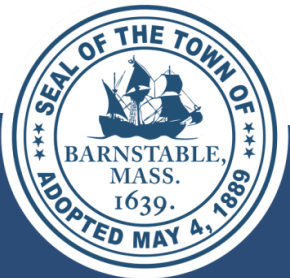
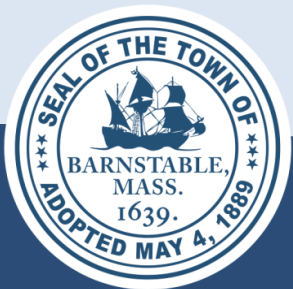


**Marstons Mills School Property
Master Plan
Community Kickoff Meeting**



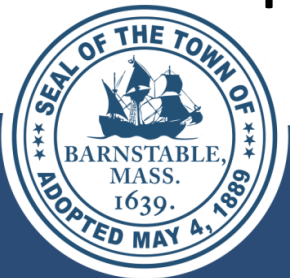
Project Intent

To create a Master Site Development Plan for the 14.2 acre parcel formerly the site of the Marstons Mills Elementary school.

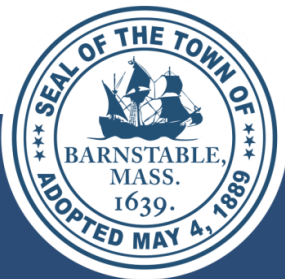


Project Timeline

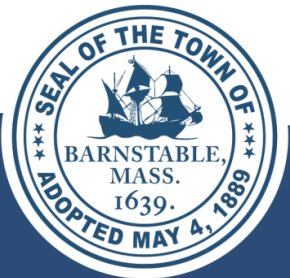
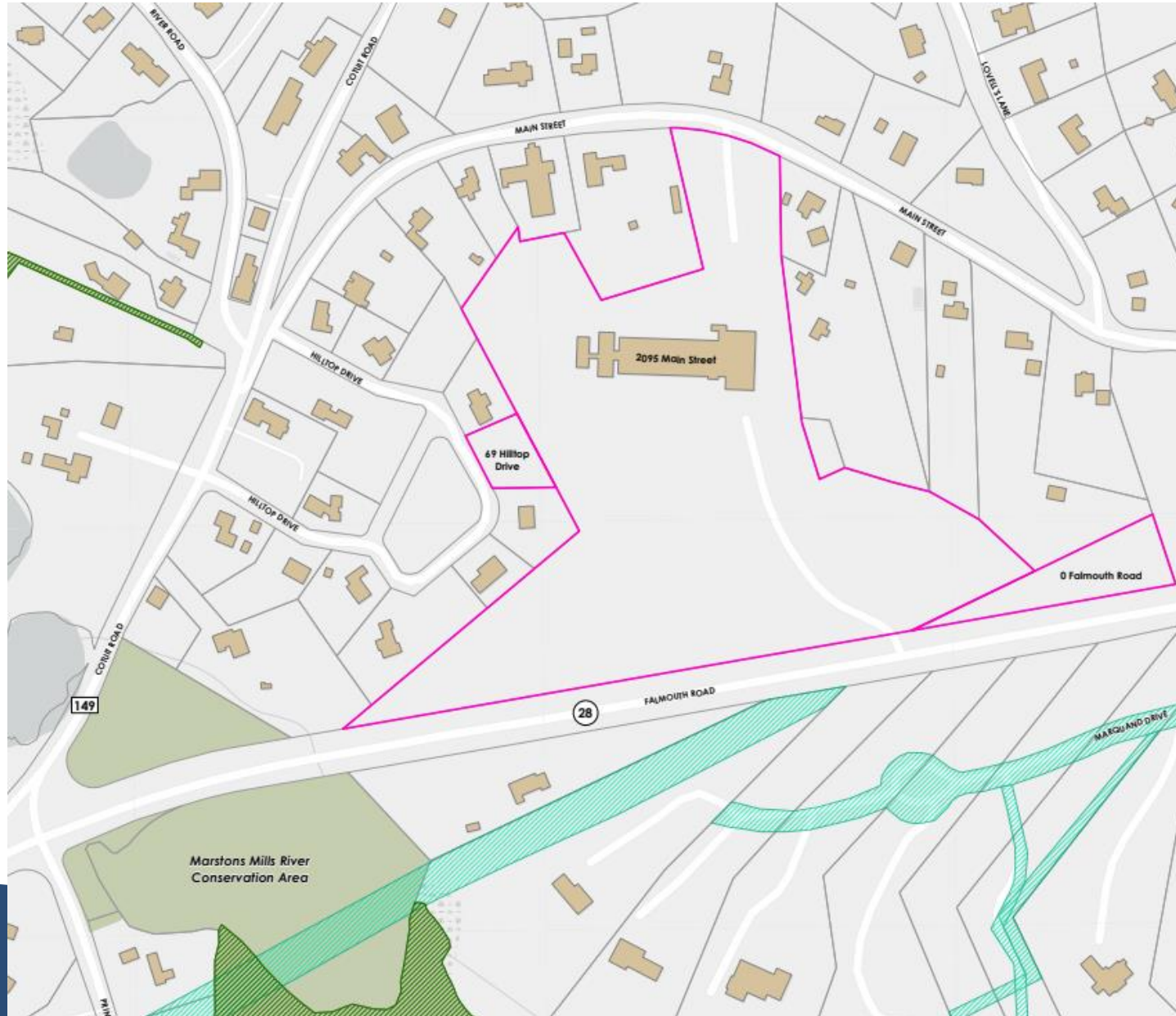
- **Kickoff Meeting**
- Site Walk – Saturday, 5/4! (rain date TBD)
- Concept Design Work
- Return to the Village - September
- Refined Concept Designs
- Update to Town Council - December
- Return to the Village - January
- Finalize Concept Design



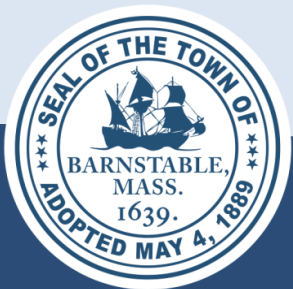
Site Description



Site Description



Timing of Future Development



Project Goals



Engagement with the community



Evaluate outdoor uses and natural areas that add recreational value for residents



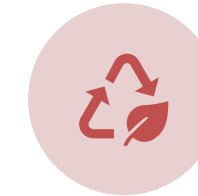
Explore opportunities to provide housing



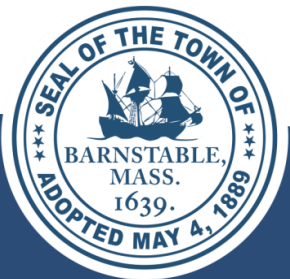
Identify uses complementary to the Marstons Mills Village Center



Preserve community character

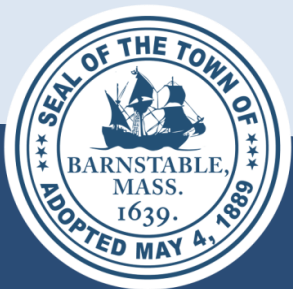


Enhance ecological value



Master Plan Process Objectives

- Incorporate established Town goals for community services and facilities, including housing and recreation.
- Build on needs and principals in existing plans, including the Town's Housing Needs Assessment, Open Space & Recreation Plan, CWMP, and others.
- Conduct a collaborative, transparent process that provides opportunities for stakeholder input and Town feedback.
- Develop concept options that are compatible with community character.



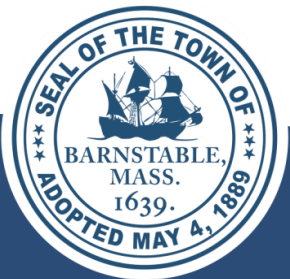
Project Deliverables

Robust Public Comment

Final Design Plans



Concept design plans,
Concept architectural
renderings, and material
pallets.





VOTE YOUR PREFERRED OTHER USES

Which of these uses would you prefer to see on Marstons Mills Redevelopment Site, located at 2095 Main Street?



To vote for this use, place a sticker dot here:



To vote for this use, place a sticker dot here:



To vote for this use, place a sticker dot here:



VOTE YOUR PREFERRED HOUSING TYPE

Which of these housing types would you prefer to see on Marstons Mills Redevelopment Site, located at 2095 Main Street?

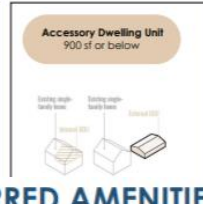
These building typologies are based on Cape Cod Housing Types
Source: Cape Cod Commission



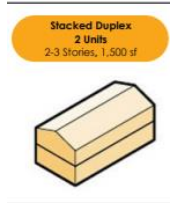
To vote for this housing type, place a sticker dot here:



To vote for this housing type, place a sticker dot here:



To vote for this housing type, place a sticker dot here:



To vote for this housing type, place a sticker dot here:



VOTE YOUR PREFERRED AMENITIES

Which of these amenities would you prefer to see on Marstons Mills Redevelopment Site, located at 2095 Main Street?



To vote for this housing type, place a sticker dot here:



To vote for this amenity, place a sticker dot here:



To vote for this amenity, place a sticker dot here:



To vote for this amenity, place a sticker dot here:



To vote for this amenity, place a sticker dot here:



To vote for this amenity, place a sticker dot here:



To vote for this amenity, place a sticker dot here:



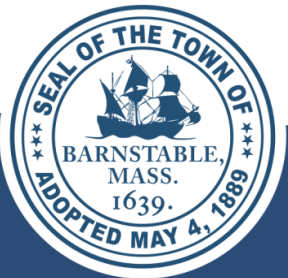
To vote for this amenity, place a sticker dot here:



To vote for this amenity, place a sticker dot here:



To vote for this amenity, place a sticker dot here:






VOTE YOUR PREFERRED HOUSING TYPE

Which of these housing types would you prefer to see on Marstons Mills Redevelopment Site, located at 2095 Main Street?

These building typologies are based on Cape Cod Housing Types

Source: Cape Cod Commission

Tiny Home
1 Unit
600 sf or less



To vote for this housing type, place a sticker dot here:

Single Family
1 Unit
600-2,000 sf




To vote for this housing type, place a sticker dot here:

Accessory Dwelling Unit
900 sf or below



To vote for this housing type, place a sticker dot here:

Stacked Duplex
2 Units
2-3 Stories, 1,300 sf



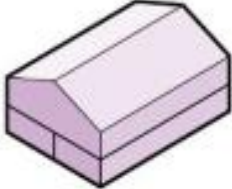
To vote for this housing type, place a sticker dot here:

Side-by-Side Duplex
2 Units
1.5-2 Stories, 2,000 sf



To vote for this housing type, place a sticker dot here:

Triplex
3 Units
2-3 Stories, 2,500 sf



To vote for this housing type, place a sticker dot here:

Small Multifamily
4-6 Units
1.5-3 Stories, 3,000 sf



To vote for this housing type, place a sticker dot here:

Medium Multifamily
7-12 Units
2-3 Stories, 4,500 sf



To vote for this housing type, place a sticker dot here:

Townhouses
3-5 Units
1-2.5 Stories, 900 sf



To vote for this housing type, place a sticker dot here:



VOTE YOUR PREFERRED AMENITIES

Which of these amenities would you prefer to see on Marstons Mills Redevelopment Site, located at 2095 Main Street?

Sports Field



To vote for this amenity,
place a sticker dot here:

Tot Lot/Playground



To vote for this amenity,
place a sticker dot here:

Trails



To vote for this amenity,
place a sticker dot here:

Shade Trees



To vote for this amenity,
place a sticker dot here:

Private Open Space



To vote for this amenity,
place a sticker dot here:

Rain Garden



To vote for this amenity,
place a sticker dot here:

Native Plantings



To vote for this amenity,
place a sticker dot here:

Improved
Pedestrian Circulation



To vote for this amenity,
place a sticker dot here:

Indoor Recreation



To vote for this amenity,
place a sticker dot here:



VOTE YOUR PREFERRED OTHER USES

Which of these uses would you prefer to see on Marstons Mills Redevelopment Site, located at 2095 Main Street?

Large Business Retail



To vote for this use,
place a sticker dot here:

Small Business Retail

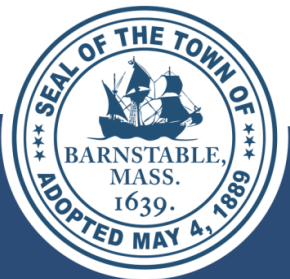


To vote for this use,
place a sticker dot here:

Mixed Use Development




To vote for this use,
place a sticker dot here:



Online Tool

Planning & Development



Director
[Elizabeth Jenkins, AICP](#)

Assistant Director of Planning & Development
[James Kupfer](#)

Conservation Administrator
[Darcy Karle](#)



Office Manager
[Jennifer Engelsen](#)

P 508-862-4678
F 508-862-4782
367 Main Street
Hyannis MA 02601
[Public Records Request](#)


The Planning & Development Department is comprised of six programs: Comprehensive Planning, Conservation, Economic Development, Housing & Community Development, Parking Management and Regulatory Planning. The programs work together, and with community partners and other Town departments, to promote comprehensive, sustainable land use and economic development strategies to preserve the character of the Barnstable's seven villages and improve residents' quality of life.

Planning & Development Contacts

Visit our Other Sites:



Current Projects:



Barnstable Local Comprehensive Plan

Community Vision, Goals, and Strategic Actions

Office Information

Business Barnstable
Contact Us

Programs

- Community Development Block Grant (CDBG)
- Comprehensive Planning
- Conservation
- Economic Development
- Housing and Community Development
- Parking Management
- Regulatory Review

Current Projects

- Barnstable Adult Community Center Master Plan
- Hyannis Harbor Master Plan Project
- Greening Hyannis
- Marstons Mills School Property Master Plan**
- Complete Streets
- Downtown Hyannis Wayfinding Plan
- Downtown Hyannis Zoning Revision
- Great Streets Downtown Hyannis
- Housing Production Plan Update 2022
- Local Comprehensive Plan Update
- Zoning Updates

Marstons Mills School Property Master Plan

Project Information

The Town of Barnstable is seeking to create a Master Site Development Plan for the 14.2 acre parcel formerly the site of the Marstons Mills Elementary school. The Town seeks to collaborate with the Village on a master plan that includes land uses that meet community needs, respect the history and character of the Village center, and incorporate sustainable development principals.

[Interactive public comment tool for project.](#)

Upcoming Project Schedule

In-Person Public Workshop

Tuesday, April 30th at 6pm
Liberty Hall, 2150 Main Street
Marstons Mills, MA - [FLYER](#)

Virtual Public Workshop

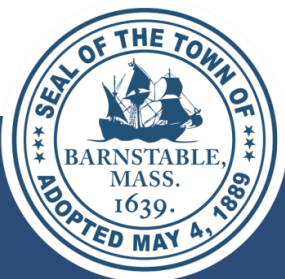
Thursday, May 2nd at 6pm

[Zoom Link](#) - [FLYER](#)

Public Site Walk

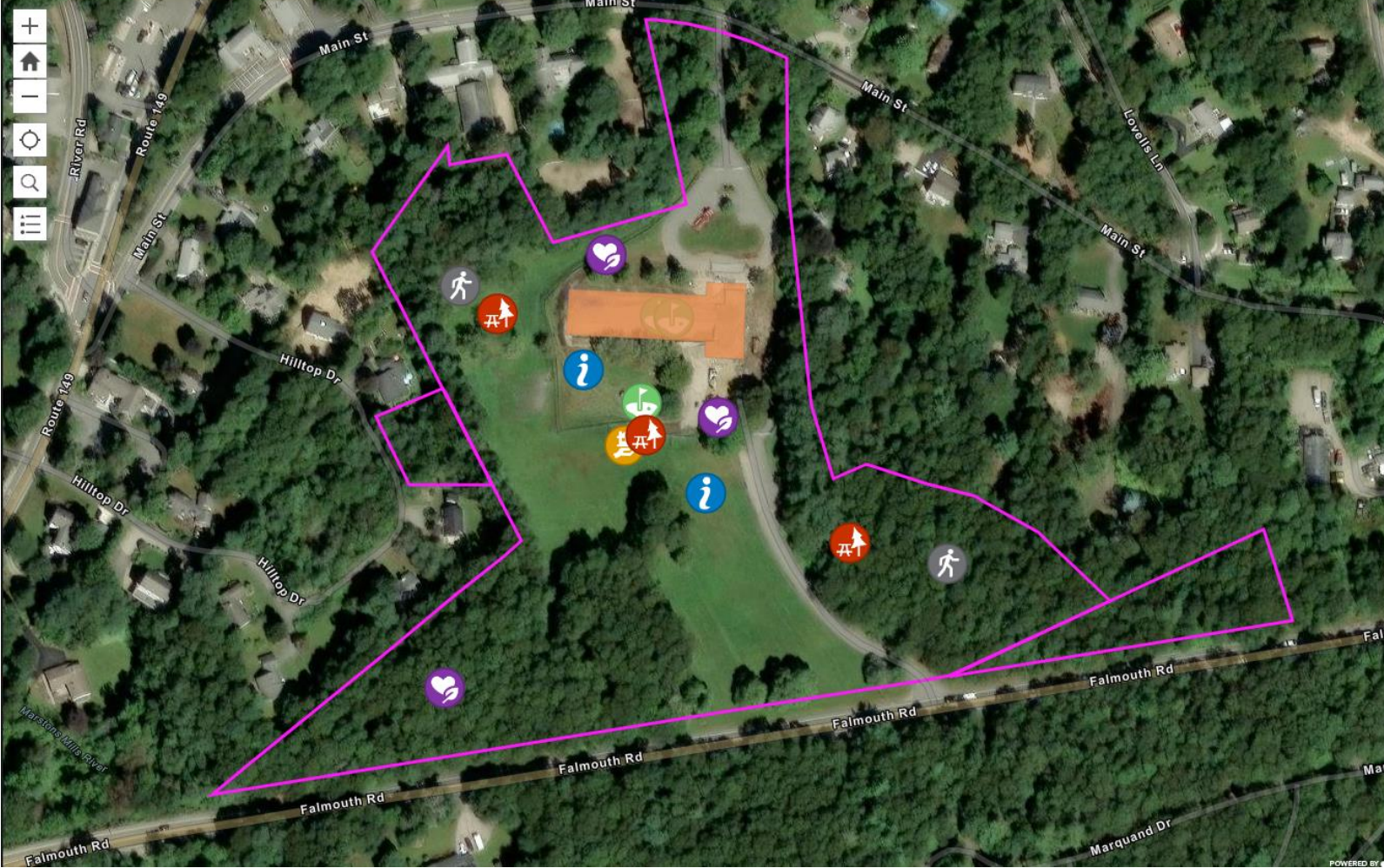
Saturday, May 4th at 9am
2095 Main Street
Marstons Mills, MA - [FLYER](#)

Project Study Area

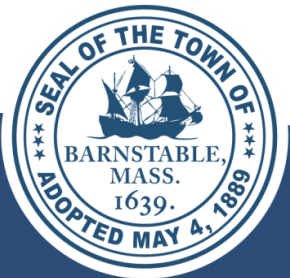




Marstons Mills Elementary School Property Redevelopment Master Plan



| Marstons Mills Proposed Uses or Programs | |
|--|----|
| Other (please specify)1 | 1♥ |
| Other (please specify) | 0♥ |
| Enhance Ecological Value (e.g. Rain Gardens, Preservation of...) | 0♥ |
| Passive Recreation (e.g. Trails)1 | 1♥ |
| Improve Circulation1 | 1♥ |
| Enhance Ecological Value (e.g. Rain Gardens, Preservation of...) | 3♥ |
| Enhance Ecological Value (e.g. Rain Gardens, Preservation of...) | 2♥ |
| Passive Recreation (e.g. Trails)3 | 3♥ |
| Improve Circulation1 | 1♥ |
| Municipal Recreation (e.g Sports Fields, Tot Lots)1 | 1♥ |
| Passive Recreation (e.g. Trails)3 | 3♥ |
| Municipal Recreation (e.g Sports Fields, Tot Lots) | 0♥ |
| Municipal Recreation (e.g Sports Fields, Tot Lots)4 | 4♥ |
| Single-Family Housing5 | 5♥ |



April/May Community Meetings

Upcoming Project Schedule

In-Person Public Workshop

Tuesday, April 30th at 6pm

Liberty Hall, 2150 Main Street
Marstons Mills, MA - [FLYER](#)

Virtual Public Workshop

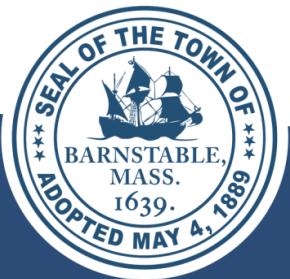
Thursday, May 2nd at 6pm

[Zoom Link](#) - [FLYER](#)

Public Site Walk

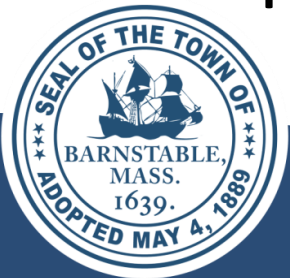
Saturday, May 4th at 9am

2095 Main Street
Marstons Mills, MA - [FLYER](#)



Project Timeline

- **Kickoff Meeting**
- Site Walk – Saturday! (rain date TBD)
- Concept Designs Work
- Return to the Village - September
- Refined Concept Designs
- Update to Town Council - December
- Return to the Village - January
- Finalize Concept Design



To stay informed

Town Website/Planning & Development/Current Projects

Leave your email

Email or Call

James Kupfer, Assistant Director of Planning & Development,
at james.kupfer@town.barnstable.ma.us or 508-862-4784

Kyle Pedicini, Community & Economic Development Planner,
at kyle.pedicini@town.barnstable.ma.us or 774-487-1246.

