recreation, except active recreation.

At the request of the Town Manager, the land was placed under the control of the Conservation Commission. In December 2000, a land management plan was developed and approved by the Conservation Commission Land Management Subcommittee, Conservation Commission and the Town Manager. Work began at the site under Conservation staff supervision with maintenance provided by the Department of Public Works. Several deteriorated greenhouses that posed a safety threat were removed from the property.

In April, 2005, after several years of tireless work by community volunteers to improve the property, the Town of Barnstable issued a Request for Proposals for a Management Contract for Oversight of the Property, Buildings and Activities.

Meetinghouse Farm, Inc., a non-profit, volunteer organization was formed by Barnstable residents in an effort to continue the horticultural and agricultural tradition of the site and to foster environmentally sound horticultural and agricultural values and practices in the community. They responded to the proposal and in January 2007 were awarded a 10-year management contract for the Meetinghouse Farm and the Meetinghouse Farm Conservation Area. Meetinghouse Farm Inc. maintains communication with the Barnstable Conservation Commission through the Conservation Administrator. Management decisions are based on the Management Contract which references both the December 2000 Conservation Commission Management Plan and the Management Proposal submitted by Meetinghouse Farm, Inc. to the Town of Barnstable in May 2005.

Strategies, Meetinghouse Farm

1. The Conservation Commission should permanently control the issuance of management contracts for this facility and a conservation easement or restriction should be applied to Meetinghouse Farm.
2. Use of the property should be consistent with the horticultural history of the property and remain open to the public.
3. All standing buildings need to be repaired and brought up to code.

4. West Barnstable residents should be included in the determination of the future use and development of this site.
5. At least one resident recommended by the West Barnstable Civic Association, and at least one Water Commissioner chosen by the Water Commissioners should be included on the committee reviewing any RFP or lease.
6. All uses and densities on Meetinghouse Farm must be compatible with protection of the future public well located behind the Fire Station and a future public water source located beneath the Meetinghouse Farm property.

Community Facilities

The village has several community facilities including the library, community building and softball field, all of which are actively used. Despite a substantial population of children in this village, there are no public recreational facilities or playgrounds.

The parking lot serving both the ball field and the community building needs to be better designed and the number of parking spaces increased.

Every effort should be made to locate recreational facilities in or adjacent to the village center to reinforce the importance of this area as a social, community and commercial focal point.

Strategies Community Facilities recommended improvements:

1. Re-design the parking area to expand the number of parking spaces. The plan must be reviewed with the Civic Association before construction ensuring that the improvements to this area are designed and located so as to retain the scenic vista along Route 149, including the tall shrub border between the road and the parking area.
2. Continue town maintenance of the Community Building; fees charged for use of the building and grounds contribute to its maintenance and upkeep.

Marstons Mills Airfield and Golf Course

The airfield and golf course are on the borders of both Marstons Mills and West Barnstable and are included in both village plans. These town facilities are significant recreational facilities. Both are located in residential areas and both are located in a zone of contribution to public water supply wells. The major issues for West Barnstable are to protect these areas as open space and to monitor the use of hazardous materials including fuel, pesticides and fertilizers in order to protect groundwater from contamination.

The airfield was purchased with Land Bank funds in 2003. While the facility is a major town facility, and needs input of all of the town in development of a management plan, West Barnstable residents expressed the wish to see the open vistas of sand plain grasslands maintained as such. Cultivation of alfalfa in recent years has altered the native vegetation, which might be restored with a controlled burn.

On the golf course, a turf maintenance program should minimize the use of fertilizers, herbicides and pesticides. Slow-release fertilizer should be used to prevent the contamination of groundwater with nutrients.

Strategies - Marstons Mills Airfield

1. Retain existing recreational airfield uses.
2. Prohibit pavement of the runways and parking areas, and nighttime operations.
3. Ensure that fueling and maintenance operations do not contaminate the groundwater; this area is in a Zone 2 to public supply wells.
4. Retain a viewing area along Route 149.
5. Maintain open vistas from Rt. 149 and Race Lane, and restore and maintain the native sand plains grasslands.
6. Seek to obtain a conservation easement on the airfield.

Strategies - Fairgrounds Golf Course

1. Ensure the maintenance of the golf course as a first class facility.
2. Protect groundwater quality in an area which may become a future public water resource area by minimizing fertilizer and pesticide use, and by using slow-release fertilizers.

Cape Cod Community College

West Barnstable recognizes that the Cape Cod Community College is a significant educational, cultural and recreational facility for Cape Cod. The village however, should be informed when new buildings, structures and parking lots are planned. Residents also expressed concern for the impact of additional wastewater and traffic. The design of any road improvements to Rt. 132 should be reviewed with the Civic Association in early, preliminary design stages. With regard to wastewater, of particular concern is the impact of effluent upon water quality in down gradient private wells.

Strategies – Cape Cod Community College

1. The West Barnstable Civic Association should be informed of expansion plans such as housing and/or additional buildings or structures at the Cape Cod Community College.
2. Additional traffic generated by expansion of the college shall be reviewed with the West Barnstable Civic Association in the early design stages.
3. Prior to any expansion or change of use, an assessment shall be made of the impact of wastewater effluent upon water quality in down gradient private wells. The provision of public water supplies shall be the responsibility of the State and/or the College where private well water quality is projected to be affected by any expansion.

West Barnstable Conservation Lands Shooting Range

Within the West Barnstable conservation lands is a shooting range currently under the control of the Conservation Commission and managed by the Town’s Department of Natural Resources. The range has been in existence since the 1950s and is located in a

remote area off the Service Road, south west of Route 6 near the Sandwich line. The defined range occupies about 3.5 acres within a posted area of 52 acres. The following items regarding the range need regular attention:

Safety and management: Every effort must be made to ensure public safety and eliminate potential liability to the town because of the remoteness of the facility and limited onsite supervision. Effective barriers to the general public must be maintained at the site, and reasonable effort must be made to ensure that bullets remain within the defined range. Adequate, easy to read warning and informational signs must be maintained throughout the perimeter pathways, along the roadway within the range and along the Service Road abutting the range. A noise buffer should be constructed and maintained around all shooting areas within the defined range.

Environmental protection: An Environmental Stewardship Plan performed by town consultants, Horsley & Witten in 2003, estimated that as much as 10 tons of lead shot may have been deposited in the defined range area over its life. While lead shot is no longer allowed at the range, cleanup of the existing lead should be undertaken. In addition, improved management and clean up of spent shells and targets throughout the range area must be carried out on a regular basis.

Future expansion/ redevelopment: Horsley Witten Group prepared a Master Plan for the range on May 21, 2007 outlining four potential development phases. Any plans to change or expand the range should include representatives of the West Barnstable Civic Association (WBCA) in developing said plans. The WBCA recommends that the master plan development be created simultaneously through Phase three, but that phase four not be implemented. There is concern with the intensification of use that would result if Phase four were created. Vehicular parking should be restricted to no more than 50 vehicles - 30 in the current revised parking area, and 20 new spaces adjacent to the proposed new rifle range. Additional noise buffering should be created.

Use: Hours of operation and qualified users should be reviewed periodically for adjustment to maintain harmony with abutters. Institutional use of the range should be limited to the Barnstable Police Department.

Reference:
Horsley & Witten Inc, "West Barnstable Conservation Area Shooting Range, Environmental Stewardship Plan", April 17, 2003
Horsley Witten Group "Barnstable Shooting Range Master Plan", May 21, 2007

Scenic Roads in West Barnstable:

Route 6A, the Old Kings Highway (State designated, under the jurisdiction of the

Old Kings Highway
Historic District)

Cedar Street	Church Street
High Street	Maple Street
Oak Street	Parker Road
Pine Street	Plum Street
Willow Street	Route 149, Meetinghouse Way

Section 2 Natural Resources

See Local Comprehensive Plan Section 2

Section 3 Economic Development

See Local Comprehensive Plan Section 3

Section 4 Capital Facilities and Infrastructure

ROADS AND TRANSPORTATION

Historic Roadway Character

The main concern regarding roadways is to maintain the historic scenic nature of roads in this area. Narrow winding roads lined with stone walls and trees are an important component of the character of this village, and are an integral part of the settings of the many historic buildings in this area. Residents do not want to see any widening of these historic roads, and development needs to be scaled so as not to require major road improvements.

Many of the roads in this village are designated Scenic Roads. Route 6A is now a state-designated Scenic Road. On designated Scenic Roads, the removal of trees or stone walls within the right of way requires approval of the Planning Board; in the case of Rt. 6A, that approval is required from the Old Kings Highway Historic District. The Scenic Roads legislation, however, does not in any way limit or prevent development. Development controls need to be enacted through zoning and other regulatory means.

West Barnstable may want to consider applying for the designation of other roads as Scenic Roads.

Street Trees

Many of the street trees in West Barnstable have been lost to disease and age, and to excessive pruning by utility companies. According to residents, Meetinghouse Way, (Rt. 149) use to be lined with elm trees that arched over the roadway. Along Rt. 6A, many of the trees are old and damaged, and should be replaced. Given limited funding available from governmental sources, the village may want to consider fund raising activities in conjunction with the town, to replant trees. Meetinghouse Farm may be a potential tree nursery location, and the Barnstable County Farm has also been discussed as a possible location for a tree nursery. Any volunteer group should work with the Tree Warden to determine suitable species and locations for new trees.

1. The town through the Tree Warden should work with village groups that may provide funds for street trees, or grow street trees. The Tree Warden should determine suitable species for the area and locations that will minimize damage by trucks and utility line clearance.
2. Along Route 6A and side streets, continue the practice of planting deciduous shade trees, particularly maples and ash,

for fall color. Replant disease-resistant elms along Meetinghouse Way.

Sidewalks and bicycle paths

There seemed to be a general opinion that sidewalks are needed for both children and adults and that it is too dangerous to walk or bicycle along major roads. The following roads were identified as high priority areas:

Route 149
Cedar Street
Sandy Neck Road (partially in Sandwich)

There was some disagreement as to the need for sidewalks, based in part on the dislike of granite curbing and an urbanized appearance. These objections should be met by requiring sidewalks to be set back from the edge of the roadway, separated by a grassed area. Sidewalks should also wind around trees, which should not be removed!

Given narrow winding roads, bicycle paths and lanes are not practical or safe, and extensive widening to accommodate bicycles is contrary to policies to maintain the scenic and historic character of roadways in this village. Route 6A, in particular, is unsuited as a bicycle route because of heavy traffic. An off-road, recreational bicycle path should be considered.

Strategies - Roads and Intersections

1. Construct sidewalks along Sandy Neck Road and where possible on Cedar Street.
2. Ensure that sidewalks do not result in the removal of street trees and stone walls and are set back from the roadway by vegetated buffers. The use of granite curbing should be avoided to preserve the rural character of the village.
3. Support the creation of an off-road, recreational bicycle path.
4. Remove Rt. 6A as a designated bicycle route.

Bus and Railroad Transportation

Bus Transportation

At present, the B-Bus service provides transportation for those who cannot drive. In addition, Elder Services provides services by volunteers on a less formal, as-needed basis. This is particularly important in this, the most remote of villages. A regular bus service is needed to accommodate all of the residents of West Barnstable.

RTE 6A, THE OLD KINGS HIGHWAY, WEST BARNSTABLE

Old Kings Highway

The Old Kings Highway in West Barnstable is the preeminent Scenic Road on the Cape. It is known nationally for its scenic qualities and the character of historic houses and outbuildings that line the roadway; it is a favorite drive for both tourists and residents alike. Since 1973 the Old King's Highway Historic District has provided a substantial measure of protection of the character of buildings. It is also important to maintain and preserve the historic landscapes and open space along the roadway, which could be developed, thus blocking views of historic structures in some instances, and in others, resulting in degradation of overall character. A number of sites in West Barnstable could be developed, but this village has some protection with an increase in lot size to two acres in residential areas.

The town needs to be vigilant in protecting this roadway from inappropriate widening, from tree removal and other actions by the State and utility companies which would detract from the character of this area. Other actions that the town should take are as follows:

Commercial Issues within the Residentially Zoned Areas along Rt. 6A in West Barnstable

Within the residential zoning districts along Rt. 6A, there are a number of commercial uses. Some of these uses were established when business uses were permitted along a portion of Rt. 6A in West Barnstable, or may have predated zoning. Some were established as home occupations under very liberal provisions that included retail uses. Some may have been created by use variance. Many of

these uses have grown and changed over time, from minor accessory uses to full commercial uses, through appeals to the Zoning Board of Appeals, granted over several decades.

An area such as Rt. 6A is very attractive for businesses, however, continued growth of commercial uses along this corridor is contrary to the intent of the town's zoning to concentrate businesses in the village centers, and is contrary to the town's Local Comprehensive Plan and Cape Cod Commission Regional Policies to prevent strip development. Multiple driveways with cars taking left turns slow traffic; and the creation of multiple parking lots is not compatible with either protection of natural resources, or historic character.

The town has adopted stricter criteria for home occupations, eliminating retail uses from these provisions. Other actions needed to prevent further strip development are as follows:

Strategies:

1. Prohibit use variances within the single-family residential zoning district along Rt. 6A. Elsewhere in town, use variances are presently not permitted along Rt. 28, Rt. 132, Rt. 149, and West Main Street.
2. Home occupations by Special Permit shall not be permitted along Rt. 6A within the Single Family Residential Zoning District, and the list of prohibited commercial and office uses shall be refined to eliminate uses that attract customers to the site, including lawyer's office and quasi-medical uses.
3. Along Rt. 6A, limit the expansion of a non-conforming use to 25% over the life of the non-conformity.
4. When an application for expansion of a non-conforming business use in a residential area is made to the Zoning Board of Appeals, hours of operation should be specified and catering to tour buses should be limited or prohibited.
5. Encourage the town to prioritize this area for enforcement of the Zoning Ordinance requirements, the Old Kings Highway regulations and the Scenic Roads Act.

6. Assist residents in understanding the privileges, responsibilities and requirements of living within the Old Kings Highway Historic District.

Strategies to maintain the scenic and historic character of Rt. 6A, designated Scenic Roads and other historic roads.

Land Use:

1. Ensure that new development is located and of such scale that widening or improvements to historic roadways, including intersections, are not needed.
2. Amend the Zoning Ordinance to permit the use of stone, shell, or other pervious materials in parking areas, where appropriate. Encourage the use of overflow parking in grassed areas for certain uses such as Bed and Breakfast operations.

Road improvements

1. Consider restricting through truck traffic along the Old Kings Highway.
2. Ensure that state and town improvements to roadways are in keeping with the historic character of the Old Kings Highway Historic District. In order to maintain the rural character of the roadway, steel guardrails and granite curbs shall not be used.
3. Plant new street trees in grass strips along the roadway so that an arch over the road is created. Include trees for fall color.

Paved pathways for pedestrians and bicycles paths

1. Ensure that new paved pathways for pedestrians are located away from the roadway, separated by a grass strip where possible. Sidewalks along the Old King's Highway and other Scenic Roads and historic roadways should not result in removal of trees or stone walls
2. For safety reasons, remove Rt. 6A as a designated bicycle route;

Road signage

1. Work with the State to reduce and combine signs.
2. Use only black and white traditional street signs.

Utilities and trees

1. Ensure that utility companies adhere to the standards for tree pruning established by town ordinance and that trees that have been damaged by inappropriate pruning and have to be removed, are replaced.
2. Seek the placement of utility lines underground, with the highest priorities being Rt. 6A, village centers and Scenic Roads.

Section 5 Community Housing

AFFORDABLE HOUSING

Housing values are high in West Barnstable. The median house value is \$391,750 and the average value is \$432,291 (*Town of Barnstable, Assessors data for West Barnstable Fire District, 2004*). It should also be recognized that development costs are increased in this village because of soil conditions and/or slope, and lack of sewer and public water supplies.

The residents of West Barnstable support the town-wide affordable housing plan. Since the last LCP plan was adopted, the village has worked with the town to implement housing goals, see Strategy 7 below.

Affordable Housing Strategies

1. Due to site limitations which include impervious soils, steep slopes, private wells and on-site septic systems, affordable housing developments should be small in scale and scattered.
2. Existing buildings should be used to the extent possible, and procedures and regulations currently in place shall be followed to retain historic structures.

3. Any new development should be designed in keeping with the style of the surrounding architecture.
4. Affordable housing developments should retain a significant amount of open space within and around the site in order to be compatible with the rural character of this village.
5. Landscape design and materials should be in character with historic landscape design.
6. Continue to encourage village participation in the siting and design of affordable housing.
7. Support the development of affordable housing in West Barnstable as follows:
 - Encourage the permitting of an amnesty, affordable housing apartment, accessory to a single family dwelling, either from an existing non-permitted unit, or by the creation of a new such unit.
 - 12 units for the elderly and handicapped on the Lombard site. This development is compatible with the severe environmental constraints documented on this site (*See report by Horsley and Witten, March 2001, "Barnstable Affordable Housing Site Analysis and Feasibility Study, Lombard Property"*)
 - Property adjacent to the YMCA is an appropriate site for housing for 28 units for families. This development should be served by public water, with an assessment of the need to provide public water to down-gradient properties dependent upon private wells.

Section 6 Heritage Preservation

See Local Comprehensive Plan Section 6